

The application is submitted to vary conditions of previous permissions so as to allow for the re-positioning of the dwelling, and the provision of a separate vehicular access.

Key Issues

The key issue is whether or not the proposed amendments are acceptable.

A fallback position exists (extant consent) however, the subsequent change in policy following the adoption of the Joint Local Development Plan (JLDP) is a material factor which must be taken into account.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 17: Settlement Strategy
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy TAI 6: Housing in Clusters
 Planning Policy Wales (Edition 11, February 2021)

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	No comments, however request that condition (04) of the original consent be included in any new consent.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghoriadau Cynllunio YGC	No comments but SUDS application will be required.
Cynghorydd Alun Roberts	No response at the time of writing the report.
Cynghorydd Carwyn Jones	No response at the time of writing the report.
Cyngor Cymuned Cwm Cadnant Community Council	No observations.

Response to Publicity

The application was afforded three means of publicity; these were by the posting of a notice near the site, the serving of personal notifications on the owners of neighbouring properties and an advert in the local press. The latest date for receipt of representations was 16/04/2021.

At the time of writing the report, no representations had been received at the Department following the publicity period.

Relevant Planning History

17C351 - Cais amlinellol ar gyfer codi annedd ynghyd a creu mynedfa newydd yn / Outline application for the erection of a dwelling together with the construction of a new vehicular access at plot adjacent to Brynteg, Llansadwrn - Caniatau/Granted 22.09.2004

17C351A - Cais llawn ar gyfer codi annedd ynghyd a creu mynedfa newydd yn / Full application for the erection of a dwelling together with the construction of a new vehicular access at plot adjacent to Brynteg, Llansadwrn - Caniatau/Granted 31/07/2008

17C351C - Cais llawn ar gyfer codi annedd sydd yn cynnwys balconi ar dir ger / Full application for the erection of a dwelling which include a balcony on land adjacent to - Brynteg, Llansadwrn
Gwrthod/Refused 26/07/2016 Apel wedi ei ganiatau/Appeal Allowed 11/05/2017

Main Planning Considerations

The principle of a dwelling has already been established in this location under appeal decision reference APP/L6805/A17/3167404 on the 11th May 2017. The permission remains extant.

However, since the adoption of the Joint Local Development Plan, Llansadwrn is now identified as a Cluster under policy TAI 6 of the JLDP where any new dwelling must be for affordable local need on an infill site.

The application is made under Section 73A and relates to an approved open market dwelling house and is therefore contrary to development plan policies.

However, as the application has extant consent, the following must be considered:

- Is there a likelihood that the existing planning permission can be implemented.
- Are the amendments to the permission an improvement to that previously approved.

The planning permission was granted on appeal on the 11th May 2017. The permission remains extant and is capable of being implemented.

The proposed amendments sought as part of this application are the amended siting of the dwelling to the South-West of the approved location and the provision of a separate vehicular access at the North-West corner of the plot in lieu of the shared access arrangement as approved.

The proposed amendments are considered to be acceptable and represent an overall improvement to the previously approved plans.

Conclusion

The application is contrary to Policy TAI 6 of the JLDP; nevertheless a fallback position exists as the site benefits from an extant permission which is capable of being implemented.

The proposed amendments are considered to be acceptable and represent an overall improvement to the previously approved plans.

Recommendation

(01) The development shall begin not later than 11/05/2021.

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

(02) The access shall be constructed with 2.4 metres by 120 metres visibility splays in both directions. The visibility splays shall be maintained free of any obstruction exceeding 1 metre in height above the level of the adjoining carriageway in perpetuity.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(03) Foul and surface water discharges shall be drained separately from the site and no surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(04) Natural roofing slates of uniform colour shall be used as the roofing material on the dwelling hereby permitted.

Reason: To ensure that the development is in the interests of amenity.

(05) 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:

- **Proposed Location Plan: Drg 2 Rev A**
- **Proposed Site Plan: Drg 4 Rev A**
- **Ground Floor Plan: 2515[SK]03 approved under appeal decision reference APP/L6805/A/17/3167404**
- **First Floor Plan: 2515[SK]04 approved under appeal decision reference APP/L6805/A/17/3167404**
- **Side Elevations: 2515[SK]05 approved under appeal decision reference APP/L6805/A/17/3167404**
- **Gable Elevations: 2515[SK]06 approved under appeal decision reference APP/L6805/A/17/3167404**

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: PS4, PS5, PS17, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, TAI6.

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.