

Application Reference: HHP/2022/239

Applicant: Tudur Jones & Alaw Thomas

Description: Retrospective application for alterations and extensions at

Site Address: 10 Lon y Wylan, Llanfairpwll



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

Recommendation: Permit

Reason for Reporting to Committee

The applicant is a relative of a 'relevant officer' as defined within paragraph 4.6.10 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 presented is a retrospective application for alterations and extensions to the dwelling.

The application site is a semi-detached bungalow located along Lon y Wylan, within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

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)

Planning Policy Wales (Edition 11, February 2021)

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

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfairpwll Community Council	No response at the time of writing the report.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cynghorydd Alun Wyn Mummery	No response at the time of writing the report.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Dwr Cymru/Welsh Water	Condition regarding surface water and advisory notes for the applicant.

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 02/11/2022. At the time of writing this report, no letters of representations had been received at the department.

Relevant Planning History

No relevant site history

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.

Proposal and Site

The site is a semi-detached bungalow located along Lon y Wylan, within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan. The proposed scheme is a retrospective application for the erection of a single storey side extension.

This is a retrospective application as work has already commenced on the extension. The work completed thus far is the concrete footings to the foundation, and the substructure block work. It was confirmed by the applicant that no further work will take place, and this was evident from a site visit conducted on the 9th of November.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties

i. Siting and Design

The proposal is for a single storey side extension to accommodate an open-plan kitchen/dining area, a utility and a bathroom. It will extend approximately 3.3m beyond the side elevation of the property, and will measure 8.3m in length, equally set off both the front and rear elevations by around 0.7m. It will have a flat roof at 3m in height, which is lower than the main pitch of the dwelling, ensuring that this is a subservient extension.

The flat roof will have a roof light lantern above to increase natural daylight. The front elevation facing the highway will have two windows, the side elevation facing 9 Lon y Wylan will have one door and one window, with a set of double doors on the rear elevation opening into the applicants' garden. The whole bungalow, including the extension, will have painted render external walls together with white UPVC windows and doors. This ensures a high quality design to comply with policy PCYFF 3, and integration into the surrounding built environment.

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. In regards to this application, a swift nest box has been added to the main dwelling. This is considered to provide overall biodiversity enhancement, and complies with the requirements of the Environment Wales Act and policy PCYFF 4.

ii. Impact on Adjacent Residential Properties

This is considered a small scale development that will have no negative impacts upon the privacy and amenities of neighbouring properties. It will not be visible from neighbouring property 11 Lon y Wylan due to the existing dwelling, or from 9 Lon y Wylan due to the high hedge along the whole of the boundary. The front elevation facing the estate road is far enough from all properties on Ffordd Teifion, and the rear elevation of the extension will not be visible, and is an ample distance from the properties behind in Cae Cnyciog. The new windows and door will not give rise to any concern of overlooking, and as such the privacy and amenities of the neighbours will be maintained.

Conclusion

The proposal is considered a small-scale development that will provide additional living space within the property. It is considered a subservient extension that will integrate into the site with matching finish materials. Giving its siting in relation to neighbouring properties, and the existing boundary treatments, it is not considered to give rise to any greater harm upon the privacy and amenities of any neighbouring properties.

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:

- **Wylan/01 - Location plan**
- **Wylan/02 - Proposed block plan**
- **Wylan/04 - Proposed floor plan**
- **Wylan/08a - Proposed elevations**

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.

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

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.