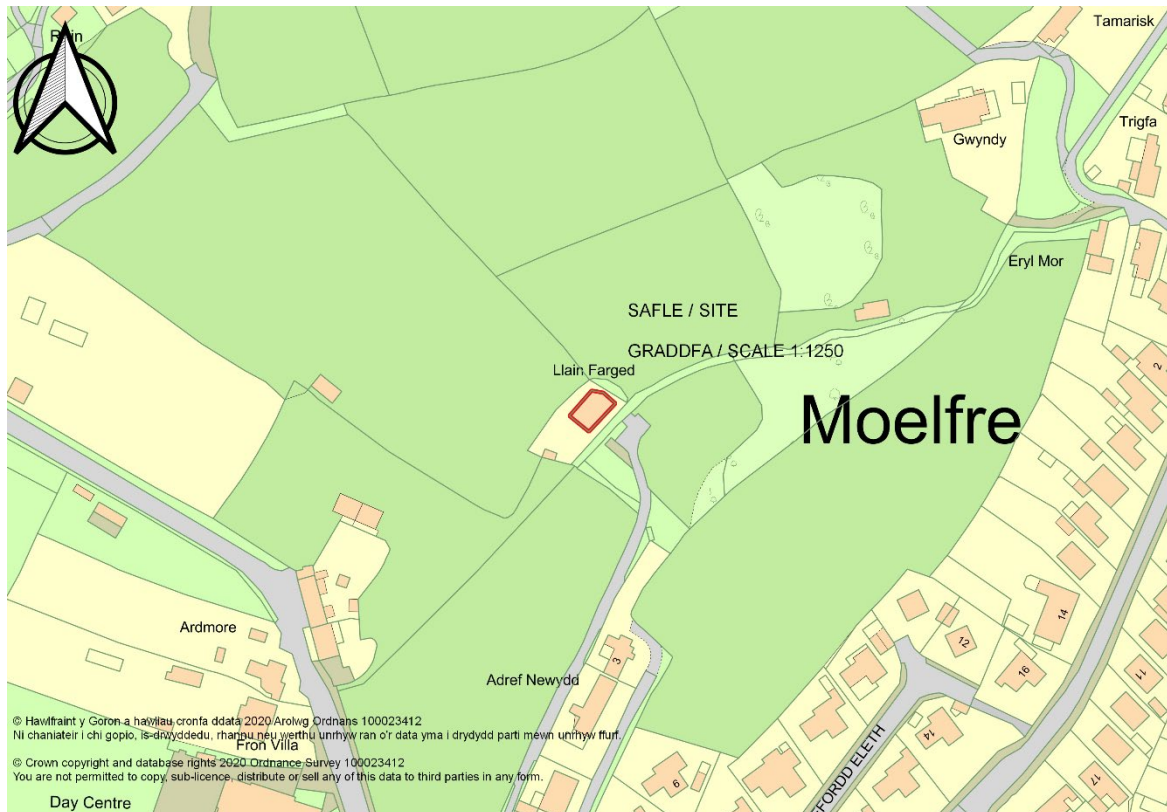


**Application Reference:** HHP/2021/12

**Applicant:** Mr & Miss Lloyd Davies & Woodcock

**Description:** Full application for alterations and extensions at

**Site Address:** Llain Farged, Ffordd Eleth, Moelfre



**Report of Head of Regulation and Economic Development Service (Sion Hughes)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is made by a relevant officer who works within the local Authority. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

**Proposal and Site**

The site is located in the open countryside of the Moelfre area with access afforded via a private lane. The property includes off-road parking to the front and garden area to the rear. The property is detached and is 2 storey. The proposal is made for the erection of a single storey extension to the rear of the property to provision space for a sunroom along with the erection of a two storey side extension.

**Key Issues**

The key issues of the proposal are considered to be the following:

Design

Affect on neighbouring amenities

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Technical Advice Note 12: Design (2016)

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

### **Response to Consultation and Publicity**

<b>Consultee</b>	<b>Response</b>
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No objection
Cynghorydd Vaughan Hughes	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	No response
Cyngor Cymuned Moelfre Community Council	No response

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 17/02/2021. At the time of writing this report, one petition of objection with 5 signatures had been received to the scheme with concerns to the footpath diversion causing trespassing on their properties. The footpath officer was consulted and stated that the diversion has already been approved and confirmed the diversion is a separate issue and not for the consideration of this planning application.

### **Relevant Planning History**

#### **Main Planning Considerations**

The dwelling is relatively isolated in nature and the 64 metre distance to the neighbouring property will ensure the scheme does not overbear or cause loss of light to an extent that would warrant refusal. The windows of the scheme are not considered to be excessively overlooking in nature and would not exacerbate any existing overlooking to an extent that would justify refusal. Due to the above, it is considered that the proposal complies with policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan which states proposals will be supported providing they are not to the detriment of the amenities of the neighbouring properties.

The materials of the scheme will mirror that of the existing dwelling therefore the character of the existing dwelling and area will be maintained. The extensions will be to the rear and side of the property and the parts visible from the front elevation will not appear incongruous with the form of the existing dwelling or the other dwelling in the area. Policy PCYFF 3 is therefore considered to be complied with.

As part of the development of the site the alignment of a public footpath is being diverted. This does not form part of the planning application and has been separately consented by the Highway Authority.

## **Conclusion**

The proposal is considered to align with the aims and objectives of the joint local development plan policies and there are no other material considerations that would indicate a refusal is warranted.

## **Recommendation**

**(01) The development shall begin not later than five years from the date of this decision.**

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

**(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.**

- **Location, Existing & Proposed Block Plans / OBS-2020-092 GA001**
- **Proposed Ground Floor Plan / OBS-2020-092 GA005**
- **Proposed First Floor Plan / OBS-2020-092 GA006**
- **Proposed Elevations / OBS-2020-092 GA007**
- **Proposed Sections A-A & B-B / OBS-2020-092 GA008**
- **Public Footpath Diversion / OBS-2020-092 GA009**

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.