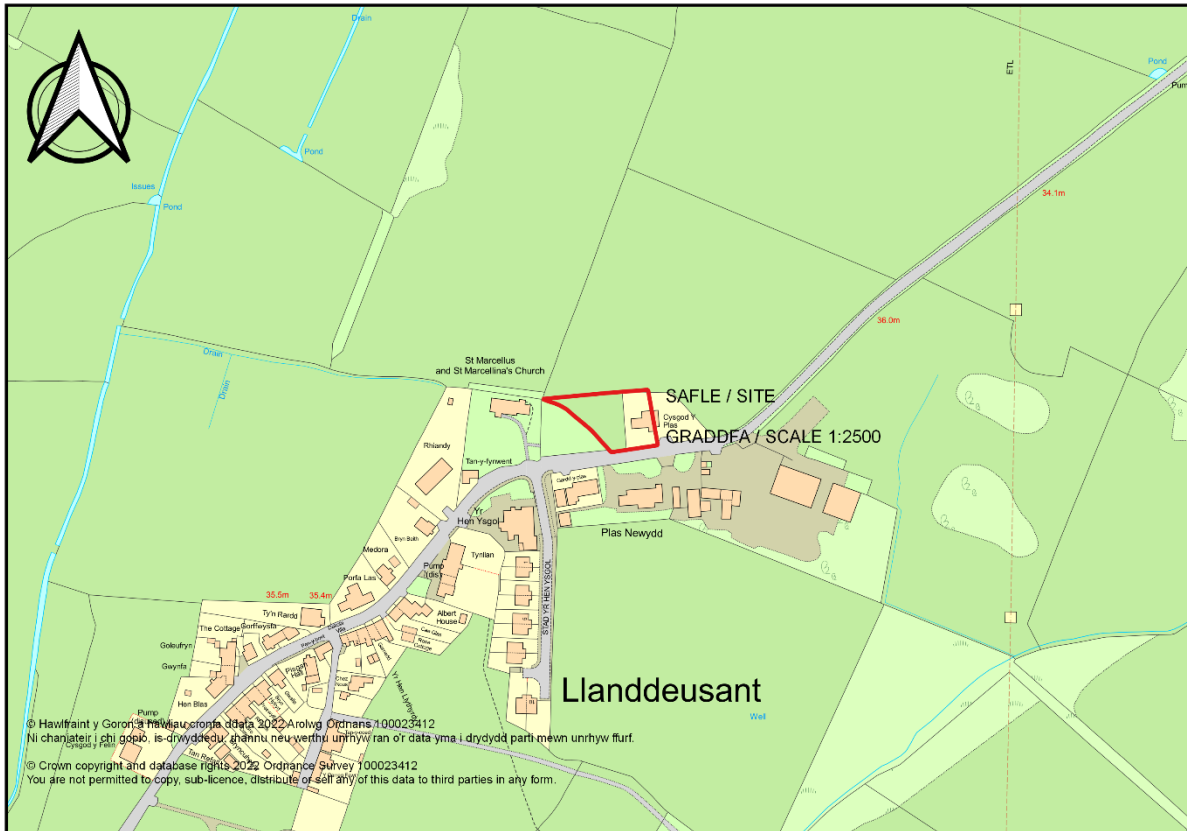


Application Reference: FPL/2022/93

Applicant: Mr & Mrs Owain & Sian Owen

Description: Full application for the erection of a new dwelling which is now partially retrospective (single storey side extension & front porch), detached garage, new vehicular access and extension to cemetery at

Site Address: Cysgod Y Plas, Llanddeusant



Report of Head of Regulation and Economic Development Service (Owain Hughes)

Recommendation: Permit

Reason for Reporting to Committee

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

The applicant is also related to a 'relevant officer' as defined within paragraph 4.6.10.2 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 full planning permission for the erection of a new dwelling. The development has already commenced and is therefore part retrospective. The development is proposed to be a two-storey property with a pitched roof, a single storey side extension, front porch to the principal elevation facing the highway, and detached garage.

The site is located to the north-east limits of Llanddeusant village, and to the north-east of the church and cemetery. The site is part of larger plot of agricultural land which extends to the north, bounded by hedgerows.

Key Issues

In particular, compliance with the following JLDP Policies:

- Policy PCYFF 1 (Development Boundaries)
- Policy PS 17 (Settlement Strategy)

Regard is also made to Planning Policy for Wales (Feb 2021), and Technical Advice Note 6 (Planning for Sustainable Rural Communities) (TAN 6).

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 16: Housing Provision
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy TRA 2: Parking Standards

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 comments received
Cynghorydd Kenneth P. Hughes	No comments received
Cynghorydd Llinos Medi Huws	No comments received
Cyngor Cymuned Tref Alaw Community Council	No comments received
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Iechyd yr Amgylchedd / Environmental Health	Comments

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No comments received
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	No comments received
Ymgynghorydd Tirwedd / Landscape Advisor	Condition recommended
Draenio Gwynedd / Gwynedd Drainage	Standard comments
Dwr Cymru Welsh Water	Condition recommended

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 18/05/2022. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

FPL/2020/225 - Cais llawn ar gyfer codi annedd a modurdy ynghyd a creu mynedfa i gerbydau ar dir yn / Full application for the erection of a dwelling and garage together with the construction of a vehicular access on land at - Plot 1 - Cysgod Y Plas, Llanddeusant, Holyhead - - Dychwelwyd i'r Ymgeisydd / Returned to Applicant

MAO/2022/6 - Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatâd cynllunio 47C154 (Cais amlinellol ar gyfer codi annedd ac creu fynedfa i gerbydau) er mwyn diwygio amodau (05)(Manylion ffensio, waliau), (07)(Cynllun Draenio) ac (15)(Dim Dwr Wyneb) yn / Minor amendments to scheme previously approved under planning permission 47C154: (Outline application for the erection of a dwelling and the construction of a vehicular access) so as to amend conditions (05)(Fencing, Walling details), (07) (Drainage Scheme) and (15)(No Surface Water) at - Plot 2, Plas Newydd, Llanddeusant, Caergybi / Holyhead - - Dychwelwyd i'r Ymgeisydd / Returned to Applicant

MAO/2022/8 - Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatâd cynllunio 47C153: (Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa ynghyd a chreu estyniad i'r fynwent presennol) er mwyn diwygio amod (05)(manyion ffensio, waliau), (07)(Cynllun Draenio) ac (15)(Dim Dwr Arwyneb) yn / Minor amendments to scheme previously approved under planning permission 47C153: (Outline application for the erection of a dwelling with full details of the vehicular access together with the extension of the existing cemetery) so as to amend condition (05)(Fencing, walling details), (07) (Drainage Scheme) and (15)(No Surface Water) at - Plot 1 (Cysgod Y Plas), Llanddeusant, Caergybi/Holyhead - - Dychwelwyd i'r Ymgeisydd / Returned to Applicant

VAR/2020/48 - Cais o dan Adran 73 i ddiwygio amod (01) o caniatâd cynllunio rhif RM/2020/1 (Codi annedd) er mwyn newid lleoliad yr annedd yn / Application under Section 73 for the variation of condition (01) of planning permission reference RM/2020/1 (Erection of a dwelling) so as to allow amended siting of dwelling at - Cysgod y Plas, Llanddeusant - Caniatáu / Permit 28/10/2020

RM/2020/1 - Cais am faterion a gadwyd yn ôl ar gyfer codi annedd ac creu fynedfa i gerbydau yn / Application for reserved matters for the erection of a dwelling and construction of a vehicular access at - Cysgod y Plas, Llanddeusant - Caniatáu / Permit 05/03/2020

RM/2020/3 - Cais am faterion a gadwyd yn ôl ar gyfer codi annedd ac creu fynedfa i gerbydau yn / Application for reserved matters for the erection of a dwelling and the construction of a vehicular access at - Plas Newydd, Llanddeusant - Caniatáu / Permit 05/03/2020

47C154 - Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa newydd ar dir gyferbyn a / Outline application for the erection of a dwelling together with full details of the new vehicular access on land opposite - Plas Newydd, Llanddeusant - Caniatáu / Permit 28/04/2017

47C153 - Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am yr fynedfa ynghyd a chreu estyniad i'r fynwent presennol ar dir gyferbyn a / Outline application for the erection of a dwelling with full details of the vehicular access together with - Plas Newydd, Llanddeusant - Caniatáu / Permit 28/04/2017

Main Planning Considerations

The application is for the erection of a new residential property to the north-east of Llanddeusant. The development for which this application is made has commenced and is at an advanced stage of construction.

Previous permissions for the site are therefore of relevance and must be considered in the assessment of this application.

Outline Planning Permission (47C153) was originally granted for the erection of a dwelling with full details of the vehicular access together with the extension of the existing cemetery. Following this, an application for the remaining Reserved Matters (RM/2020/1) was submitted and approved.

Later in 2020, an application (VAR/2020/48) to vary Condition 1 of RM/2020/1 was submitted and approved. This amended the siting of the proposed development to the east of the previously approved location.

On 07/11/2020, a Planning Application (FPL/2020/225) was submitted for 'The erection of a dwelling and garage together with the construction of a vehicular access on land at Cysgod y Plas, Llanddeusant'. Following requests for clarification on certain matters relating to the application, no further information was submitted by the applicant to validate the application. An Enforcement Enquiry was opened during this time and upon investigation, it became clear to Council Officers that works had commenced on site.

Following an independent survey of the site, the development was confirmed to have been built within the application boundary of the extant permissions, and that the siting of the dwelling was, for all intent and purposes, in accordance with details approved under permission ref: VAR/2020/48. Therefore, notwithstanding that the development proposed and being constructed includes a side extension, front porch, garage and access it otherwise accords with the originally approved plans. Consequently, it is considered that the previous permissions have been implemented and constitute a valid fallback position.

In considering the proposals against the current Development Plan, there has however been a change in policy since the original approval following the adoption of the Joint Local Development Plan (JLDP) and the current application therefore falls to be considered against current policies, having regard to the valid fallback position.

The application site is located outside of the development boundary as identified within the JLDP.

Policy PCYFF 1 'Development Boundaries' states that outside the development boundary, development will be resisted unless it is in accordance with specific policies in the JLDP or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

With regard to Policy PS 17 (Settlement Strategy), housing development is to be distributed in accordance with the settlement strategy outlined in the Policy, based on a settlement's level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. Llanddeusant is classed as 'Open Countryside' in this regard, and the Policy notes that only housing development that complies with Planning Policy Wales-February 2021 (PPW) and Technical Advice Note 6 (TAN 6) will be permitted in the Open Countryside.

PPW considers 'Development in the Countryside' at paragraph 3.60, and notes the following:

“Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area”.

As noted above, Llanddeusant is not located within an identified settlement that has assessed by the Council to have the ability to accommodate new housing development in terms of infrastructure, access, habitat and landscape conservation.

The proposal is neither considered to be an affordable housing unit, nor is applied for through the submission. It is not considered that the proposal will increase economic activity, and nor is any assessment provided by the applicant to suggest that it would.

TAN 6 also notes (in paragraph 2.2.3) that:

“where development proposals are intended to meet local needs, planning authorities should recognise that a site may be acceptable even though it may not be accessible other than by the private car. Development not intended to cater primarily for local needs should continue to be located in market towns, local service centres or clusters of smaller settlements where a sustainable functional linkage can be demonstrated and which are accessible by public transport”.

As noted above, the proposal is not intended to meet local needs, and is not located in a market town, local service centre or a cluster of smaller settlements (as identified in JLDP Policy PS17).

It is not considered that the proposals comply with the provisions, and aspirations of PPW or TAN 6. The principle of development is not considered to be acceptable when considered against the current Development Plan.

However, and as noted above, as the development (currently under construction) has extant consent, the following must be considered:

- Is there a likelihood that the existing permission can be implemented; and
- Are the changes / additions to the permission an improvement to that previously approved.

The relevant permissions (47C153 / RM/2020/1 / VAR/2020/48) have been implemented with the dwelling at an advanced stage of construction. It is therefore a question of whether the proposed changes / additions represent an improvement to the scheme previously approved. The proposed changes / additions include:

- The addition of a porch to the front elevation, and extension to the west elevation, a detached garage and new access.

The proposed additions / changes are not considered to impact on neighbouring resident's amenity values and are considered to provide further architectural detail and interest to development. No concerns were raised by the Councils Highways department with regards to the new access. It is therefore considered to be an improvement to the previously approved scheme.

Conclusion

The proposal is not located within an identified development boundary and is located within open countryside. The proposal is not considered to meet the criteria or aspirations set out by PPW, or TAN 6. The application is in conflict with the strategic aims and Policies of the JLDP. However, a fallback position

exists as the site benefits from an extant permission which has been implemented with the dwelling now being at an advanced stage of construction.

The proposed changes / additions to include a porch, side extension, detached garage and amended access are considered to be an acceptable improvement to the scheme previously approved and it is not considered that the development will have an unacceptable impact upon the character and appearance of the area or the amenities of neighbouring properties.

Recommendation

That the application is permitted subject to the following conditions:

(01) 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 Plot 1: PLOT1/LP/01 Rev. L**
- **Block Plan Plot 1: PLOT1/BP/03 Rev. O**
- **Elevations: PLOT1/ELEV/05 Rev. G**
- **Floor Plan: PLOT1/FP/06 Rev. D**
- **Proposed Detached Garage: PLOT1/FP/07**

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

(02) Natural slates of uniform colour shall be used as the roofing material of the proposed dwelling.

Reason: To ensure that the development is in the interests of amenity.

(03) The access shall be laid out and constructed strictly in accordance with the submitted plan Drawing Ref: PLOT1/BP/03 Rev. O before the dwelling is occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(04) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(05) All planting in the approved details of landscaping (Plot 1 - Block Plan / Plot1/BP/03 O) shall be carried out in the first planting and seeding seasons 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 the interests of the visual amenity of the locality.

(06) No foul water, surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(07) 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 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: PS5, PS16, PS17, PS19, TRA2, PCYFF1, PCYFF2, PCYFF3, PCYFF4

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.

The proposal involves the extension to the residential curtilage of the property at the rear of the dwelling.

Key Issues

The applications main issues are whether the proposal will have a detrimental impact on the amenities of the adjoining properties or on the surrounding area.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping

Technical Advice Note 12: Design (2016)

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

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfaethlu Community Council	Requested information in regards to the proposed long term use of the extended curtilage
Cynghorydd Jackie Lewis	No response to date
Cynghorydd Llinos Medi Huws	No response to date
Cynghorydd Llio Angharad Owen	No response to date
Ymgynghorydd Tirwedd / Landscape Advisor	Recommended species of planting

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 12/07/2022. . No representations were received. However, following discussions with the applicant and the subsequent amendments to the proposed scheme, there is a duty to re-notify neighbours and the latest date for the receipt of any representation is 08/09/2022.

Relevant Planning History

No previous site history

Main Planning Considerations

The original scheme submitted as part of the current application was for the change of use of the whole field to form part of the extended residential curtilage of the property. However the scheme was considered unacceptable due to the scale of the extended curtilage. Following discussions with the applicant the scheme has been reduced by 50% and involves only half of the neighbouring field.

The applicant states that the application site has historically been used as part of the residential curtilage of the property and intended to submit an application for a Certificate of Lawfulness for the use of the land as a residential curtilage. However a recent agricultural use of the land prevented such an application being submitted.

The applicant has confirmed that his elderly mother currently resides at Rhyd Goch. The reason for extending the residential curtilage is so that a static caravan can be placed on the land. The static caravan will be used incidental to the dwelling and the applicants son will reside in the caravan in order to be on hand to assist with the care of his grandmother.

Impact on surrounding properties and surrounding area – Criteria 7 of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan states that planning permission will be refused where the proposed development would have an unacceptable impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance. The extension to the residential curtilage will not have a detrimental impact on the amenities currently enjoyed by the occupants of neighbouring properties.

Policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan states 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. Landscaping is proposed as part of the development and the existing hedging located along the field boundary will be improved and a new fence will be erected and new planting along the new extended curtilage will ensure that the proposal respects the character of the locality.

Whilst the proposal does not include the siting of a static caravan the siting of a static caravan incidental to the use of the residential dwelling is permitted under the provision of Part 5 of the Town and Country Planning (General Permitted Development) Order 1995 and paragraph 1 of the First Schedule of the Caravan Sites and Control of Development Act 1960.

The nearest neighbouring property is located directly opposite the extended curtilage. However due to the existing screening and the fact that a road separates both properties it is not considered that allowing the extension to the residential curtilage will have a detrimental impact on the amenities currently enjoyed by the occupants of the dwelling.

However to ensure that no further developments are carried out on the site, without consideration of the impacts on the neighbouring property and surrounding area a condition will be imposed on the permission removing permitted development rights in regards to any building or enclosure (Class E of Part 1 of Schedule 2) of the Town and Country Planning (General Permitted Development) Order 2013.

Conclusion

The proposal will not have a detrimental impact on the amenities of the adjoining property or on the surrounding locality.

Recommendation

Permit subject to the following conditions and to delegate authority to Officers to issue the decision following the completion of the consultation period ending 08/09/2022.

(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.

**Location plan
Proposed site plan and planting scheme**

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

(03) 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 Class E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(04) The site shall be landscaped strictly in accordance with the proposed site plan received 15/08/2022 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

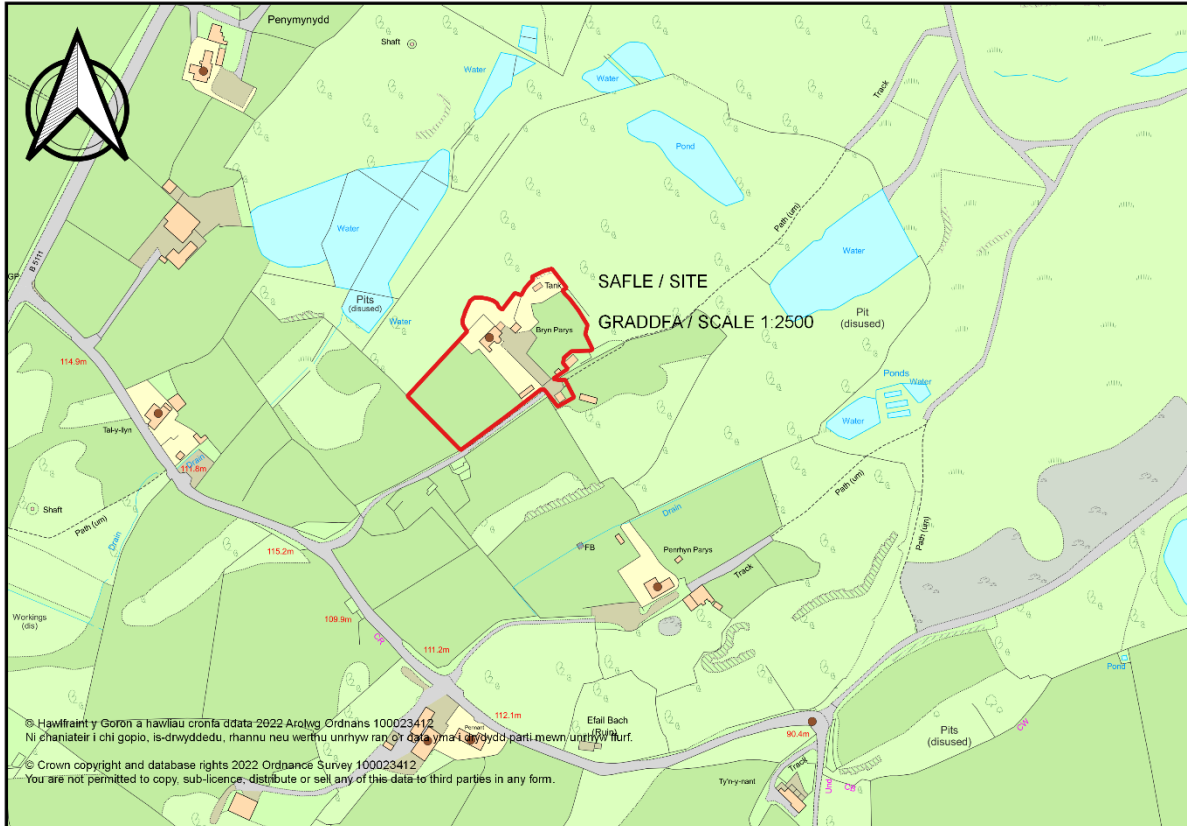
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2022/172

Applicant: Mr. Derek Owen

Description: Full application for demolishing a garage to erect a new garage in its place at

Site Address: Bryn Parys, Amlwch.



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

Recommendation: Permit

Reason for Reporting to Committee

Local Member Application

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 demolition of existing detached single garage and erection of a new larger double garage in its place.

Key Issues

The key issues are if the proposal complies with current policies, and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy TRA 2: Parking Standards

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Tirwedd / Landscape Advisor	The proposal is located in the Special Landscape Area (SLA) Parys Mountain and Surrounds and adjacent to a PRow. The application is not of a nature or scale where qualities and characteristics of the SLA (AMG 2) would be affected by the proposal, or more than localised visual effects result from the proposal.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Informatives for the applicant.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Liz Wood	No response at the time of writing the report.
Cyngor Tref Amlwch Town Council	No response at the time of writing the report.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant.
Swyddog Llwybrau Troed / Footpaths Officer	No Comments to make

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 24/08/2022. No letters of objection were received during this consultation period.

Relevant Planning History

None

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties. The nearest neighbouring property (Penrhys Parys) to the proposed new garage is approx. 120.26m which is

a greater amount than the indicative minimum distances measured in SPG Guidance Note 8: Proximity of Development. It is considered the proximity of the development is considered acceptable.

Policy PCYFF 2 ensures the development is acceptable if the proposed development would not have an unacceptable adverse impact on:

The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Bryn Parys is a rural property located at an elevated sloping position near Mona Mine Yard, and Parys Mountain. A public footpath crosses the curtilage of the property, it is considered this erection of a new garage will not have a detrimental impact on this public footpath. The proposed double garage is to be erected at the site of existing single garage and the proposal is not considered an overdevelopment of the site as it is slight increase in footprint of existing footprint of garage.

The proposal is considered an improvement on the existing garden garage which is in a current state of disrepair with high quality durable materials chosen for the new garage. 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 locality and on Anglesey as a whole.

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.

Given the context of other buildings and existing uses, it is not considered that the proposal would give rise to an unacceptable visual effect in the local landscape as to have a similar footprint to existing structure at the site.

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 (2008).

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

It is considered that the proposal is acceptable in land use planning terms. The Proposed development is subservient to the existing property in respects of scale and size and does not dominate the original elevation, therefore it is appropriate to the dwelling and its surrounding area.

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.

- **2236-A3-02 – Location & Block Plan Proposed**
- **2236-A3-05 – Proposed Floor Plan & Elevations**
- **2236-A3-06 – Proposed Flat Roof Plan and Section**
- **2236-A3-07 – Proposed 3d View / Specification**

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

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.

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, TRA 2