

Application Reference: HHP/2025/42

Applicant: Declan and Shannon Heywood-Dean

Description: Full application for demolition of the existing garage together with alterations and extensions at

Site Address: Ael Y Bryn, Rhostrehwfa, Llangefni.



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been presented to the Planning and Orders Committee as the applicant is 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 demolition of the existing garage together with alterations and extensions at Ael y Bryn, Llangefni.

Key Issues

The key issues are as follows:-

- Policy Consideration
- Design and Scale
- Ecological Considerations
- Highway Considerations
- Impact on Adjacent Residential Properties

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AMG 5: Local Biodiversity Conservation

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

Policy TRA 2: Parking Standards

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Confirmation has been received that the applicant is not making any alterations to the existing access, the number of bedrooms remain unchanged. The Highway Authority are satisfied with the submitted Construction Traffic Management Plan.
Dwr Cymru Welsh Water	Conditional Approval stating no surface water to connect to the public sewerage system.
Cynhorydd Geraint Ap Ifan Bebb	No response at the time of writing report.
Cynghorydd Nicola Roberts	No response at the time of writing report.
Cyngor Tref Llangefni Town Council	No response at the time of writing report.

The proposal has been advertised by the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 18/4/2024. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

No relevant planning history.

Main Planning Considerations

Policy Consideration

Policy PCYFF3 of the Joint Local Development Plan (JLDP) requires proposals to demonstrate high quality design which fully considers the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

The proposal is considered to be acceptable in terms of design and appearance, is in keeping with the property and the general form of development in the area and is of a high quality. The proposal includes the demolition of the existing single storey garage together with the erection of a single storey flat roof extension. The scale of the extension is subservient to the existing dwelling and the design and materials are acceptable. It is therefore considered that the proposal accords with policy PCYFF 3.

Policy PCYFF 4 of the JLDP relates to Design and Landscaping and states that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

No trees or hedges will be removed as a result of the development and ecological enhancements have been included which will be discussed later in the report.

Design and Scale

The proposal includes the demolition of a flat roof garage which totals approximately 24 square metres and in its place the erection of a single storey flat roof extension which measures 12.39m long x 5.49m wide x 3m high. The extension will link from the existing living room to provide a small utility, bathroom and a Kitchen/Dinning area. The kitchen and dining area will lead onto a patio which will be located in the rear garden area.

The extension is of high quality and the materials will match the existing property. The scale of the extension fits in with the existing property and other properties in the immediate area. It was noted during a site visit that some of the residential properties nearby have a flat roof extension or flat roof garages. It is therefore considered that a flat roof extension will not look out of place in the immediate area.

Ecological Considerations

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.

The proposal does not entail removal of any trees or hedges on the site. The proposal includes Two Schwegler bird boxes and one Vivara Pro built in bat box. It is considered that the bird and bat boxes will enhance biodiversity and complies with Strategic Policy PS19, Policy AMG5 and advice contained within Planning Policy Wales Edition 12.

Highway Considerations

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in

Planning Policy Wales Edition 12 and Technical Advice Note 18: Transport. Policy TRA2 ensures that development is in accordance to the Councils Parking Standards.

The Highways Authority has confirmed that they have no objection to the proposal and are satisfied with the Construction Traffic Management Plan submitted with the planning application.

Impact on Adjacent Residential Properties

Policy PCYFF2 of the JLDP requires that all proposals ensure that the amenities of adjacent residential properties are safeguarded. The SPG on Urban and Rural Environment Guidance Note 8 'Proximity of Development' ensures that new development is located far enough from neighbouring properties so as not to cause any overlooking/loss of amenity.

The Supplementary Planning Guidance 'Design Guide for the Urban and Rural Environment' states that a distance of 10.5m should be obtained from Ground Floor Main windows to the boundary and a distance of 7.5m should be obtained between Secondary to Boundary. The rear window of the extension is situated 9.52m from the rear boundary and the main French doors are located 12m from the side boundary. The extension complies with the distances set out in the SPG.

The extension will be located between 15-30cm away from the boundary wall between Ael y Bryn and Caledfryn. The appropriate Certificates have been served on the neighbouring property.

The existing garage is located very close to the boundary at present, the neighbour to the South of the site also has a single storey garage located very close to the boundary. It is not considered that the extension will have an impact upon the neighbour to the South as the majority of the extension will run parallel with the neighbours garage. As this is a single storey flat roof extension with no new openings in the South elevation, it is not considered that the extension will impact the neighbour known as Caledfryn.

The neighbour to the rear known as 8 Perth y Paen is located approximately 13.67m away from the proposed extension. The property to the rear is side facing to the proposed extension and does not have any windows. The extension will be located approximately 13.75m away from the side elevation of 8 Perth y Paen which complies with the distances set out in the SPG.

The neighbour to the North known as Ceris is located approx. 16.48m away from the proposed extension. The French door of the extension will be located approximately 12.34m away from the boundary which complies with the distances set out in the SPG. The North boundary between Ceris and Ael y Bryn has a high mature hedge which ensures the privacy of both properties will be maintained.

Based on the above, it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties and complies with the distances set out in the SPG. The proposal therefore complies with Policy PCYFF2 of the JLDP.

Conclusion

The scale, design and materials of the extension is considered acceptable. The extension will not have an impact upon the amenities of adjacent residential properties, the Highways Authority is satisfied with the proposal, and the proposal also includes biodiversity enhancements. The proposal is considered to comply with all policies listed above 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) Two Schwegler bird boxes and one Vivara Pro built in bat box shall be placed on the new extension as shown on drawing number 3228:25:5. The bird and bat boxes must be completed prior to the use of the extension hereby approved and maintained for the lifetime of the permission.

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

(03) 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 – 3228:24:1**
- **Proposed Elevations and Floorplans – 3228:25:5**
- **Proposed Site Plan – 3228:25:3A**
- **Green Infrastructure Statement by Russell Hughes**
- **Construction Traffic Management Plan by Russell Hughes**

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

(04) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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: PCYFF2, PCYFF3, PCYFF4, AMG5, PS19, TRA2

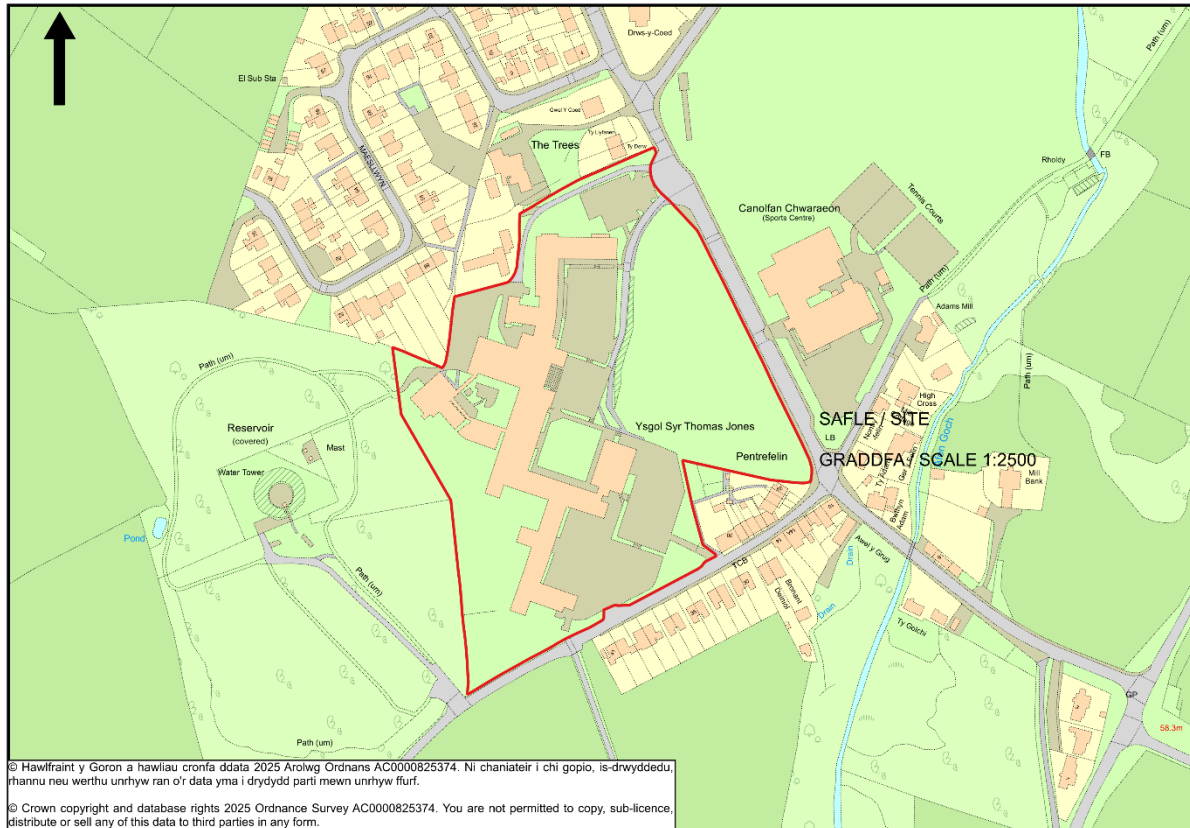
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: LBC/2025/6

Applicant: Director of Education, Skills and Young People

Description: Listed Building Consent for the refurbishment of the main girls toilet at

Site Address: Ysgol Syr Thomas Jones, Tanybryn Road, Amlwch



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

Recommendation: Permit

Reason for Reporting to Committee

The application is for development on land in the ownership of the Council.

Proposal and Site

The building is Grade II* listed as Ysgol Syr Thomas Jones (Cadw record no. 25852) and is located set back, within private grounds, from the SW side of Ffordd Tanybryn in Pentrefelin.

The building is a large-scale purpose-built comprehensive school, an ambitious and progressive essay in design for secondary education from the immediate post-war period. The school is ingeniously planned to

follow the line of the hillside and take account of the sloping ground. A long asymmetrical range of 3 main parts, loosely centred on the main entrance and assembly hall block.

Internally the school is of a simple and coherent plan, in which the entrance hall separates the class-room blocks from the communal areas (hall, dining hall, library, gymnasium). The entrance hall is stepped down towards the rear, separated from the hall by a glazed screen. Corridors lead off to each side and (flanking the hall) to the rear. To the left are the main classroom blocks: 3 storeys, the ground floor with cloakrooms and toilets leading off the main corridor, 1st and 2nd floor with interconnected classrooms accessed via end and central staircases (enabling each class-room to have independent access).

The building has been listed grade II* as the first purpose-designed comprehensive school in Wales and one of the earliest (probably even the first) in Britain. Anglesey was a pioneer of comprehensive education in the post-war period, and this building gives remarkable architectural expression to these progressive ideas. It represents an excellent essay in architecture for education, designed in a spirit of post-war optimism. In its expressive but stream-lined planning and simple strong detail it demonstrates the importance of design for education in the formulation of a modernist architecture in this period.

The application is for listed building consent for the refurbishment of the main girls toilet block.

Key Issues

The application's key issues are:

- Does the proposal comply with relevant policies and policy considerations.
- Does the proposal significantly affect the character of the listed building.

Policies

Joint Local Development Plan

Section 96(2) of the Historic Environment (Wales) Act 2023.

Section 96(2) of the Historic Environment (Wales) Act 2023 states that:

In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—

- (a) the listed building to which the application relates,
- (b) the setting of the building, and
- (c) any features of special architectural or historic interest the building possesses.

Planning Policy Wales (Edition 11) February 2021

TAN 12: Design and TAN 24: The Historic Environment.

Anglesey and Gwynedd Joint Local Development Plan (2017);

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets.

Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cadw Consultations	Not applicable
Cynghorydd Derek Owen	No Response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Liz Wood	No Objection

Cyngor Tref Amlwch Town Council	No response
Joint Committee of The National Amenity Societies	No response

The proposal has been advertised through the posting of a notice on site. A notice was also placed within the local newspaper.

Expiry Date: 02 04 25

Representations: Cllr Liz Wood had no objection.

Relevant Planning History

11LPA101A/1/LB/CC Cais am ganiatad adeilad rhestredig ar gyfer ail-wampio'r ystafell economeg y cartref yn / Application for listed building consent for the refurbishment of the home economics room at Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 09/11/2008

11LPA101B/1/LB/CC Caniatad Adeilad Rhestredig ar gyfer gosod camera CCTV ar y bloc derbynfa yn / Listed Building Consent for the installation of a CCTV camera on the reception block at Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 19/05/2009

11LPA101C/1/LB/CC Caniatad Adeilad Rhestredig ar gyfer gwaith mewnol yn / Listed Building Consent for internal works at Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 29/05/2009

11LPA101D/1/CC Newidiadau allannol a mewnol yn / External and internal alterations to Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 14/08/2009

11LPA101E/1/LB/CC Caniatad Adeilad Rhestredig ar gyfer newidiadau allannol a mewnol yn / Listed Building Consent for external and internal alterations to Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 15/10/2009

11LPA101F/1/LB/CC Caniatad Adeilad Rhestredig ar gyfer gwaith mewnol i / Listed Building Consent for internal works to Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 16/06/2010

11LPA101G/1/LB/CC Caniatad Adeilad Rhestredig ar gyfer newidiadau mewnol yn / Listed Building Consent for internal alterations to Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 16/06/2010

11LPA101H/1/LB/CC Caniatad Adeilad Rhestredig ar gyfer gwaith i uwchraddio'r system gwresogi yn / Listed Building Consent for works to up-grade the existing heating system at Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 11/11/2012

11LPA101J/1/LB/CC Caniatâd Adeilad Rhestredig ar gyfer gwaith adnewyddu mewnol yn y prif doiledau ar gyfer y bechgyn gan gynnwys ciwbiclau, troethfeydd, systemau IPS ac unedau ymolchi newydd ynghyd â lwfrau allanol a griliau awyriant mewnol newydd i orchuddion y ffenestri yn y to yn / Listed Building Consent for internal refurbishment of main boys toilet, to include new cubicles, urinals, IPS system and vanity unit together with new external louvers and internal ventilation grills to upstands of glass pot rooflight at Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 18/07/2014

11LPA101K/1/LB Caniatâd Adeilad Rhestredig ar gyfer llunio 4 hatsh mynediad yn y llawr gwaelod crog yn/Listed Building Consent for the formation of 4 no access hatches in the suspended ground floor at Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 02/11/2015

11LPA101M/1/LB/CC Caniatâd Adeilad Rhestredig ar gyfer gwaith yn/ Listed Building Consent for works at Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 19/09/2016

11LPA101N/1/LB/CC Caniatâd Adeilad Rhestredig ar gyfer ail-osod drysau a gosod drysau tân newydd yn / Listed Building Consent for door replacement and fire door installations at Ysgol Syr Thomas Jones Amlwch Caniatau/Permitted 28/02/2018

11LPA101P/LB/CC Caniatad Adeilad Rhestredig er mwyn defnyddio rhan o storfa fel toiled ir anabl yn / Listed Building Consent for the use of part of store room as disabled W.C. at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 24/05/2002

11LPA101Q/LB/CC Caniatad Adeilad Rhestredig ar gyfer ailfodelu yr gweithdy CDT yn / Listed Building Consent for the remodelling of the CDT workshop at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 24/04/2002

11LPA101R/LB/CC Cais am Ganiatad Adeilad Rhestredig ar gyfer gosod uned sugno allanol yn / Application for Listed Building Consent for the installation of an external suction unit at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 17/06/2005

11LPA101W/LB/CC Caniatad Adeilad Rhestredig ar gyfer ailwampio ystafelloedd newid y gampfa yn / Listed Building Consent for the refurbishment of the gym changing rooms at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 24/10/2006

11LPA101X/LB/CC Caniatad Adeilad Rhestredig ar gyfer gosod nenfwd crog yn yr ystafell athrawon \ cyfrifiaduron newydd yn / Listed Building Consent for the installation of a suspended ceiling in the new staff room \ IT suite at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 21/02/2008

11LPA101Y/LB/CC Cais Adeilad Rhestredig ar gyfer gwaith mewnol ac allanol yn / Application for Listed Building Consent for internal and external works at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 09/11/2008

11LPA101Z/LB/CC Caniatâd Adeilad Rhestredig ar gyfer gwaith mewnol (peintio) yn / Listed Building Consent for internal works (painting) at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 23/03/2017

FPL/2023/108 Cais llawn ar gyfer gosod amryw o ffensys 2.2 metr, 2.9 metr, a 3.2 metr o uchder, gyda giatau i gydfynd yn / Full application for installing various fences measuring 2.2 meters, 2.9 meters, and 3.2 meters high fences, with matching gates at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 08/06/2023

FPL/2023/197 Cais llawn ar gyfer darparu canopi ffram dur galfanedig wedi ei orchuddio a powdr rhydd gyda tho polycarbonad afloyw yn/ Full application for the provision of a free-standing powder-coated galvanised steel framed canopy with an opaque polycarbonate roof in – Ysgol Syr Thomas Jones Amlwch Dim penderfyniad/No Decision

FPL/2023/303 Cais llawn ar gyfer gosod canopi awyr agored, 3 bwrdd tennis awyr agored, 2 bostyn pêl-fasged a gazebo ffram bren awyr agored yn / Full application for the installation of an outdoor canopy, 3 outdoor table tennis tables, 2 basketball posts and an outdoor timber frame gazebo at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 10/01/2024

FPL/2023/349 Cais llawn ar gyfer canopi annibynnol gyda tho drosodd ynghyd â lloches beic yn / Full application for a free-standing canopy with a roof over together with a bike shelter at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 08/02/2024

LBC/2023/18 Cais llawn ar gyfer darparu canopi ffram dur galfanedig wedi ei orchuddio a powdr rhydd gyda tho polycarbonad afloyw yn/ Full application for the provision of a free-standing powder-coated galvanised steel framed canopy with an opaque polycarbonate roof in Ysgol Syr Thomas Jones Amlwch Wedi ei yrru yn dol/returned to applicant

LBC/2023/9 Caniatâd Adeilad Rhestredig ar gyfer ailosod ffenestri a drysau pren gyda ffenestri a drysau alwminiwm newydd, ynghyd â sgrin newydd sy'n gwrthsefyll tân yn/ Listed Building Consent for the replacement of timber windows and doors with new aluminium windows and doors, together with a new fire resistant screen at Ysgol Syr Thomas Jones Amlwch Caniatáu/Permitted 27/07/2023

Main Planning Considerations

The building is Grade II* listed as Ysgol Syr Thomas Jones (Cadw record no. 25852) and is located set back, within private grounds, from the SW side of Ffordd Tanybryn in Pentrefelin.

The building is a large-scale purpose-built comprehensive school, an ambitious and progressive essay in design for secondary education from the immediate post-war period. The school is ingeniously planned to follow the line of the hillside and take account of the sloping ground. A long asymmetrical range of 3 main parts, loosely centred on the main entrance and assembly hall block.

Internally the school is of a simple and coherent plan, in which the entrance hall separates the classroom blocks from the communal areas (hall, dining hall, library, gymnasium). The entrance hall is stepped down towards the rear, separated from the hall by a glazed screen. Corridors lead off to each side and (flanking the hall) to the rear. To the left are the main classroom blocks: 3 storeys, the ground floor with cloakrooms and toilets leading off the main corridor, 1st and 2nd floor with interconnected classrooms accessed via end and central staircases (enabling each classroom to have independent access).

The building has been listed grade II* as the first purpose-designed comprehensive school in Wales and one of the earliest (probably even the first) in Britain. Anglesey was a pioneer of comprehensive education in the post-war period, and this building gives remarkable architectural expression to these progressive ideas. It represents an excellent essay in architecture for education, designed in a spirit of post-war optimism. In its expressive but stream-lined planning and simple strong detail it demonstrates the importance of design for education in the formulation of a modernist architecture in this period.

The application is for Listed Building Consent for the refurbishment of the main girls toilet block.

Consent (Our Ref. 11LPA101J/1/LB/CC and Welsh Government Ref. qA1166580/1) was granted for similar alterations i.e. removal of Terrazzo cubicles from the adjacent boys toilet on 18/7/2014. The design statement for the previous application noted that, depending on their condition, the remaining Terrazzo cubicles (composite material made from marble or granite chips embedded in a cement or epoxy resin binder), were to be retained on site for use on any future refurbishment work. However, following a recent inspection the retained Terrazzo pieces are not considered suitable for reuse.

Due to its deterioration, it is anticipated that the continued use of the existing main girls toilet block could lead to safety and hygiene concerns for users.

Prior to the submission of the formal Listed Building Consent application discussions were held between the applicant and the Local Authority's Conservation Officer, who in turn discussed the proposals with Cadw's Inspector for Historic Buildings.

Having considered all options including repair and overcladding of the existing terrazzo both the Conservation Officer and Cadw's Inspector of Historic Building were in agreement that the only functional solution was to remove the damaged terrazzo cubicles and replace with new modern safe and hygienic toilet facilities. However, it is recommended that a Condition be applied that the existing terrazzo panels are to be carefully removed and securely stored on site for repairs to other terrazzo cubicles on site. It is intended for the salvaged Terrazzo panels to be reused in other refurbishment projects within the school that are to be undertaken in the future thus preserving historic features where practical. Consequently, there is justification for the removal of the terrazzo cubicles from the main girls toilet block.

The proposals also include the removal and replacement of features of less historic significance including; vanity unit, 8No. hand wash basins, and toilet pans/cisterns.

The proposed design for the refurbished main girls toilet block will match the previously approved and refurbished boys' toilet.

The department has not, at the time of writing this report, received any letter of objection whilst one local member has stated she has no objection.

Therefore, the Local Planning Authority supports the proposals as they have considered the character and significance of the listed building, its heritage features, and submitted a proposed design that respects the special character of the listed building, subject to specific listed building consent conditions.

Conclusion

The department has not, at the time of writing this report, received any letter of objection whilst one local member has stated she has no objection.

Therefore, the Local Planning Authority supports the proposals as they have considered the character and significance of the listed building, its heritage features, and submitted a proposed design that respects the special character of the listed building, subject to specific listed building consent conditions.

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 Historic Environment (Wales) Act 2023.

(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 listed building consent.

**Location Plan / ED241-AL(20)01
Existing Floor Plans (School Building) / ED241-AL(20)02
Existing Floor Plans (Girls Main Toilet Block) / ED241-AL(20)03
Proposed Floor Plan (Girls Main Toilet Block) / ED241-AL(20)04
Design and Access Statement / Received 25/2/25
Justification Statement / Received 25/2/25
Heritage Impact Assessment / Received 25/2/25**

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

(03) The development hereby approved shall not commence until a photographic survey of the main girls toilet block has been undertaken in accordance with Henneb Planning Service Requirements for General Photographic Surveys of Buildings, and the survey submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

(04) All existing Terrazzo panels shall be carefully removed and stored securely on site for use on future repair works unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Development Plan (2017). The following policies were relevant to the consideration of this application: PS 20.

NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

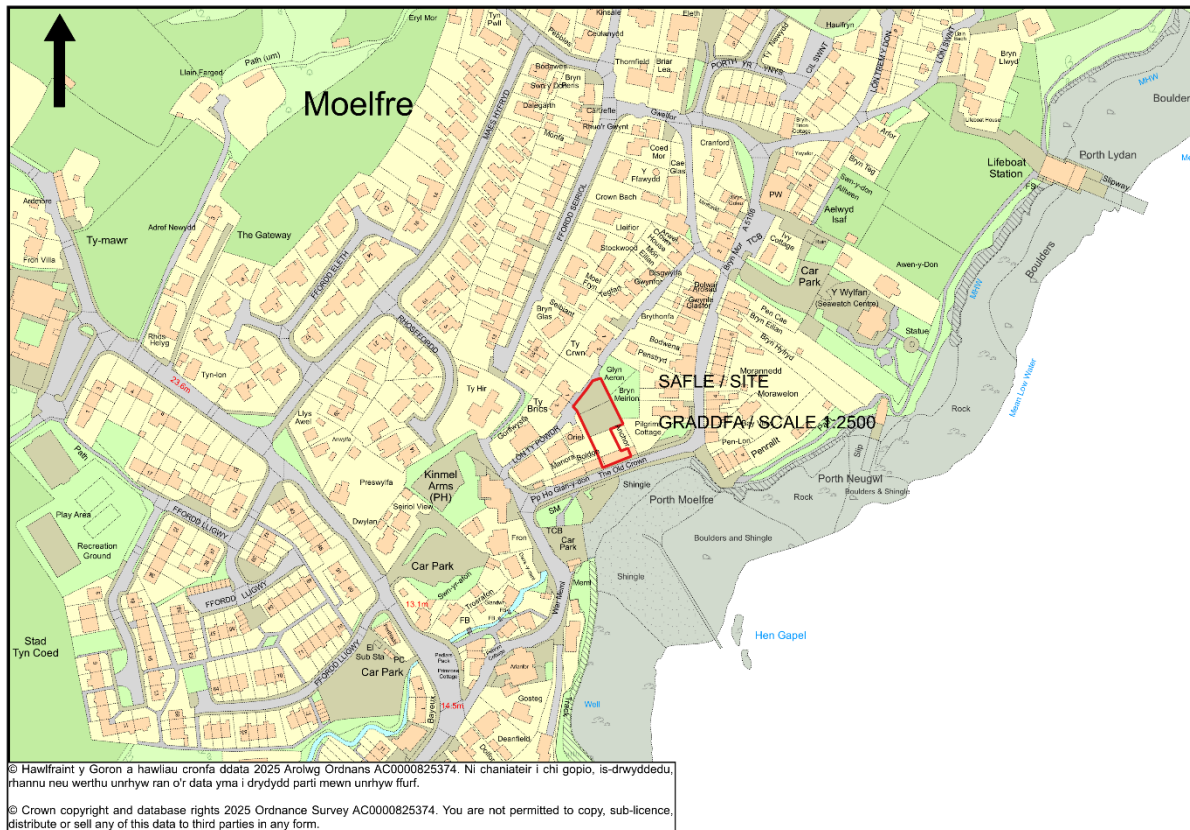
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/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: Caniatáu / 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.

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 Ecolol ac Amgylcheddol / Ecological and Environmental Advisor	No objections – satisfied with the requested information.
Priffyrdd 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 Euryn 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.

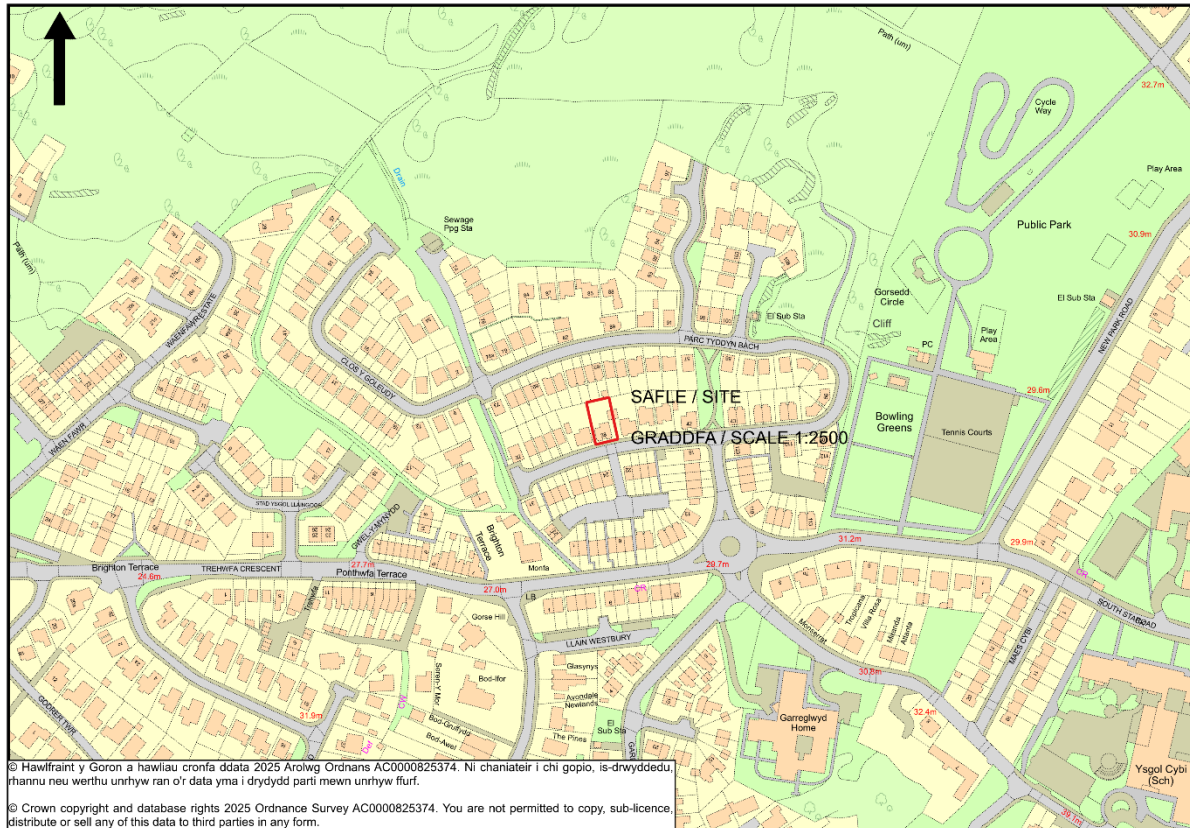
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2025/20

Applicant: Mr & Mrs Hague

Description: application for alterations and extensions including a balcony at

Site Address: 38 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 neighbouring properties.

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 completion of a single storey flat roofed extension with balcony from the second floor of the existing dwelling.

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
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Advisory notes given.
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.

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 04/04/2025. At the time of writing this report, six letters of objection across three neighbouring properties had been received at the department.

The main issues raised can be summarised as follows;

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

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

i. The proposed balcony will be set a minimum of 13.74m 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 submitted which includes 1.8m high screen of obscure glazing on the west facing side of the balcony. In addition, the east facing side of the balcony will be aligned with the rear elevation of the existing dwelling, thereby reducing opportunities for overlooking. It is considered that the development would not give rise to any greater degree of overlooking than that currently experience from the existing first floor north facing window. The development is not considered to have any detrimental impact on the privacy or amenity of neighbouring properties.

ii. 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.

iii.. 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 planning permission for the completion of a single-storey flat roof rear extension with a balcony situated above. The extension will project approximately 5.25m and 3.27m from two existing rear elevations of the dwelling and spans a width of 3.73m. The flat roof reaches a height of 2.71m. The balcony is positioned above the flat roof, occupying the recessed area between the two rear projections, effectively creating a unified rear elevation. It will project approximately 1.86m and spans a width of 3.28m. The structure incorporates a 1.10m high glazed balustrade along the north facing elevation and, with 1.8m high obscure glazed panels on the west facing side of the balcony to safeguard the privacy of neighbouring properties.

While the Supplementary Planning Guidance (SPG) generally discouraged flat roof extensions due to potential incompatibility with the existing built form, it is considered that the design in this case is acceptable. The extension will integrates effectively with the existing dwelling in terms of form and proportions, and the materials proposed are in keeping with the existing dwelling. In addition, while the development exceeds what would be permissible under Permitted Development Rights, the scale and form of the extension itself is not significantly dissimilar to what could be achieved under Permitted development. As such, the development is not considered to result in an unacceptable visual impact.

The north facing elevation of the extension incorporates three full height windows as same as what can be found on the west facing elevation. The east elevation includes a central glazed door with two windows on each side. A centrally positioned rooflight is proposed within the flat roof to provide additional natural light. 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 application site comprises a detached dwelling, with the nearest neighbouring properties being 37 and 39 Parc Tyddyn Bach and 60, 61, 62, 63, 64, 65, and 66 Parc Tyddyn Bach, which are situated on a lower tier to the application site. Separation distances from the proposed extension to these properties vary significantly, ranging from approximately 3.15 metres at the closest point, to over 30 metres in some cases. The specific distances are approximately 3.15m, 12.22m, 33.98m, 30.53m, 25.64m, 22.05m, 20.31m, 19.68m, and 20.61m. This reflects a generally substantial distance between the extension and those properties located to the north-east, thereby reducing the potential for adverse impact.

The proposed balcony is located on the north-facing elevation of the extension and will be set a minimum of 13.74m from the rear boundary, and a minimum of 25.20m 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.

To mitigate any potential overlooking, the balcony will be enclosed with 1.8-metre-high obscure glazed screening along the west-facing side, while the eastern side will be screened by the existing dwelling, limiting lateral views. While a degree of overlooking is acknowledged due to the site's topography, it is not considered to exceed that which might reasonably be expected from a typical first floor window in a two storey dwelling. Therefore, the proposal is not deemed to introduce any unacceptable level of overlooking or loss of privacy beyond the existing situation. Additional screening is provided by a existing boundary fencing, along with a detached pitched-roof garage and outdoor shelter along the eastern boundary, which help to screen the development from the neighbouring property.

Given the scale, design, separation distances, boundary treatments, and mitigation measures in place, it is not considered that the development will give any negligible impacts on the amenity of surrounding occupiers. 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 east facing elevation and light pollution preventing film to be installed on the newly proposed skylight. 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 demonstrates high quality design and complements and enhances the character and appearance of the site. The proposal is not considered to have a negative impact upon the amenity of adjacent residential properties. As such, the proposal is not considered to have an adverse effect on the character or appearance of the property or the surrounding area, and it aligns with the design principles of Policy PCYFF 3 of the JLDP.

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 screen 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 13.74m 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.

- Existing location and block plan - Dated 18/02/2025
- Proposed location and block plan - Dated 12/03/2025
- Proposed ground floor plan - P04-A3-Dated 11/03/2025
- Proposed first floor plan - P05-A3 - Dated 11/03/2025
- Proposed elevations - P06-A3 -Dated 14/04/2025

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 use of the balcony hereby approved the balcony screen at first floor level on the proposed West elevation 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.

(05) 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.

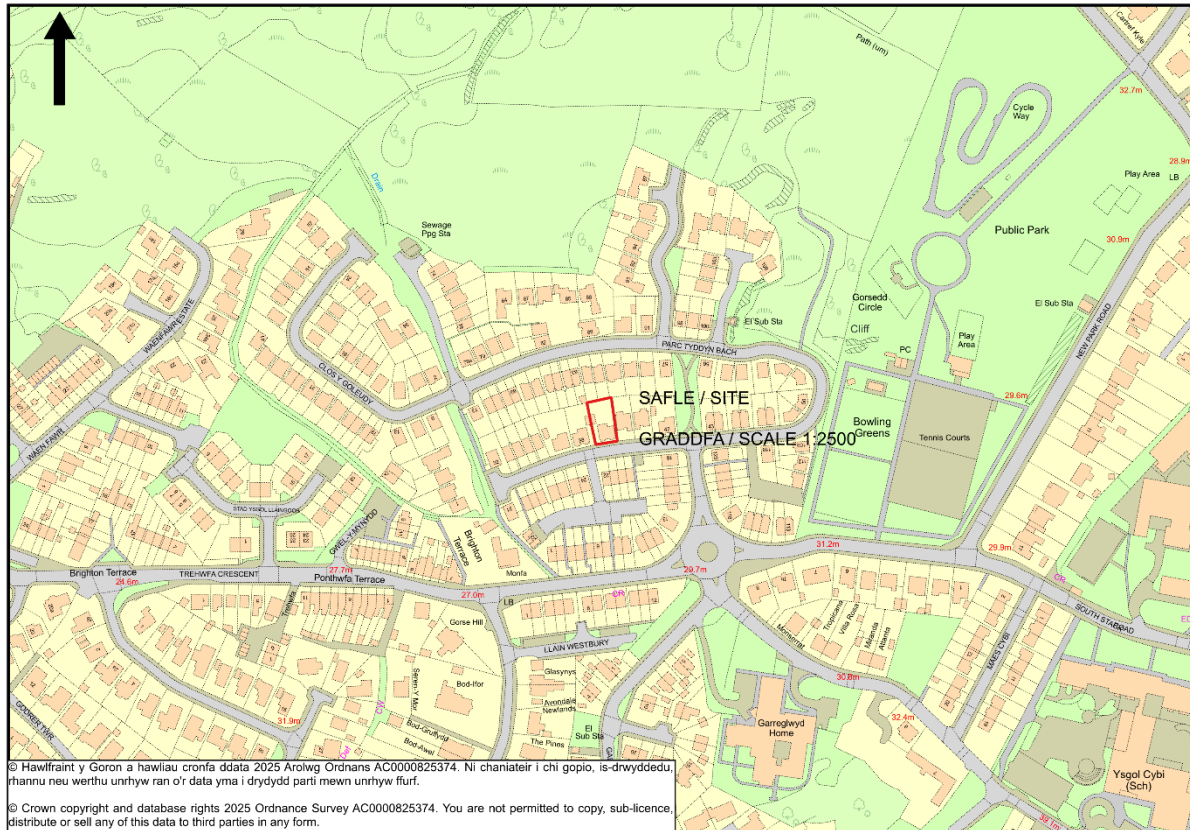
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: HHP/2025/7

Applicant: Yanyan Zeng

Description: 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.

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.
Priffyrdd 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 column 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 comprising 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.

Given the scale, design, separation distances, boundary treatments, and mitigation measures in place, it is not considered that the development will give any negligible impacts on the amenity of surrounding occupiers. 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) 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.

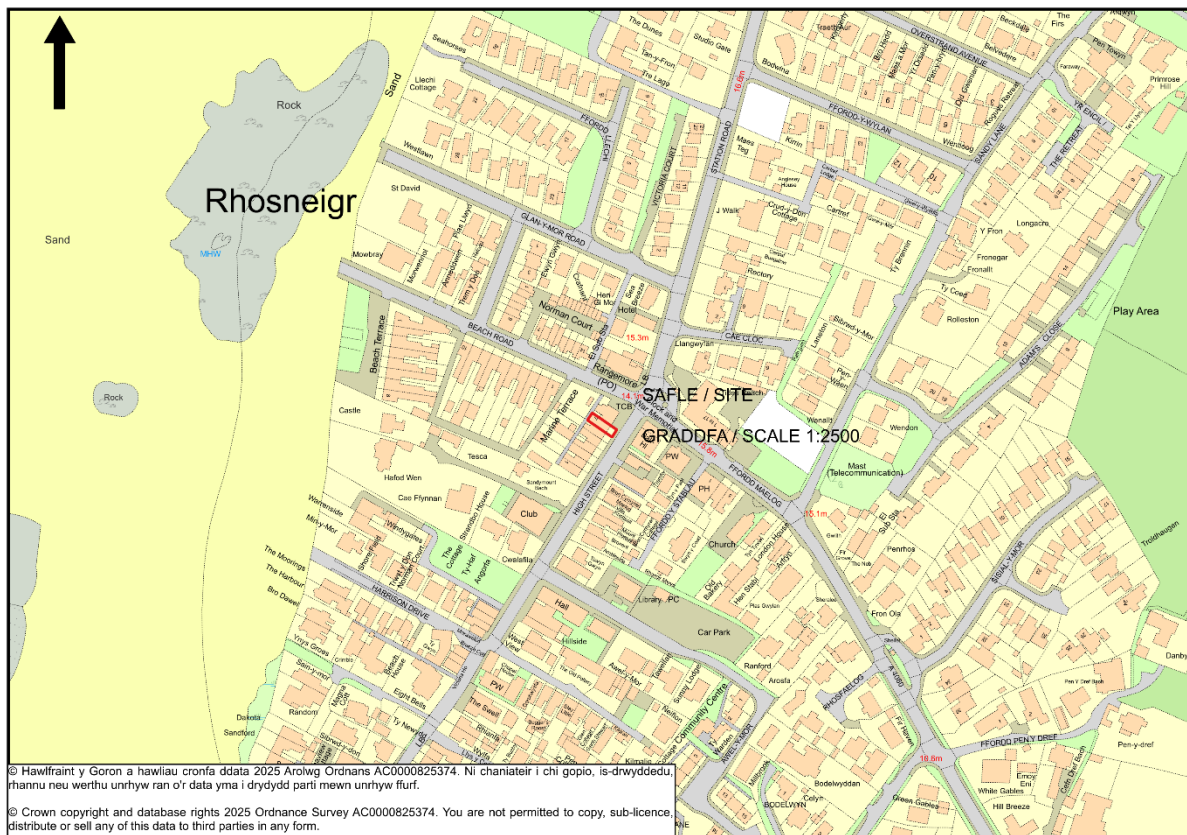
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2025/10

Applicant: Mr Oliver Bailey

Description: Application under Section 73 for the variation of condition (03) (opening hours) of planning permission reference VAR/2020/50 (extension of opening hours from planning application 28C342A) so as to allow extended outside opening hours on the front terrace from 6pm to 9pm at

Site Address: Mojo's, 7 Marine Terrace, High Street, Rhosneigr



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

Recommendation: Refuse

Reason for Reporting to Committee

The application is being presented to the Planning and Orders Committee at the request of Councillor Douglas Fowlie.

Proposal and Site

The application site is Mojos, a restaurant located on the ground floor at 7 Marine Terrace, within the development boundary of Rhosneigr as defined by the Joint Local Development Plan (JLDP).

This is an application under section 73 so as to extend the outside opening hours on the front terrace from 6pm to 9pm.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies and whether it would negatively impact residential amenity.

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Planning Policy Wales – Edition 12 (2024)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Provided health and safety informatives. The Environmental Health department has not received any complaints regarding noise on the premises.
Cynghorydd Douglas Massie Fowle	Called the application into the planning committee should the recommendation be one of refusal.
Cynghorydd Neville Evans	No response received.
Cyngor Cymuned Llanfaelog Community Council	Oppose to the application as the proposal to extend outdoor opening hours on the front terrace would be detrimental to neighbouring properties. The previous application was refused, and the same conclusion should be reached on this one.

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 14/03/2025. At the time of writing this report, 78 letters of representation had been received at the department. There were 7 letters objecting to the development and 71 letters of support.

The main comments received in objection were as follow:

- Proximity of the external terrace to the front garden and living room window of the neighbouring property.
- Extending the outdoor hours to 9pm would increase noise intrusion into neighbouring properties, affecting their privacy and amenities.
- Condition to restrict opening hours was to protect amenities of nearby residential occupiers. Nothing has changed since the condition was initially applied.
- Neighbours have approach Mojors directly to request noise to be lowered on several occasions.
- Residential properties outnumber commercial properties on the High Street. The High Street is mainly populated by year-round residents whose amenity should be protected.
- Noise is already an issue with the current opening hours until 6pm. Increased opening hours would be unfair to local residents, especially during the busy summer months.

- Issues with refuse, smoking and food smell which would be worsened by extended opening hours.
- Extended opening hours were a temporary measure during a time with COVID restrictions.
- No way to restrict noise from customers as food and alcohol consumption inevitably leads to noise.
- An additional 18 people sitting outdoors for a further 3 hours each evening would generate significant amount of additional noise.
- Current planning restriction until 6pm is in line with the planning allowed for Café Nots at 4 Marine Terrace.
- Mojos have failed to comply with their outdoor opening hours condition on several occasions which has led to enforcement complaints.
- The external awning does not contribute effectively to reducing noise and is rarely in operation during windy weather.
- Enjoyment of nearby homes and gardens would be impacted by later hours.

The supporting comments raised the following points:

- Additional hours would bring more revenue to the community and create more local jobs, supporting the business during challenging economical times. A refusal would be detrimental to the business.
- Rhosneigr has a busy high street with cafes, a chip shop, restaurant and bars operating outdoor spaces.
- All other restaurants and bars in the village have longer opening hours. Mojos would be the only business on the High Street without outdoor dining in the evenings. The other businesses have set a precedent, and this application would be in keeping with the character of the locality.
- The business provides employment opportunities for local people and uses ingredients from local suppliers. Businesses like Mojos are essential for the local economy in a popular tourist location, enhancing the social character of the area.
- The nature of the restaurant does not attract a noisy crowd.
- Mojos are losing out on business by turning customers away at certain times of day.
- The proposed hours remain within reasonable evening hours and will not impact night time hours. The hours will strike a good balance between economic benefit and community impact.
- 6pm is a tight restriction, especially during the summer where it remains broad daylight and a very active time in the area.
- This would be a good area to sit outdoors for food and drink at later hours.
- Will provide more options in the village, especially after the closure of the Glan Neigr.

Relevant Planning History

28C342 – Change of use from residential unit to a bakery at 7 Marine Terrace, Rhosneigr. Approved 07/02/2005.

28C342A – Change of use of creperie/bakery into a mixed use of creperie/bakery and café/restaurant at 7 Marine Terrace, Rhosneigr. Approved 19/04/2007.

28C342B/VAR – Application under Section 73 for the variation of conditions (03) and (04) (extend opening hours from 10.30pm to 11.00pm and extend the use of the external terrace from 6.00pm to 10.00pm) from planning permission reference 28C342A at Mojo's, 7 Marine Terrace, Rhosneigr. Refused and Approved 07/08/2015.

VAR/2020/50 - Application under Section 73 for the variation of condition (04) of planning permission reference 28C342A (Extension of opening hours) so as to allow extended outside opening hours to make use of front yard from 6pm to 9pm at 7 Marine Terrace, Rhosneigr. Approved 23/12/2020.

FPL/2021/346 - Full application for alterations and extensions at Mojo's, 7 Marine Terrace, High Street, Rhosneigr. Refused 31/01/2022.

FPL/2022/149 - Full application for an extension to the existing extraction flue at Mojo's, 7 Marine Terrace, High Street, Rhosneigr. Approved 15/08/2022.

VAR/2023/38 - Application under Section 73 for the variation of condition (03) (opening hours) of planning permission reference VAR/2020/50 (extension of opening hours from planning application 28C342A) so as to allow extended outside opening hours on the front terrace from 6pm to 9pm at Mojo's, 7 Marine Terrace, High Street, Rhosneigr. Refused 14/08/2023.

Main Planning Considerations

The main planning considerations are whether the proposed scheme is acceptable, whether it complies with current policies and whether it would negatively impact residential amenity.

Proposal and Site

The application site is Mojos, a restaurant located on the ground floor at 7 Marine Terrace, within the development boundary of Rhosneigr as defined by the Joint Local Development Plan (JLDP).

This is an application under section 73 so as to extend the outside opening hours on the front terrace from 6pm to 9pm.

The applications' main issues:

- i. Site History
- ii. Surrounding Land Use
- iii. Impact on Adjacent Residential Properties
- iv. Ecology and Biodiversity

i. Site History

Mojo's is a restaurant, creperie and bar, located on Marine Terrace in Rhosneigr. Whilst the application site is close to the commercial core of the settlement, this is a mixed-use area consisting of several residential properties, interspersed with retail and food outlets.

Application reference 28C342A was approved in April 2007 for the change of use of the creperie/bakery into a mixed use of creperie/bakery and café/restaurant. Condition (04) of this permission stated that no customers shall be permitted to make use of the front yard after 6pm. Application 28C342B/VAR attempted to extend the use of the external terrace until 10pm, but this was refused as it was considered that the proposed new opening hours on the outside terrace area would harm the enjoyment of the nearby properties.

Application reference VAR/2020/50 allowed the temporary use of the external area until 9pm as a temporary measure during times of COVID restrictions, but the hours reverted to 6pm from January 2023 onwards. More recently, application reference VAR/2023/38 proposed to extend the outdoor opening hours to 9pm, the same as this application. The application was refused in August 2023 as the proposal to extend the outdoor opening hours would by virtue of noise and disturbance have an unacceptable impact on the privacy and amenity of immediate residential properties contrary to Policy PCYFF 2. The site and surrounding area has not changed since the previously refused application such that the application is still considered contrary to policy PCYFF 2.

ii. Surrounding Land Use

It is acknowledged that there are several other food and drink establishments in the vicinity with different operating hours, however the application site is in a more sensitive mid-terrace location with a residential property immediately next door. Café Notos is also located in a mid-terrace position at 4 Marine Terrace,

with condition (05) of application FPL/2021/352, which was approved in February 2022, restricting their outdoor area to 6pm.

Other food and drink establishments in the vicinity have different setups and are not mid terrace or immediately adjacent to living room windows. Sandymount is a detached building with outdoor seating restricted to 10pm since March 2018. Starvation is an end of terrace property set further in front of its adjacent properties, with no planning conditions restricting hours as the planning approval was granted in 1989. Similarly, despite being a semi-detached public house with an external area close to the neighbouring property, Y Morfa was granted permission in 2004 such that there is no condition restricting opening hours.

iii. Impact on Adjacent Residential Properties

The proposal to extend the outside opening hours from 6pm to 9pm is considered to have a detrimental impact upon the living conditions of the occupiers of nearby dwellings, with particular reference to noise and disturbance.

The outdoor terrace at Mojo's is very close to the front window of the neighbouring terraced property, 6 Marine Terrace, which is a residential dwelling. The external area is also in close proximity to the residential dwelling at 5 Marine Terrace, together with the residential flats above Mojo's itself and the Fat Face shop next door. It is considered that extending the opening hours further into the evening would have a detrimental impact on the neighbouring residential properties and their quiet enjoyment of their homes, contrary to policy PCYFF 2.

The external sitting area of Café Notos, which is directly adjacent to the front window of 5 Marine Terrace, is restricted to 6pm. It is considered that keeping the 6pm restriction on both these outdoor sitting areas would protect the privacy and amenities of neighbouring properties whilst ensuring that the viability of the businesses remains unaffected.

Up to 18 customers could use the external seating area at Mojo's and would be situated very close to the front window of the neighbouring terraced property. It is considered that extending their approved opening hours into the evening would have an increasingly intrusive and disturbing impact on the occupiers of the neighbouring dwelling. The proposed scheme would result in the seating area being used later into the evening by customers. The socialising of these customers together with the comings and goings would inevitably result in noise and disturbance, which would exacerbate the intrusion into the privacy of the occupiers of neighbouring dwellings, conflicting with policy PCYFF 2.

iv. Ecology and Biodiversity

The applicant proposed to install a bat box on the rear of the building to provide overall biodiversity enhancement, in accordance with policy AMG 5 and the Environment Wales Act (2016). 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.

Conclusion

The proposed application seeks to extend the outdoor opening hours at Mojo's from 6pm to 9pm. It is considered that the noise and disturbance that would be generated by the extended hours would have an unacceptable impact on the living conditions of the occupiers of nearby residential properties, and the proposal would be contrary to policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan.

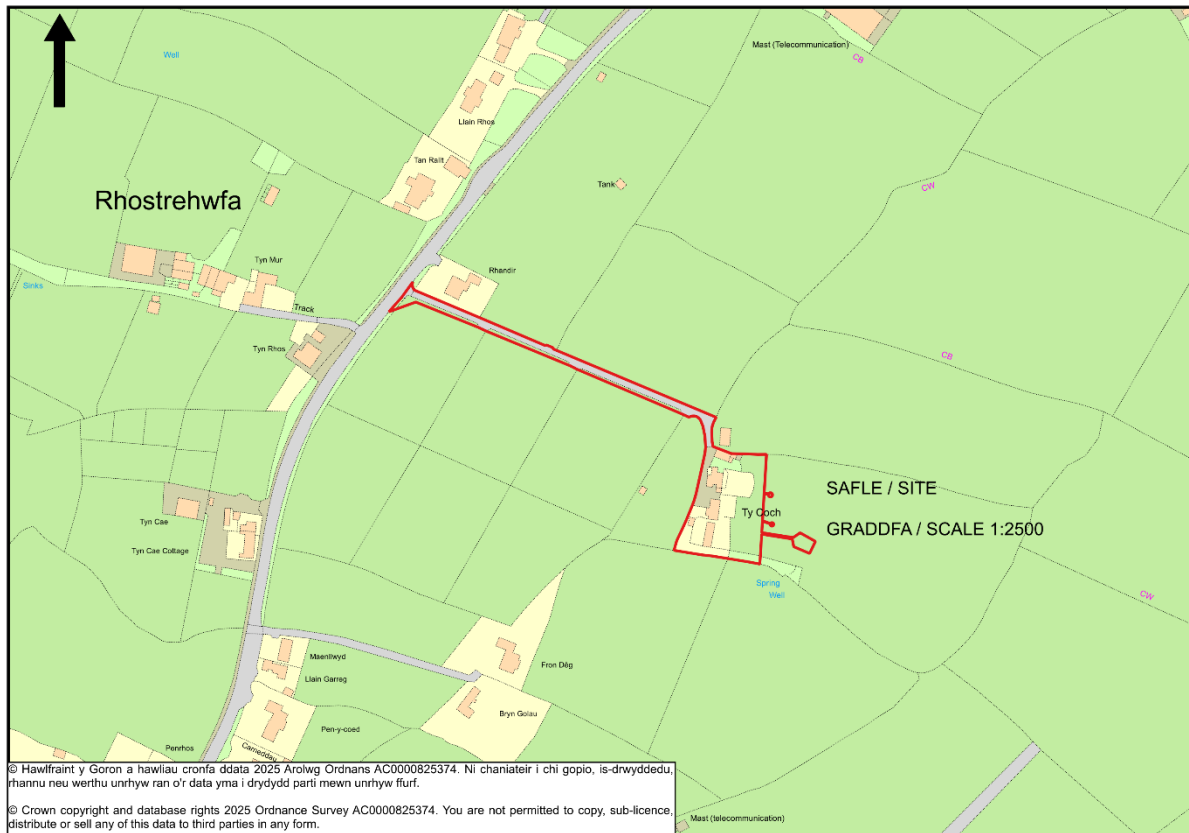
Recommendation

That the application is refused for the following reason:

(01) The proposal to extend the outdoor opening hours would by virtue of noise and disturbance have an unacceptable impact on the privacy and amenity of immediate residential properties contrary to Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan.

Applicant: Mr G Gibson

Site Address: Ty Coch Farm, Rhostrehwfa



Recommendation: Refuse

The application is being presented to the Planning and Orders Committee as it was called in by Councillor Nicola Roberts and as the Council is responsible for the access track that leads from the B4422 to the site.

Proposal and Site

The application site is Ty Coch Farm, a two-storey detached farmhouse, located in an open countryside location to the northeast of Rhostrehwfa. The site consists of the main dwelling, associated detached outbuildings and agricultural land and is accessed along a private track that leads from the B4422.

The proposed scheme is for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works.

Key Issues

The key issues are whether the proposed scheme complies with the relevant planning policies and guidance and whether the siting, scale, design and appearance of the replacement dwelling would negatively impact the site and the surrounding area.

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation
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 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy TAI 13: Replacement Dwellings
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance (SPG):
Design Guide for the Urban and Rural Environment (2008)
Replacement Dwellings and Conversions in the Countryside (2019)

Planning Policy Wales – Edition 12 (2024)

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Polisi Cynllunio / Planning Policy	Outlined relevant policy considerations.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Supportive of the proposal to improve the access onto the B4422 and satisfied with the parking provision. No objections to the development and provided highways related conditions and informatives.
Dwr Cymru Welsh Water	Comments on asset protection and sewerage and provided advisory notes.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections and provided advice on protected species.

Draenio / Drainage	No comments.
Ymgynghorydd Ecolol ac Amgylcheddol / Ecological and Environmental Advisor	No further survey work is required but the reasonable avoidance measures of the ecology report should be conditioned in. Requested further information regarding planting species, glazing and external lighting. Satisfied with the biodiversity enhancements and provided advice on planting. Conditional approval.
Iechyd yr Amgylchedd / Environmental Health	Provided environmental informatives.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Satisfied with the proposed plans.
Cynhorydd Geraint Ap Ifan Bebb	Questioned whether the new scheme was acceptable and whether the application would be approved. An email response to these queries was provided and no further comments were received.
Cynghorydd Nicola Roberts	Called the application in to the planning committee as the previous application was refused due to its scale.
Cyngor Cymuned Llangristiolus Community Council	No objections.
GCAG / GAPS	No response received; however, they had no comments to offer in respect of the previous application on site (FPL/2023/227) such that those comments will be considered.
Prif Swyddog Prisio/ Principal Valuation Officer	No comments.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. As there is a public footpath running through the site a notice was placed on site together with a press advert in the local newspaper. The latest date for the receipt of any representation was the 31/01/2025. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

HR/2022/3 – Removal of hedgerow on land at Ty Coch Farm, Rhostrehwfa, Llangefni. Refused and Permitted 16/02/2023.

FPL/2023/47 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling, together with a new garage, treatment plant, and associated works at Ty Coch Farm, Rhostrehwfa, Llangefni. Withdrawn 15/05/2023.

FPL/2023/227 - Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling, together with alterations to existing access, private treatment plant, and associated works at Ty Coch Farm, Rhostrehwfa. Refused 08/02/2024.

Main Planning Considerations

The main planning considerations are whether the proposed scheme complies with the relevant planning policies and guidance and whether the siting, scale, design and appearance of the replacement dwelling would negatively impact the site and the surrounding area.

Proposal and Site

The application site is Ty Coch Farm, a two-storey detached farmhouse, located in an open countryside location to the northeast of Rhostrehwfa. The site consists of the main dwelling, associated detached outbuildings and agricultural land and is accessed along a private track that leads from the B4422.

The proposed scheme is for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works.

The applications' main issues are:

- i. Site History
- ii. Policy Considerations
- iii. Siting and Design
- iv. Impact on Adjacent Residential Properties
- v. Highways and Parking
- vi. Ecology and Biodiversity

i. Site History

This is the third application for a replacement dwelling on site after application reference FPL/2023/47 was withdrawn in May 2023 and application reference FPL/2023/227 was refused by this planning committee in February 2024. The previous application was refused by the committee as the siting, scale, design and appearance of the replacement dwelling would fail to comply with the criteria of policy TAI 13 and as it would negatively impact the character and appearance of the site and area contrary to local and national planning policies and guidance.

The previously refused application proposed to increase the floor area of the replacement dwelling by approximately 295% compared to the existing farmhouse.

ii. Policy Considerations

In planning policy terms, the proposal's location within the open countryside means that development is strictly controlled. Policy PCYFF 1 states that outside the development boundaries, development will be resisted unless it is in accordance with specific policies in the plan or national planning policies or that the proposal demonstrates that its location in the countryside is essential. Furthermore, Planning Policy Wales Edition 12 states that the countryside, in line with sustainability principles, should be conserved and where possible enhanced for its own sake and that all new development should be of a scale and design that respects the character of the surrounding area.

As the proposal is for a replacement dwelling, the relevant policy is TAI 13. The criteria of policy TAI 13 is as follows:

The first criterion requires that outside development boundaries or identified clusters, that the present dwelling has a lawful residential use. The application site is in an open countryside location outside any development boundary, and despite being empty the property has a lawful residential status. The second criteria requires that the building is not listed, whilst the third criterion requires that the existing dwelling is of no particular architectural, historic, or visual merit, for which it should be conserved. The property is not a listed building and despite being a traditional farmhouse type dwelling which contributes to the local character it is not considered to have any merit worthy of being conserved.

The fourth criteria states that outside development boundaries 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. Paragraph 6.4.82 of the JLDP states that preference will be given towards the renovation of buildings with new build only being permitted when it is unviable to undertake such renovation work. This is further elaborated in section 13.1 of the 'Replacement Dwellings and

Conversions in the Countryside' SPG, which states that a structural report should be submitted with the application that notes the suitability of the building for reuse. Any structural report should be supported by a financial viability report detailing the cost of undertaking the restoration/adaptation of the building compared to the costs associated with the demolition and replacement. A house that requires modernisation is not eligible to be considered for demolition and replacement. Any viability assessment should include costs associated with repairing an identified problem and should not include costs of work that relates to the applicant's aspiration.

A structural report and a build cost comparison have been submitted in support of the application and have been scrutinized by a qualified chartered surveyor. In terms of the new build costs, the cost per square metre noted in the cost comparison is lower than the average cost for a detached new build taken from the BCIS. When considering a house of the size being proposed, the costs would be expected to be at the upper end of any cost range as houses of that size have a higher-than-average specification and a greater number of bathrooms, suggesting that the costs of a new build dwelling on site have been deflated. The same method was utilised for the renovation costs, which sat below the median rate, but the chartered surveyor expected these costs to be higher as the applicants contend that the dwelling is structurally compromised but the cost comparison does not explicitly refer to remediation of the defects noted.

The structural report notes that there are structural issues and issues with damp and dry rot at the property, with the photographs showing a property in need of renovation. However, there is no explanation on possible causes for the issues, whether they are ongoing or historic and there is no indication of how to remedy the issues except for demolishing the farmhouse. The structural report concludes by noting that it would be more practical and economical to demolish the dwelling and erect a replacement, however the structural report makes no reference to the costs of any potential renovation and structural remediation.

There appears to be no relationship between the 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.

The fifth criteria of policy TAI 13 states that outside development boundaries, the proposed dwelling is not a replacement for a caravan or holiday chalet that has a legal residential use. This is an application for a replacement dwelling which complies with this criteria.

The sixth criterion requires that the replacement dwelling should be within the same footprint as the existing dwelling unless it can be demonstrated that the relocation within the curtilage lessens its visual and amenity impact on the locality. Paragraph 15.1 of the Replacement Dwellings and Conversions in the Countryside SPG states that if it is possible to prove that there are benefits to be had by locating the unit on an alternative location within the curtilage of the site then this would be acceptable. If the unit is situated on an alternative location, it will be necessary to ensure that there is no negative impact in terms of an increase in the visual impact of the unit within the landscape. It is proposed to site the replacement dwelling further south and east than the existing dwelling, covering the majority of the footprint of the outbuilding proposed for demolition and hardly covering any of the area where the existing dwelling is located. The majority of the area where the existing dwelling is situated would be used as a parking area, making the site more practical for the occupiers. When comparing the siting of the existing and proposed dwelling, the impact on the surrounding landscape is considered to be neutral, especially as the replacement dwelling would be sited in place of an existing outbuilding and not encroaching into greenfield land, such that the LPA has no objection to the slight relocation.

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. In exceptional circumstances a larger well-designed dwelling that does not lead to significant greater visual impact could be supported. This is echoed by paragraph 14.2 of the SPG which states that original floor area should be considered when considering if the development's scale is similar to the original. Where justification has been received that would mean that the floor area would need to be larger than the original building, it is considered that this addition should be no larger than 20% of the floor area of the original unit. It is noted that this figure is a guide and not a target and every application will be assessed individually on its merit. It should be ensured that the addition in the floor area is essential in terms of practicality and should not be part of an aspiration for a larger house. No outbuilding should be considered when calculating the floor area of the residential unit and nearby buildings that are larger in size is not a reasonable justification to increase the size of the residential unit that is subject to replacement.

The existing dwelling has a total external floor area of approximately 152.9m², which is proposed to be increased to around 456.6m² as part of this development. This is a 198.6% increase in floor area, which is almost ten times greater than the 20% guidance noted in the SPG. The replacement dwelling would also constitute considerable increases in length, width and height compared to the existing. These figures demonstrate the substantial proposed increase in scale and massing of the dwelling, which is in no way similar in scale and size to the existing dwelling.

Returning to paragraph 14.2 of the SPG, no justification has been received for such a significant increase in floor area, which is considered aspiration rather than essential. Furthermore, the outbuilding proposed for demolition cannot be considered as part of the floor area. Whilst the agents have submitted examples of recent replacement dwellings from elsewhere, each application is considered on its own merits and nearby buildings that are larger in size is not a reasonable justification to increase the size of the residential unit that is subject to replacement. The replacement dwelling would be substantially larger than the existing dwelling with a notably greater footprint and would fail to comply with criteria 7 of the policy. Criteria 8 and 9 of the policy are not relevant as they relate to coastal change management areas and dwellings destroyed by accident.

iii. Siting and Design

The site comprises a detached farmhouse together with a number of outbuildings of simple rural design. The site is surrounded by fields and open countryside which gently slopes in an easterly direction towards Llangefni. Residential dwellings are sporadically sited locally and as such the site is seen as isolated development with the exception of the adjoining agricultural buildings. The existing dwelling is of a simple design, including a pitched slate roof and pebble dashed walls. Due to the simple design and diminutive scale, the property is relatively inconspicuous in the local area and is not a prominent feature of the landscape when viewed from the nearby public rights of way.

The proposed scheme is to demolish the existing dwelling and the outbuilding to the south and erect a new large replacement dwelling, which would see an increase in length, width and height. The replacement dwelling would have a maximum length of 14.6m from front to rear and a maximum width of 22.2m from side to side. This is a 5m increase in length compared to the existing and a 9.2m increase in width. The existing dwelling has its main pitched roof at 6.3m in height, whilst the height of the replacement dwelling would be between 8.1m and 9.1m due to the topographical levels. This increase in height of between 1.8m and 2.8m coupled with the 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 dwelling would have modest fenestration on all elevations except for the eastern elevation which is dominated by large glazing on both floors. The proposed finish materials consist of a mixture of local stone cladding, black windows and doors and metal wall and roof cladding. The proposed dwelling would be of significantly greater size and conspicuous design compared with the existing and it would be a prominent feature in the landscape and fail to preserve the open countryside setting. A public footpath

crosses the bottom of the site, from which the proposed replacement dwelling would be fully visible and would be a dominating feature of the landscape.

The proposed increase in scale and massing, coupled with the introduction of modern materials would fail to complement or enhance the character and appearance of the site and the surrounding area in terms of siting, appearance, scale, height, massing and elevation treatment, contrary to policy PCYFF 3. The proposal further fails policy PCYFF 3 as the scale and design do not take into account the natural environment context or utilise materials appropriate to its surroundings.

iv. Impact on Adjacent Residential Properties

The application site is located in an open countryside location where neighbouring properties are sparsely located in the surrounding landscape. The nearest residential properties to the application site are Fron Deg, around 135m to the southwest and Rhandir, 180m to the northwest. Despite all of the scale and design concerns raised above, due to the separation distances and the intervening vegetation and agricultural land, the proposed scheme would have no negative impacts on nearby residential properties, complying with policy PCYFF 2.

v. Highways and Parking

The application proposes a four-bedroom property, with ample parking available on site for three vehicles to ensure compliance with policy TRA 2 and the parking standards SPG. The site is accessed down a private track that runs from the B4422. Improvements to the access are proposed to increase the visibility in the direction of Rhostrehwfa, with a section of wall and hedge removed and replaced by an area of tarmac. The highways department have no objection to this proposal, which would improve highway safety at the access, in accordance with policy TRA 4.

vi. Ecology and Biodiversity

Existing trees and hedges will be retained on site whilst a new hedge will be planted along the whole eastern boundary of the curtilage. Furthermore, three bird bricks and two bat tubes will be installed to ensure overall biodiversity enhancement, in accordance with policy AMG 5 and the Environment Wales Act (2016). 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. All external lights will be dark sky compliant to mitigate against light pollution in this open countryside location. Despite the glazing on the eastern elevation being excessive from a design perspective, Solartek light pollution film is proposed to ensure no light pollution is emitted, to make the glazing acceptable from an ecological perspective.

Conclusion

The proposal is for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works. 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. Despite having negligible impact on residential amenity, making highway improvements and providing biodiversity enhancements, this does not override the main concerns, such that the application is contrary to local and national planning policies and guidance.

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).