

Application Reference: FPL/2020/164

Applicant: Amos Leisure

Description: Full application for conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at

Site Address: Lleinio Cottage, Penmon, Beaumaris



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillor Alun Roberts.

At the meeting held on the 7th April 2021, members resolved to defer determination of the application due highway and access concerns.

Proposal and Site

The application is made for the conversion of the outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleinio, Penmon.

The application site is located in the open countryside in a designated Area of Outstanding Natural Beauty. The subject outbuilding is listed by virtue of being a curtilage building located to the rear of the principal Listed Building, Lleiniog Manor.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies and whether the proposal is acceptable in terms of design and appearance having regard to its listed status and location in a designated Area of Outstanding Natural Beauty..

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 14: The Visitor Economy
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
 Strategic Policy PS 1: Welsh Language and Culture
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy TWR 2: Holiday Accommodation
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy AMG 5: Local Biodiversity Conservation
 Policy AT 2: Enabling Development
 Planning Policy Wales (Edition 11, February 2021)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 23: Economic Development (2014)
 Supplementary Planning Guidance Holiday Accommodation (2007)
 Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llangoed Community Council	No response at the time of writing the report.
Cynghorydd Alun Roberts	Request that the application be referred to the Committee for determination.
Cynghorydd Lewis Davies	No response at the time of writing the report.
Cynghorydd Carwyn Jones	No response at the time of writing the report.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditions recommended.
Ymgynghorydd Treftadaeth / Heritage Advisor	Support.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice.
Dwr Cymru Welsh Water	No objection.
Ymgynghoriadau Cynllunio YGC	No comments.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments/conditions.
Iechyd yr Amgylchedd / Environmental Health	Comments.

The application was afforded statutory publicity.. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 12/01/2021.

At the time of writing the report no representations had been received.

Relevant Planning History

35C203B - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn / Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Gwrthod/Refused 15.01.03

35C203C/LB - Caniatad Adeilad Rhestredig ar gyfer addasu'r adeilad allannol presennol yn / Listed Building Consent for alterations to the existing outbuilding at Lleiniog, Llangoed - Caniatau/Granted 01.10.01

35C203D - Newid defnydd yr adeilad allanol i defnyddio fel llecyn gwyliau ynghyd a addasu ac ehangu yn /Change of use of existing outbuilding into a holiday cottage together with alterations and extensions thereto at Lleiniog, Llangoed - Caniatau/Granted 11.03.04

35C203G - Cais i adnewyddu caniatad cynllunio rhif 35C203D i newydd defnydd adeilad allanol i defnydd gwyliau ac addasu ac ehangu yn / Renewal of permission ref 35C203D for change of use of existing outbuilding into a holiday cottage and alterations and extensions at Lleiniog, Llangoed - Caniatau/Granted 20.07.11

35C203H/LB - Caniatad Adeilad Rhestredig ar gyfer newid defnydd yr adeilad allannol i ddefnydd gwyliau ynghyd a'i addasu a'i ehangu wedi ei ganiatau gynt dan caniatad cynllunio rhif 35C203C\LB yn/ Listed Building Consent for the change of use of outbuilding into a holiday cottage together with alterations and extensions thereto previously approved under planning permission ref 35C203C\LB at Lleiniog, Llangoed - Caniatau/Granted 04.02.11

LBC/2020/17 - Caniatâd Adeilad Rhestredig ar gyfer trosi yr adeilad allanol i fod yn uned gwyliau yn / Listed Building Consent for for the conversion of outbuilding into holiday let at Bwthyn Lleiniog, Penmon - Caniatau/Granted 21.01.2021

SCR/2020/48 - Barn sgrinio ar gyfer newid defnydd yr adeilad allanol i llety gwyliau ynghyd a'i addasu ac ehangu yn / Screening opinion for the conversion of an outbuilding into a holiday unit together with alterations and extensions thereto at Bwthyn Lleiniog, Penmon - Dim Angen AEA / EIA Not Required - 29.09.20

Main Planning Considerations

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside the development boundaries development will be resisted unless in accordance with specific policies in the Plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is not located within a development boundary and does not therefore accord with policy PCYFF1. It is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

The existing outbuilding is two-storey with refurbished pitched slate roof. Walls are of solid random stone masonry with brick reveals to openings.

The proposed alterations include the creation of an opening to South-West gable end elevation to provide access to a two storey extension that will accommodate a staircase.

The proposed extension to side utilises an existing stone wall to rear, with the addition of a rendered gable wall and aluminium framed glazing to front and roof. The erection of a covered staircase will allow the removal of an unsightly temporary external staircase.

The proposed scale and height of the extension is subservient to the existing building. The set-back building line, contemporary design, and choice of materials allow an honest approach whilst being respectful to the existing outbuilding.

The proposal conversion and extension is therefore considered acceptable in terms of design and conforms with policy PCYFF 3.

The proposal will also serve to preserve, enhance and secure the re-use of the listed building in accordance with policies PS 20 and AT 2 of the JLDP. Listed Building Consent has already been granted for the development under application number LBC/2020/17 on the 20th January 2021.

The application site is located within a designated Area of Outstanding Natural Beauty and policy AMG1 requires that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan.

It is not considered that the proposal would adversely affect Natural Beauty, AONB features or special qualities relevant to landscape and therefore accords with policy AMG 1.

Strategic Policy PS 14 of the JLDP relates to the visitor economy and states that whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round tourism industry by:

3. Managing and enhancing the provision of high quality un-serviced tourism accommodation, in the form of self-catering cottages and apartments, camping, alternative luxury camping, static or touring caravan or chalet parks;

4. supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the re-use of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives.

Policy TWR 2 relates to holiday accommodation and states that proposal will be permitted, provided they are of a high quality in terms of design, layout and appearance and conform with the relevant policy criteria.

Criterion ii. Requires that the proposed development is appropriate in scale considering the site, location and/or settlement in question,

Criterion iv. Requires that the proposal is not sited within a primarily residential area or does not significantly harm the residential character of an area

Criterion v. requires that the proposal does not lead to an over-concentration of such accommodation within the area.

The design and scale of the proposal is considered to be acceptable in accordance with policy TWR 2 and criterion ii.

The proposal is not located within a primarily residential area and will not significantly harm the residential character of the area in accordance with criterion iv.

A business plan has been submitted with the application to assess the scheme's viability. It is considered that the business plan provides sufficient detail to satisfy the requirements of criterion v. of the policy.

The proposal is therefore considered to accord with the provisions of policy TWR 2 of the JLDP.

Paragraph 3.2.1 of TAN 23: Economic Development states that the re-use and adaptation of existing rural buildings has an important role in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. In recognising this, local planning authorities are expected to adopt a positive approach to the conversion of rural buildings for business re-use, especially those buildings located within or adjoining farm building complexes on the basis that:

- a. They are suitable for the specific use;
- b. Conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
- c. Their form, bulk, and general design are in keeping with their surroundings;
- d. Imposing conditions on a planning permission overcomes any planning objections, for example on environmental or traffic grounds, which would otherwise outweigh the advantage of re-use;
- e. If the buildings are in the open countryside, they are capable of conversion without major or re-complete reconstruction;
- f. Conversion does not result in unacceptable impacts upon the structure, form, character or setting where the building is of historic and/or architectural interest.

Further guidance is also contained in the Replacement Dwellings and Conversions in the Countryside SPG.

Paragraph 8.1 states that in the context of Policy TWR 2 the building intended for conversion for alternative use should be suitable for the proposed use. The building in its current form (in terms of size) should be suitable, no extensive extensions should be required to enable the development.

Paragraph 9.1 states that any building in the countryside proposed for conversion should be a permanent building of sound construction. Developments that entail significant re-building work will not be permitted as this would be tantamount to construction a new building....

Paragraph 9.2 requires that any application for conversion should include a 'Structural Report' to prove that it is possible to convert the building without major or re-complete reconstruction.

A structural report has been submitted with the application and the LPA are satisfied that the structural report demonstrates that the existing building is structurally sound and capable of conversion without extensive re-building in accordance with bullet point e of paragraph 3.2.1 of TAN 23 and the guidance contained in the SPG.

The application is also accompanied by a Protected Species Survey which confirms that no bats were found to be using the building, however in accordance with the advice of the Ecological Adviser and the Council's duty under the Environment Wales Act 2016, biodiversity enhancements are proposed in the form of bird boxes.

Strategic Policy PS4 of the JLDP relates to sustainable transport, development and accessibility and requires that development will be located so as to minimise the need to travel.

Strategic Policy PS5 of the JLDP relates to sustainable development and states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.

Criterion 2 gives priority to the effective use of land and infrastructure, prioritising wherever possible the reuse of previously developed land and buildings within the development boundaries or in the most appropriate places outside them in accordance with strategic policies PS17, PS13 and PS14.

Criterion 12 requires that proposals reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with strategic policy PS4.

Although proposals necessitating the use of private vehicles are not prohibited through the JLDP, Policy PS 5 promotes the application of sustainable development principles in all new developments, including directing development towards the most appropriate locations and reducing the need to travel by private transport.

Technical Advice Note 18: Transport states at 3.2 that where a development proposal is assessed as having relatively poor accessibility this may be sufficient grounds to refuse planning permission where this does not support the accessibility objectives set out in the development plan.

Paragraph 3.11 of TAN 18 states that development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.

The nearest bus stop is some 0.3km away from the proposal site and the nearest settlements with some level of services are Llangoed, 2.5km away and Beaumaris, 4.5km away. The site is also close to the Wales Coast path and other public rights of way which provide good connectivity with nearby settlements and the wider coast and countryside.

The site is therefore reasonably well located in terms of access to public transport, services and facilities and any concerns there may be in this regard would be outweighed by virtue of the fact that the proposal will bring an existing building back into use and therefore preserve and enhance a listed building.

In response to the concerns raised by Members at the April Committee, the Highway Authority has considered the contents of the applicant's Highway Report and in particular the visibility splay calculations based on a speed survey undertaken onsite.

As acknowledged in the report, alterations are required to the existing access points to increase the visibility in a South Westerly (towards Llangoed) to 38m. The existing visibility from the entrance in a North Easterly (towards Penmon) of 45m should be retained. It is unclear why the proposed visibility length as shown on Drawing No 120-20-2 (Proposed Visibility Splays) has this measurement reduced from the existing 45m down to 42m. However this distance is still in excess of the calculated minimum visibility splay measurement in this direction.

With regards to the concerns raised by the local elected councillors and members of the Planning Committee regarding visibility from the existing access point, the applicant has provided evidence that the visibility distances in excess of the minimum standards as specified by The Manual for Streets can be achieved. Subject to the applicant being able to conform to the visibility requirements then the Highway Authority raises no objection to the application.

Conclusion

The proposed development is therefore considered to be acceptable and conforms with the above mentioned policies and it is not considered that the development will give rise to an unacceptable impact upon the character and appearance of the listed building and designated AONB.

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 shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(03) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

(i) The routing to and from the site of construction vehicles, plant and deliveries.

(ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;

(iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

(v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;

(vi) The arrangements for loading and unloading and the storage of plant and materials;

(vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

The construction of the development shall be completed in accordance with the approved plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(04) 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/Block Plan: 2019-22-40**
- **Plot B Site Plan: 2019-22-42 Rev A**
- **Plot B Proposed Floor Plans and Elevations: 2019-22-41 Rev C**
- **Structural Report, Datrys, July 2019**
- **Heritage Impact Assessment, Cadnant Planning, September 2020**
- **Preliminary Ecological Appraisal Report, WEDC, August 2019**
- **Bat Hibernation Survey Report, WEDC, January 2020**
- **Protected Species Survey, Version 3, York Associates Ecological Consultants, December 2020**

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: PS1, PS4, PS5, PS14, PS19, PS20, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, TWR2, AMG1, AMG5, AT2.

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.

Application Reference: FPL/2021/10

Applicant: Paul & Elen Pritchard

Description: Retrospective application for the erection of a garage on land adjacent to

Site Address: Bron Castell, Llanfair-yng-nghornwy



Report of Head of Regulation and Economic Development Service (Owain Hughes)

Recommendation: Permit

Reason for Reporting to Committee

The application has been called in by Councillor Llinos Medi Huws due to concerns by the local community on the garage scale, location and design.

At its meeting that was held on the 7th of April, 2021 Members resolved to carry out a site visit prior to determining the application.

A virtual site inspection was carried out on 21st April, 2021 and Members will now be familiar with the site and its setting.

Proposal and Site

The application submitted is a retrospective planning application for the retention of the erected garage which has not been built in accordance with the approved planning application 18C225B.

The site lies within Llanfairnyghornwy hamlet to the rear of Bron Castell dwelling. The dwelling approved under planning application 18C225B is currently under construction. The site also lies within the Area of Outstanding Natural Beauty.

Key Issues

The key issues is whether the proposed development impacts the surrounding amenities and whether the development impacts the Area of Outstanding Natural Beauty.

Policies

Joint Local Development Plan

Policy PCYFF 3: Design and Place Shaping

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February, 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Cylch-y-Garn Community Council	Objection
Cynghorydd Llinos Medi Huws	Referred to Committee
Cynghorydd Kenneth P. Hughes	No response
Cynghorydd John Griffith	No response

The application was publicised by serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 08/07/2020. At the time of writing this report, the department had received a number of representations from neighbouring residents.

Their main concerns were:

- Scale of the garage is too large
- Overlooking from the window
- Loss of sunlight
- Noise impact
- Out of character to the surrounding amenities
- Privacy impact of Bron Castell

The above concerns will be address within the main report section.

Relevant Planning History

18C225 - Full Planning - Cais llawn i godi annedd newydd, chreu mynedfa ynghyd a gosod paced trin carthffosiaeth ar dir ger / Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to - Bron Castell, Llanfairynghornwy

18C225A/SCR - Screening Opinion - Cais barn sgrinio i godi annedd newydd, chreu mynedfa ynghyd a gosod paced trin carthffosiaeth ar dir ger / Screening opinion application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plan - Bron Castell, Llanfairynghornwy

18C225B - Full Planning - Cais llawn i godi annedd newydd, chreu mynedfa ynghyd a gosod paced trin carthffosiaeth ar dir ger / Full application for the erection of a dwelling, the creation of an access together with the installation of a package treatment plant on land adjacent to - Bron Castell, Llanfairynghornwy

18C225C/SCR - Screening Opinion - Barn sgrinio ar gyfer codi annedd ar dir ger / Screening opinion for the erection of a dwelling on land adjacent to - Bron Castell, Llanfairynghornwy

18C225D/DIS - Discharge of Conditions - Cais i ryddhau amod (02) (Cynllun Rheoli Traffig) o ganiatâd cynllunio 18C225B ar dir ger / Application to discharge condition (02) (Traffic Management Scheme) of planning permission 18C225B on land adjacent to - Bron Castell, Llanfairynghornwy

Main Planning Considerations

The proposed development is for the retention of a garage which is currently under construction at the land to the rear of Bron Castell, Llanfairynghornwy.

The original position of the garage was granted under planning reference 18C225B on the 04/05/2017.

Under the above planning approval, the external dimensions of the garage were 6.4 metres by 6.4 metres with a height to the ridge of 5 metres. The distance from the garage to the boundary of Bron Castell which is the nearest residential property measures 1.5 metres.

The application was submitted as a result of the Enforcement Sections intervention following the receipt of a complaint with respect to the amended siting of the garage. Following an investigation it was noted that the position of the garage had been amended such that its position was 10 metres further back from its approved location. Furthermore, the dimensions had also changed such that it measured 6.8 metres by 6.8 metres within the curtilage. The garage is now positioned 10 metres back from the approved site. In addition to this, the scale of the garage is now different.

The garage under construction now measures 6.8 metres by 6.8 metres (representing an increase of 0.4m in both length and breadth) with an increase in ridge height of 0.9m to 5.9 metres. The distance to the boundary of Bron Castell has also been increased by 0.3m to 1.8 metres.

In terms of appearance the garage also now includes a ground floor window on the Northern side, a 1st floor window on the front elevation (Western side) and two skylights on the southern aspect roof plane.

In considering this proposal, it should be emphasised that the principle of a private garage on site has previously been granted as part of planning application 18C225B. The applicants have confirmed that the amended siting was required for functional reasons given the difficulties posed by ground levels on site as well as for practical reasons in terms of providing better turning, manoeuvring and parking area within the curtilage of the property.

In response to the objections raised in terms of scale it is acknowledged that the dimensions of the garage have been increased by 0.4 metres in both width and length with an increase in ridge height of

0.9m. It is not however considered that the scale of these changes is such that it should warrant the refusal of the application.

As stated within previous sections of this report the principle of the garage has already been granted. It is not considered that the new fenestration will have an adverse impact in terms of overlooking. The window on the Northern side will be installed with obscured glazing. In addition, a condition will also be placed on any permission granted to ensure that the window will also be non-opening. The skylight on the southern side will overlook the applicants' garden. The new window on the Western side will look out onto the applicant's front drive and turning area with oblique views towards Bron Castell.

It is acknowledged that the current position of the garage has been set back by 10 metres on an elevated parcel of ground which lies parallel to and above Bron Castell. However, it is not considered that the proposed garage will overshadow Bron Castell or its curtilage to such a degree so as to warrant a refusal. It is acknowledged that the southernmost part of the garden at Bron Castell which is currently utilised as a hardstanding will be subject to a certain degree of shadowing during the day, however this in itself is not sufficient reason to refuse the application. The majority of the garden which serves Bron Castell which includes its lawned area on the Northern side will not be impacted upon.

It is not considered that the proposal looks out of character. The proposal is generally reflective of that which has previously been granted approval on the site. It is acknowledged that the garage can be seen from various points given its amended siting which lies at a level which is higher than its originally approved position. However this is set against the backdrop of the main dwelling house which serves to mitigate the visual impact.

On balance, it is considered that the proposed development complies with the relevant planning policies. It is not considered that the proposed development will impact adversely upon the character of the designated landscape nor upon the amenities of neighbouring properties to such a degree as to warrant its refusal. It is acknowledged that there have been objections raised to the proposal. Whilst these objections have been given detailed consideration as part of the Authority's assessment of matters it is not considered that the objections raised are sufficient reasons in themselves to justify the refusal of the application. It is considered that suitable conditions can be imposed upon the development to ensure its acceptability in land use planning terms.

Conclusion

The proposed development is considered acceptable to the Local Planning Authority.

Recommendation

(01) 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 Plan and Proposed Site Plan**
- **Proposed Elevation and Floor Plan**

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

(02) The garage shall be used solely for purposes incidental to the enjoyment of the dwelling house as illustrated on the submitted plans, and for no commercial or business use.

Reason: To ensure that inappropriate uses do not take place in the locality

(03) The window highlighted in blue on the plan attached to this permission (Proposed Garage Plan) shall be obscure glazed and non opening and shall not be glazed or re-glazed other than with obscure glass.

Reason: In the interest of amenity.

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 3, AMG 1

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.