

Rhif y Cais: **14C232** Application Number

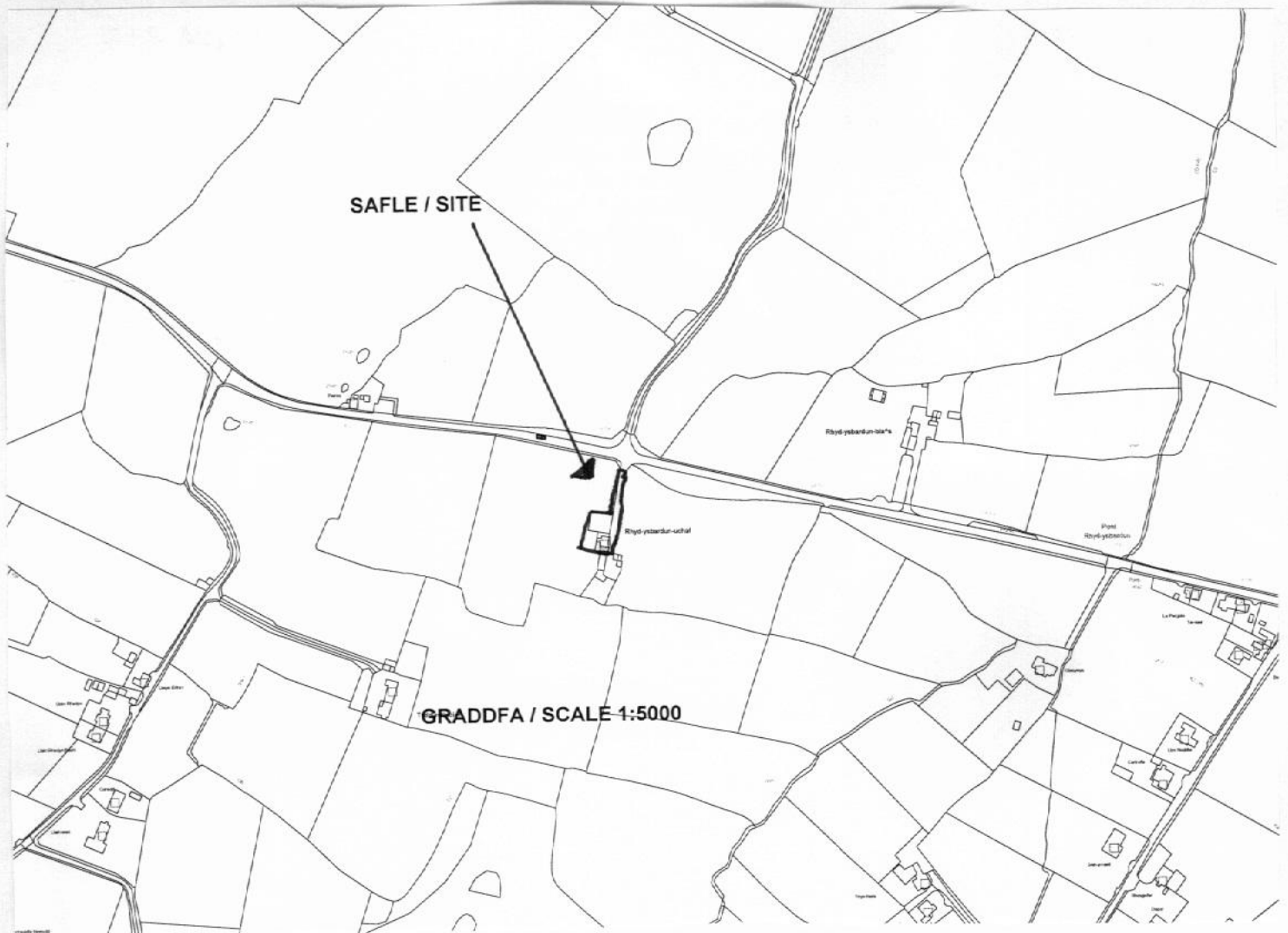
Ymgeisydd Applicant

**Mr. Huw & Miss. Mared Thomas**  
**Rallt Bach**  
**Bodffordd**  
**Llangefni**  
**Ynys Môn**  
**LL77 7BX**

Cais llawn ar gyfer ddymchwel yr annedd  
presennol ynghyd a codi annedd newydd yn ei le  
yn

Full application for the demolition of the existing  
dwelling together with the erection of a new dwelling  
in lieu at

Rhyd y Spardyn Uchaf, Llangefni



**Planning Committee: 06/03/2013**

**Report of Head of Planning Service (SCR)**

**Recommendation:**

Permit

**Reason for Reporting to Committee:**

The applicant is employed by the Local Authority and is a 'relevant officer' as defined within paragraph 4.6.10.4 of the Constitution.

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

**1. Proposal and Site**

The property is a two storey farmhouse with attached outbuildings situated between the settlements of Llangefni and Bodffordd. Access is afforded via a private track off the B5109. The property is currently in need of renovating and modernising.

The proposal involves the demolition of the existing dwelling together with the erection of a new two storey dwelling on the site.

**2. Key Issue(s)**

The applications key issues is whether the demolition of the existing dwelling and erection of a new dwelling complies with Policy 54 of the Ynys Môn Local Plan and Policy HP9 of the stopped Unitary Development Plan and whether the development will have an adverse effect on the surrounding landscape.

**3. Main Policies**

**Ynys Môn Local Plan**

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 48 – Housing Development Criteria

Policy 54 – Replacement Dwellings

**Gwynedd Structure Plan**

Policy D4 – Location, Siting and Design

Policy D28 – Design

Policy D29 – Design

**Stopped Unitary Development Plan**

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy HP9 – Rural Replacement Dwellings

## **Technical Advice Note 12: Design**

### **Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment**

#### **4. Response to Consultation and Publicity**

Local Member – No response to date

Community Council – No response to date

Welsh Water – No response to date

Highways – Concerns regarding the visibility from the access serving the site however as the residential use right of the dwelling has been retained I would proposed no recommendation

Drainage – Standard comments (informative)

Countryside Council for Wales – No objection

The application was afforded two means of publicity these were; the posting of a site notice near the site and the serving of personal notifications on neighbouring properties. The latest date for the receipt of representations was the 18<sup>th</sup> February, 2013 and at the time of writing this report no letters of representation had been received at this office.

#### **5. Relevant Planning History**

None

#### **6. Main Planning Considerations**

**Policy Context** – Policy 54 of the Ynys Mon Local Plan and policy HP9 of the stopped Unitary Development Plan states that the Council will favourably consider proposals for the replacement of existing permanent dwellings only where it can be shown that the new dwelling will significantly improve the area's appearance. It is my opinion that the design of the proposal is an improvement over the uninspiring building which presently occupies the site.

The Structural Report submitted as part of the application identifies numerous problems with the existing dwelling and its replacement is considered to be more economically viable and the new dwelling will be sustainable as it will be built to current standards.

The footprint of the proposed dwelling is larger than that of the existing dwelling and the majority of the existing footprint it being utilised as part of the proposal. The proposal is a contemporary dwelling reflecting what can be found in the surrounding area.

**Effect on surrounding landscape** – There are no immediate neighbouring properties situated next to the application site. The demolition of the existing dwelling will ensure that the building does not fall into a state of disrepair. The removal of the existing dwelling and its replacement with a new modern dwelling will improve the visual appearance of the surrounding area.

## 7. Conclusion

There is ample space within the site to accommodate the new dwelling without resulting in the overdevelopment of the site. The proposal will improve the visual appearance of the area and will not have an adverse effect on the surrounding landscape.

## 8. Recommendation

Permit

**(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.**

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

**(02) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credits under category 'Ene 1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration). The development shall be carried out entirely in accordance with the approved assessment and certification.**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

**(03) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3). (or any subsequent equivalent and/or standard as may be in force at the time of registration).**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

**(04) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credits under 'Ene 1 - Dwelling Emission Rate', has been achieved for the dwelling in accordance with requirements of the Code for Sustainable Homes: Technical Guide 11<sup>th</sup> November 2010 (Version 3), (or any subsequent equivalent and/or standard as may be in force at the time of registration).**

Reason: To mitigate the causes of climate change and ensure resilience against the predicted future climate changes.

**(05) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 15:01:13 under planning application reference 14C232.**

Reason: For the avoidance of doubt.