



I / To:
Mr Dafydd Edwards

Ymgeisydd / Applicant:
Mr Iwan Sion Jones
Tŷ Mawr
Bethesda Bach
Caernarfon
Gwynedd
LL54 5SF

Rhif Cais:	C20/0575/17/DT	Cofrestwyd:	23-07-2020
Application Number:		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 **GWRTHOD** y datblygiad a geisiwyd gennych, sef:
The above named Council being the Local Planning Authority REFUSE the development proposed by you, namely:

Bwriad / Proposal: Estyniad deulawr cefn gyda balconi llawr cyntaf.

Lleoliad / Location: Two storey rear extension with first floor balcony.
Tŷ Mawr, Bethesda Bach, Caernarfon, Gwynedd, LL54 5SF

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 16-09-2020 am y rheswm (rhesymau) a nodir trosodd:
in accordance with the application and plans decided on 16-09-2020 for the reason(s) specified over :

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

Dyddiad / Date: 16-09-2020
Fersiwn / Version: 1

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

Y rheswm (rhesymau) am ddyfarniad y Cyngor i wrthod y datblygiad a nodwyd eisoes yw (ydyw):

The reason(s) for the Council's decision to refuse permission for the development specified is (are):

1 - Mae'r bwriad yn golygu codi estyniad cefn to fflat o ddyluniad nad yw'n cydweddu a chymeriad ac edrychiad yr eiddo ac felly nid yw'n ychwanegu at nac yn gwella ymddangosiad y safle na'r ardal. Nid yw'r bwriad yn cyfarfod gofynion PCYFF 3 o fewn Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn The proposal involves the construction of a flat roof rear extension of design that is not in keeping with the character and appearance of the property and therefore does not add to or enhance the appearance of the site. The proposal therefore contrary to the requirements of Policy PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan.

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 C20/0575/17/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 C20/0575/17/DT:

1 - PCYFF 1

2 - PCYFF 2

3 - PCYFF 3

4 - TRA 2

5 - TRA 4

6 - Polisi Cynllunio Cymru, Rhifyn 10, Tachwedd 2018

Nodiadau / Notes: