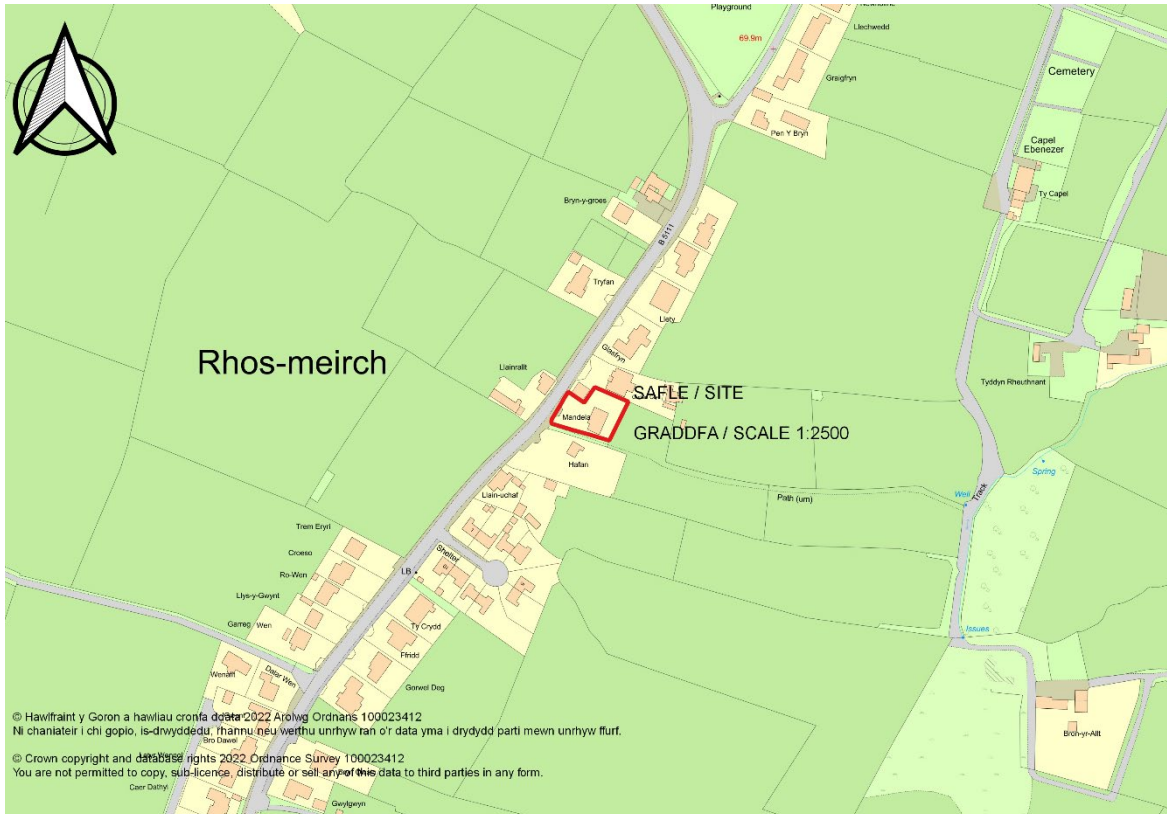


Application Reference: HHP/2022/38

Applicant: Mr & Mrs D Thomas

Description: Full application for alterations and extensions at

Site Address: Mandela, Rhosmeirch



## Report of Head of Regulation and Economic Development Service (Huw Rowlands)

### Recommendation:

### 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 proposal is for alterations and extensions to the detached single storey property of Mandela, Rhosmeirch including raised roof extension to include a new first floor to the property. The property is situated on a residential street at the centre of Rhosmeirch with neighbouring detached properties at the

side elevations of the dwelling. A main public highway is towards the front elevation of the property and no immediate neighbours are towards the rear elevation of the property.

### **Key Issues**

None

### **Policies**

#### **Joint Local Development Plan**

PCYFF 3 – Design and Place Shaping

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

Planning Policy Wales (Edition 11, February 2021)

### **Response to Consultation and Publicity**

<b>Consultee</b>	<b>Response</b>
Cynghorydd Nicola Roberts	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Bob Parry	No response
Cyngor Tref Llangefni Town Council	Approve

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 09/03/2022. At the time of writing this report, no letter of representation from the general public

### **Relevant Planning History**

34C165 - Codi byngalo ar ran o / Erection of a bungalow on part of – O.S. Enclosure 0057 Near Hafod, Rhosmeirch. Caniatau/Permitted 18/10/1988

34C165A/DA - Manylion llawn ar gyfer codi byngalo ar rhan o / Detailed plans for the erection of a bungalow on part of – O.S Enclosure 0057, near Hafan, Rhosmeirch. Caniatau/Permitted 25/08/1989

### **Main Planning Considerations**

The main planning consideration to be taken in to account is the effect on local amenities to neighbouring properties/area as a whole in regards of the proposed alterations to the property.

Mandela is a detached single storey property with a substantially large front and side gardens as part of its curtilage. The neighbouring detached properties to either side of Mandela are two storey properties. The new roofline is to include 4 rooflights and 4 pitched dormer windows (1 dormer split to two smaller windows on front elevation) for the new bedrooms of the extension, providing natural daylight to the interior of the property. 2 of these new windows are to be erected on the front elevation, which faces the public highway with a distance of approx. 30m from nearest neighbouring adjacent property. The 2 other dormer windows are to be erected at the rear elevation of the property, which backs on to agricultural fields with no immediate neighbours facing this elevation. It is considered the proximity of the householder application development to neighbouring area is acceptable as the distance is greater than the Indicative Minimum Distances noted in SPG Guidance Note 8: Proximity of Development: Main Aspect to neighbouring Secondary Aspect indicative minimum distance of 18m.

The modern design and material choices of the proposal are considered acceptable as is in keeping with the character of other new modern high quality developments within the Rhosmeirch locality and on Anglesey as a whole. Natural slate pitched roofcovering, uPVC windows and doors are all to match existing property with the addition of Marley Cedral Lap board render at 1st floor modernising the property as well as a new glazed and stonework pitched roof front porch.. The footprint of the proposal will be similar in size to the existing footprint of the property.

The proposed design compliments and enhances the character of the existing property in line with Policy PCYFF3 of the Anglesey and Gwynedd Joint Local Development Plan.

The form and proportion of the development also respect the character of the surrounding built environment and landscape in accordance with the guidance provided in the following Supplementary Planning Guidance Notes:

- Design Guide for the Urban and Rural Environment.

It is acknowledged that the proposed roof extension will increase the ridge height of the property, however it is considered that the increase in ridge height is acceptable given the various styles of single and two storey properties on the street. The proposal futureproofs the property for its occupants by providing essential additional living space required at the dwelling.

### **Conclusion**

It is considered the proposal is not to be detrimental to the character of the area and to neighbouring properties as to warrant a refusal.

### **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.**

- **OBS-2021-077 GA001 - Location, Block Plans & Site Photographs**
- **OBS-2021-077 GA006 Rev A - Proposed Drawings**

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 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: FPL/2022/23**

**Applicant: Mr. Gary Owen**

**Description:** Full application for the erection of an agricultural shed for the storage of machinery on land near

**Site Address:** Ger y Bont, Elim



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

**Recommendation:** Permit

**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 made for the erection of a building for the storage of agricultural machinery.

The site comprises agricultural land located in the open countryside on the outskirts of the small settlement of Elim, Llanddeusant.

### Key Issues

The key issues are whether the proposal complies with relevant local and national planning policies.

### Policies

#### Joint Local Development Plan

Policy PCYFF 4: Design and Landscaping  
 Policy PCYFF 3: Design and Place Shaping  
 Policy PCYFF 2: Development Criteria  
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
 Policy AMG 5: 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
Cynghorydd John Griffith	No response at the time of writing the report.
Cynghorydd Kenneth P. Hughes	No response at the time of writing the report.
Cynghorydd Llinos Medi Huws	No response at the time of writing the report.
Cyngor Cymuned Tref Alaw Community Council	Comments regarding, access, need for hardstanding areas, levels, surface water disposal, previous planning history, flooding, proximity to watercourse and SUDS requirements.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments.
Ymgynghoriadau Cynllunio YGC	Comments regarding SuDS requirements
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection / advice.
Iechyd yr Amgylchedd / Environmental Health	Comments regarding general environmental considerations.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Swyddog Llwybrau Troed / Footpaths Officer	No response at the time of writing the report.

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 as 02/03/2022.

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

## Relevant Planning History

47C158 - Cais i bennu os oes angen caniatâd blaenorol ar gyfer codi sied amaethyddol ar dir yn / Application to determine whether prior approval is required for the erection of an agricultural shed on land at Hen Bont, Elim - Datblygiad Caniataëdig / Permitted Development - 03.04.2017

## Main Planning Considerations

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 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.

The proposed building measures 30m x 15m with a height of 6m to the ridge and 4.5m to the eaves and is required for the storage of agricultural machinery.

The site will be accessed via an existing agricultural access and no tracks or hardstanding areas are proposed as part of the development.

The land owned by the applicants at the application site extends to 5.7ha, however in conjunction with the application site, the applicant also owns and farms a further approx. 100acres in nearby Bodedern. The LPA are therefore satisfied that sufficient justification exists for the development.

The proposed building is appropriate in terms of its siting, scale and design and would not be out of keeping in the rural landscape. Neither is it considered that it will give rise to unacceptable impacts upon the amenities of nearby properties.

In addition, biodiversity enhancement is also proposed in the form of new native hedgerow planting which meets the requirements of policy AMG 5 and the Section 6 Duty of the Environment Wales Act 2016.

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

The Tref Alaw Community Council, in their response have also raised concerns in relation to disposal of surface water, flood risk, compliance with SuDS requirements and historical permissions on the land.

Notwithstanding that separate SuDS approval will be required for the development, no issues in relation surface water drainage or flood risk have been raised by the relevant statutory consultees in relation to the planning application.

Analysis of the planning history of the land reveals that on the 2<sup>nd</sup> March 2017 a prior notification application was made to the LPA to determine whether prior approval was required for the erection of an agricultural shed approx. 200m away in the next field. It was determined on the 3<sup>rd</sup> April 2017 that prior approval was not required and that the development was therefore Permitted Development under the provisions of Class A, of Part 6 of the Town and Country Planning (General Permitted Development) Order 1995.

The Permitted Development rights conferred under the provisions of Part 6A are conditional upon the development being carried out within a period of 5 years from the date of the submission of the prior notification application to the LPA.

The 5 years has lapsed without the development having been carried out consequently that development may not now go ahead without further appropriate application to the LPA.

It may also be worth noting that the only reason the development subject to this application does not qualify as 'Permitted Development' is because it is located within 25m of the Classified highway.

### **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 be of a scale that would have a significant detrimental impact upon the character and appearance of the area or upon the amenities of nearby residential occupiers.

### **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.

**(02) All planting in the approved details of landscaping contained in drawing ref A01-01a and hedgerow planting specification detailed in the e-mail received on the 15.03.2022 shall be carried out in the first planting season following the use of the site or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.**

Reason: In order that the proposal integrates into its surroundings as per requirements of policies PCYFF 3, PCYFF 4 and AMG 5.

**(03) 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.

**(04) No machinery, materials or equipment shall be stored outside the building hereby permitted.**

Reason: In the interests of protecting the character and appearance of the locality in accordance with LDP Policies PCYFF 2 and PCYFF 3.

**(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 Drawings: A01-01a**
- **Hedgerow Planting Specification contained in e-mail received on 15.03.2022**

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.