

12.5

Gweddill y Ceisiadau

Remainder Applications

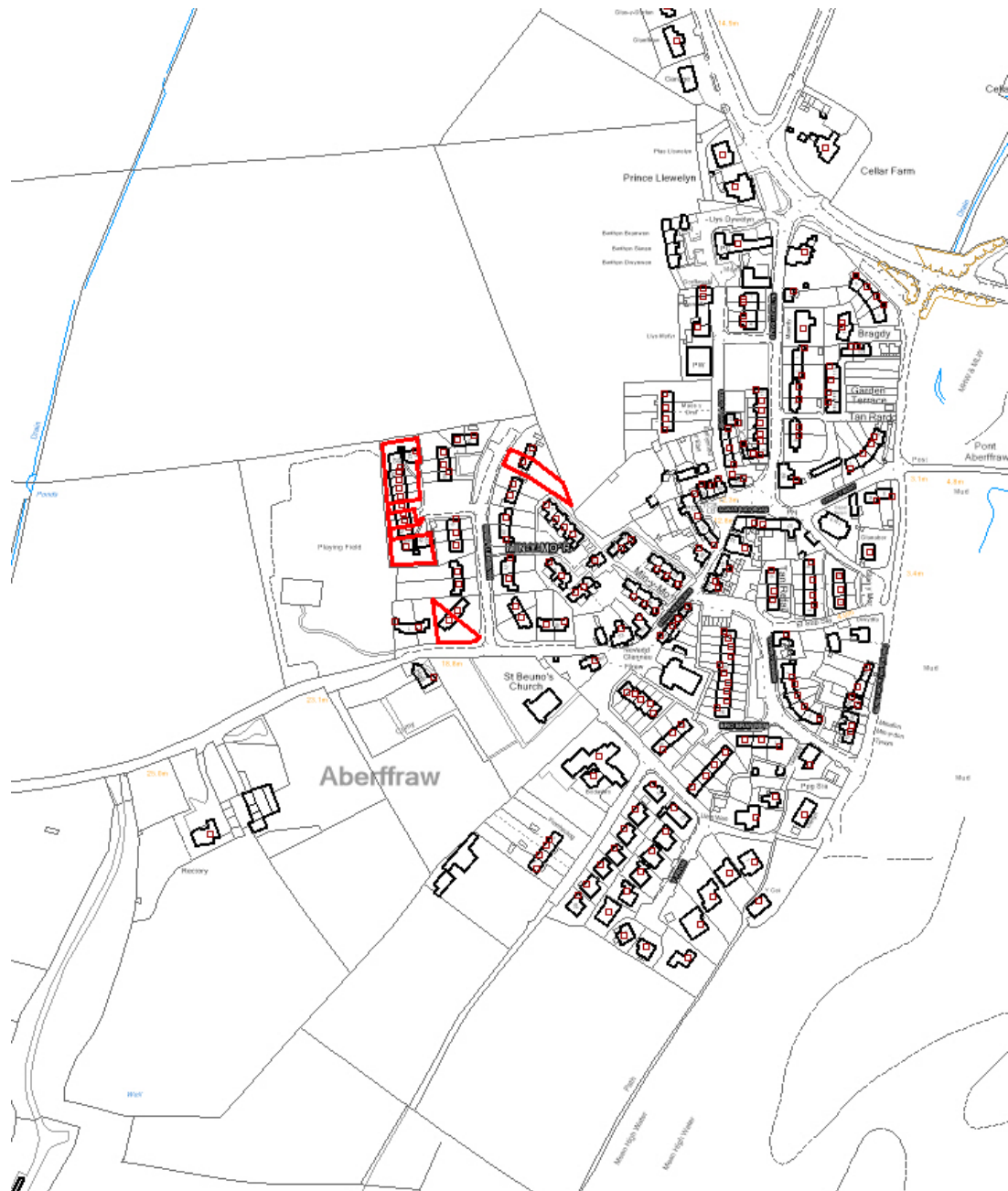
Rhif y Cais: **10LPA1031/CC** Application Number

Ymgeisydd Applicant

Pennaeth Gwasanaeth (Eiddo)

Cais llawn i osod system insiwleiddio allanol yn / Full application for the installation of external wall insulation at

3, 16, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41 a/and 42 Maes Llewelyn, Aberffraw



Planning Committee: 05/04/2017

Report of Head of Planning Service (AL)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Local Authority

1. Proposal and Site

The application lies at Maes Llewelyn, Aberffraw

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of impact on adjoining properties and their amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales (9th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Ann Griffith – No response received at the time of writing this report

Councillor Peter Rogers - No response received at the time of writing this report

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

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 21/03/2017. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

No relevant planning history

6. Main Planning Considerations

The proposed entails the renovation of numbers 3,16,27,28,29,30,32,33,35,36,37,38,39,40,41,42 of Maes Llewelyn estate in Aberffraw.

The proposal is for the replacement of the roofs with new natural slate roofing, new white UPVC windows and doors and the installation of 75mm external insulation. The proposed materials for the proposal are considered acceptable. It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

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

8. Recommendation

Permit

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

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

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 14/02/2016 under planning application reference 10LPA1031/CC.

Drawing number	Date Received	Plan Description
Numbers 1-10 under reference CPF 5631 ELEV (P)	14/02/2017	Proposed elevations

Reason: For the avoidance of doubt.

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.

