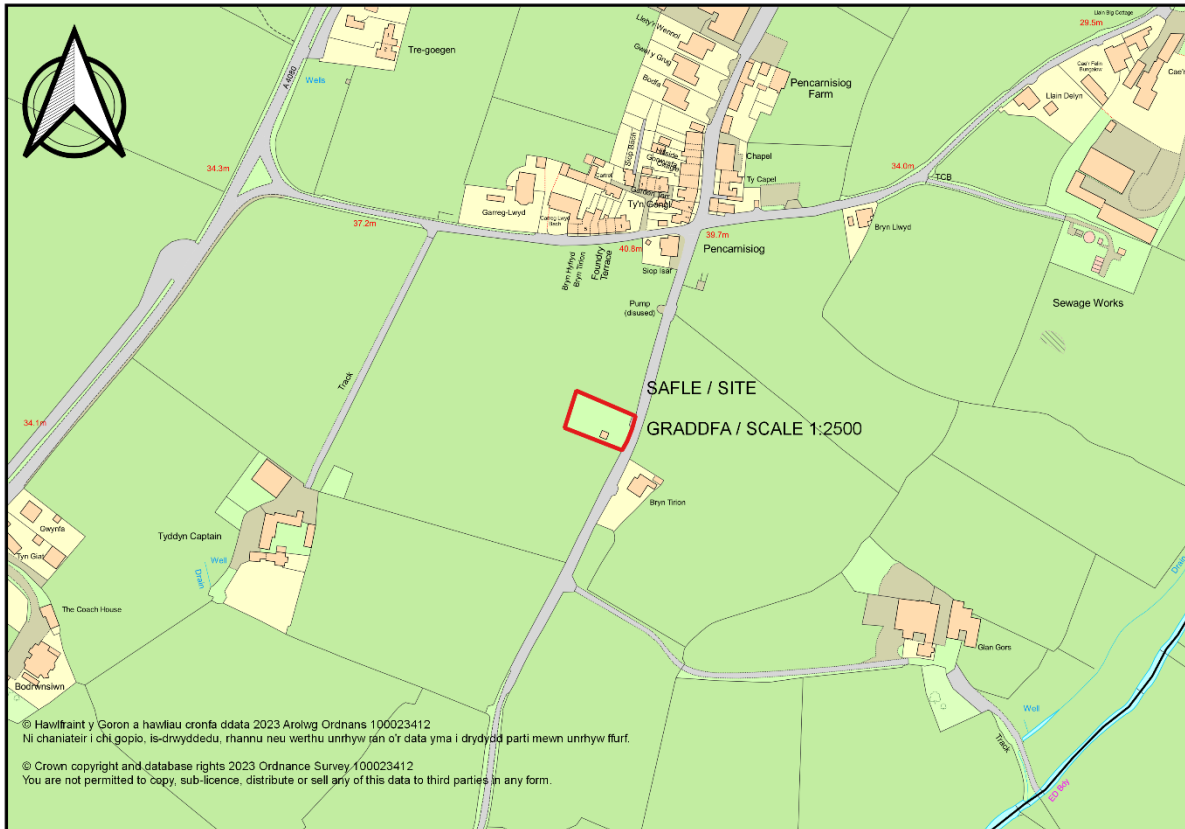


Application Reference: FPL/2023/30

Applicant: Belle Developments (NW) Ltd

Description: Full application for the erection of a dwelling together with the erection of an annexe (so as to amend the design and siting approved under application reference FPL/2022/116) at

Site Address: Wylfa, Pencarnisiog, Ty Croes



**Report of Head of Regulation and Economic Development Service (Sion Hughes)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is a departure by virtue of being contrary to Policy PCYFF 1 of the Anglesey and Gwynedd Joint Local Development Plan however the department are minded to approve due to the valid fallback consent.

**Proposal and Site**

The site is located in the open countryside of the Pencarnisiog area, which is not part of any development boundary or cluster settlement as defined under the Joint Local Development Plan. The site benefits from a safeguarded permission for a replacement dwelling, which received permission under application

reference 28C108D. Site boundaries are currently defined by mature vegetation and stone walling, which adjoin agricultural land surrounding the site. Access is afforded to the site via its own private access, leading from a un-named single width country lane.

The proposal is made for the erection of a new dwelling which seeks to amend the design of the previously approved and safeguarded consent. The proposed dwelling is 1.5 storeys in height and will be orientated with its frontage running parallel to the highway. The proposal also includes the erection of a garden room/annexe. The buildings will be finished with natural slate roofing, white roughcast render walls (with sections of cementboard cladding) and graphite windows/doors/rainwatergoods.

### Key Issues

The key issue is whether the proposal is an improvement to that originally approved under appeal reference APP/L6805/A/11/2158396.

### 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  
 Policy AMG 5: Local Biodiversity Conservation  
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
 Policy TRA 4: Managing Transport Impacts

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Neville Evans	No response
Cynghorydd Douglas Massie Fowlie	No response
Cyngor Cymuned Llanfaelog Community Council	No response
Dwr Cymru Welsh Water	No comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection following amended plans
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Priffyrdd a Trafnidiaeth / Highways and Transportation	Additional information request regarding access
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Outline of applicable policies.
Draenio Gwynedd / Gwynedd Drainage	No objection

Publicity was afforded to the application via the posting of personal letters to the occupiers of the neighbouring properties together with the placing of a notice near the site and in the local press. The latest date for response to be made was the 01/03/2022. At the time of writing this report, no letters of representation had been received at this department.

## **Relevant Planning History**

FPL/2022/116 - Cais llawn ar gyfer codi annedd ynghyd a datblygiadau cysylltiedig (er mwyn diwygio dyluniad a ganiateir odan Apel cyfeirnod APP/L6805/A/11/2158396 ) yn/Full application for the erection of a dwelling together with associated development (so as to amend the design approved under appeal ref APP/L6805/A/11/2158396) at - Gallt y Mwg (Wylfa), Ty Croes, Pencarnisiog -- Caniatáu / Permit

## **Main Planning Considerations**

### ***Principle of Development***

The principle of a dwelling in this location has been established under previous planning permission 28C108D which has been safeguarded via a material start and therefore is valid in perpetuity. 28C108D was an application for the demolition of the existing dwelling on site together with the erection of a replacement dwelling on the footprint of the previous dwelling. A subsequent application was submitted (28C108F) for an amended siting of the dwelling to the rear of the plot and was refused on the grounds it would harm the character and appearance of the area. This decision was overturned at appeal and permission was granted for the siting of the dwelling to the rear of the plot. It is not clear whether or not the appeal permission has been safeguarded, however it is not considered sufficiently material in this case as this application seeks to site the dwelling for the most part in the footprint (slightly further back) of the safeguarded consent. Nonetheless, the appeal decision establishes the acceptability of the siting of a dwelling to the rear of the plot. Having established the lawfulness of the safeguarded consent on the site, the main considerations of this application are whether or not the proposal is considered acceptable when compared to the safeguarded consent.

### ***Design***

The safeguarded consent is for a 1.5 storey bungalow with an internal floor area of 120m<sup>2</sup> and a finished ridge height of 7.9 metres. Primary finishing materials are noted as slate roofing, stone cladding and lime mortar rendering. This proposal seeks to obtain permission for a 1.5 storey property with a internal floor area of 194m<sup>2</sup> and a finished ridge height of 7.6m, with finishing materials proposed as slate, render and cement board cladding.

The reduced height of the dwelling will ensure that the proposal is not more visually prominent than the safeguarded permission despite the larger massing resultant of the increased floor area. The proposed dwelling is similar in it's scale to the other dwellings in the locality and therefore it is not considered that the proposed dwelling would be harmful to the character of the area. The nearest neighbouring property is 25 metres to the south east of the site, however it is not anticipated that the scheme would impacts their residential amenity drastically worse than what would occur from the safeguarded scheme. It must be further considered that a highway separates the 2 properties.

This scheme also differs from the original safeguarded consent as it proposes a garden room/annexe building. The building measures 10x4.3x4m and will be sited to the rear of the dwelling in a position closely adjoining the boundary. The annexe will share the same garden and parking area as the main dwelling and is not of a scale/level of provision where it could be readily subdivided into a separate planning unit. As such, the department are satisfied with this aspect of the scheme subject to a condition being attached to the consent.

### ***Ecology***

In line with policy AMG 5 of the JLDP and the Councils duty under The Environment Wales Act (2016), all proposals are required to provide a net gain to biodiversity. The proposal offers ecological enhancement in the form of bird and bat boxes as shown on the proposed elevations. The local authority ecology officer had no objections to the scheme and was satisfied with the provided enhancement measures.

## Conclusion

Having considered the scheme against the safeguarded consent and the relevant policies of the current Joint Local Development Plan, the proposal is deemed to be acceptable and a betterment to the extant permission.

## 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.**

- Proposed Location/Block Plan / 2313-A3-02
- Proposed Elevations / 2313-A3-03
- Proposed Ground Floor Plan / 2313-A3-04
- Proposed Ground First Plan / 2313-A3-05
- Annexe / Garden room Elevations / 2313-A3-06
- Annexe and Garden Room Plan and Cross sections / 2313-A3-07

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 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.

**(04) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling shown within the red line of the location plan (2313-A3-02).**

Reason: To define the scope of this permission.

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 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 19.

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.