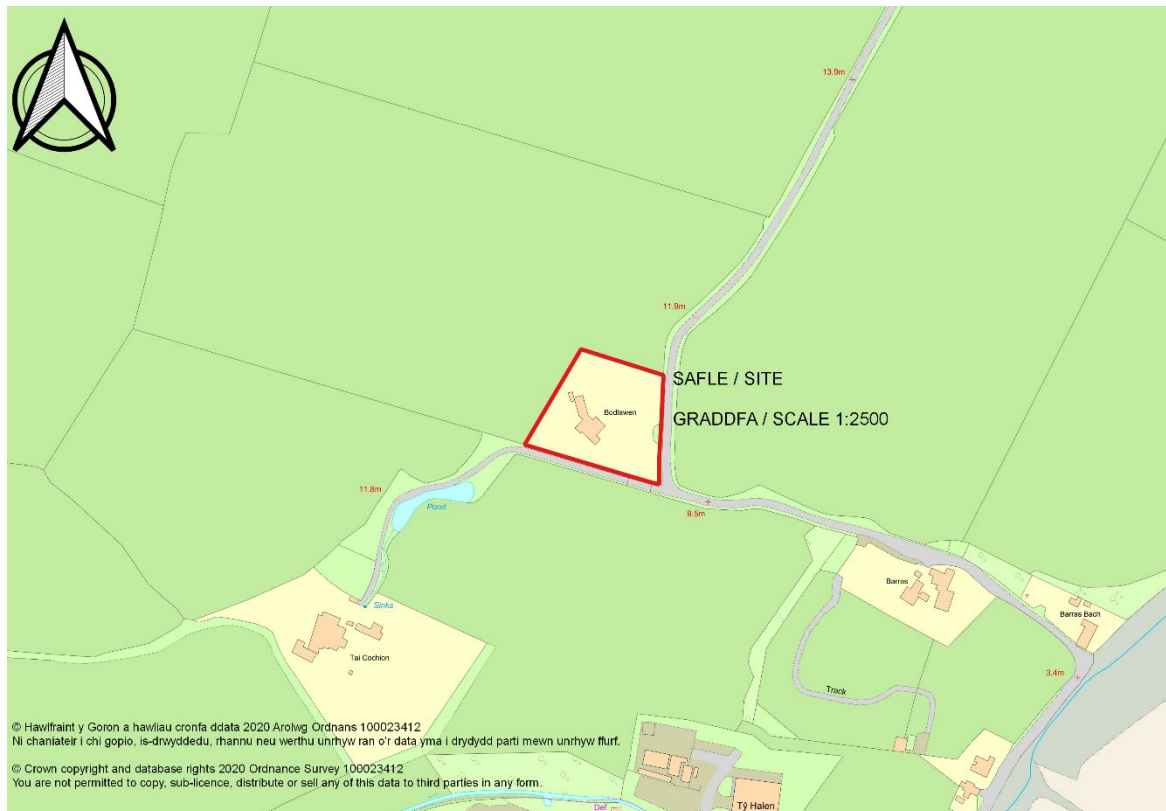


Application Reference: LUE/2021/19

Applicant: Mr J. & Mrs M. Roberts

Description: Application for a Lawful Development Certificate for the existing use of the dwelling approved under 37C53A/DA in breach of its planning permission and its pre-commencement and other conditions at

Site Address: Bodlawen, Llanidan, Brynsiencyn



Report of Head of Regulation and Economic Development Service (Iwan Jones)

Recommendation: Permit

Reason for Reporting to Committee

The applicant is related to Local Member Dafydd Roberts

Proposal and Site

The application is submitted under section 191(1) of the Town and Country Planning Act 1990 (as amended) for a Certificate of Lawfulness of Existing Use and Development (CLEUD).

The application seeks to establish the lawfulness of a dwelling in breach of its planning permission and several of its conditions on the reserved matters approval.

The two storey dwellinghouse is located within the open countryside near the village of Brynsiencyn. The property is located within its own extensive curtilage set away from the main highway.

Key Issues

Whether or not on the balance of probability the evidence submitted as part of the application is sufficient and that the burden of proof has been discharged.

Policies

Joint Local Development Plan

Not Applicable

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanidan Community Council	No Response
Cynghorydd Dafydd Roberts	No Response
Cynghorydd Eric Wyn Jones	No Response
Council Solicitor	Conditions in question on the reserved matters approval could not now be enforced such that the applicant is entitled to a Certificate.

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 16/09/2021. At the time of writing this report no representations had been received at the department.

Relevant Planning History

37C53 – Erection of dwelling on part of OS 7075 Trefarthen, Brynsiencyn – Approved 12/05/1989

37C53A/DA – Detailed Plans for the erection of an agricultural dwelling on part of OS1177, Trefarthen, Brynsiencyn – Approved 21/08/1990

Main Planning Considerations

Subsection (2) of section 171B of the Town and Country Planning Act 1990 provides that no enforcement action can be taken after the end of a period of four years from the date the operations were substantially completed. Subsection (3) of Section 171B of the act also provides that in the case of any other breach of planning control (other than operational development or a change of use of any building or use to a single dwelling house) no enforcement action may be taken at the end of a period of ten years beginning with the date of the breach.

Subsection (1) of section 191 of the above act provides that if any person wishes to ascertain whether any existing use of buildings or other land is lawful; any operations which have been carried out in, on, over or under land are lawful; or any other matter constituting a failure to comply with any conditions or limitation subject to which planning permission has been granted is lawful; he may apply to the Local Planning Authority specifying the land and describing the use, operations or other planning matter.

On such an application, planning policies are not material to the outcome of the application and as such the application should be determined upon evidence. The onus of proving lawfulness of an existing use or

development rests with the applicant in accordance with Case Law. Case law also indicates that the relevant test of the evidence on such matters is the "balance of probability".

Analysis of Evidence:

Outline planning permission was granted on the 12/05/1989 for the erection of a dwelling under reference 37C53. Reserved matters approved was subsequently granted on the 21/08/1990 under reference 37C53A/DA subject to conditions. It is claimed that the development was not constructed in accordance with the approved permission and that conditions 1, 2, 3, 7 and 8 have been breached for in excess of 10 years continuously such that the applicants are entitled to a Certificate that the conditions are no longer enforceable.

The submitted evidence alleges that works commenced on the 01/11/1990 and the property was first occupied on the 09/10/2000.

The dwelling as built differs from that approved in terms of its position, size and design.

Following visiting the site and comparing the approved plans to that which has been erected, it was clear that the dwelling has not been constructed in its approved position. The dwelling is located further away from the public highway in comparison to the approved drawing. In addition, the curtilage area also exceeds the area which was approved, increasing the total site parameters by approximately 50 metres.

The design and appearance of the dwelling is also at variance to that which was approved. In particular, the design of the roof is altered and as such has increased the size of the dwelling. Other alterations include the removal / inclusion of windows and doors.

As noted, it is also alleged that several conditions have been breached. These are noted below:

Condition 1 - The type and colour of the facing bricks proposed to be used in construction of the buildings shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced.

Condition 2 - The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing within the Local Planning Authority before any development work is commenced on the site. This planting and landscaping work shall be carried out in full to the satisfaction of the Local Planning Authority during the first planting season following the occupation of the buildings) or the completion of the development, whichever is the sooner. The trees and shrubs shall be maintained for a period of five years from planting and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Condition 3 – The access shall be constructed with:-

(a) Its gateway not exceeding 3 metres in width and set back a distance of 5 metres from the nearside edge of the adjoining carriageway with the gates opening inwards.

(b) A 45 degree splay wall or a 5 metre radius wall not exceeding 1 metre in height above the level of the adjoining highway shall be erected from the gate pillars to the highways boundary walls.

Condition 7 – The building shall be sited in the position(s) indicated on the position(s) indicated on the plan(s) submitted on the 05/07/1990 under planning application reference 37C53A/DA

Condition 8 – The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 05/07/1990 under planning application reference 37C53A/DA.

From assessing the planning history, it does not appear that information was submitted to the Local Planning Authority in an effort to discharge the conditions. In addition, it is considered that the development has been constructed not in accordance with the requirements of the conditions.

The Legal Section of the Authority have been consulted regarding the application and have concluded that on the balance of probability, it appears that the conditions have been breached for over 20 years, let alone the required 10 years. As such, the conditions in question on the reserved matters approval could not now be enforced such that the applicant is entitled to a Certificate to that effect.

Conclusion

It appears that, on the balance of probabilities, the development was not carried out in compliance with the permission and certain conditions. As the development was substantially completed some 20 years ago, it means that no enforcement action could now be taken in respect of the conditions. As such, the applicant is entitled to a Certificate that the development is lawful.

Recommendation

Approve the application for a Certificate of Lawfulness of Existing Use and Development.

Application Reference: FPL/2021/136

Applicant: Mr Meirion Roberts

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

Site Address: Wylfa, Bangor Road, Benllech



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

Recommendation: Refuse

Reason for Reporting to Committee

The applicant is related to 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 application is for the conversion of the outbuilding into a holiday letting unit together with alterations and extensions thereto at Wylfa, Bangor Rd, Benllech.

The application site is located within the Local Service Centre of Benllech.

Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies and whether the proposal is acceptable in terms of its location, design and appearance and impacts upon the amenities of the area and neighbouring properties.

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 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 5: Local Biodiversity Conservation
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)
Planning Policy Wales (Edition 11, February 2021)
Supplementary Planning Guidance Tourism Facilities and Accommodation (2021)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Building Better Places: Placemaking and the Covid-19 Recovery (July 2020)

Response to Consultation and Publicity

Consultee	Response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection/advice.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments.
Dwr Cymru Welsh Water	CommentsCondition.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Draenio Gwynedd / Gwynedd Drainage	The unit has no observations to offer in terms of land drainage or local flood risk
Priffyrdd a Trafnidiaeth / Highways and Transportation	Comments/conditions
Iechyd yr Amgylchedd / Environmental Health	Comments.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.
Cyngor Cymuned Llanfair Mathafarn Eithaf Community Council	No response at the time of writing the report.

Cynghorydd Margaret Murley Roberts	No response at the time of writing the report.
Cynghorydd Vaughan Hughes	No response at the time of writing the report.
Cynghorydd Ieuan Williams	No response at the time of writing the report.

The application was afforded statutory publicity. This was by the posting of personal notification letters to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 10/11/2021.

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

Relevant Planning History

None.

Main Planning Considerations

Policy PCYFF 1 of the JLDP relates to development boundaries and states that proposals within Development Boundaries will be approved in accordance with other policies and proposals of this Plan, national planning policies and other material planning considerations.

The application site is located within the development boundary of the Local Service Centre of Benllech and therefore accords with policy PCYFF 1.

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 comprises a single storey pitch roof building with a timber frame flat roof addition to the side and a small mono-pitch outhouse to the rear/side.

The proposed conversion involves alterations to door/window openings, repair/renewal of the timber frame section with flat roof extended to the rear in lieu of the mono-pitch outhouse roof to form new shower room. No increase in the overall floor space of the existing building is proposed.

The proposed alterations to the building are considered to be acceptable in terms of their design and it is not considered that the proposal due to its scale would give rise to unacceptable impacts upon the character and appearance of the area or the privacy and amenities of neighbouring properties in accordance with policies PCYFF2 and PCYFF 3.

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 criterion ii. of policy TWR 2.

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.

In terms of criteria (v) of policy TWR 2, paragraph 6.3.67 of the JLDP states that to judge whether the proposed development will not lead to an over-concentration of this type of holiday accommodation within a particular location, applicants will be required to submit a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable and is not speculative in nature. It is noted that a business plan has been submitted with the planning application. However, the business plan does not provide the level of detail required to satisfy criterion (v) of policy TWR2 and whilst this has been highlighted to the agent, no response has been received in this regard.

Furthermore, section 4.6 of Supplementary Planning Guidance Tourism Accommodation and Facilities aims to define the issue of over-concentration with paragraph 4.6.1 stating that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of communities.

Paragraph 4.6.5 states that when assessing whether or not there is an over-provision of holiday accommodation, the following should be considered:

- Whether or not there is an even distribution of holiday accommodation across the area - A provision of holiday accommodation that has been distributed evenly across the area is a way of ensuring that it does not lead to pockets of empty properties during the winter and ensures that excess pressure is not applied on local services and infrastructure at the peak of the season;
- Sociocultural impact – If holiday accommodation permeates into a traditionally residential area it can lead to a change in people's values and behaviour, and consequently, lead to them losing their cultural identity.
- Impact on the amenities of local residents, e.g. complaints regarding noise, disturbance, increase in traffic etc.

- Lack of community facilities and services - Local businesses providing for the needs of visitors more than the needs of local residents and only opening on a seasonal basis.
- Pressure on local infrastructure - The capability and capacity of local infrastructure to cope at the peak of the season.
- Quantity of holiday accommodation - Favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area is higher than 15%. Council Tax information should be used as the information source in order to find this information.

The most recent council tax data shows that the population of second homes and self-catering holiday accommodation in the Llanfair Mathafarn-Eithaf community council area is 18.47%, which is above the 15% threshold. It is recognised that some exceptional circumstances can arise where there are clear advantages to allowing holiday accommodation in an area that already has a high number of holiday accommodation and second homes (beyond the 15% threshold). These exceptional cases include:

- An enterprise associated with rural diversification; and,
- A proposal that would involve preserving and making alternative use of a listed building of historical value.

Neither of these apply to this application, consequently it is therefore considered that the proposal would lead to an over-concentration of holiday accommodation in the area and consequently the proposal fails to accord with the provisions of policy TWR 2 of the JLDP.

The application is also accompanied by a Protected Species Report and Preliminary Bat Roost Assessment. The Report confirms that no bats were found to be using the building. It does however include recommendations in relation to bat and bird enhancement, mitigation and compensation in order to satisfy the Section 6 duty under the Environment Wales Act 2016. The report also identifies the presence of Three Cornered Garlic an Invasive Non Native Species (INNS) and makes recommendations in relation to biosecurity measures to be followed to prevent spread.

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in PPW(11), TAN18 and the Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020)

The application site is located within the development boundary of the Local Service Centre of Benllech and is well located in terms of access to services, facilities and public transport and is therefore consistent with the principles of sustainable development.

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20 and the Supplementary Planning Guidance: Maintaining Distinctive and Sustainable Communities.

Whilst the application does trigger a requirements for a Welsh Language Statement or Welsh Language Impact Assessment Report, it does nevertheless need to show how consideration has been given to the language and sufficient information has been provided as part of the planning application to satisfy the requirements of the policy.

Conclusion

Having regard to the above, it is considered that the proposal would lead to an over-concentration of such accommodation within the area contrary to the provisions of policy TWR 2 of the Joint Local Development Plan, the advice contained in the Supplementary Planning Guidance: Tourism Facilities and Accommodation (March 2021).

Recommendation

That the application is refused for the following reason:

(01) The Local Planning Authority considers that the proposal would lead to an over-concentration of holiday accommodation within the area contrary to the requirements of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021).

Application Reference: FPL/2021/248

Applicant: B I, DP & N Jones

Description: Full application for the installation of a septic tank with soakaway on land adjacent to

Site Address: Parciau, Llanddaniel



Report of Head of Regulation and Economic Development Service (John Williams)

Recommendation: Permit

Reason for Reporting to Committee

Two of the three applicants were previously employed by the Authority but, at the time of the application's submission, one of the applicants was in-post and another had recently left the Authority's employ. Given these circumstances, it is prudent to report the application to this Committee for determination.

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

Proposal and Site

The proposal involves the installation of a septic tank with soakaway and associated pipework on land to the north west of Parciau.

Key Issues

Whether the works can be adequately accommodated within the application site without adversely impacting upon local amenity and the wider environment.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Roberts	No response at the time of writing this report
Cynghorydd Eric Wyn Jones	No response at the time of writing this report
Ymgynghoriadau Cynllunio YGC	The unit has no observations to offer in terms of land drainage or local flood risk.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comment to make on the proposed development
Cyngor Cymuned Llanddaniel Fab Community Council	No objection to the proposed development.

The application was publicised by means of neighbour notification letters distributed amongst the following properties:

- Bryn Awelon, Llanddaniel;
- Ty'n Pwll, Llanddaniel;
- Ty'n Lon, Llanddaniel; and
- Tir na Nog, Llanddaniel

In addition to the above, the application was publicised by means of displaying a site notice. The latest date for the receipt of observations was 7 October 2021. At the time of writing this report, no letters of representation had been received in relation to the application.

Relevant Planning History

21C162 - Outline application with some matters reserved for the erection of two dwellings together with full details of the access in lieu of the lawful use of land as a Coal Yard granted under full planning application reference A/2792 at Parciau, Llanddaniel - Refused 01/02/2016

FPL/2020/3 – Full application for alterations and extensions including annex together with extension to curtilage at Parciau, Llanddaniel – Permitted 04/03/2020

FPL/2020/73 - Full application for alterations and extensions including annex together with extension of curtilage and the creation of an agricultural access at Parciau, Llanddaniel – Permitted 07/08/2020

MAO/2020/29 - Minor amendments to scheme previously approved under planning permission FPL/2020/73 so as to amend design and remove condition (08) (drainage in relation to highways) at Parciau, Llanddaniel – Permitted 19/02/2021

Main Planning Considerations

Location and Design

The proposed development is appropriately designed and located in relation to its intended purpose. Its location will not adversely impact upon local amenity and there is no objection to the proposed development by any of the statutory consultees.

Visual impact

Although the installation work has the potential for minor visual impacts, it is unlikely that such impacts would affect neighbouring residents given the location of the proposal and the ample screening provided by hedgerows and trees that bound the application site. Such impacts would be negligible at worst and would only be short term in any event. As such, no lasting visual impacts will arise as a result of the proposed development.

Effect on amenities of neighbouring properties

No adverse impacts are predicted to affect the amenities of neighbouring residents as a result of the proposed development.

Conclusion

Having considered the above and all other material considerations it is recommended that the application be permitted.

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).

(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.

- **1749-A30-01 – Location and Block Plan Existing, dated September 2019 and received on 10 September 2021;**
- **1749-A3-02 A – Location/Block Plan Proposed, dated September 2019 and received on 10 September 2021; and**
- **DS0008 – 6000-9000 litre Spherical Tanks Septic/Silage & Cesspools, issue 10, dated 11 November 2005 and received on 10 September 2021.**

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.

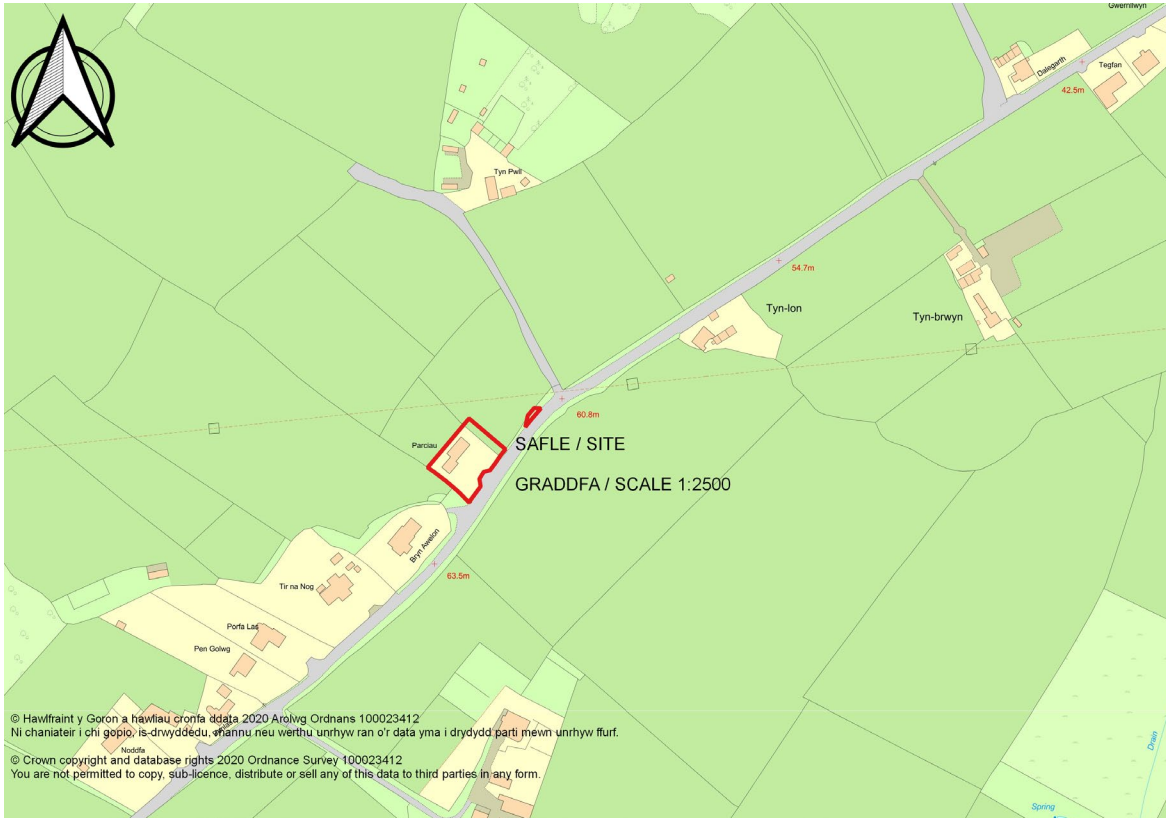
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: MAH/2021/19

Applicant: B I Jones, D P Jones & N Jones

Description: Minor amendments to scheme previously approved under planning permission FPL/2020/73 so as to amend the annexes windows and to install solar panels at

Site Address: Parciau, Llanddaniel



Report of Head of Regulation and Economic Development Service (John Williams)

Recommendation: Permit

Reason for Reporting to Committee

Two of the three applicants were previously employed by the Authority but, at the time of the application's submission, one of the applicants was in-post and another had recently left the Authority's employ. Given these circumstances, it is prudent to report the application to this Committee for determination.

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

Proposal and Site

The proposal involves amendments to the extension's fenestration from that previously approved in addition to the installation of solar panels to the extension's roof.

Key Issues

Whether the works can be adequately accommodated within the application site without adversely impacting upon local amenity and the wider environment.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Response to Consultation and Publicity

Given the nature of the application, which does not constitute an application for planning permission, the existing provisions relating to statutory consultation and publicity do not apply. Consequently, local planning authorities have the discretion in whether and how they choose to inform other interested parties or seek their views.

As the amendments sought by this application are non-material in nature and, as explained in the following report, unlikely to affect residential and visual amenity, consultation and publicity are considered unnecessary.

Relevant Planning History

21C162 - Outline application with some matters reserved for the erection of two dwellings together with full details of the access in lieu of the lawful use of land as a Coal Yard granted under full planning application reference A/2792 at Parciau, Llanddaniel - Refused 01/02/2016

FPL/2020/3 – Full application for alterations and extensions including annex together with extension to curtilage at Parciau, Llanddaniel – Permitted 04/03/2020

FPL/2020/73 - Full application for alterations and extensions including annex together with extension of curtilage and the creation of an agricultural access at Parciau, Llanddaniel – Permitted 07/08/2020

MAO/2020/29 - Minor amendments to scheme previously approved under planning permission FPL/2020/73 so as to amend design and remove condition (08) (drainage in relation to highways) at Parciau, Llanddaniel – Permitted 19/02/2021

FPL/2021/248 - Full application for the installation of a septic tank with soakaway on land adjacent to Parciau, Llanddaniel – Undetermined

Main Planning Considerations

Design and visual impact

The proposed amendment to the fenestration includes the replacement of one of the first floor windows to the north-eastern part of the front elevation of the extension previously approved under planning permission FPL/2020/73 with an enlarged window opening and balconet together with the removal of a first floor window to the south-westerly facing elevation of the extension. The location of the enlarged window is such that it will not generate any additional impact in relation to overlooking given that the nearest residential properties that may be affected in this way are in excess of 150m from the application site and screened by mature trees/hedgerow. The style and materials will be of the same specification as the other windows to be installed and, as such, there will be a negligible visual impact over what was previously approved. Consequently, the amendment to the fenestration is considered acceptable from a design and visual impact perspective.

In relation to the solar panels, details are provided in commercial brochures and confirm that the panels will be 1690mm x 996mm in size and will project 35mm from the roof plane. The panels are proposed to be affixed to the roof planes of the extension facing and projecting towards the public highway.

As is the case in relation to the change in fenestration, the design and materials used in the construction of the solar panels are considered acceptable and their proposed siting on the front and projecting elevations' roof plane can be acceptably accommodated with negligible impact to visual amenity.

Effect on amenities of neighbouring properties

As discussed above, the impacts generated by the amendments to the previously approved scheme are considered negligible in terms of design and visual impact and this is true in relation to their potential impact upon the amenities of neighbouring residents also, given that the nearest dwellings are located in excess of 150m from the application site and screened by mature trees and hedgerow.

Conclusion

Having considered the above and all other material considerations it is recommended that the application be permitted.

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).

(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.

- 1749-A3-02 – Location/Block Plan Proposed, dated September 2019;
- 1749-A3-05-C – Proposed Elevations (1 of 2), dated November 2020;
- 1749-A3-05-D – Proposed Elevations (1 of 2), dated November 2020;
- 1749-A3-15-A – Proposed First Floor General Arrangement Plan, dated December 2019
- Solax data sheet received on 18 November 2021;
- Trinasolar Honey 120 Layout Module brochure received on 18 November 2021; and
- Triple Power brochures received on 18 November 2021

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

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.