

Planning Committee: 04/06/2025

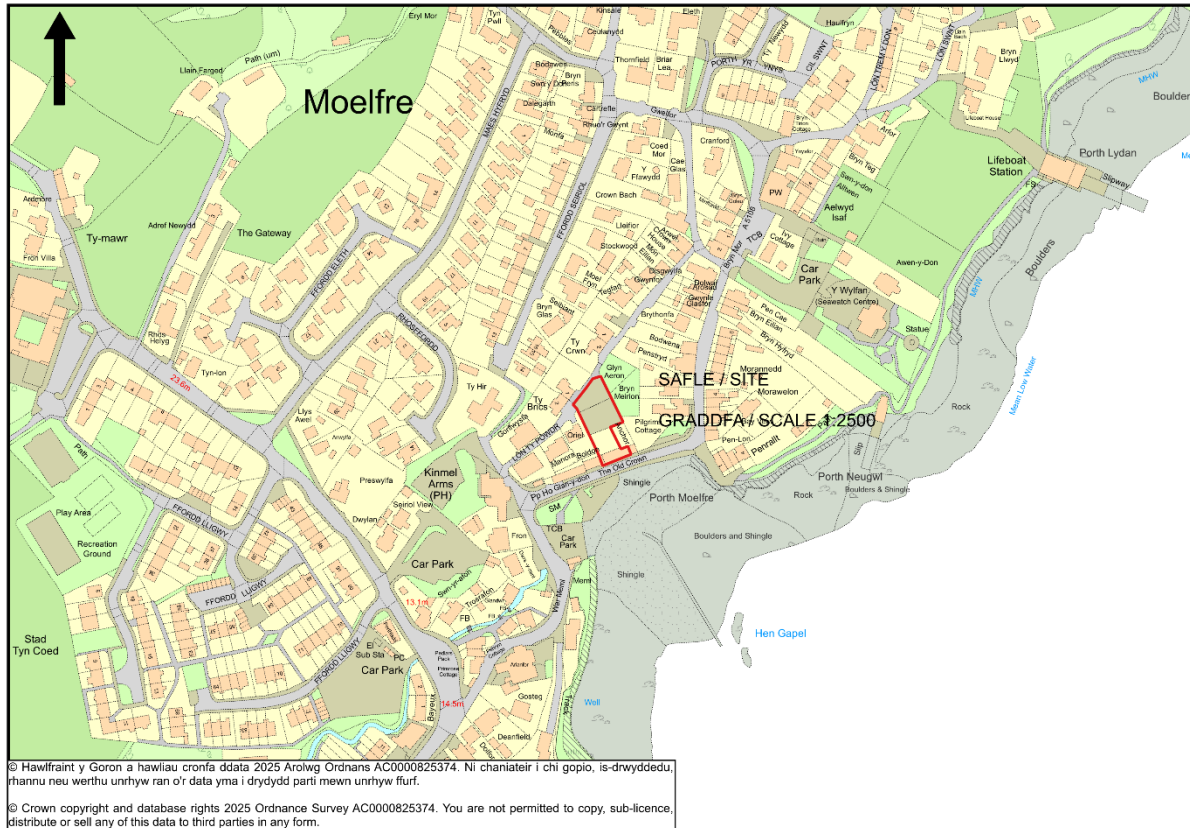
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Application Reference: HHP/2024/169

Applicant: Miss Kiran Purewal

Description: Full application for the erection of an ancillary annexe at

Site Address: The Old Crown, Moelfre.



Report of Head of Regulation and Economic Development Service (Cai Gruffydd)

Recommendation: Permit

Reason for Reporting to Committee

The application is called to the Planning and Order Committee at the request of the Local Member Cllr Margaret Murley Roberts. The reason being the development would have a negative visual impact on Moelfre.

At the planning committee held on the 7th of May 2025 the members recommended a site visit takes place. On the 21st of May a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The existing dwelling is a two-storey terraced property located within the development boundary of Moelfre, as defined in the Joint Local Development Plan. The site is also located within the Area of Outstanding Natural Beauty.

The proposal consists of erecting an ancillary annexe. The annexe will be situated to the rear of the existing dwelling. The site has differing topographical levels, therefore the site is on an upward gradient from the main road, and the annexe will be situated in an elevated position at the top of the site adjacent to Lon Ty Powdr, overlooking the Moelfre coast.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would have any negative impacts on the area or any neighbouring properties.

Policies

Joint Local Development Plan

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Anglesey Area of Outstanding Natural Beauty Management Plan 2023 – 2028

Supplementary Planning Guidance:

SPG - Design Guide for the Urban and Rural Environment (2008)
SPG - Parking Standards (2008)

Planning Policy Wales 12th Edition

Technical Advice Note:

TAN 5: Nature Conservation and Planning (2009)
TAN 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objections – satisfied with the requested information.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections – CTMP to be conditioned in.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections – the standard pollution prevention guidelines need to be followed.
Cynghorydd Euryr Morris	No response.

Cynghorydd Margaret Murley Roberts	Called the application into the planning committee – the reason being the development would have a negative visual impact on Moelfre.
Cynghorydd Ieuan Williams	Requested information about the status of the application – information was provided.
Cyngor Cymuned Moelfre Community Council	No response.
GCAG / GAPS	No response.
Dwr Cymru Welsh Water	No objections - condition requested stating no surface water shall be allowed to drain directly or indirectly into the public sewerage system.
Draenio / Drainage	Comments provided.

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 20/12/2024. At the time of writing this report, 32 letters of representation had been received at the department.

The objection letters were all similar in relation to what concerned the local people of Moelfre. Below, all the concerns raised from the letters have been split into five main categories:

- Negative visual impact on the landscape.
- Traffic and parking.
- Drainage.
- Second homes / holiday let uncertainty.
- Structurally weak foundation base already on the site.

The first concern emphasized how erecting a new building would significantly impact the overall panorama and aesthetics of the landscape. The annexe would destroy the character and quality of the village scene presenting an overbearing and visually intrusive element. The design would be unsympathetic and harmful to the appearance and character of the village. In addition, the design and scale of the annexe would be out of keeping with the main dwelling and surrounding properties.

The second concern highlighted how traffic and parking would be negatively affected. The road leading up to the property is a narrow lane, and any blockage or disruption to this road could be perceived as a danger to people entering and leaving the beach area or accessing the coastal path, as well as an obstruction to vehicular access which will only cause congestion and potentially accidents. Construction vehicles and delivery lorries will become a safety hazard. Furthermore, parking provision on site would prove to be insufficient.

The third concern stressed how no drainage plan was submitted, therefore it was uncertain how surface water shall be discharged from the site.

The fourth concern stated how the annexe should not be sold separately to the main dwelling, and that second homes and holiday lets are a big issue in Moelfre.

The fifth concern expressed how the existing concrete foundation has become structurally weak because it has been exposed to elements and the sea air. This would have degraded the concrete base since the date that it was constructed.

In response to the first concern, there is extant permission to erect a dwelling on the same footprint as the proposed annexe, which has been recently safeguarded through a lawful use planning application. The annexe would be smaller in scale and more sympathetic in design within the landscape in comparison to

the approved dwelling, therefore it is considered given the fall-back position of the safeguarded consent that erecting an annexe is acceptable.

In response to the second concern, the Highway Authority requested that a Construction Traffic Management Plan (CTMP) is conditioned as part of the decision. This is to ensure that construction and delivery vehicles effectively conform to the scheme in the interests of highway safety. Due to the construction and delivery aspect of the development being temporary, the Highway Authority consider that the effects on the narrow road would be negligible. The Highway Authority also requested that parking arrangements were provided due to the annexe proposing 3 bedrooms. These bedrooms would result in 3 additional spaces being created in addition to the 3 existing parking spaces in relation to the existing dwelling and the holiday accommodation associated with the site. Whilst it can be shown that sufficient parking for the proposal can be accommodated within the curtilage of the site, further details were requested in respect to the usability of the bays. A Swept Path Analysis was submitted to alleviate the concerns of the Highway Authority, and the information provided in the Swept Path Analysis was considered acceptable. Furthermore, it is considered the increase in vehicular traffic as a result of the additional parking spaces will not cause a detrimental impact to the highway network.

In response to the third concern, Dŵr Cymru have requested a condition stating no surface water shall be allowed to drain directly or indirectly into the public sewerage system. In addition to this condition, another condition will be implemented as part of the decision stating prior to the commencement of work on site, full details of how surface water will be discharged within the site shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall thereafter be implemented in accordance with the approved details.

In response to the fourth concern, the annexe cannot be sold separately to the main dwelling, and a condition will enforce this stating the annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

In response to the fifth concern, construction relates to matters involving Building Control.

Relevant Planning History

LUE/2023/30 - Cais am Dystysgrif Datblygiad Cyfreithlon ar gyfer gwaith presennol sydd wedi cymeryd lle mewn perthynas i gais cynllunio T/28b ar gyfer codi annedd ar dir y tu ôl i / Application for a Lawful Development Certificate for existing works undertaken in relation to planning permission T/28b for the erection of a dwelling on land to the rear of The Old Crown, Moelfre. Gyfreithlon / Lawful - 18/03/2024.

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 application's main issues are:

- i. Proposed Development.
- ii. Planning History.
- iii. Justification for the Annexe.
- iv. Siting and Design.
- v. Adjacent Residential Properties.
- vi. Impact on Area of Outstanding Natural Beauty.
- vii. Highways and Parking.
- viii. Drainage.
- ix. Green Infrastructure and Ecology.
- x. Conclusion.

Proposed Development:

The existing dwelling is a two-storey terraced property located within the development boundary of Moelfre, as defined in the Joint Local Development Plan. The site is also located within the Area of Outstanding Natural Beauty.

The proposal consists of erecting an ancillary annexe. The annexe will be situated to the rear of the existing dwelling. The site has differing topographical levels, therefore the site is on an upward gradient from the main road, and the annexe will be situated in an elevated position at the top of the site adjacent to Lon Ty Powdr, overlooking the Moelfre coast.

The annexe will measure 16.4 meters x 6 meters, and it will measure 2.2 meters in height to the eaves and measure 4.7 meters in height to the pitched roof. A roof canopy extends outwards 2 meters from the rear elevation of the annexe, and it measures 5 meters in width. It will measure 2.2 meters in height to the eaves and measure 4.2 meters in height to the pitched roof. A small porch will also be situated at the front elevation of the annexe. A balcony/terrace area is also proposed at the rear of the annexe. It will extend across the whole rear elevation. It will measure between 0.4 meters and 1.2 meters in height from ground level due to the differing topographical levels of the site. The balcony/terrace area is staggered, therefore it extends outwards between 1.6 meters and 3.5 meters from the rear elevation.

Planning History:

There is extant permission to erect a dwelling on the same footprint as the proposed annexe, which has been recently safeguarded through a lawful use planning application LUE/2023/30. The dwelling measures 18 meters x 8 meters, and measures 3 meters in height to the eaves and 6.6 meters in height to the pitched roof.

Justification for the Annexe:

Annexes are designed to be in keeping with the main dwelling and to be located as near as possible to the main dwelling. The proposed annexe will be situated approximately 15 meters away from the main dwelling. The proposed oak-framed ancillary annexe is an essential addition to The Old Crown, as the main dwelling is notably limited in size and lacks the necessary capacity to comfortably accommodate visiting family members. The annexe will preserve the comfort and privacy aspects, enhancing the overall functionality of the property. The annexe will share the same access, parking area and garden as the main dwelling. It is considered that they will form part of one residential unit. Therefore, the annexe will be used ancillary to the main dwelling, and a planning condition will secure that.

Siting and Design:

Policy PCYFF3 states that the proposal must be expected to demonstrate a high quality design and should complement and enhance the character and appearance of the site.

The siting is considered acceptable given that the proposed development is situated far enough away from the public road. In addition, effective screening is situated along the site boundaries.

The design has been amended from the original proposal to reduce the height of the roof canopy to ensure it wasn't overbearing within the landscape. In addition, the balcony/terraced area has been reduced in size to not be featured on the side elevations of the annexe. The amended design and appearance are considered acceptable given that the proposed development conforms to the site and its built surroundings. In addition, the design is high quality and encourages use of materials that compliments the existing dwelling. The materials include a white render finish, Welsh slate roofing, UPVC windows, and oak frames. Furthermore, effective biodiversity enhancements have been introduced.

It is considered that the proposed scale of the works is reasonable. The character and appearance of the area around the site is that provided of differing scales of building structures. Whilst the majority of the

properties are similar in their scale and form, it is not considered that the proposal would harm the special qualities of the landscape.

There were concerns the development would significantly impact the overall panorama and aesthetics of the landscape. The annexe would destroy the character and quality of the village scene presenting an overbearing and visually intrusive element, and the design would be unsympathetic and harmful to the appearance and character of the village. With regards to the above concerns, there is extant permission to erect a dwelling on the same footprint as the proposed annexe, which has been recently safeguarded through a lawful use planning application. The annexe would be smaller in scale and more sympathetic in design within the landscape in comparison to the approved dwelling, therefore it is considered given the fall-back position of the safeguarded consent that erecting an annexe is acceptable.

Adjacent Residential Properties:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon 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.

It is not considered that the proposal will impact adjacent residential properties because of effective screening along the site boundaries. The balcony/terrace area will overlook the Moelfre coast and the rear garden of the main dwelling. Vegetation large in height will obscure any overlooking impacts created by the balcony on the neighbouring property to the West, 'Oriel', and no overlooking impacts will be created by the balcony/terrace area to the East due to the land being an empty field. Furthermore, no new windows are proposed on both side elevations of the annexe. Therefore, it is considered that the impact on neighbouring properties would be negligible, and as such considered that the application complies with policy PCYFF 2.

Impact on Area of Outstanding Natural Beauty:

The application site is located inside the Area of Outstanding Natural Beauty. Policy AMG 1 states that proposals within or affecting the setting and/or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of outstanding Natural Beauty Management Plan.

Given the fall-back position of the extant planning permission for a dwelling having a greater visual impact on the landscape in comparison to the proposed annexe, the scale of the proposed development does not negatively impact the surrounding environment and will not have a negative impact upon the special quality of the Area of Outstanding Natural Beauty. In addition, the proposed material of the glazing on the South elevation windows have been labelled as 'smart glass' as to not have a negligible impact on the existing landscape adhering to the dark skies and Area of Outstanding Natural Beauty policies. A planning condition will secure this.

Highways and Parking:

Policy TRA 2 states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused.

In accordance with Policy TRA 2, the Highway Authority requested that parking arrangements were provided due to the annexe proposing 3 bedrooms. These bedrooms would result in 3 additional spaces being created in addition to the 3 existing parking spaces in relation to the existing dwelling and the holiday accommodation associated with the site. Whilst it can be shown that sufficient parking for the proposal can be accommodated within the curtilage of the site, further details were requested in respect to the usability of the bays. A Swept Path Analysis was submitted to alleviate the concerns of the

Highway Authority, and the information provided in the Swept Path Analysis was considered acceptable. Furthermore, it is considered the increase in vehicular traffic as a result of the additional parking spaces will not cause a detrimental impact to the highway network.

In accordance with Policy TRA 4, the Highway Authority requested that a Construction Traffic Management Plan (CTMP) is conditioned as part of the decision. This is to ensure that construction and delivery vehicles effectively conform to the scheme in the interests of highway safety. Due to the construction and delivery aspect of the development being temporary, the Highway Authority consider that the effects on the narrow road would be negligible.

Drainage:

Dŵr Cymru have requested a condition stating no surface water shall be allowed to drain directly or indirectly into the public sewerage system. In addition to this condition, another condition will be implemented as part of the decision stating prior to the commencement of work on site, full details of how surface water will be discharged within the site shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall thereafter be implemented in accordance with the approved details.

Green Infrastructure and Ecology:

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, two bird boxes shall be installed on the North elevation of the annexe, and two bee bricks shall be installed on the East elevation of the annexe, prior to the use of the development hereby approved.

Conclusion

This application is for the erection of an ancillary annexe. The proposed development demonstrates high quality design and complements and enhances the character and appearance of the site. It is not considered that the proposal would harm the special qualities of the landscape, the Area of Outstanding Natural Beauty, or any neighbouring properties. The extant planning permission for a dwelling has a greater visual impact on the landscape in comparison to the proposed annexe, therefore considering the fall-back position of the safeguarded consent, erecting the annexe is acceptable. Overall, the Highways Authority is satisfied with the plans submitted and consequently believe the development will not cause a detrimental impact to the highway network. The justification provided for the annexe is considered sufficient. The ancillary use to the main dwelling ensures that the development will have negligible impacts upon its neighbouring properties, and that their privacy and amenities are maintained. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

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.

- 87198/01 – Location plan.
- 87198/02 – Proposed block plan.
- 87198/04 (V3) – Proposed floor plans.
- 87198/07 – Proposed elevations.
- 87198/05 (V3) – Proposed 3D visuals.
- 25/027-01 – Swept path analysis.
- 25/027-02 – Swept path analysis.
- Green Infrastructure Statement.

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

(03) Two bird boxes shall be installed on the North elevation of the annexe, and two bee bricks shall be installed on the East elevation of the annexe, as shown on drawing reference, '87198/07 – Proposed elevations', prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG5.

(04) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

(05) Prior to the commencement of work on site, full details of how surface water will be discharged within the site shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall thereafter be implemented in accordance with the approved details.

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.

(06) Any external lighting shall be 2700k or less and have low luminance and illumination directly facing the ground, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(07) The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on land outlined in red on the location plan submitted under planning application reference HHP/2024/169.

Reason: For the avoidance of doubt.

(08) Prior to the occupation of the development hereby approved, the windows on the ground floor of the South elevation of the annexe as shown on drawing reference, '87198/07 – Proposed elevations', shall be installed with Smart Glass glazing and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: In the interests of protecting the character and appearance of the locality in accordance with JLDP Policies PCYFF 3 and AMG 1.

(09) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- (ix) Proposals for communicating information and advance notice relating to the approved plan to the Council and other stakeholders;**

The construction of the development shall be completed in accordance with the approved plan.

Reason: To ensure reasonable and proper control is exercised over construction and demolition traffic and construction activities in the interests of highway safety.

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: AMG 1, AMG 5, PCYFF 2, PCYFF 3, PCYFF 4, TRA 2, TRA 4.

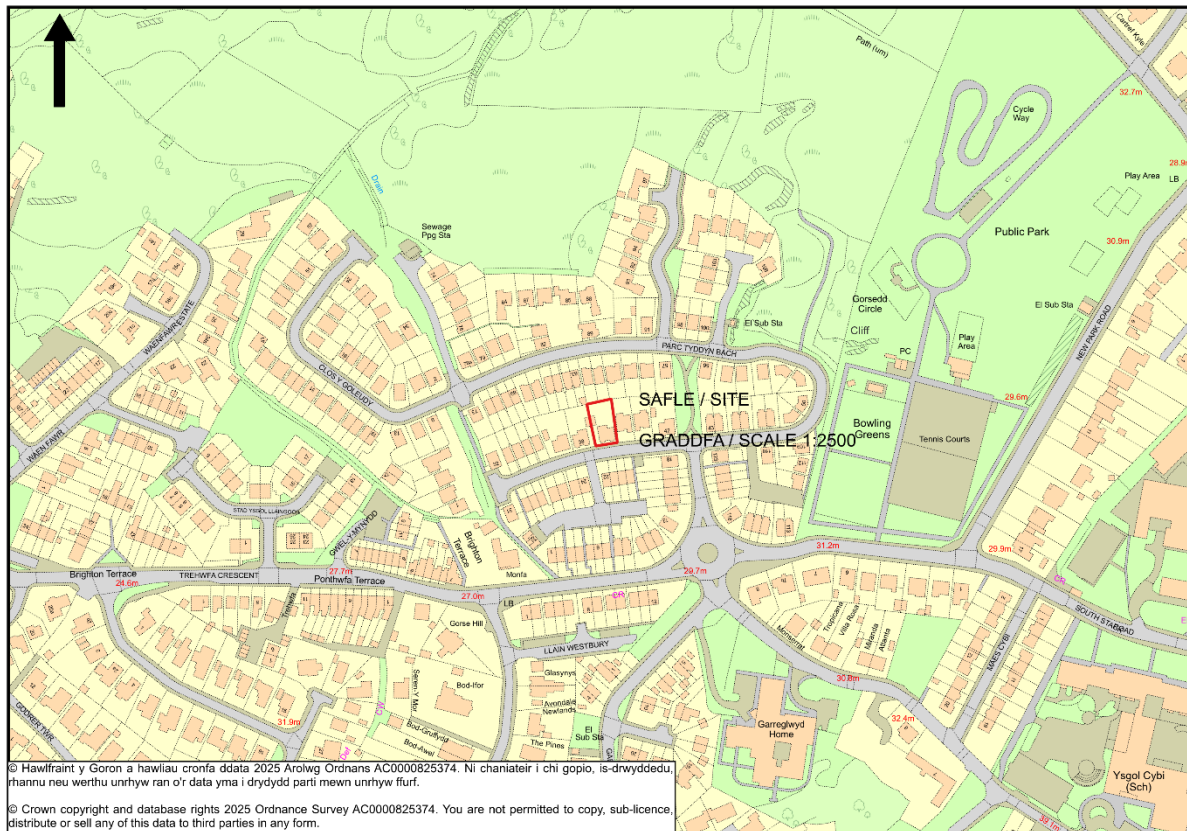
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2025/7

Applicant: Yanyan Zeng

Description: Retrospective application for alterations and extensions together with the erection of a balcony at

Site Address: 39 Parc Tyddyn Bach, Holyhead.



Report of Head of Regulation and Economic Development Service (Cara Morris Thomas)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member due to concerns regarding concerns on residential amenity and intrusion to privacy to neighboring properties.

At the planning committee held on the 7th of May 2025 the members recommended a site visit takes place. On the 21st of May a site visit took place. The members are now aware of the site and its settings.

Proposal and Site

The property is a detached two-storey pitched roof dwelling located along Parc Tyddyn Bach within the development boundary of Holyhead as defined by the Joint Local Development Plan.

The proposal consists of the retention of a two storey flat roofed extension with a balcony to the rear of the dwelling, along with associated alterations.

Key Issues

The applications' main issues are:

- i. Site and design
- ii. Impact on adjacent neighbouring properties
- iii. Ecology and Green Infrastructure

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy AMG 5: Local Biodiversity Conservation

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested swapping the sparrow terrace nest box for a swift box and external lighting to be conditioned in.
Dwr Cymru Welsh Water	Advisory notes given.
Cynghorydd Robert Llewelyn Jones	No observations received to date.
Cynghorydd Glyn Haynes	Councillor Glyn Haynes requested the application be called into the planning committee due to concerns on residential amenity and intrusion to privacy to neighbouring properties.
Cyngor Tref Caergybi / Holyhead Town Council	No observations received to date.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Advisory notes given.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. During the consultation period, it was observed during a site visit that works on the extension had already commenced. As a result, an amended description and additional plans were submitted to reflect the development as carried out, and the application was re-publicised.

The latest date for the receipt of any representation was the 04/04/2025 At the time of writing this report, seven letters of objection across five neighbouring properties had been received at the department.

The main issues raised can be summarised as follows;

- i. The rear extension will result in overlook and a loss of privacy to neighbouring properties.
- ii. Proximity of the balcony to neighbouring properties.
- iii. Potential devaluation of neighbouring properties.
- iv. Work impacting the retaining wall of neighbouring properties.

In response to the issues raised I would respond as follows;

i. The proposed extension, including the balcony, will be set a minimum of 11.12m from the rear boundary, in compliance with the indicative separation distance outlined in the Supplementary Planning Guidance of 7.5m. Amended plans have also been received which including 1.8m high obscure glass on either side of the balcony to mitigate overlooking. It is not considered that the development would result in any greater degree of overlooking than that currently exists from the rear facing windows of the dwelling. As such, the proposal is not considered to have any detrimental impact on the privacy or amenity of neighbouring properties.

ii. As noted above, the balcony is located at a minimum distance of 11.12m the rear boundary. Obscure glazed screens will be installed on both sides of the balcony to reduce any potential for overlooking towards neighbouring properties to the side. Furthermore, the neighbouring properties to the east are positioned further forward relative to the proposed extension, thereby providing additional screening and reducing potential impacts on privacy.

iii. The potential impact of the development on property values is not a material planning consideration and therefore cannot be taken into account in the assessment or determination of this application.

iv. Matter relating to the damage to property boundaries, including any impact on retaining walls, are considered to be a civil issue between landowners and fall outside the remit of the planning system.

Relevant Planning History

Lengthy planning history in relation to Parc Tyddyn Bach.

Main Planning Considerations

Site and Design

The application seeks retrospective permission for the retention of a two-storey flat roof rear extension and a balcony positioned on the rear elevation of the extension. The extension projects approximately 3.89m and 1.98m from the original rear elevations of the dwelling and span a width of 3.82m. The flat roof reaches a height of 5.31m, integrating with the existing eaves on the eastern elevation and the further set back rear elevations. It stands approximately 0.24m higher than the eaves of the forward set section of the rear elevation. The balcony is situated on the rear elevation of the extension, supported on the steel collum measuring 2.65m in height. It projects 1.20m from the extension and spans a width of 3.90m. The structure incorporates a 1 meter high glazed balustrade on the north facing side, with 1.8 meter high obscure glazed panels on either side to safeguard the privacy of neighbouring properties.

While the Supplementary Planning Guidance (SPG) generally advises against flat roof extensions due to concerns over visual compatibility, the design in this instance is considered to be acceptable. The roof integrates appropriately with existing elements of the dwelling, and the overall form, scale, and materials are sympathetic to the character of the existing dwelling. As such, the development is not regarded as having an unacceptable visual impact.

The north facing elevation includes French doors at both ground and first floor levels, bordered by full height windows on each side. The west facing elevation features two full length windows at ground floor level, while a new double window with obscure glazing has been installed on the eastern elevation of the existing dwelling. A new soakaway will be placed a minimum of 5m away from dwelling with a 2m cubic capacity. External finishes comprise brick cladding to match the existing dwelling, with a flat rubber roof. All doors, windows, fascias and rainwater goods are uPVC and colour matched to the existing dwelling to ensure consistency in appearance. External lighting to be installed will be compromising of low luminance, downward facing fixtures equipped with cowling to minimise upward light spillage. No lighting will be directed towards the newly installed nature boxes or their flight paths to nearby vegetation, ensuring minimal disruption to local wildlife habitats.

Policy PCYFF3 states that the proposal must be expected to demonstrate a high-quality design and should complement and enhance the character and appearance of the site. Proposals should complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing, and elevation treatment. Furthermore, proposals are expected to respect the context of the site and its place within the local landscape, utilising materials appropriate to its surroundings. It is appropriately scaled for the size of the plot and will respect the character of the property. Furthermore, effective biodiversity enhancements have been introduced. Due to the above it is considered that the proposal complies with the Policy PCYFF 3 of the JLDP.

Impact on adjacent neighbouring properties

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon 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 property is detached dwelling, with the nearest neighbouring properties being 38 and 40 Parc Tyddyn Bach and 60, 61, 62, 63 and 64 Parc Tyddyn Bach which are situated on a lower tier. These properties are situated approximately 12.68m, 2.70, 21.21m, 22.15m, 23.21m, 25.06m, and 26.12m from the proposed extension.

The proposed balcony is sited on the north facing elevation of the extension, positioned at a minimum distance of 11.12m from the rear boundary and approximately 20.22m from the neighbouring property directly to the rear. These measurements comply with indicative separation distance of 7.5m to boundary and 9 to 15m to the property, even when factoring in the change in land levels, where an additional 3m is added to the minimum distances. In addition, the balcony will be enclosed by 1.8 metre high obscure glazed screens on both sides to restrict lateral views and minimise any potential loss of privacy to adjacent gardens and rooms. While it is acknowledged that a level of overlooking may occur due to the site's topography, it is not considered to exceed that which could reasonably be expected from first floor windows of a typical two storey dwelling. The development does not introduce any new or intensified overlooking beyond the existing situation.

The windows installed on the east facing side elevation of the extension, will be fitted with obscure glazing to protect the privacy of neighbouring property 40 Parc Tyddyn Bach. The neighbouring property is also positioned approximately 3.08 metres forward of the proposed extension, helping to limit its visual impact and any sense of overbearing. The site is enclosed by fencing along all boundaries, providing a degree of screening and privacy at ground floor level. Additionally, existing pitched roof garage along the western boundary, including sheds, provide further screening between the application site and the neighbouring property to the west.

Following the site visit that took place on the 21st of May by the Planning Committee concerns were raised by members in regard to the potential loss of privacy for neighbouring properties to the rear and sides of the development and inquired whether the applicant would be willing to consider installing obscure glazing to the front of the balcony or increasing the height of the rear boundary fence to address

these concerns. Following these concerns amended plans have now been submitted including obscure glazing on the front of the balcony and a new 1.8m high timber fence will be along the rear boundary and panels between the boundary of the existing dwelling and neighbouring property 40 Parc Tyddyn Bach.

Accordingly, the proposal is considered to comply with the aims of Policy PCYFF 2 of the Joint Local Development Plan.

Ecology and Green Infrastructure

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a stepwise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites that would result in less harm, no harm or benefit have been fully considered.

Biodiversity enhancements have been integrated into the proposed plans following recommendations from the ecologist. This included installation of a swift bird box shown on the plan on the northeast facing elevation of the extension just below the eaves. Additionally, a Green Infrastructure Statement has been incorporated within the proposed elevations plan.

The proposal is therefore considered to be in compliance with policy AMG5, the Environment Wales Act and the latest changes to Chapter 6 of PPW.

Conclusion

The proposed development is a rear extension designed to provide additional living space for the property. The extension is considerably designed to integrate with the existing dwelling and is considered to be of an appropriate scale. It is not considered that the proposal will adversely affect the character of the dwelling or the surrounding area, and it complies with the design principles set out in policy PCYFF 3 of the JLDP.

Given the separation distances and mitigation measurements, including the use of obscure glazing and privacy screens on the balcony, the proposal is not considered to have a detrimental impact on the amenity of adjacent residential properties. The balcony, set a minimum of 11.12m from the boundary and with appropriate screening, ensures minimal overlooking and preserves the privacy of neighbouring properties. The proposal is not considered to have a negative impact upon the amenity of adjacent residential properties or have a detrimental impact on highway safety. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. It is considered that the overall design for the proposed scheme complies with the relevant planning policies and the recommendation is one of approval.

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 - Dated 14/01/2025**
- **Proposed block plan - Dated 14/01/2025**
- **Proposed ground floor plan - P04-A3-Dated 14/01/2025**
- **Proposed first floor plan - P05-A3 - Dated 14/01/2025**
- **Proposed elevations - P06-A3 -Dated 27/03/2025**

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

(02) Prior to the use of the extensions the hereby approved Bird box shall be installed on the buildings as per drawings 'Proposed elevations - P06-A3' and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity

(03) The external lighting shall be installed as labelled on drawing 'Proposed elevations - P06-A3' and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(04) Prior to the occupation of the extensions hereby approved the window on the East elevation at first floor level as shown on the drawing Proposed elevations - P06-A3 shall be top hung opening only and fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason To safeguard the residential amenities of occupants of the adjacent residential property.

(05) Prior to the use of the balcony hereby approved the balcony screen at first floor level on the proposed West and East elevations as labelled on the drawing 'Proposed elevations - P06-A3' shall be 1.8 metres in height, be fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason To safeguard the residential amenities of occupants of the adjacent residential property.

(06) Prior to the use of the balcony hereby approved the balcony screen at first floor level on the proposed north elevations as labelled on the drawing 'Proposed elevations - P06-A3' shall be fitted with obscure glazing (level 5 obscurity level) and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason To safeguard the residential amenities of occupants of the adjacent residential property.

(07) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

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.

- i. The proposed design is lesser in scale than the previously refused application and will integrate into the surrounding area.
- ii. It would be more beneficial to demolish the property than to bring an old house up to modern standards.
- iii. The proposed dwelling would provide a home for a local family.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that: "Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that; "The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

1. Response to the reasons for approving the application

- i. The proposed design is lesser in scale than the previously refused application and will integrate into the surrounding area.

Criteria seven of policy TAI 13 states that outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape.

Paragraph 14.2 of the SPG states that replacement dwellings should be no larger than 20% of the floor area of the original unit, however it is appreciated that this figure is a guide, and that the LPA have approved and lost appeals for larger dwellings. The application refused by this committee in February 2024 proposed a 295% increase in floor area, whilst this application proposes a 198.6% increase in floor area. Whilst it is lesser in scale than the previously refused application, it remains an enormous increase in floor area which is considered aspirational. The replacement dwelling would also constitute considerable increases in length, width and height compared to the existing.

The existing dwelling is of a simple design, including a pitched slate roof and pebble dashed walls which is not a prominent feature of the landscape. An increase in height of between 1.8m and 2.8m coupled with increases in length and width would lead to the creation of a dwelling with its scale and mass significantly greater than the existing. The proposed finish materials consist of a mixture of local stone cladding, black windows and doors and metal wall and roof cladding. The increase in scale and conspicuous design would fail to preserve its open countryside setting, contrary to policy PCYFF 3.

- ii. It would be more beneficial to demolish the property than to bring an old house up to modern standards.

Whilst erecting a new dwelling could allow for a more modern and sustainable property, the applicant must demonstrate that the existing dwelling is not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible.

There appears to be no relationship between the submitted structural report and the build cost comparison. The structural report should make recommendations, and the cost comparison should provide the costs of carrying out the recommendations. The build cost comparison for a new build and renovation are both low when compared to BCIS average rates. The structural report does show a property requiring significant renovation, with the author concluding that it would be more practical and economical to demolish and rebuild, but there is no explanation on how the author arrives at this conclusion and no details on the assessment of costs made to arrive at this conclusion. It is considered that insufficient evidence has been provided to demonstrate that the existing dwelling is not capable of retention through renovation and extension, and it has not been demonstrated that the repair of the existing building is not economically feasible. The proposal is therefore considered contrary to criteria 4 of policy TAI 13.

iii. The proposed dwelling would provide a home for a local family

Providing a home for a local family is not a material planning consideration. The main planning consideration for this application is that the replacement dwelling is not acceptable in terms of scale and design terms and that the proposal fails to comply with policy TAI 13.

Conclusion

The existing dwelling has a modest appearance commensurate with its rural setting. The design and scale of the proposed replacement dwelling bears no resemblance to that of the existing dwelling and causes a visual impact which is significantly different and greater. The replacement dwelling would have a negative impact in visual amenity terms and would not be sympathetic or compatible with the site and the rural character of the area, contrary to policy PCYFF 3. The application proposes a 198.6% increase in floor area, which is significant and is clearly contrary to policy TAI 13 in this open countryside location. It has not been demonstrated that the existing dwelling is not capable of retention through renovation and extension, and it has not been demonstrated that the repair of the existing building is not economically feasible.

Recommendation

The application is refused for the following reasons:

(01) The siting, scale, design and appearance of the replacement dwelling would fail to enhance the character and appearance of the site and the surrounding area contrary to policies TAI 13 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (2019) and Planning Policy Wales (12th edition).

(02) The application fails to demonstrate that the existing dwelling is not capable of retention through renovation and extensions and it has not been demonstrated that the repair of the existing building is not economically feasible contrary to policy TAI 13 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (2019).