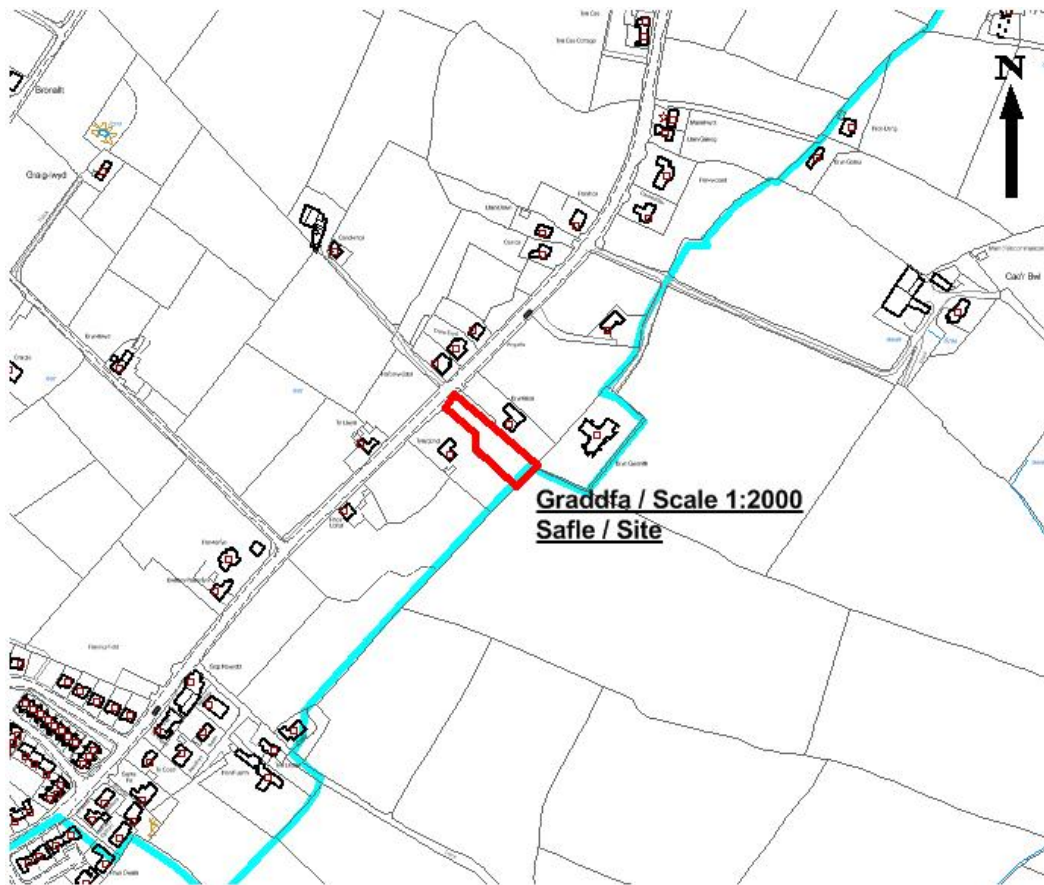


Rhif y Cais: **36C63H** Application Number

Ymgeisydd Applicant

Mr Derfel Griffiths

**Cais llawn ar gyfer codi modurdy yn / Full application for the erection of a garage at
Rhos Anedd, Rhostrehwfa**



Planning Committee: 01/10/2014

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The applicant is related to an Officer of the Authority.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The application site lies within the curtilage of a dwelling known as Rhos Annedd. The site faces the B4422 highway and lies between Llangefni and Rhostrehwfa.

The proposal entails the erection of a single garage situated north of the converted dwelling.

2. Key Issue(s)

The key issue is whether or not the proposed garage would affect the neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 5 – Design

Policy 42 - Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales (7th Edition), July 2014

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Victor Hughes – No response received at the time of writing this report.

Councillor Hywel Jones – No response received at the time of writing this report.

Community Council – No response received at the time of writing this report.

Public Consultation – The application was afforded two means of publicity. These were by the placing a notice near the site and serving of personal notifications on the owners of neighbouring

properties. The latest dates for the receipt of representations were 06/10/2014. At the time of writing this report, no letters of representations have been received at the department.

5. Relevant Planning History

36C63 – Formation of an agricultural access at Tynyngogl, Rhostrehwfa – Permitted – 30.9.87

36C63A – Demolition of existing garage together with the erection of a double garage on the site at Tynyngogl, Rhostrehwfa – Permitted – 9.5.97

36C63B – Erection of a conservatory at Tynyngogl, Rhostrehwfa – Permitted – 13.9.01

36C63C – Erection of a dwelling on land adjacent to Tynyngogl, Rhostrehwfa – Refused – 7.9.06

36C63D – Outline application for the erection of a dwelling on land at Tynyngogl, Rhostrehwfa – Refused – 6.11.08

36C63E – Outline application for the erection of a dwelling and garage on land at Tynyngogl, Rhostrehwfa – Refused – 4.2.10

36C63F – Change of use of part of the garage into a residential unit at Tynyngogl, Rhostrehwfa – Approved 23.07.10

36C63G – Full application for the change of use of garage into a dwelling together with alterations and extensions at Tyn y Gongl, Rhostrehwfa – Approved 08/12/2011

6. Main Planning Considerations

The proposal is to erect a single garage situated north of the dwelling known as Rhos Anedd. The overall floor-area of the garage is 34.5 square metres.

It is not considered that the proposed scheme would impact on the surrounding properties as there is sufficient space within the site to accommodate the proposal.

The proposed materials are considered acceptable as they would match with the existing dwelling; and as a result would not look out of place.

It is not considered that the proposed scheme would form any adverse impact on any surrounding neighbouring properties that it should warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is considered that the proposal should be permitted subject to conditions.

8. Recommendation

Permit the application subject to the conditions listed below.

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.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

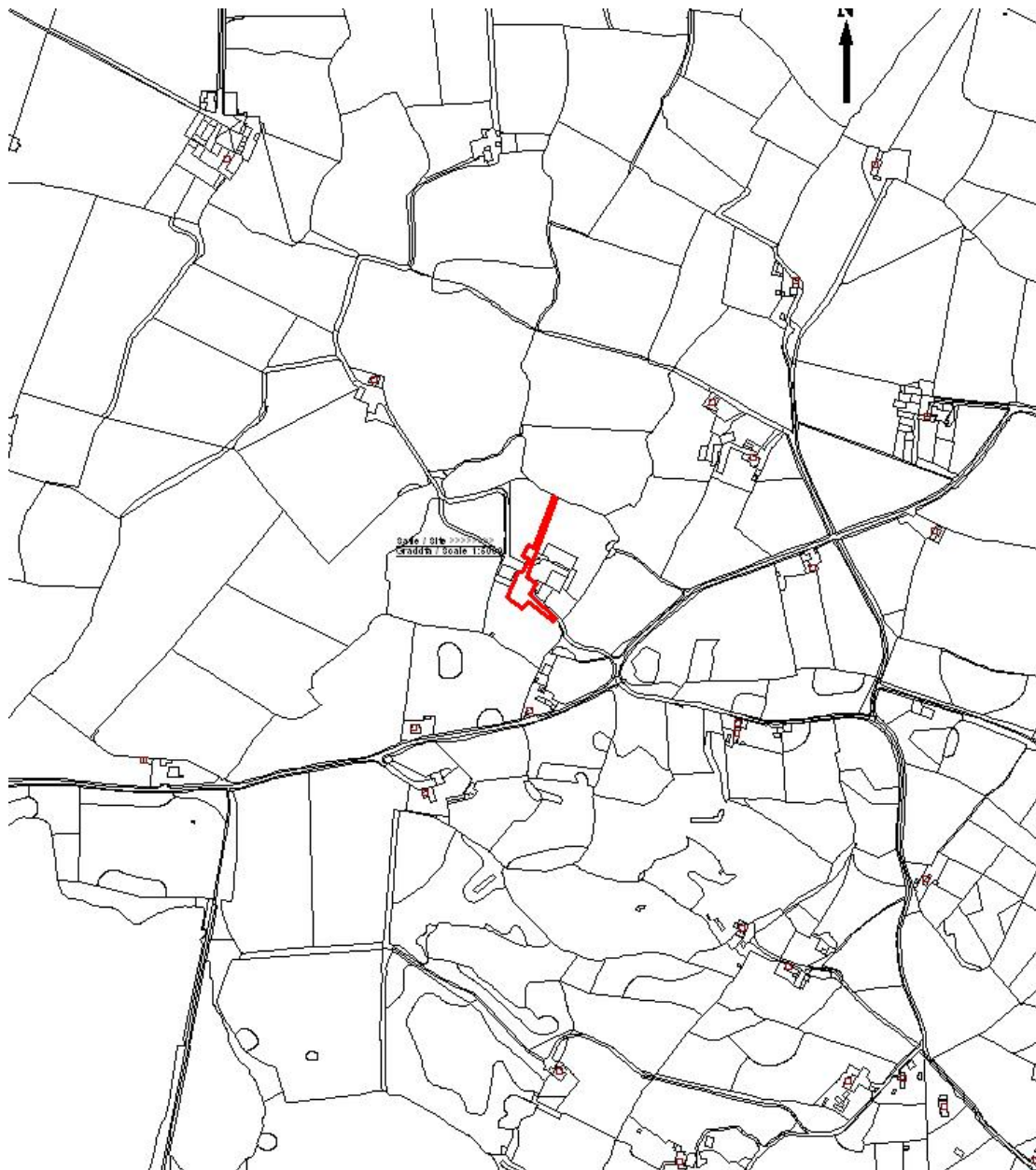
Rhif y Cais: **38C149B** Application Number

Ymgeisydd Applicant

Mrs Carys Edwards

Cais llawn ar gyfer dymchwel yr annedd presennol ynghyd a codi annedd a creu mynedfa i gerbydau ar dir yn / Full application for the demolition of the existing dwelling together with the erection of a new dwelling and construction of a vehicular access on land at

Llanddygfael Hir, Llanfechell



Planning Committee: 01/10/2014

Report of Head of Planning Service (DPJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is referred to the Planning Committee because the applicant is a relevant officer of the Council under the constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

1. Proposal and Site

The planning application is submitted for the demolition of an existing two storey dwelling which has been inspected internally by officers and is in a poor state of repair. The existing dwelling is located on the entrance to a working farm yard and currently shares the same vehicular access.

The proposal entails the replacement of the existing dwelling with a two storey dwelling of a dormer construction. It would have a slate roof and external materials would include extensive stonework, it would be orientated so that it faces away from the farmyard but would still encompass part of the existing dwelling's footprint. A residential curtilage, access road and a treatment plant in part of an agricultural field also forms part of the proposals.

2. Key Issue(s)

- Principle of the development in relation to material planning policies on replacement dwellings.
- Landscape considerations in relation to the Special Landscape Area.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 54 - Replacement Dwellings
Policy 30 - Landscape
Policy 42 – Design

Gwynedd Structure Plan

Policy D1 – Environment
Policy D4 – Location, siting and design
Policy D25 – Environment
Policy D26 – Environment

Stopped Ynys Mon Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN2 – Landscape
Policy HP9 - Replacement Rural Dwellings

4. Response to Consultation and Publicity

Community Council – No response at the time of writing the report

Local Member (Cllr Llinos Medi Huws) – No response at the time of writing the report

Local Member (Cllr John Griffiths) - No response at the time of writing the report

Local Member (Cllr Kenneth P. Hughes) - No response at the time of writing the report

Highways Section – No response at the time of writing the report

Drainage – Informative recommended as regards land drainage.

Natural Resources Wales – No response at the time of writing the report

Welsh Water – No comments.

A site notice was placed near the site and individual letters were posted to neighbouring properties. The application was also advertised in the local newspaper as the development is within the setting of listed buildings. The expiry date to receive representations was the 26/09/2014. At the time of writing the report no representations were received.

5. Relevant Planning History

38C149: Demolition of existing buildings along with the erection of a new agricultural building at Llanddygfael Hir, Llanfechell. Conditionally approved 10.09.96.

38C149A: Full application for the demolition of the existing shed together with alterations and extensions to the dwelling and the creation of a new road at Llanddygfael Hir, Llanfechell. Conditionally approved 03.10.13.

6. Main Planning Considerations

Introduction: The report considers the acceptability of replacement dwelling in relation to material planning policies.

The existing residential dwelling to be demolished was granted planning permission for alterations and extensions (38C149A) in 2013. In processing the planning application it is noted that the dwelling was in a state of disrepair. The alterations and extensions were limited to a modest front and rear extension in addition to other structural elements. A new track and turning area similar to that proposed under the current planning application formed part of the approved proposals.

Principle of Development: Policy 54 of the Ynys Mon Local Plan permits the replacement of existing dwellings in the countryside subject to the listed criteria being met, notably that the proposed dwelling is on the same site and reflects the size, scale and massing of the existing dwelling. Policy HP9 of the Stopped Ynys Mon Unitary Development Plan contains similar provisions whilst allowing greater flexibility on the scale of the resultant dwelling.

Based on the planning history and the site visit it is clear that the building has a lawful residential use. In addition based on an inspection of the property, the planning history and the structural report accompanying the planning application the property could be renovated but this would require major rebuilding tantamount to the erection of a new dwelling.

The proposed development incorporates part of the footprint of the existing dwelling and this is considered to comply with the policy provisions above.

The proposed dwelling is orientated, and provides a separate curtilage area in an agricultural field outside of the working farmyard and it would also be served by a separate vehicular access. This is considered reasonable on economic and safety grounds subject to the conditions recommended on fencing and landscaping.

The proposed dwelling is moderately larger in terms of footprint and the height of the roof than the existing dwelling. This accords with the provisions of policy HP9 which can be attributed greater weight given the advanced stage reached in the preparation of the Stopped UDP. The proposal is

considered to be of a high standard of design. Natural stonework is also proposed on part of the development and natural mineral slate is proposed on the roof. On this basis the proposal is considered to comply with the provisions of policy HP9 of the Stopped Anglesey Unitary Development in being suitable to the location and exhibiting a high quality design.

Special Landscape Area: The proposal would be located within an Area designated as a Special Landscape Area under the provisions of policy 31 of the Ynys Mon Local Plan, D3 of the Gwynedd Structure Plan and EN1 of the Stopped Anglesey Unitary Development Plan. The proposal would entail the creation of a separate residential curtilage and an access in an agricultural field. Given the limited scale of the extension into the agricultural field and the imposition of a landscaping condition it is considered that the development satisfactorily fits into the landscape.

Other Matters: Consultation responses are awaited from Highway and NRW at the time of writing.

The planning application has been scrutinised by the Council's Monitoring Officer.

7. Conclusion

The proposed development accords with the policy provisions in relation to replacement dwellings and the landscape considerations and is considered acceptable subject to the receipt of outstanding consultation responses.

8. Recommendation

Subject to the receipt of outstanding consultation responses to **Permit** the application subject to the following conditions:

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

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act, 1990.

(02) No other part of the development hereby approved shall commence until the existing dwelling outlined in red on drawing reference 08814/05 has been completely demolished.

Reason: For the avoidance of doubt and because the Local Planning Authority would not accept an additional dwelling on this site due to the open countryside location.

(03) No development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land have been submitted to and approved in writing by the Local Planning Authority. The building(s) shall be constructed with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

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

(05) The development hereby approved shall where specified/hatched on the plans hereby approved be faced with a local natural stone or with a natural stone of equivalent colour texture and weathering characteristics.

Reason: To ensure a satisfactory appearance of the development.

(06) No development shall take place until a scheme of landscaping and tree planting for the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented not later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

Reason: In the interests of the visual amenities of the locality.

(07) Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

(08) The scheme of enclosure indicated on the approved plan No. 08814/03 shall be constructed or erected at the same time as the buildings to which the enclosures relate are constructed.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

Informatives

The proposed outfall pipe from the treatment plant may require consent from the council's Land Drainage Officer, under Section 23 of the Land Drainage Act 1991.

Consent from NRW will be required in connection with the private foul treatment plant and discharge point. The granting of planning permission hereby approved does not mean that consent will be issued by NRW or that an amendment to the planning permission may be required.

9. Other Relevant Policies

Planning Policy Wales, Edition 7, July 2014

Technical Advice Note 12: Design