



I / To:  
Stephen Pye  
Ysgubor, Llanbedrgoch  
LL76 8NX

Ymgeisydd / Applicant:  
Alaw Thomas-Davis  
2, Tai Craig Y Don, Cwm Y Glo  
Caernarfon  
Gwynedd  
LL55 4DL

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Rhif Cais: C20/0026/23/DT  
Application Number:

Cofrestwyd: 13-01-2020  
Registered:

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

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: Codi estyniad deulawr i ochr yr eiddo / Erection of a two storey extension to the side of dwelling  
Lleoliad / Location: 2, Tai Craig Y Don, Cwm Y Glo, Caernarfon, Gwynedd, LL55 4DL

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 17-02-2020 yn ddarostyngedig i'r amod(au) a nodir trosodd:  
*in accordance with the application and plans decided on 17-02-2020 subject to the condition(s) specified over :*

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

Dyddiad / Date: 17-02-2020  
Fersiwn / Version: 1

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**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 ganiatwyd, 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.*

**Rhif Cais / Application Number:** C20/0026/23/DT

**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 PYE-A1-04, PYE-A4-05 a PYE-A4-01 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 PYE-A1-04, PYE-A4-05 and PYE-A4-01 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 orffeniad allanol a tho'r estyniad bwriedig gydweddu â'r ty presennol mewn lliw a gwead. The external finish and roof of the extension shall match that of the existing house in both colour and texture.

**Y rhesymau am ddyfarniad y Cyngor i ganiatâu 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 mwynderau 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.

**Roedd y polisiau a rhestrir isod o'r Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn 2011-2026 mabwysiadwyd 31 Gorffennaf 2017 yn berthnasol wrth ystyried cais C20/0026/23/DT:**

**The policies listed below of the Gwynedd and Anglesey Joint Local Development Plan 2011-26 adopted 31 July 2017 were relevant in the consideration of application C20/0026/23/DT:**

- 1 - PCYFF 2
- 2 - PCYFF 3
- 3 - Nodyn Cyngor Technegol 12
- 4 - Polisi Cynllunio Cymru, Rhifyn 10, Tachwedd 2018

**Nodiadau / Notes:**

- 1 - Tynnir sylw'r ymgeisydd i lythyr Dwr Cymru dyddiedig 16/01/2020 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 Welsh Water's letter dated 16/01/2020 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.