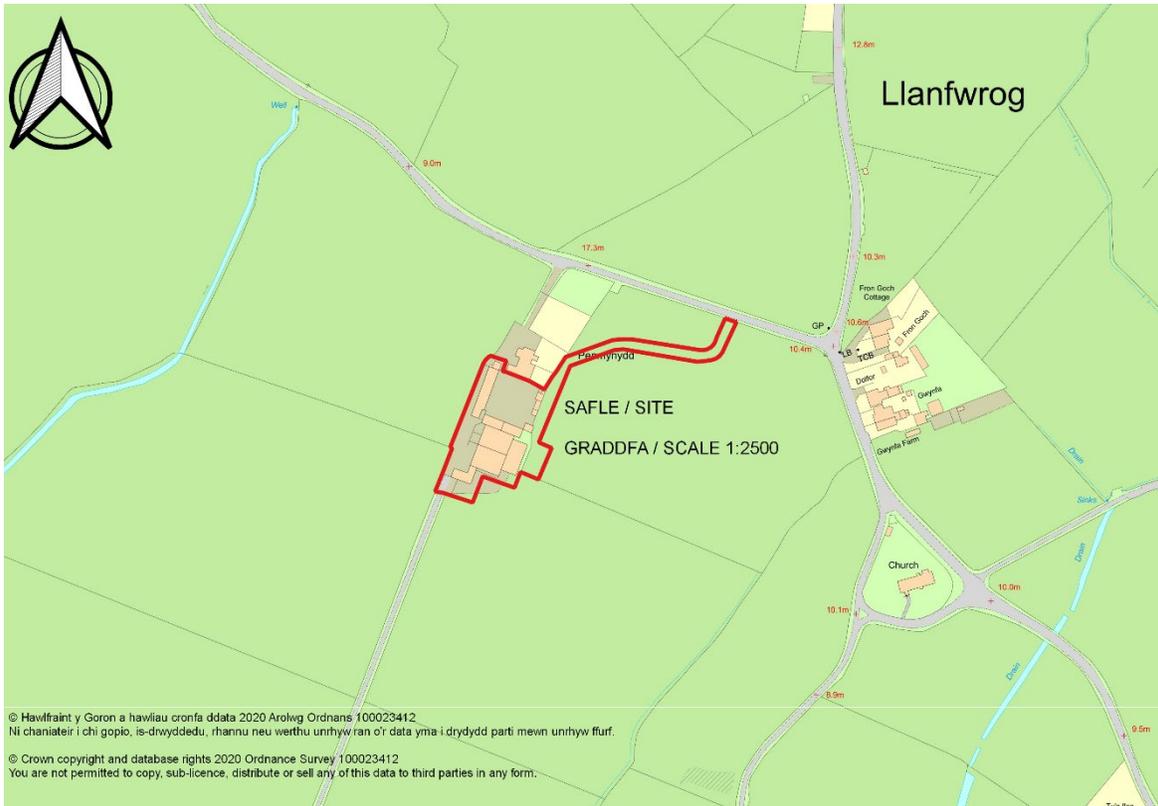


Application Reference: VAR/2021/39

Applicant: Mr James Sayle

Description: Application under Section 73A for the variation of condition (09) (Approved Plans) of planning permission reference 29C39D (renewal of conversion of outbuildings to 4 holiday units) so as to allow additional family space to units at

Site Address: Penmynydd, Llanfwrog, Holyhead



Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

Proposal and Site

The application is for variation of condition (09) (Approved Plans) of planning permission reference 29C39D (renewal of conversion of outbuildings to 4 holiday units) so as to allow an additional family space to each unit after work has commenced on the vehicular access to the site.

Key Issues

The key issue is whether the proposal would have a negative impact on the previously approved dwellings and the surrounding area.

Policies

Joint Local Development Plan

PCYFF2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF4 – Design and Landscaping

AMG1 – Area of Outstanding Natural Beauty Management Plans

TAI7 - Conversion of Traditional Buildings in the Open Countryside to Residential Use

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside

Response to Consultation and Publicity

| Consultee | Response |
|--|---|
| Cynghorydd John Griffith | No observations to date |
| Cynghorydd Kenneth P. Hughes | No observations to date |
| Cynghorydd Llinos Medi Huws | No observations to date |
| Cyngor Cymuned Llanfaethlu Community Council | No observations to date |
| Ymgynghorydd Tirwedd / Landscape Advisor | The scale and nature of the proposal would not affect natural beauty, AONB features or special qualities related to landscape. Google streetview images (2010 below bottom) indicate that some of the elevations are open to public views. The retention of the boundary hedgerow is not shown on the current block plan. With regard to the SPG design guidance you should consider whether the design of the proposed sunrooms respect the guidance on conversions. |
| Iechyd yr Amgylchedd / Environmental Health | Advice for applicant. |
| Dwr Cymru/Welsh Water | No comments to make on this application. |
| Priffyrdd a Trafnidiaeth / Highways and Transportation | No objections. |
| Draenio Gwynedd / Gwynedd Drainage | The unit has no observations to offer in terms of land drainage or local flood risk. |
| Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer | No observations to date. |
| Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor | There are no ecological issues relating to the proposed sun rooms. |
| Cyfoeth Naturiol Cymru / Natural Resources Wales | No objection. |

Neighbour notification letters were sent out to neighbouring properties, an advert was published in the newspaper and the expiry date for receiving representations was the 03/11/2021. At the time of writing this report no letters have been received. It is not considered that the proposal will have a negative impact upon neighbouring properties.

Relevant Planning History

29C39 - Erection of a dwelling on part of O.S. enclosure 86200, near Penmynydd Farm, Llanfwrog.
APPROVED - 14/03/1990

29C39A - Erection of an agricultural dwelling on part O.S. 0002 near Penmynydd Farm, Llanfwrog.
WITHDRAWN - 02/10/1991

29C39B - Conversion of outbuildings into 4 holiday units together with the construction of a vehicular access and installation of a private treatment plant at Penmynydd, Llanfwrog.
APPROVED - 08/04/2008

29C39C - Full application for the demolition of the existing agricultural buildings together with the change of use of the outbuilding into a holiday unit at Penmynydd, Llanfwrog Withdrawn 12/10/2012

29C39D - Full application for the renewal of planning permission 29C39B for the conversion of outbuildings into 4 holiday units together with the construction of a vehicular access and installation of a private treatment plant together with the variation of condition (04) of planning permission 29C39B to allow for full time accommodation of the previously approved 4 units as dwellings and the conversion of an outbuilding into a dwelling at Penmynydd, Llanfwrog Approved 02/07/2013

29C39E/DIS - Application to discharge conditions (07) (location of the internal and external nesting boxes/nest cups) and (08) (full details of all fencing, walling or other means of enclosure or demarcation) of planning permission 29C39D at Penmynydd, Llanfwrog. Condition Discharged 13/08/2018

LUP/2020/7 - Application for a certificate of proposed use or development in relation to a material start having been made on permission 29C39D thus safeguarding the consent on land at Penmynydd, Llanfwrog, Holyhead. Permit 27/08/2020

Main Planning Considerations

The principle of developing the site has already been established under planning application reference 29C39D where permission was granted for the renewal of planning permission 29C39B for the conversion of outbuildings into 4 holiday units together with the construction of a vehicular access and installation of a private treatment plant together with the variation of condition (04) of planning permission 29C39B to allow for full time accommodation of the previously approved 4 units as dwellings and the conversion of an outbuilding into a dwelling on the 02/07/2013. An application for a certificate of proposed use was deemed lawful in which the applicant confirmed worked had commenced on site and therefore safeguarded planning permission reference 29C39D

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside

The SPG states that extensions to converted outbuildings should be suitable with no extensive extensions required to enable the development. It also states that small additions to the original outbuilding can be justified as long as the extensions are designed in a sensitive way in keeping with the original building and are not an aspirational or luxurious addition to the dwelling.

Joint Local Development Plan

Policy TAI7 of the Joint Local Development Plan states that conversion of traditional buildings for residential use will only be permitted for employment use, if this is not an option, the development could

provide an affordable unit. However, as the application site has an safeguarded the previous planning permission the following must be considered:-

- Is there a likelihood that the existing permission can be implemented.
- Are the amendments to the permission considered to enhance complement the previously approved.

Application reference 29C39D was approved on the 02/07/2013 and has been safeguarded by commencing work on the new vehicular access. This commencement of work was confirmed in an application for a certificate of proposed use application reference LUP/2020/7 and was deemed lawful.

The amendments are proposed in the current application as follows:-

- Erection of a small extension to the each of the 4 residential dwellings, measuring 3m long x 4m wide x ranging from 3.9m to 4.4m in height due to different ground floor levels.

Two of the extensions are sited on the Western elevation of one of the converted outbuildings while the other two extensions are sited on the Southern elevation of the second converted outbuilding.

The existing two outbuildings floor area measures a total of 462 square metres with the total floor area of the 4 extensions measuring a total of 48 square metres which is less than a 10% increase in the total floor area. This is considered reasonable as the original planning permission did not include any extensions to the outbuildings.

The small sun room extension is considered a reasonable addition to the converted outbuildings and would not harm the existing character or surrounding AONB.

The design and appearance of the extensions is considered reasonable with the pitched roof design and the proposed material choices matching the previously approved converted outbuilding.

Conclusion

The application is contrary to Policy TA17 of the Joint Local Development Plan but has been safeguarded through commencement of works on site and an application reference LUP/2020/7 for a certificate of proposed use was deemed lawful.

The amendment to the previously approved conversion by erecting 4 small extensions is considered reasonable as it complies with Policies PCYFF2, PCYFF3, PCYFF4 and AMG1 of the Joint Local Development Plan and the guidance within the SPG - Replacement Dwellings and Conversions in the Countryside.

Recommendation

That the application is permitted subject to the following conditions:

(01) The access and splays shall be completed prior to the occupation of the units hereby approved unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of highway safety.

(02) All window frames, doors and frames, fascia and soffits shall be constructed of painted timber.

Reason: In the interests of amenity.

(03) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: In the interests of amenity.

(04) No works on the conversion of the existing buildings shall be undertaken between 1st March and 30th September in any year unless the buildings have been checked by a qualified ecologist for nesting birds and the results made available to the local planning authority. Where nesting birds are found, no works shall be undertaken until the birds have fledged.

Reason: To safeguard any protected species which may be present on the site.

(05) Any further structural alterations which may be required to be carried out to the building, and which would be likely to affect its external appearance, consequent upon the implementation of this permission, shall form the subject of an application which shall be submitted to and approved by the local planning authority before any work is commenced on such alterations.

Reason: For the avoidance of doubt.

(06) Work shall proceed in accordance with the Penmynydd, Llanfwrog, Anglesey – Nesting Bird Survey: Swallow and House Martin Mitigation Report – Enfys Ecology - Version 1 – Dated 29/05/2018 submitted under planning application reference 29C39E/DIS.

Reason: To safeguard protected species - bats and birds.

(07) The details of all fencing, walling and other means of enclosure and demarcation shall proceed in accordance with the Proposed Drawings – Site Layout Plan – Plan ref: ERW/19.06.2018 – Received 19/06/2018 with planning application 29C39E/DIS. The works shall be erected following completion of the buildings or the completion of the development, whichever is the sooner.

Reason: To protect the amenities of nearby residential occupiers.

(08) 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 – ERW/09/03/13 – Received 11/03/2013 with planning application 29C39D
- Proposed foul water and surface water drainage, parking areas and visibility splays only shown on Proposed Drawings – Site Layout Plan – PL 01-02 – Dated 04/07/2012 – Received 11/03/2021 with planning application 29C39D
- Proposed Drawings – Building E/5 – PL 01-01 – Dated 22/12/2011 – Received 11/03/2013 with planning application 29C39D
- Site Block Plan – A-00-02 – Dated 05/05/2021 – Received with planning application VAR/2021/39
- Proposed Plans and Elevations Units 1-2 – A-03-01 – Dated 26/04/2021 - Received with planning application VAR/2021/39
- Proposed Plans and Elevations Units 3-4 – A-03-02 – Dated 26/04/2021 - Received with planning application VAR/2021/39
- Structural Survey – J McKernon and Co Ltd – Dated 28/01/2013 – Received with planning application 29C39D
- Structural Survey – Datrys – Dated 22/07/2012 - Received with planning application 29C39D
- Protected Species Survey – Clwydian Ecology – Dated 01/05/2013 - Received with planning application 29C39D
- Ongoing Ecology Mitigation at Penmynydd, Llanfwrog, Anglesey – Green Man Ecology – Dated 08/09/2021 - Received with planning application VAR/2021/39

- **Proposed Fencing, walling and other means of enclosure only shown on Proposed Drawings – Site Layout Plan – Plan ref: ERW/19.06.2018 – Received 19/06/2018 with planning application 29C39E/DIS**
- **Penmynydd, Llanfwrog, Anglesey – Nesting Bird Survey: Swallow and House Martin Mitigation Report – Enfys Ecology - Version 1 – Dated 29/05/2018 submitted under planning application reference 29C39E/DIS**

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

(09) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

The applicant is advised that if any bats are discovered at any stage during the works, all work should stop immediately and CNC / NRW contacted for further advice.

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.