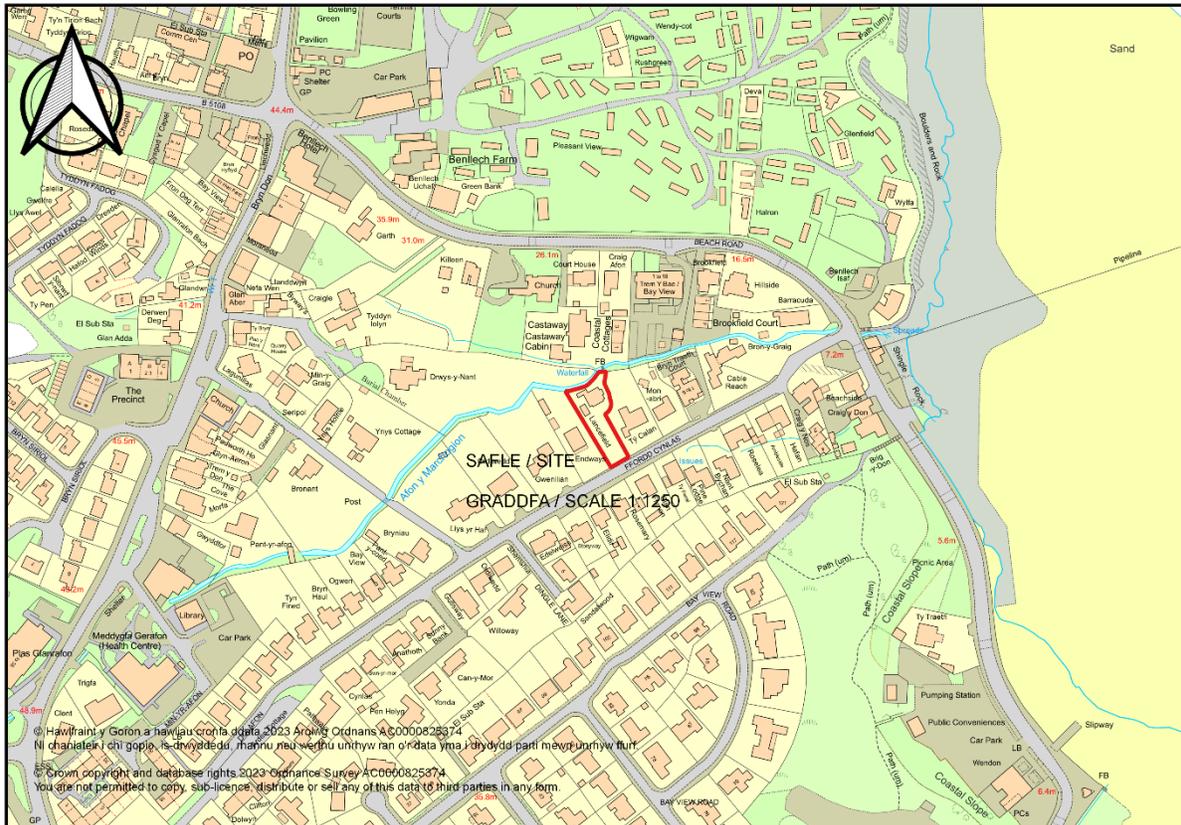


Application Reference: HHP/2023/51

Applicant: Mr. Steven Lomas

Description: Full application for demolition of the existing garage together with the erection of a two storey annex at

Site Address: Lancefield, Ffordd Cynlas, Benllech, Tyn Y Gongl



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

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 Ieuan Williams on the grounds of over-development of the site and adverse impact on the amenities of adjacent residential properties.

A site visit was conducted 17th May. Planning Committee where members had the opportunity to view the site and its setting.

At their meeting held on the 5th July 2023 the Committee resolved to refuse the application contrary to officer recommendation. The recorded reasons being as follows:

1. Flooding Concerns due to the siting of the proposal within the Flood Zone

2. The proposal is an overdevelopment of the site not in keeping within the residential street.
3. Impact on the residential amenity of adjacent neighbouring properties due to overlooking.

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 reasons 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 the reasons for refusal in turn (as detailed 1-3 above):

1. Flooding Concerns due to the siting of the proposal within the Flood Zone:

The application site does sit within Zone C2 of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and falls into Flood Zone 3 (Rivers). However, the application submitted is a 'Householder Application for Planning Permission for works or extension to a dwelling'. In accordance with NRW Consultation Topics (September 2018), NRW provides advice on proposals 'Located in Zone C of the development advice maps contained in TAN15 and/or zones 2 or 3 NRW Flood Zone Maps, except for householder applications'. NRW therefore would not comment on flood risk when consulted on householder applications. As there is an existing dwelling and garage on the site and this application is to extend that existing dwelling through the demolition of the existing garage and the provision on an annexe, there is no additional risk of flooding. Furthermore, the site is situated on a steep hill from west to east leading down to the sea. Given that NRW who are the experts in these matters have raised no concerns, this is not a valid reason for refusal.

2. The proposal is an overdevelopment of the site not in keeping within the residential street:

The proposal is a modern building but it is considered that it is in keeping with its surroundings. There is no particular style in this immediate area with a mixture of single storey and dormer bungalows nearby of varying age, size and design. It is considered that the annexe fits in with the character of the existing property and surrounding area and complies with the requirements of policy PCYFF 3. It is considered that the proposal is subservient to the main dwelling and will fit in with the general form of development in the immediate area. The initial siting of the proposed annexe has been amended from the previous planning application that had been withdrawn. The annexe has been placed further back within curtilage of the property and now adjoin the main dwelling. The design has also been amended in the interest of residential amenity. The roof of the annexe will be a pitched slate roof and makes use of modern, high-quality materials which will complement the existing property and the surrounding area. The scale and massing of the annexe respects the character of the surrounding built environment and landscape without having a negative impact on the amenities of adjacent residential properties. This is a modest annexe which is subservient to the main dwelling and sits within a large plot. Officers do not believe this to be overdevelopment of the site and this is not a valid reason for refusal.

3. Impact on the residential amenity of adjacent neighbouring properties due to overlooking:

Careful consideration has been given to the impact of the proposal upon the amenities of adjacent residential properties. The properties in this area overlook each other to some degree due to the

orientation and built-up form of area. It is important to note that Endways is located higher than Lancefield and the side windows of Endways currently overlooks Lancefield. The first-floor window is located as far as possible on the proposed elevations from Endways property. Consideration has been given to whether the windows would overlook Endways side windows. The first-floor front window of the annexe may not comply with distances of the SPG; however, consideration has been given to the orientation of the windows, and due to the fact that the side windows of Endways is on an angle and not directly in front of the annexe it is not considered that there will be direct overlooking impact to existing side windows of Endways.

Condition (06) ensures that the on the Southwest Elevation (facing Endways) will be obscurely glazed to avoid any overlooking. The proposed Streetscape drawing shows that the fence effectively mitigates any overlooking from the windows of the annexe. Consideration has been given to whether the erection of a 2.2m fence in this location would impact Ty Calan. The applicant would be entitled to erect a 2m high fence under permitted development rights; therefore, as the fence would only be 200mm above the permitted development rights it is not considered that this would have a negative impact on the neighbour. Consideration has been given to current overlooking issues from Lancefield towards Ty Calan and the additional mitigation measures such as the fence to ensure no additional overlooking from the annexe. It is considered that the proposed fence will mitigate overlooking from the proposed annexe windows towards Ty Calan. Lancefield currently overlooks Ty Calan due to the differences in land levels and consideration must be given to this in the determination process. It is not considered that the annexe will overlook Ty Calan any more than the main dwelling, the fence will ensure that the annexe will not cause any more overlooking issues than the existing. The proposed new annexe is approx. 20.6m away from the bedroom window in Ty Calan, which is classed as a secondary aspect window in SPG: Guidance Note 8 – Proximity of Development. Although this distance of 20.6m proximity does not comply with SPG indicative minimum distances, as a rule the indicative distance of 24m - between neighbouring windows , secondary aspect to main aspect, is not for houses that are next door to each other, but to windows which directly face on each other (i.e. To the front and to the back).

Conclusion

It is considered that the proposal complies with the JLDP policies listed in the main body of the report. There are a variety of different style and scale of dwellings in the immediate area, and it is considered that the proposal is subservient to the main dwelling and will fit in with the general form of development in the immediate area. The proposed annexe will be high quality and will not have a negative impact upon the amenities of adjacent residential 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.

- **D918.06 Rev D - Proposed Site Plan**
- **D918.07 - Proposed Floor Plans, Elevations & Sections**
- **D918.08 Rev A - Proposed 3D Views**
- **D918.09 Rev C - Proposed Streetscape Section**
- **D918.10 – Existing and Proposed East Boundary Elevations**
- **Construction Traffic Management Plan - Lancefield, Ffordd Cynlas, Benllech, April 2023**

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

(03) Demolition or construction works shall not take place outside the hours of 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(04) Full details of a lighting scheme which shall include full specifications of all external lights, a plan showing any light spillage on the application site and surrounding land; specifications and heights of any columns, bollards or other such fixtures for the development should be submitted to and approved in writing by the Local Planning Authority before the use hereby approved commences. The Lighting Scheme shall be designed to maximise energy efficiency and to prevent light pollution. The development shall thereafter be carried out in accordance with the Lighting Scheme approved under the provisions of this condition and then operated and maintained in accordance with the approved scheme for the lifetime of the development.

Reason: To safeguard the amenities of occupants of the surrounding properties

(05) 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/2023/51

Reason: For the avoidance of doubt

(06) Prior to the occupation of the extensions hereby approved the window on the proposed south west elevation as labelled on the drawing D918.07 – Proposed Floor Plans, Elevations & Section, shall be Non-opening 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

(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.

(08) The fence as shown on the North East boundary as shown on drawing no: D918.10 – Existing & Proposed East Boundary Elevations shall be completed prior to the use of the annexe.

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

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, TRA 2, AMG 5**

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: FPL/2022/264

Applicant: Ms Linda Owen

Description: Full application for the change of use of agricultural land into touring caravan park at

Site Address: Ty'n Cae, Rhostrehwfa, Llangejni.



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member.

At the Planning and Orders Committee meeting that was held on the 5th July, 2023 the Members requested a Site Visit. The site visit was carried out on the 19th July and Members are now familiar with the site and its settings.

Proposal and Site

The application site lies fronting the B4422. The land lies to the north and south of the residential properties known as Tyn Cae and Tyn Cae Cottage which is owned by the applicant. Part of the land is currently used as agricultural land and as a caravan park (certificate site).

The original application was for the change of use of land to create a touring caravan site and the siting of 3 glamping pods. However the scheme has been amended and now involves the change of use of the land to create a touring caravan site only.

Key Issues

The applications main issues are;

- i. Compliance with policy
- ii. Highway Safety
- iii. Impact on neighbouring properties / locality

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

Strategic Policy PS 1: Welsh Language and Culture

Policy TWR 5: Touring Caravan, Camping and Temporary Alternative Camping Accommodation

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Policy AMG 5: Local Biodiversity Conservation

Strategic Policy PS 14: The Visitor Economy

Planning Policy Wales (Edition 11, February 2021)

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

Technical Advice Note 18: Transport (2007)

Technical Advice Note 24: The Historic Environment (2017)

Technical Advice Note 20: Planning and the Welsh Language (2017)

Response to Consultation and Publicity

Consultee	Response
Cynhorydd Geraint Ap Ifan Bebb	Call-in - overdevelopment of the site and increase in traffic
Cynghorydd Nicola Roberts	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Cyngor Cymuned Llangristiolus Community Council	Concerns regarding access and the the road is not suitable for additional traffic
Iechyd yr Amgylchedd / Environmental Health	Standard comments
Polisi Cynllunio / Planning Policy	Comments

Priffyrdd a Trafnidiaeth / Highways and Transportation	Originally raised concerns with the means of access to the site. Following receipt of amended plans confirmed that the amended scheme is acceptable subject to a conditional approval.
Draenio Gwynedd / Gwynedd Drainage	No comments
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
Dwr Cymru Welsh Water	Holding objection as the site is crossed by a combined sewer. The concerns were forwarded to the agent and an amended scheme was submitted. At the time of writing this report no response has been received to the amended scheme
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Tourism Partnership North Wales	No response

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 09/11/2022. No representations were received. However, following discussions with the applicant and the subsequent amendments to the proposed scheme, there is a duty to re-notify neighbours and the latest date for the receipt of any representation is 06/07/2023. At the time of writing this report two letters of representation had been received. The main issues raised can be summarised as follows;

- i. Concerns were raised that the site has been used by caravan and tents. Also bell tents and pods are located on site / advertised on social media.
- ii. Claims that a person has been allowed to live in a caravan for 12+ months.
- iii. Access to the site is unsuitable for commercial use.
- iv. Poor track record of landscaping.
- v. Marketing material on social media and internet lack any reference to the Welsh language how will the applicant address this in the planning application.
- vi. The noise levels and increased litter on the B4422 do not suggest good quality of clients.
- vii. Loss of agricultural land

Other matters have been raised regarding the maintenance/landscaping of the site to ensure good quality campers and of reviews made by past customers however these matters are not material planning considerations however the proposal includes a landscaping scheme.

In response to these comments I would state;

- i. As stated above the site has an Exemption Certificate and can be used as a touring caravan and tent site. If any breaches of planning occurs on site these matters will be investigated by the Enforcement Section.
- ii. The application currently under consideration is for a seasonal caravan site – any breaches of planning permission can be investigated by the Enforcement Section.
- iii. Highway Safety issues are discussed in the main body of the report below.
- iv. Landscaping works are proposed as part of the scheme. Part of the site is screened by hedge.
- v. What is published on social media is outside of the local planning authority control. The applicant has confirmed that the marketing and visitor information will highlight the history and heritage of the area.
- vi. If the development results noise nuisance these are matters that can be regulated by the Environmental Health Section. Can it be confirmed that litter on the B4422 is as a result of the use of the site?
- vii. The development does not include hardstanding areas and the site will be able to be used for agriculture outside of the holiday season

Relevant Planning History

36C235 - Newid defnydd yr adeiladau allanol i fod yn uned gwyliau ynghyd a chreu mynedfa newydd yn / Change of use of outbuildings into a holiday flat together with the formation of a new access at Tyn Cae, Rhostrehwfa - Caniatau / Approved 24/06/04

36C235A - Codi sied ar dir ger / Erection of a shed on land at Tyn Cae, Rhostrehwfa - Caniatau / Approved 03/04/06

36C235B - Newid defnydd tir er mwyn creu man parcio cerbydau nwyddau trwm yn / Change of use of land for the parking of heavy goods vehicles at Tyn Cae, Rhostrehwfa - Gwrthod / Refused 12/01/07

36C235C - Newid defnydd yr uned gwyliau i annedd preswyl ynghyd ag estyniad i'r cwrtil yn / Change of use of holiday let into a residential dwelling together with an extension to curtilage at Tyn Ce, Rhostrehwfa - Caniaatau / Approved 17/07/09

36C235A - Codi sied ar dir ger / Erection of a shed on land at Tyn Cae, Rhostrehwfa - Caniatau / Approved 03/04/06

36C235B - Newid defnydd tir er mwyn creu man parcio cerbydau nwyddau trwm yn / Change of use of land for the parking of heavy goods vehicles at Tyn Cae, Rhostrehwfa - Gwrthod / Refused 12/01/07

36C235C - Newid defnydd yr uned gwyliau i annedd preswyl ynghyd ag estyniad i'r cwrtil yn / Change of use of holiday let into a residential dwelling together with an extension to curtilage at Tyn Ce, Rhostrehwfa - Caniaatau / Approved 17/07/09

PPD/2022/19 - Cais i weithredu gwerysyla a maes carafanau ardystiedig wedi'i eithrio o dan baragraff 5 o'r amserlen gyntaf, Safleoedd Carafannau a Deddf Rheoli Datblygu 1960 ar dir yn / Application to operate a certified exempted camping and caravan site under paragraph 5 of the first schedule, Caravan sites and Control of Development Act 1960 on land at - Tyn Cae Rhostrehwfa

Main Planning Considerations

The land is currently used as agricultural land and as a touring caravan site (certificate site which is exempt from planning). The proposal is to provide 18 touring caravan pitches (10 pitches to the north of the dwelling known as Tyn Cae and 8 pitches on land to the south) together with landscaping works. Following consultation with the Highway Authority improvements will be made to the existing vehicular access.

The applications main issues are;

- i. Compliance with policy
- ii. Highway Safety
- iii. Impact on neighbouring properties / locality

i. Policy Context - Policy PCYFF1: Development Boundaries states that outside the development boundaries development will be resisted unless it is in accordance with specific policies in this plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential.

The application site is located in an open countryside location.

Policy TWR 5 of the Joint Local Development Plan is relevant to the touring caravan site and the policy states that:-

Proposals for new touring caravan, camping and temporary alternative camping sites, extensions to existing sites or additional pitches will be granted provided they conform to the following criteria:

- 1. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; - the majority of the site is screened from the public vista and further landscaping are proposed to improve the visual appearance of the site and will enhance biodiversity*
- 2. Avoids excessive areas of hard standing - no hardstanding are proposed as part of the scheme.*
- 3. Have limited physical connection to the ground and is capable of being removed off the site out of season - a condition will be imposed on the decision stating that the units are removed from site when not in use and out of season.*
- 4. Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development - there is an existing amenity building on the site.*
- 5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and feature - the site fronts the B4422 and is located on the public transport network.*
- 6. Occupation is limited to holiday use - a condition will ensure that the units are used for holiday purposes only.*
- 7. That the site is used for touring purposes only and any units are removed from the site during periods not in use - as stated previously a condition will be included to ensure that the units are removed from the site.*

Policy PCYFF 4 of the JLDP requires that all new developments integrate into their surroundings and should consider landscaping in a manner that is appropriate to nature, scale and location of the dwelling. The area is semi-rural in nature due to its position between the settlements of Rhostrehwfa and Llangefni and due to the fact that the site is currently used as a Certificated site. Part of the frontage of the site is screened with existing hedges and the proposal includes further landscaping measures. No trees or hedges will be lost as part of the proposal and the landscaping scheme will provide a net gain in biodiversity, which meets the requirements set out by policy AMG 5 and also the councils duty under the Environment (Wales) Act.

It is noted that there are certain types of developments where a proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance. This proposal does not meet these thresholds, however it is expected that it be demonstrated how the Welsh Language has been considered as a part of designed the proposal. Such a statement was submitted as part of the application and is considered acceptable.

Policies PS 4 and PS 5 of the JLDP deliver the requirement for development to be sustainable at a local plan level and are consistent with national policy guidance with paragraph 3.39 of PPW (edition 11, February 2021). The main thrust of these policies are to reduce reliance on private transport through ensuring new development is located in areas which are accessible by a range of modes of transport. The proposed site is located approximately 0.6 miles away from the centre of the settlement of Rhostrehwfa and 1.1 miles away from the centre of Llangefni. The site is located on the public transport network and a pavement links the application site to both nearby settlements.

The land in question is Grade 2 'Good quality' land. Planning Policy Wales states that weight should be given to protecting such land from development unless there is an overriding need for the development.

Policies PS 4 and PS 5 of the JLDP deliver the requirement for development to be sustainable at a local plan level and are consistent with national policy guidance with paragraph 3.39 of PPW (edition 11, February 2021). The main thrust of these policies are to reduce reliance on private transport through

ensuring new development is located in areas which are accessible by a range of modes of transport. The proposed site is located approximately 0.6 miles away from the centre of the settlement of Rhostrehwfa and 1.1 miles away from the centre of Llangefni. The site is located on the public transport network and a pavement links the application site to both nearby settlements.

The land in question is Grade 2 'Good quality' land. Planning Policy Wales states that weight should be given to protecting such land from development unless there is an overriding need for the development.

As stated above part of the site is currently used as a Certificate site and up to 5 touring caravans and 10 tents are allowed on the land. During the course of determining the current application the agent has confirmed that the applicant has been granted a Certificate by the organisation known as Freedom Camping Club and are allowed 5 touring caravans and up to 13 tents. No hardstanding or permanent features are proposed as part of the application and therefore the land can be easily grazed out of season.

ii. Highway Safety – Concerns have been raised by the Local Member and Community Council regarding the means of access to the site and that the road is unsuitable for the additional traffic. During the course of determining the application discussions took place between the agent and colleagues in the Highway Department and the scheme has been amended to provide adequate space for vehicles with touring caravans are able to drive onto the land and not block the highway. The applicant has also confirmed that visitors leaving the site will need to vacate prior to 11am and new arrivals will not be allowed until after 1pm. Whilst it is acknowledged that the B4422 is a busy highway it is not considered that the highway cannot cope with the additional traffic generated by the development.

iii. Impact on amenities of neighbouring properties and locality - The site lies next to the side garden area of the property known as Tyn Rhos. Due to the existing screening along the boundary separating the site and the neighbouring garden and due to the fact that the neighbouring garden lies along the frontage of the property with the busy highway it is not considered that the use of the site by 5 additional touring caravans will have an adverse impact on the amenities currently enjoyed by the occupants of the neighbouring land.

Maenllwyd and Llain Garreg are located to the south of the application site and on the opposite side of the Highway. The properties are not located directly opposite the front of the application site and due to the proposed landscaping and the fact that the busy highway separates the application site and properties it is not considered that the use of the site for the siting of 8 seasonal pitches will have an adverse impact on the properties.

Conclusion

The change of use of the land to create an 18 pitch touring caravan site and associated works will not have a detrimental visual impact on the surrounding area, amenities of the surrounding properties or on highway safety. The proposal complies with current policies and my recommendation is one of approval.

Recommendation

That the application is permitted subject to the following conditions:

(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.

(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.

Drawing number TCR/23/01 - Existing access
Drawing number 2963:21:2 - Existing site plan
Drawing number TCR/23/02 Rev B - Proposed access
Planning Support Statement - Berllan Properties Ltd, October 2022
Visual Appraisal and Landscape Strategy - Land Studio, May 2022
Drawing number 265_TNC_0200_A - Proposed site plan and landscaping scheme
Preliminary Ecological Assessment - Cambrian Ecology 16 August 2022
Drawing number SCP/220782/ATR01- Swept path analysis

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

(03) No more than 18 touring caravans shall be placed on the parcel of land outlined in red on the attached plan (drawing number 265_TNC_0200 A) between 1st March and 31st October in any year and shall only be occupied for holiday purposes. A register identifying those occupying the seasonal touring caravans shall be maintained and shall be made available for inspection by the local planning authority at all times.

Reason: The permission is granted on the basis that the units will be used for holiday purposes only.

(04) The landscaping scheme as shown on the attached plan (drawing number 265_TNC_0200 A) shall be implemented not later than the first planting season following the use hereby approved. Any trees or shrub which forms part of the approved landscaping scheme 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 in writing by the local planning authority.

Reason: In the interest of visual and residential amenity

(05) Any touring caravan which is not occupied shall be removed from the site.

Reason: In the interest of visual amenity

(06) The access shall be laid out and constructed strictly in accordance with the submitted plan (drawing reference TCR/23/02 Rev B) with the gates opening inwards before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: To comply with the requirements of the Highway Authority.

(07) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(08) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development (1) before the use hereby permitted is commenced (2) before the dwelling is occupied.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(09) The development hereby approved shall be operated in accordance with Paragraph 3.10 of the Planning Support Statement by Berllan Properties.

Reason: To comply with the requirements of the Highway Authority

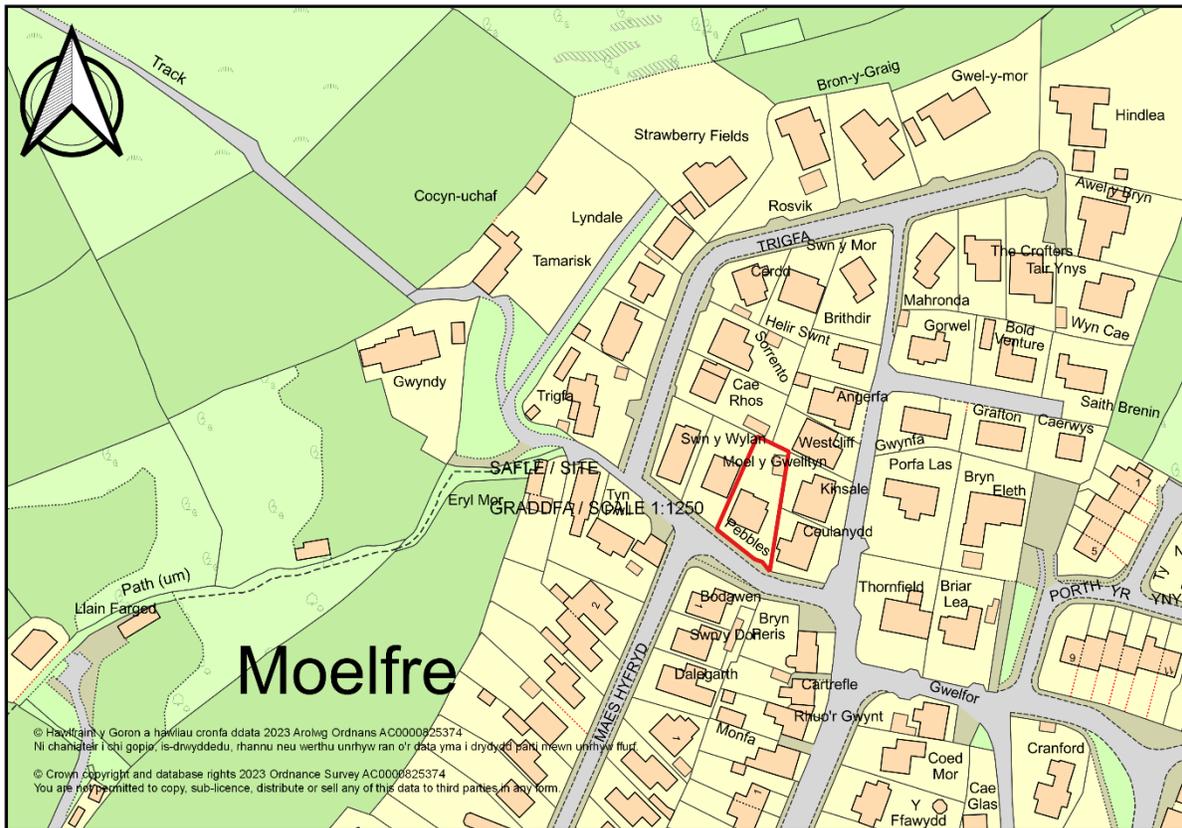
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2023/59

Applicant: Mr. & Mrs. Ian Brierley

Description: Full application for alterations and extensions to the main dwelling and garage at

Site Address: Pebbles, Trigfa, Moelfre



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member – Councillor Margret Murley Roberts on the grounds of over-development of the site and traffic issues.

At the meeting held on the 5th July 2023, members resolved to visit the site. The physical site visit took place on the 19th July 2023 and members will now be familiar with the site.

Proposal and Site

The application is for the erection of a flat roof extension at ground floor level, dormer extension at first floor level and alterations made to the detached garage to the rear of the property of Pebbles, Trigfa, Moelfre. This proposal looks to create additional living area at ground floor level and larger bedroom and amenities within the roof space.

Key Issues

The key issues are if the proposal complies with current policies, if the proposal is an overdevelopment of the site and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2 – Development Criteria
Policy PCYFF 3 – Design and Place Shaping
Policy TRA 2 – Parking Standards
Policy AMG5: Local Biodiversity Conservation

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Ecological and Environmental Officer requested biodiversity enhancements to be shown on the plan. The agent prepared amended plans showing the requested biodiversity enhancements. The Ecological and Environmental Officer was re-consulted and was satisfied with the amended plans provided by the agent.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Highways Officer expressed concerns in regards to visibility. Amended plans were received by the agent to eliminate the concerns, as well as to omit the proposed changes to the access. Highways department was re-consulted and was satisfied with the amended plans provided by the agent.
Cynghorydd Margaret Murley Roberts	Requested that application be called in to the Planning Committee on the grounds of over development and traffic problems.
Cynghorydd Euryn Morris	No response at the time of writing report
Cyngor Cymuned Moelfre Community Council	Services not sufficient for a building of this size. Roof height disrupts daylight on house next door.
Cynghorydd Ieuan Williams	No response at the time of writing report

Publicity:

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

14/06/2023. At the time of writing this report 2 web comments of objection have been received together with approx 13 Letters of Objection. The main comments summarized were as follows:

- Access and Parking/Vehicle Concerns – increased traffic, dangerous parking.
- Noise pollution/concerns, loss of Peace and Quiet of immediate residential area with the additional occupants
- Use of amended property
- Overdevelopment
- Overlooking
- Biodiversity - loss of hedgerow and monkey tree
- Loss of light / Overshadowing created by the placement of the new dormer windows.
- Effect on AONB
- Noise and nuisance caused by existing ongoing building works at the site and safety concerns.
- Concerns regarding the two extremely dangerous bends being in proximity to the property.
- Ecological impact
- Change of use of garage into games room

I have briefly stated a response to the summarized comments above:

- Main consideration with the application is regarding parking concerns.
No objection is noted by the Highways department for this application. There is no increase in the number of bedrooms with this application and sufficient parking already exists on site.
- It is considered the parking will be off road for the owners of this property, not affecting the adjacent highway.
- As the property is currently a residential property, we take it upon us that the use class of C3 Dwelling is the current and intended use. It is therefore considered as there is no change of use of the property that the noise levels will remain the same as existing.
- The planning Department cannot speculate on any future use of a property and must determine the application on its own merits and on the information provided.
- It is considered the development of a dormer extension and flat roof extension is not an overdevelopment of the existing, the number of bedrooms is not increasing, the dormer extension is subservient towards the existing main dwelling.
- It is considered any overlooking issues are to be kept to a minimal as the new dormers at the rear of the property are facing the property's rear garden. A degree of overlooking already exists on site due to the siting of the neighbouring properties.
- Biodiversity enhancements have been shown on the proposed plans, works to the access is no longer within the proposal, the applicant has shown on plans the recommended biodiversity enhancements and re-planting.
- The dormer extension is within the existing roof of the detached property, there is no increase in ridge height proposed and therefore there will be no additional overshadowing created at the site.
- As the application is a small-scale householder application, it is considered the impact on AONB is to remain the same impact as the existing property.
- Safety concerns – The property will need to comply with Building Regulations department if Planning permission is granted.
- **No objection is noted by the Highways department for this application.** Additional Plans have been submitted to address the highway officer's concerns; the highways department is satisfied with what has been provided and have no objection.
- Amended plans have been provided to retain the existing hedgerow, replanting is also proposed on site. The ecologist has confirmed that the biodiversity enhancements shown on the plan meet the requirement of Policy AMG5.
- Change of use of garage into games room is considered permitted development, planning permission is not required.

Relevant Planning History

40C259 - Dymchwel yr annedd presennol ynghyd a codi annedd newydd yn / Demolition of existing dwelling together with the erection of a new dwelling at - Caniatáu / Permitted 07/07/2005.

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.

Siting and Design:

The proposal is for the erection of a flat roof extension at ground floor level, dormer extension at first floor level and alterations made to the detached garage at rear of the property of Pebbles, Trigfa, Moelfre. This proposal looks to create additional living area at ground floor level and larger bedroom and bathroom within the roof space.

The proposed dormer extension at the rear elevation allows the existing roof space to be utilised and extended to provide larger bedrooms and utilities for the applicants, without overly increasing the footprint of the property. The proposed new dormer windows look to protrude 1.7 from the existing external walls.

The proposed dormer roof will have a standing seam metal roof finish and the external walls is shown in white render to match the existing dwelling. The overall roof height will not be increased or extend beyond the main external walls of the property. The extension at ground floor level is measured at approximately 9.6m x 4m, therefore it will only extend 1.6m further than the existing rear wall and will also be flush to the east facing side elevation. There will be 2 new roof lights on the flat roof of the extension, providing natural lighting into the kitchen/dining area. The fascia, soffits and pillar walls are to be cladded in cedar wood and the external walls is to be cladded in tier stone, this will modernise the existing dwelling as well as complement the surrounding environment and existing dwelling. Minor alterations are proposed to the front elevation of the dwelling, the low pitch section of the roof over the front door is to be replaced with a proposal similar to the existing, and a new pitched roof is to be placed over the existing bay window.

The existing detached garage is also proposed to undergo minor alterations, the footprint of the garage is to remain the same, however - the existing flat roof is to be replaced with a pitched roof which will have roof tiles that match the existing roof of the dwelling, three new roof lights are also proposed, and the materials are to match the existing dwelling and the newly proposed extension. The existing garage is to be used as a games room incidental to the dwellinghouse. The height of the proposed pitched roof measures approximately 3.3m in which is only 0.9m greater than the existing flat roof. The change of use of the garage is considered a permitted development, planning permission is not required for this proposal, it is also noted that the height of the proposed garage is only 0.8m greater than what would be permitted development as set out in General Permitted Development Order.

Policy PCYFF 3 of the Plan states that all proposals will be expected to demonstrate a high quality design which fully takes into account the natural, historic and built environment context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to the relevant policy criteria:

- 1) It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

The proposed design and appearance are considered acceptable with the design being high quality. The existing dwelling is considered small in scale and quite limited in its use. The proposed scale of the development is considered fair in scale, the proposal looks to create larger habitable areas within the dwelling as well as modernising the existing dwelling. There is also sufficient space within the plot to accommodate the proposal. Surrounding properties are similar in scale and therefore the proposal wouldn't have a visual impact on the existing dwelling or neighbouring properties.

The material choices are considered high quality, they would modernise the appearance of the existing dwelling whilst also being in-keeping with the character of the surrounding area/properties. It is not considered that the proposal would harm the special qualities of adjacent residential properties as well as the surrounding AONB given its scale and high quality design.

The form and proportion of the development respect the character of the surrounding built environment and landscape in accordance with the guidance provided in the following Supplementary Planning Guidance Notes:

- Design Guide for the Urban and Rural Environment (2008).

Adjacent Residential Properties:

Pebbles is a detached residential property located within the residential estate of Trigfa at the coastal town of Moelfre. There is a degree of overlooking already on the site, the boundary is currently surrounded by low walls, sufficient boundary treatments have been submitted as part of this proposal, a new 1.8m high fence is to be erected along the entire boundary of Pebbles, in which looks to improve the existing overlooking issue that is on site.

Policy PCYFF 2 ensures the development is acceptable if the proposed development would not have an unacceptable adverse impact on:

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 considered any overlooking issues are to be kept to a minimal as the new dormers at the rear of the property are facing the rear garden of the property. It is not considered that the proposal will impact adjacent residential properties, there is sufficient distances from the proposed development to the nearest neighbouring properties as well as sufficient screening surrounding the curtilage of the dwelling. The distance from the proposed dormers to the rear boundary is 18.7m, which is 11.2m greater than the indicative distances as outlined in the SPG. Consideration has been given to the neighbouring properties to the east and west of the proposed development, the neighbouring property to the west is sited slightly forwards on the site, due to the dormer windows facing directly to the north of the site, the overlooking to the east and west of the site will be minimal due to its angle, the dormer extensions is considered to be small in scale, and taking into consideration the existing dormer window, the proposal does not look to worsen the current overlooking on site. The windows on the west facing elevation are to remain the same, other proposed windows of the scheme are not considered to be excessively overlooking in nature and would not exacerbate any existing overlooking to what is already on site, the boundary is to be surrounded by a 1.8m high fence in which will eliminate overlooking from ground floor level.

Consideration has also been given towards loss of lighting for the neighbouring properties. Due to the small scale of the dormer, also noting that the dormer extension does not extend higher than the original roof ridge and only extends 1.7m from the existing external walls, loss of natural day lighting is not likely.

It is not considered that the proposal will impact adjacent residential properties, there is sufficient distances from the proposed development to the nearest neighbouring properties as well as sufficient screening surrounding the curtilage of the dwelling. It is considered the proposal complies with Policy PCYFF 2.

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

It is not considered that the proposed development will impact the character of the dwelling, or the surrounding area. The proposal is considered to have a positive impact upon the existing dwelling. It is considered that the overall design for the proposed scheme and the use of high-quality materials with the biodiversity enhancements 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 Highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within the 2 metre of the said wall/hedge/fence or any new boundary.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(03) The site shall be landscaped strictly in accordance with A.00.2 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(04) 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.

- **A.00.1 – Site Location Plan**
- **A.00.2 – Proposed Site Layout**
- **A.02.1- Proposed Plans and Elevations**
- **A.02.2 – Proposed Garage Plans and Elevations**

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

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: PCYFF2, PCYFF 3, Policy TRA 2, Policy AMG5.

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.