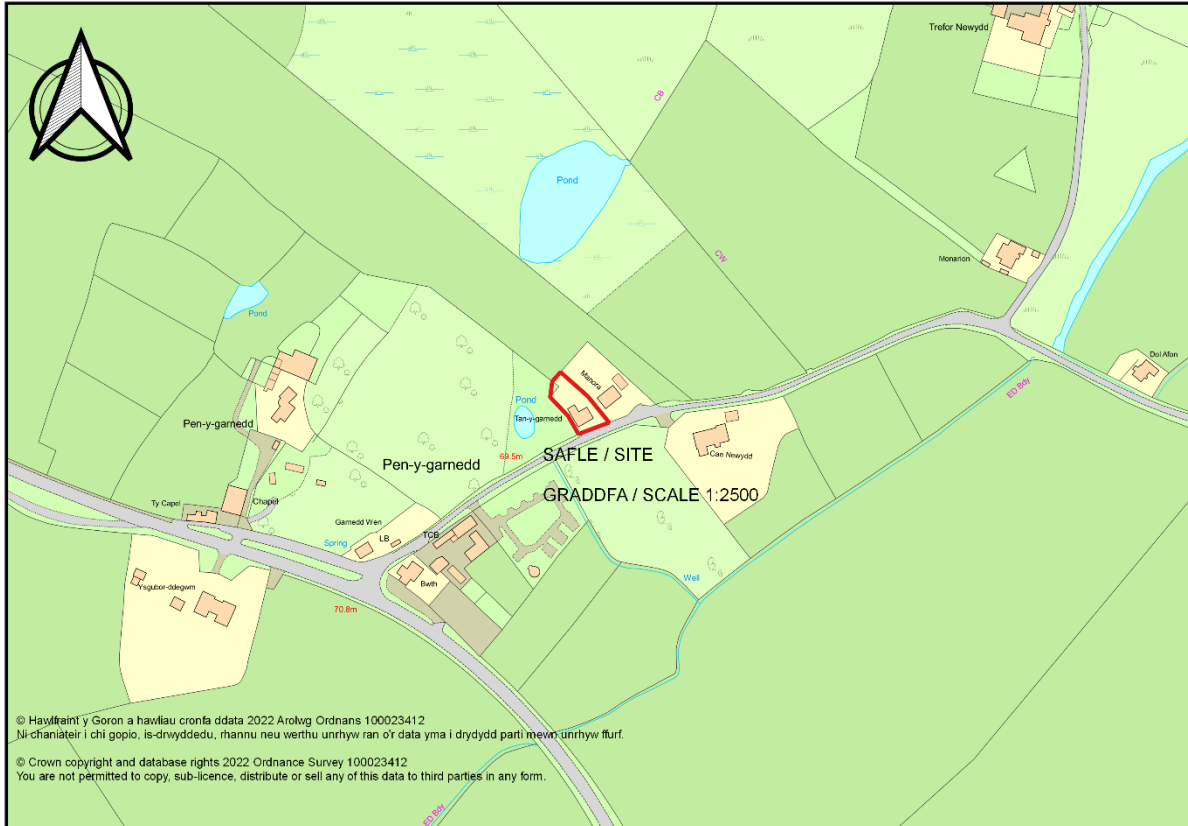


Application Reference: HHP/2022/163

Applicant: Carwyn Jones

Description: Full application for alterations and extensions at

Site Address: Tan y Garnedd, Lon Fferam Uchaf, Pentraeth.



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 property situated within its own grounds. The proposal entails the construction of a pitched roof garage and sun room to the side elevation.

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
Iechyd yr Amgylchedd / Environmental Health	Informative
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Cynghorydd Euryr Morris	No response
Cynghorydd Ieuan Williams	No response
Cynghorydd Margaret Murley Roberts	No response
Cyngor Cymuned Pentraeth Community Council	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 29/06/2022. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

17C301A Cais i adnewyddu caniatad cynllunio rhif 17C301 i ddymchwel y ty presennol ac ail godi ty newydd, addasu'r fynedfa presennol a gosod tanc septig newydd yn/Renewal of planning permission ref 17C301 for the demolition and erection of a new dwelling, alterations to existing access together with the installation of a new septic tank at Tan Y Garnedd, Black Horse Lane, Pentraeth Permitted 31/03/05

17C301B Newidiadau i gais 17C301 wedi ei ganiatau yn flaenorol ar gyfer dymchwel a codi annedd newydd, addasu'r fynedfa bresennol ynghyd a gosod tanc septig newydd yn/Amendments to previously approved application reference 17C301 for the demolition and erection of a new dwelling, alterations to the existing access together with the installation of a new septic tank at Tan y Garnedd, Pentraeth Permitted 23/05/07

Main Planning Considerations

The dwelling is a detached property situated within its own grounds. The proposal entails the construction of a pitched roof garage and sun room to the side elevation.

It is considered that this is a modest extension in terms of its size, scale and massing.

The newly formed extension will not overlook the neighbouring properties due to timber fencing and paneling 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.

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.

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 to the 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 dwelling in the area. Policy PCYFF 3 is therefore considered to be complied with.

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 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 WCFG Act). The decision takes into account the ways of working set out at section 5 of the WCFG 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 WCFG 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.

- **Proposed Elevations - 2978:22:7 - 30/05/2022**
- **Proposed Floor Plan - 2978:22:6 - 30/05/2022**
- **Location Plan - 2978:22:3 - 30/05/2022**

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: 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.