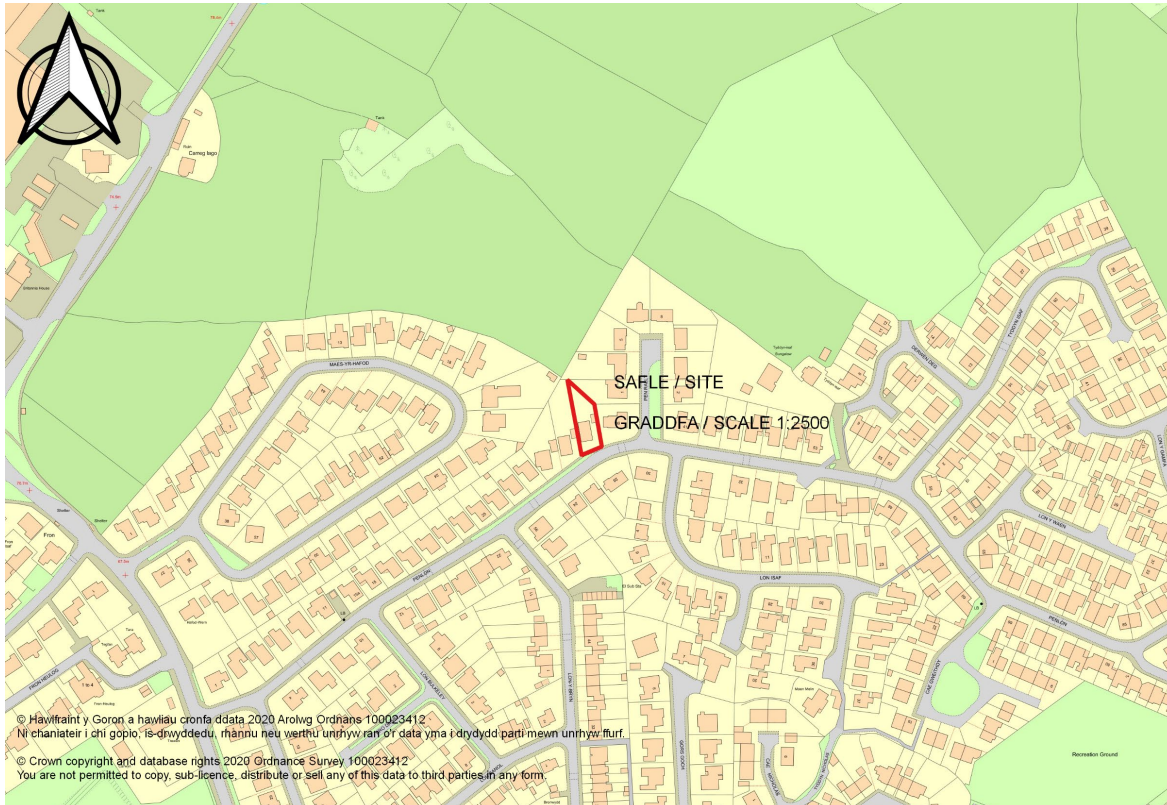


Application Reference: HHP/2021/315

Applicant: Mr. & Mrs. R Williams

Description: Full application for alterations and extensions together with the demolition of the existing garage at

Site Address: 37 Penlon, Menai Bridge



Report of Head of Regulation and Economic Development Service (Gwenda Baynham)

Recommendation: Permit

Reason for Reporting to Committee

The applicant is a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

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

Proposal and Site

The dwelling is a detached dormer bungalow situated on a private residential estate. The proposal entails the construction of a single storey extension on the side and rear elevations of the existing dwelling, together with the demolition of the existing single storey flat roof garage.

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)

Planning Policy Wales (11th Edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Wyn Mummery	No response
Cyngor Tref Porthaethwy / Menai Bridge Town Council	No Objection
Cynghorydd Meirion Jones	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. The latest date for the receipt of any representation was the 14/10/2021. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

No planning history on the site.

Main Planning Considerations

The dwelling is a detached dormer bungalow situated on a private residential estate. The proposal entails the construction of a single storey extension on the side and rear elevations of the existing dwelling, together with the demolition of the existing single storey flat roof garage.

The existing garage will be demolished in lieu of a new single storey side and rear extension with pitch roof which will form a new kitchen and family room. It is considered that this is a modest extension in terms of its size, scale and massing which measures 7.3 meters x 4.8 meters

The newly formed extension will not overlook the neighbouring properties due to the existing mature shrubbery which are located along the boundary of the site between this dwelling and the adjoining properties

The scale of the proposed extension, is modest in size and the applicant has sufficient land to accommodate the proposed scheme without resulting in the over-development of the site. The proposed design and materials are also acceptable and are of a high quality. It is not considered that the proposed extension would unacceptably impact any neighbouring properties.

It is considered that the proposed scheme would be of a high quality design, which would complement and enhance the current dwelling and would not give rise to unacceptable impacts upon the amenities of neighbouring properties to such a degree to warrant a refusal.

The extension which is to be positioned along the side elevation is sited approximately a metre away from the boundary, which does not comply with the recommended 2.5m set out in the Supplementary Planning Guidance design guide. It must however be considered that the side elevation of the proposal will be positioned further away from the boundary than the wall of the existing garage which is proposed for demolition as part of the scheme. Whilst consideration has been given to the guidance provided within the SPG it is considered that the proximity in this instance is considered acceptable as it allows for an improvement to the situation as it currently exists on site.

Having re-viewed other householder proposals in this area, it does not appear that the scale and design of the proposal is uncommon in the context of local character and it is not considered that the scheme would introduce any new architectural features contrary to the existing appearance of the street. It is considered that the design of the proposal fits in with the immediate area in terms of scale and design.

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 extensions will be located 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 dwellings in the area. Policy PCYFF 3 is therefore considered to be complied with.

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act

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

That the application is permitted subject to the following conditions:

(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).01

(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 Plan - A-00-01 - 21/09/2021**
- **Proposed Plan - A-03-01**

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: PCYFF2, PCYFF3, PCYFF4

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.

Applicant: A E Owen

Site Address: Plas Newydd, Llanddeusant



Reason for Reporting to Committee

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

The proposal is for the erection of a covered manure store and roof over the existing yard at Plas Newydd, Llanddeusant.

Key Issues

The key issue is whether the proposal complies with relevant local and national policies whilst also considering ecological and amenity considerations.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy AMG5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	Comments
Iechyd yr Amgylchedd / Environmental Health	Comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Cynghorydd Llinos Medi Huws	No response
Cynghorydd Kenneth P. Hughes	No response
Cynghorydd John Griffith	No response
Cyngor Cymuned Tref Alaw Community Council	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 23/09/2021. At the time of writing this report, no comments had been received at the department.

Relevant Planning History

47C134 – Application to determine whether prior approval is required for the erection of agricultural sheds for the housing of livestock on land at Plas Newydd, Llanddeusant – Prior Approval not required – 19/12/12

Main Planning Considerations

This proposal is to improve the existing manure management system on the farm to conform with the requirements of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. The structure is not to accommodate an increase in stock numbers. The current stock is 120 cows (50 Beef, 30 Stores and 40 Young stock).

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

The application site is located in the open countryside outside any defined development boundary, however the application site is an existing established agricultural farm. The nature of the development is such that a countryside location is essential and as such the proposal is considered to accord with the provisions of policy PCYFF 1 of the JLDP.

Policy PCYFF 2 of the JLDP requires that proposals demonstrate compliance with relevant Plan policies and national planning policy and guidance.

Policy PCYFF 3 of the Plan states that all proposals will be expected to demonstrate a high quality design which fully takes into account the natural, historic and built environment 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 to the relevant policy criteria:

1. 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.
3. it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate in line with policy PCYFF4.

Given the context of other buildings and existing uses, it is not considered that the proposal would give rise to an unacceptable visual effect in the local landscape. The proposal involves the erection of a bund and landscaping to the rear of the shed.

With the above in mind, it would be compliant with relevant landscape and visual criteria from PCYFF 3 and PCYFF4.

Conclusion

For the reasons set out above, the proposal is considered to be acceptable in terms of siting and design and it is not considered to have detrimental impact upon the character and appearance of the area or upon the amenities of nearby residential occupiers. The proposal is required to ensure the manure store conforms with the requirements of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021

Natural Resources Wales are supportive of the application provided the structure is designed and built by a suitably qualified engineer to meet the standards set in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading).

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin no 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.

(02) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

(03) 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 – 998614/01 Rev A**
- **Proposed Block Plan and Plans – 998614/02 Rev A**

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: PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS19, AMG5.

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.