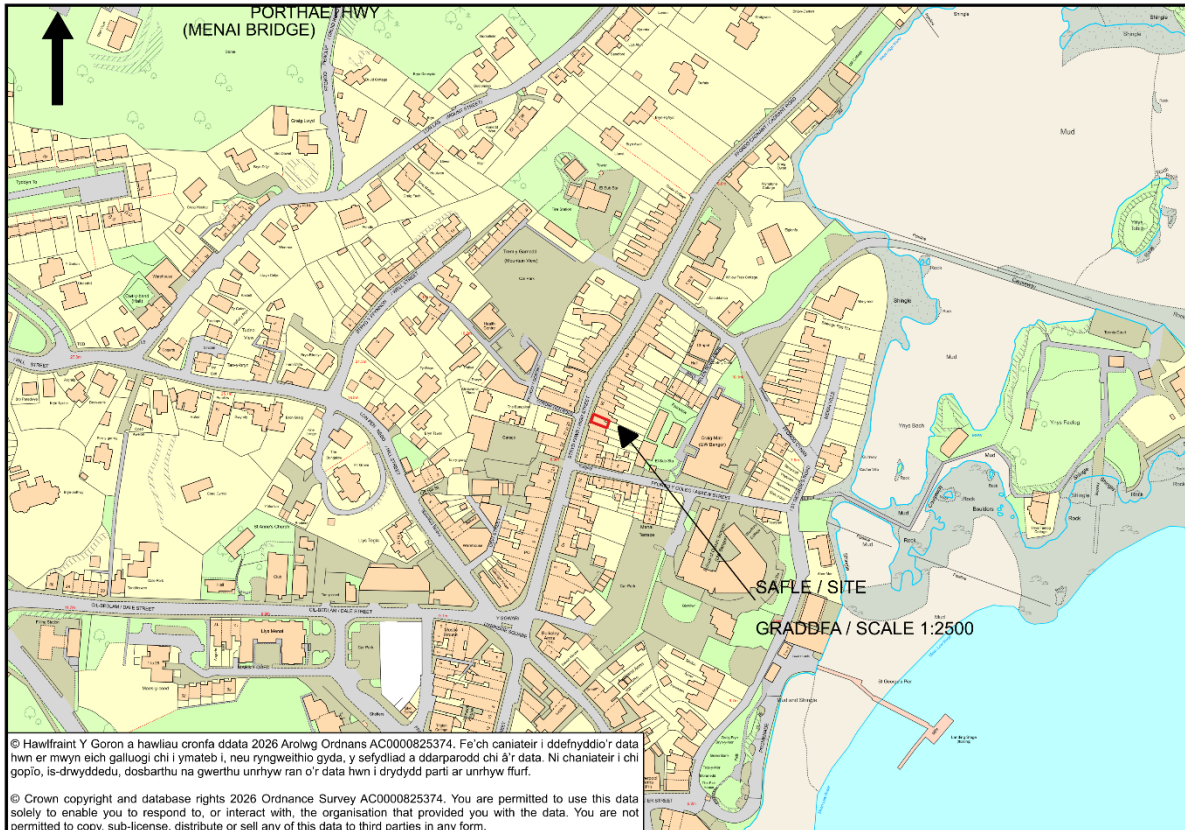


Application Reference: FPL/2026/61

Applicant: Dr Elsbeth Iorwerth

Description: Full application for alterations and extensions at

Site Address: 32 High Street, Menai Bridge.



Report of Head of Regulation and Economic Development Service (Hannah Williams)

Recommendation: Permitted

Reason for Reporting to Committee

The planning application has been presented to the Planning and Orders Committee as the applicant is related to a relevant officer as defined in the Constitution. The planning application has been scrutinised by the Monitoring Officer.

Proposal and Site

This is a full planning application for the construction of a single storey flat roof extension at the rear of a dentist and health clinic at 32 High Street, Menai Bridge.

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 AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Notes (TANs):

TAN 5: Nature Conservation and Planning

TAN 12: Design

Response to Consultation and Publicity

Ymgynghorydd Treftadaeth / Heritage Advisor: The proposals would not result in harm to the character of the conservation area.

Priffyrdd / Highways: No objection

Dwr Cymru/Welsh Water: Surface water condition requested

Draenio / Drainage: No objection

Cynghorydd Sonia Williams: No comment received

Cynghorydd Robin Wyn Williams: No comment received

Cynghorydd Dyfed Wyn Jones: No comment received

Cyngor Tref Porthaethwy/ Menai Bridge Town Council: No objection

Iechyd yr Amgylchedd / Environmental Health: No objection

The application was afforded two means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties and the publication of an advert in the local press. The latest date for the receipt of representations was the 28/04/2026. At the time of writing this report no representations had been received.

Relevant Planning History

FPL/2025/240 - Cais llawn ar gyfer newid defnydd annedd (Dosbarth Defnydd C3) i fod yn deintyddfa a chlinig iechyd (Dosbarth Defnydd D1) yn / Full application for the change of use of a dwelling (Use Class C3) into a dentist and health clinic (Use Class D1) at 32 Stryd Fawr, Porthaethwy / High Street, Menai Bridge **Caniatáu / Permitted 05/12/2025**

Main Planning Considerations

The application's main issues are:

- I. Proposed Development.
- II. Siting and Design.
- III. Adjacent Residential Properties.
- IV. Green Infrastructure and Ecology.
- V. Conservation area

Proposed Development:

The application is for the construction of a single storey flat roof extension to the rear of the building. The extension measures 2.8m x 1.5m and 2.5m high. The extension accommodate extended area for a surgery room. No windows form a part of the proposed scheme, a door is proposed at the rear elevation, accessing the rear garden area. The extension is to be finished with white render to match existing external finish on site.

Siting and Design:

The proposal is considered to comply with the requirements of Policy PCYFF 3, as it represents a high-quality design that respects the character of the surrounding built environment and the wider area. The proposed materials are considered to be of a high quality, and the extension is modest in scale. During the site visit, it was noted that some nearby properties include flat-roof extensions to the rear. It is therefore considered that a flat-roof extension would not appear out of keeping with the immediate area. Furthermore, the extension would be located within a secluded area to the rear of the property and would not be visible from the public realm.

Adjacent Residential Properties:

The proposal is considered to comply with the requirements of Policy PCYFF 2, as it would not have an adverse impact on the surrounding area. It is not considered that the proposal would result in any unacceptable impact on the amenities of adjacent properties. The extension would be located to the rear of the property, within an area already enclosed by existing built forms. No windows form part of the proposed development and, as such, it would not result in overlooking or loss of privacy to neighbouring residential properties. Furthermore, no neighbouring windows would be adversely affected by the development.

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, a bird box and bat box is to be installed onto the existing building and a planting of a native tree is proposed at the rear of the site. A green infrastructure statement has also been submitted outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales.

Conservation Area:

The development is located inside the Menai Bridge Conservation Area. Policy AT1 of the JLDP states that proposals within or affecting the setting and/or significant views into and out of Conservation Areas must have regards to the Conservation Area Character Appraisals.

The proposed alterations and extensions are moderate in scale and located to the well screened rear boundary. Consequently, the proposals would not result in harm to the character of the conservation area.

Conclusion

The proposed development demonstrates high quality design. It is not considered that the proposed development will adversely impact the character of the building or the surrounding conservation area. The proposal is not considered to have a negative impact upon the amenity of adjacent properties. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. 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:

- **Ty/1813/PL09 – Proposed Site Plan**
- **Ty/1813/PL10 – Proposed Plans**
- **Ty/1813/SU01 – Location Plan**

· **Green Infrastructure Statement**

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

(03) 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.

(04) A bird and bat box shall be installed on the building, as shown on drawing reference, 'Ty/1813/PL10 – Proposed Plans', 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.

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: AT 1, AMG 5, PCYFF 2, PCYFF 3.

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.