

Rhif y Cais: 32C110A Application Number

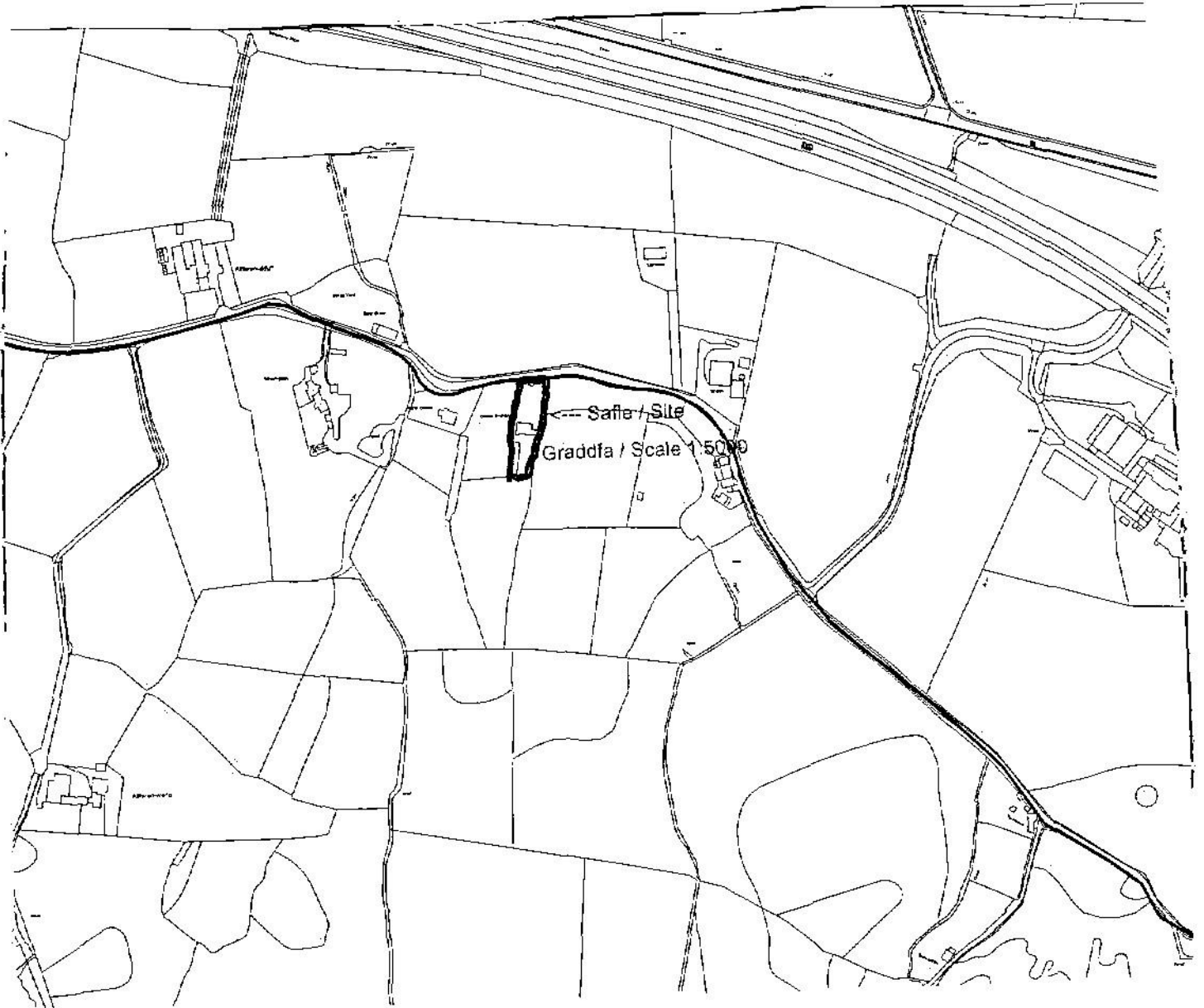
Ymgeisydd Applicant

Mr. & Mrs R & C Williams
c/o Mr Gerwyn Williams
Bryn Clyd
Caergeiliog
Caergybi
Ynys Môn
LL65 3YG

Cais llawn ar gyfer codi ystafell haul yn

Full application for the erection of a conservatory at

Caeau Bychan, Caergeiliog



Planning Committee: 09/01/2013

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to a 'relevant officer' as defined within paragraph 4.6.10.4 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

1. Proposal and Site

The dwelling is situated on the outskirts of Caergeiliog. The property is a detached dormer bungalow type property.

The proposal entails the erection of a conservatory at the side of the dwelling.

2. Key Issue(s)

The applications key issues are the design of the proposed development and the affect of the proposal on occupiers of neighbouring properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 42 – Design

Policy 58 – Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales, Edition 5, November 2012

Technical Advice Note 12: Design

Supplementary Planning Guidance Design Guide for the Urban and Rural Environment 2008

4. Response to Consultation and Publicity

Local Member – No response received at time of writing the report.

Community Council – No response received at time of writing the report.

Welsh Water – Comments.

Drainage – Comments.

Public Consultation – The proposal was advertised through two means of publicity; the placing of a site notice near the site and the distribution of personal letters of notification to the owners / occupiers of properties in the immediate locality. The latest date for representations is the 21st November 2012. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

32C110 - Alterations and extensions to create two additional first floor bedrooms and the installation of two additional dormer windows at Caeau Bychan, Caergeiliog – Approved 16/06/2003

6. Main Planning Considerations

Design – The proposal entails the erection of a conservatory at the side of the property. The proposal appears satisfactory in terms of siting, design and materials. There is acceptable space within the site to accommodate the proposed extension without appearing cramped or overdeveloped.

Effect of the proposal on occupiers of neighbouring properties - I do not consider that the proposal will affect the amenities of the neighbouring properties. There is a distance of approximately 40m between the proposed conservatory and the nearest neighbouring property. Planning Policy Wales states that “the planning system does not exist to protect the private interests of one person against the activities of another”.

7. Conclusion

Having considered the above and all other material consideration it is my recommendation that the application be approved subject to conditions.

8. Recommendation

Permit

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 09/10/2012 under planning application reference 32C110A.

Reason: For the avoidance of doubt.