



I/TO:
Peter Wray,
WRAY architects
Tancoed
Boduan
Pwllheli
LL538YE

Ymgeisydd/Applicant:
JIM COOPER
BWTHYN BRIDYN
LON BRIDIN
MORFA NEFYN
PWLLHELI
LL536BY

(DEC1LLAC)

Cais Rhif: C19/0338/42/LL
Application Number:

Cofrestrwyd: 04/04/2019
Registered:

**DEDDF CYNLLUNIO GWLAD A THREF 1990
TOWN AND COUNTRY PLANNING ACT 1990**

**GORCHYMYN (DATBLYGU YN GYFFREDINOL A GANIATEIR) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995**

**GORCHYMYN (TREFNIADAETH DATBLYGU CYFFREDINOL) CYNLLUNIO GWLAD A THREF 1995
THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

Mae'r Cyngor a enwir uchod, yr Awdurdod Cynllunio Lleol, trwy hyn yn **CANIATAU** y datblygiad a geisiwyd gennych, sef:

*The above named Council being the Local Planning Authority **HEREBY PERMIT** the development proposed by you, namely:*

Bwriad/Proposal Estyniad porth blaen, addasiadau i'r to ac ymestyn adeilad allanol i greu anecs / Front porch extension, alterations to roof and extend outbuilding to create annexe
Lleoliad/Location Bwthyn Bridyn, Lon Bridin, Morfa Nefyn, Pwllheli, LL536BY

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 02/09/2019 yn ddarostyngedig i'r amod(au) a nodir trosodd:

in accordance with the application and plans decided on 02/09/2019 subject to the condition(s) specified over :

K.A. Sarge.

ar ran Pennaeth Adran Amgylchedd
on behalf of the Head of Environment Department

Dyddiad/Date 02/09/2019

**MAE'N BWYSIG EICH BOD YN DARLLEN Y NODIADAU ATODOL
IT IS IMPORTANT THAT YOU SHOULD READ THE ATTACHED NOTES**

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Pwysig: Cymerwch sylw

Mae Cyngor Gwynedd yn monitro datblygiadau i sicrhau cydymffurfiaeth gydag amodau cynllunio. Gall peidio cydymffurfio ag amodau neu newidiadau heb ganiatâd i'r cynlluniau a ganiatawyd, wneud y caniatâd yn annilys. Os nad ydych yn siŵr cysylltwch â'r Awdurdod Cynllunio Lleol am gyngor.

Important: Take note

Gwynedd Council monitors developments to ensure compliance with planning conditions. Non compliance with conditions or unauthorised variations to the approved plans could invalidate the consent hereby approved. If in doubt please contact the Local Planning Authority for advice.

Amodau/Conditions:

1. Rhaid cychwyn ar y datblygiad y cyfeirir ato yn y caniatâd hwn dim hwyrach na PHUM mlynedd o ddyddiad y caniatâd.

The development to which this permission relates shall be begun not later than FIVE years from the date of this permission.

2. Cwblheir y datblygiad a ganiateir drwy hyn yn llwyr unol â'r manylion a ddangosir ar gynllun(iau) rhif 18.007.SK21F, 18.007.PL01K, 18.007.SK11G a gyflwynwyd i'r Awdurdod Cynllunio Lleol, ac a gynhwysir yn y ffurflen gais ac mewn unrhyw ddogfennau eraill gyda'r cais, os nad oes amod(au) sy'n ei diwygio wedi ei gynnwys ar y dyfarniad cynllunio hwn.

The development hereby permitted shall be carried out in strict conformity with the details shown on the plan(s) numbered 18.007.SK21F, 18.007.PL01K, 18.007.SK11G submitted to the Local Planning Authority, and contained in the form of application and in any other documents accompanying such application unless condition(s) to amend them is/are included on this planning decision notice.

3. Rhaid i'r llechi fwriedir eu defnyddio ar do'r datblygiad gydweddu gyda'r llechi ar yr eiddo presennol o ran lliw, gwedd a nodweddion hindreulio.

The slates proposed to be used on the roof of the development shall match the slates on the roof of the existing property in colour, texture and weathering characteristics.

4. Rhaid i orffeniad allanol y datblygiad gydweddu â'r eiddo presennol mewn lliw a gwedd.

The external finish of the development shall match that of the existing property in both colour and texture.

5. Ni cheir meddiannu'r anecs a ganiateir drwy hyn ar unrhyw adeg at ddibenion ar wahân i ddibenion atodol at y defnydd preswyl yn yr annedd a adnabyddir fel Bwthyn Bridin.

The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Bwthyn Bridin.

6. Rhaid gosod lefel llawr gorffenedig y datblygiad (estyniad) heb fod yn is na 4.8m USO.

The finished floor level of the development (extension) shall be set no lower than 4.8m AOD.

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Y rhesymau am ddyfarniad y Cyngor i ganiatáu y datblygiad yn ddarostyngedig i'r amodau a nodwyd eisoes ydyw:

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions specified are:

1. Er cydymffurfio â Deddfau Cynllunio Gwlad a Thref.
To comply with the Town and Country Planning Acts.
2. Cydymffurfio a darpariaethau Deddfau Cynllunio Gwlad a Thref ac i sicrhau datblygiad boddhaol y safle, ac i ddiogelu mwyrderau gweledol y cylch.
To comply with the provisions of the Town and Country Planning Acts and to ensure the satisfactory development of the site and to safeguard the visual amenities of the area.
3. Er lles mwynder gweledol.
In the interests of visual amenity.
4. Er lles mwynder gweledol.
In the interests of visual amenity.
5. Sicrhau cydsyniad pholisiau'r Awdurdod Cynllunio Lleol sy'n ymwneud a thai yng nghefn gwlad.
To secure compliance with the Local Planning Authority's policy relating to housing in the countryside.
6. I leihau effaith llifogydd ar y bwriad.
To reduce flooding effects on the proposal.

Tynnir sylw'r ymgeisydd i lythyr Cyfoeth Naturiol Cymru dyddiedig 25 Ebrill 2019 a'r angen i sicrhau bod y datblygiad yn cydymffurfio â'r cyngor a gynhwysir ynddo. Mae'r llythyr i'w weld o dan gyfeirnod y cais yma ar dudalennau dilyn a darganfod ar safle we'r Cyngor.

The applicant's attention is drawn to Natural Resources Wales' letter dated 25 April 2019 and the need to ensure that the development conforms with the advice contained therein. The letter can be viewed under this application's reference number on the track and trace pages within the Council's website.

Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: Polisi TRA 2, TRA 4, PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, ARNA 1, PS 19, AMG 1, AMG 4, AMG 5, PS 20, AT 1 o'r Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn 2011-2026 mabwysiadwyd 31 Gorffennaf 2017

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: Policy TRA 2, TRA 4, PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, ARNA 1, PS 19, AMG 1, AMG 4, AMG 5, PS 20, AT 1 of the Gwynedd and Anglesey Joint Local Development Plan 2011-26

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adopted 31 July 2017

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