

# haf jones & pegler

gwerthwyr tai • estate agents



The Old Garage, Gerlan Terrace,  
Bethesda, LL57 3TG

Offers Over  
£50,000



[www.hafjonesandpegler.co.uk](http://www.hafjonesandpegler.co.uk)

317 High Street ■ Bangor ■ Gwynedd ■ LL57 1YA ■ 01248 364 422  
[sales@hafjonesandpegler.co.uk](mailto:sales@hafjonesandpegler.co.uk)



## Property Description

**A detached stone outbuilding with planning permission to convert to a 1 bedroom detached house with open plan lounge/kitchen/dining room measuring 16ft x 12ft with a further room off 8ft x 7ft. Standing in an elevated position with views over the surrounding countryside. All services are close by, off road parking area, garden to the rear. Planning Application Reference Number: C13/0018/13/LL**

## Directions

Turn left just before the Spar shop on the main road through Bethesda and turn right at the roundabout towards Gerlan, pass the converted school on your left and take the next right turn towards the phone box, the property will be seen on the left.



## MISREPRESENTATION ACT 1967

These particulars are issued by Haf Jones & Pegler on the understanding that: (1) the particulars are set out as a general guidance for intending purchasers or lessees and do not constitute, or constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Haf Jones & Pegler has any authority to make or give any warranty whatever in this property; (4) neither Haf Jones & Pegler nor the vendors of the property shall be responsible for any expense that may be incurred in visiting the property should it prove to be unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing.



DYBLYGEB/DUPLICATE

I/TO:  
Selwyn Jones,  
Pensel Cymunedol  
Pensel Cymunedol  
Pensel Cymunedol  
10 Stryd y Plas  
Caernarfon  
Gwynedd  
United Kingdom  
LL55 1RR

Ymgeisydd/Applicant:  
HUW JONES  
Y WERN  
GERLAN  
BETHESDA  
BANGOR  
GWYNEDD  
CYMRU  
LL57 3TH

(DEC1LLAC)

Cais Rhif: C13/0018/13/LL  
Application Number:

Cofrestrwyd: 28/01/2013  
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 NEIWD DEFNYDD MODURDY/STORFA I ANNEDD PRESWYL, CODI ESTYNIAD I'R CEFN A CHREU SAFLE PARCIO AR WAHAN (ADNEWYDDU CAIS BLAENOROL A GANIATADWYD C07A/0521/13/LL) / CHANGE OF USE OF GARAGE/STORE TO A DOMESTIC DWELLING, ERECTION OF AN EXTENSION TO THE REAR AND CREATION OF A SEPERATE PARKING AREA (RENEWAL OF PREVIOUSLY APPROVED APPLICATION C07A/0521/13/LL)

Lleoliad/Location Hen Garej, Gerlan Teras, Gerlan, Bethesda, Gwynedd, LL573TG

yn unol â'r cais a'r cynlluniau a benderfynwyd ar 07/03/2013 yn ddarostyngedig i'r amod(au) a nodir trosodd:

*in accordance with the application and plans decided on 07/03/2013 subject to the condition(s) specified over :*

**RHEOLWR RHEOLAETH DATBLYGU / DEVELOPMENT MANAGEMENT MANAGER**  
ar ran Pennaeth Adran Rheoleiddio (Cynllunio, Trafnidiaeth a Gwarchod y Cyhoedd)  
*on behalf of the Head of Regulatory Department (Planning, Transportation and Public Protection)*

Dyddiad/Date 07/03/2013

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

Cais Rhif: C13/0018/13/LL  
Application Number:

Tudalen/Page:1

**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 AR102 L01, AR102 L02A, AR102 L03, LP1, LP2 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 AR102 L01, AR102 L02A, AR102 L03, LP1, LP2 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 yr estyniad a'r newidiadau fod yn unol â'r hyn a gytunir yn ysgrifenedig gyda'r Awdurdod Cynllunio Lleol cyn dechrau unrhyw waith mewn cysylltiad â'r caniatâd hwn.

The external finish of the extension and alterations shall be as agreed in writing with the Local Planning Authority before any work is commenced in connection with this approval.

4. Er gwaethaf darpariaethau Gorchymyn (Datblygu yn Gyffredinol a Ganiateir) 1995 (neu unrhyw Orchymyn sy'n diddymu ac yn ail ddeddfu'r Gorchymyn hwnnw gyda neu heb newidiad) nid oes dim yn Erthygl 3, neu yn Rhestr 2 i'r Gorchymyn a all weithredu fel ag y bo'n caniatáu (o fewn yr ardal sy'n destun y caniatâd hwn) unrhyw ddatblygiad y cyfeirir ato yn Nosbarthiadau A, B, C, D a E o Ran 1 o'r Ail Atodlen ac ni wneir unrhyw ddatblygiad ar unrhyw amser o fewn i'r ardal honno heb fod caniatâd penodol wedi ei roi gan yr Awdurdod Cynllunio Lleol.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) nothing in Article 3 of Schedule 2 to that Order shall operate so as to permit (within the area the subject of this permission) any development referred to in Classes A, B, C, D and E of Part 1 of the Second Schedule to the Order and no such development shall be carried out at any time within that area without the express grant of permission by the Local Planning Authority.

5. Rhaid darparu man parcio gyda mynedfa o 3.5 metr o led i'r tir ai lefelu a'i wynebu cyn preswylion yn yr annedd.

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The parking area shall be provided with an entrance width of 3.5 metres, and shall be re surfaced and levelled before the dwelling is occupied.

6. Bydd y man parcio ar gyfer preswylwyr y datblygiad a ganiatawyd drwy hyn yn unig.

The parking area provided shall be solely for the occupants of the development hereby approved.

7. Rhaid i arllwysiad dwr aflan a dwr wyneb ddraenio ar wahan o'r safle.

Foul and surface water discharges shall be drained separately from the site.

8. Ni chaniateir i ddwr wyneb gysylltu, unai yn uniongyrchol neu yn anuniongyrchol i'r gyfundrefn garthffos gyhoeddus oni bai y cymeradwyir yn ysgrifenedig gan yr Awdurdod Cynllunio Lleol.

No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

9. Ni chaniateir i ddwr wyneb draenio tir gael ei arllwys unai yn uniongyrchol neu yn anuniongyrchol i'r gyfundrefn garthffos gyhoeddus.

Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

10. Cyn cychwyn unrhyw waith a ganiateir drwy hyn, rhaid darparu archwiliad desg i asesu risg llygredd dichonol ar y safle ar gyfer y datblygiad arfaethedig i'r Awdurd Cynllunio Lleol, a chytuno unrhyw weithrediad pellach yn amodol ar ganlyniadau'r archwiliad desg a'i addasrwydd.

Before the commencement of any work hereby approved, a desktop assesment shall be provided to the Local Planning Authority in order to assess any pollution risk to the proposed development, and any further action to be agreed subject to the suitability of the desktop assesment and any results obtained.

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 mwynnderau 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 mwynnder gweledol.

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In the interests of visual amenity.

4. Er lles mwynder gweledol.

In the interests of visual amenity.

5. Er mwyn sicrhau y darperir mynedfa foddhaol er budd diogelwch y ffyrdd.

To ensure that a satisfactory form of access is provided, in the interests of road safety.

6. Er budd diogelwch ar y ffyrdd.

In the interests of highway safety.

7. I ddiogelu cyfanrwydd y gyfundrefn garthffos gyhoeddus.

To protect the integrity of the public sewerage system.

8. I atal gorlwytho hydrolig o'r gyfundrefn garthffos gyhoeddus, amddiffyn iechyd a diogelwch trigolion presennol ac er sicrhau dim niwed i'r amgylchedd.

To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and to ensure no detriment to the environment.

9. I atal gorlwytho hydrolig o'r gyfundrefn garthffos gyhoeddus a llygru yr amgylchedd.

To prevent hydraulic overload of the public sewerage system and pollution of the environment.

10. Er lles diogelwch trigolion yr adeilad(au) yn y dyfodol.

In the interest of the safety of future occupants of the building/s.

Wrth ystyried y cais yma roedd yr Awdurdod Cynllunio Lleol o'r farn bod y polisiau a rhestrir isod yn berthnasol: Polisi B22, B23, B25, C1, C3, C4, CH11, CH33, CH36 o Gynllun Datblygu Unedol Gwynedd 2001-2016.

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application: Policy B22, B23, B25, C1, C3, C4, CH11, CH33, CH36 of the Gwynedd Unitary Development Plan 2001-2016.

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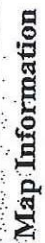
DARPARU MAN PARCIO  
AR GYFER CAIS CYNLLUNIO  
Y GARE'S, TERAS GERLAN, GERLAN

MAINT: 5m x 3m

NEU MAINT I GYDYMFURFIO GYDA AWGRYMIADAU'R  
ADRAN BRIFFYRDD







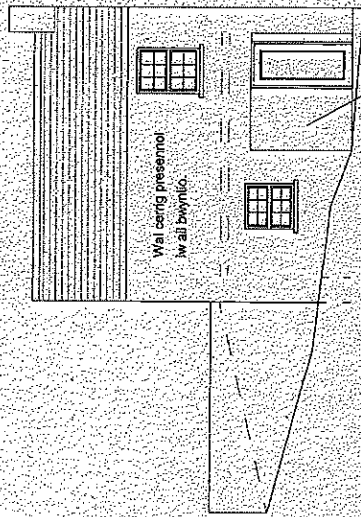
Atgynhyrchir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi. © Hawlfraint y Goron. Mac atgynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall llyfr arwain at erlyniad neu achos sifil. Cyngor Gwynedd: 100023387 - 2005

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Tais oib newydd tabyg  
ir gwellddoli.



Panel render llyn  
weddi'w ballio.

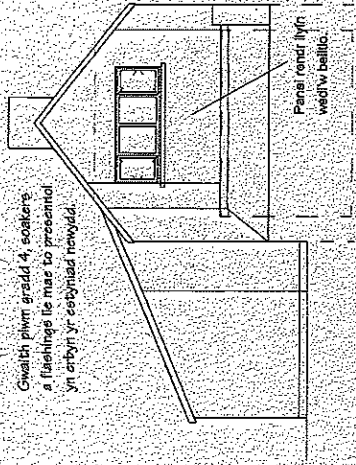
## EDRYCHIAD BLAEN

Bargobordd pren meddal yn  
erbyn 'flying safter' weddi'w  
hocio i 50x100mm gable  
ladder weddi'w gosod pob 600mm.

Angen cynhyrwy am undarclonk ar ynylon  
tô gan gynywys llochan a hammer a  
fillet mortar.

Nwyddau dwr - larderi a phibellau dwr  
OSMA 'roundline' du 112mm i'w osod yn  
uno' ag atgymhellion y gwastthrym.

Gwallth plwm gradd 4, sotkera  
a flaethinge tie mas to presentol  
yn erbyn yr estyniad newydd.

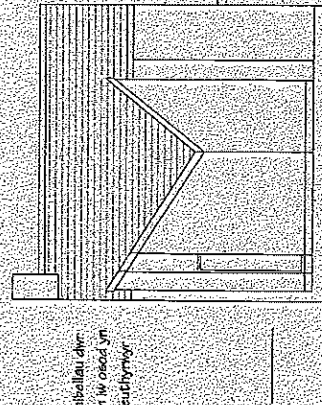


Panel render llyn  
weddi'w ballio.

## EDRYCHIAD OCHR

Drysau a fferesi newydd  
UPVC gwdr dwl llw gwyn.

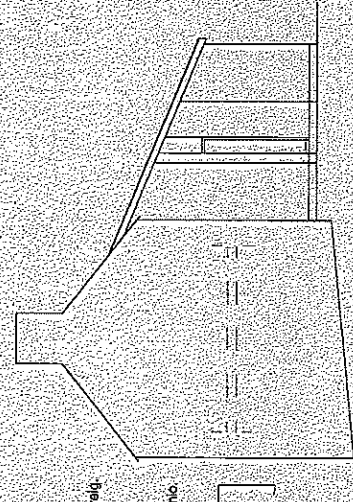
Gwallth plwm gradd 4, sotkera  
a flaethinge o amgylch y corn  
presenol.



Lwyfr conoid 75mm o drwm i'w cefn  
ar larderi 150mm wedi cael wael yn drwsol.

Wallau restyniad i'w cefn i'w rando  
gros gorfennid chup gwyr.

## EDRYCHIAD CEFN



To newydd i'w estyniad  
mewn gwallth llochan Cymreig.

Ffacote a bargobords  
pren meddal weddi'w staeno.

## FEL Y BWRIEDIR

Graddfa/Scale 1:100

Adnewyddu'r Hen Gae  
Gartan Teras  
Gartan, Betsaida  
ar gyfer  
y Wari

Huw Jones  
Y Wari

Gartan, Betsaida

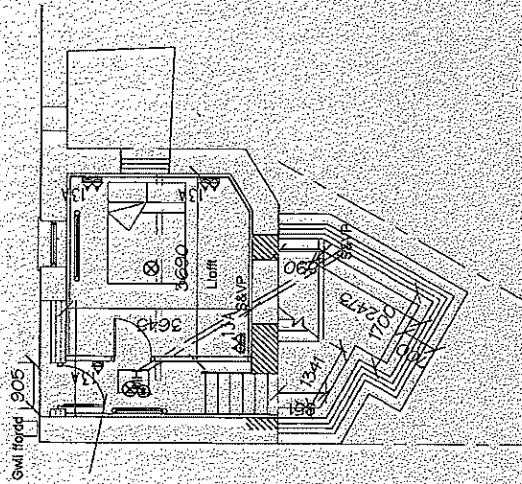
Persaer  
Salwyn Jones  
10 Stryd y Plus  
Carmarlon  
Owynedd  
Pensaer Cymreig

Ffôn: 01286 662900  
Ffacs: 01286 662902  
E-Bost: [info@pensei.net](mailto:info@pensei.net)

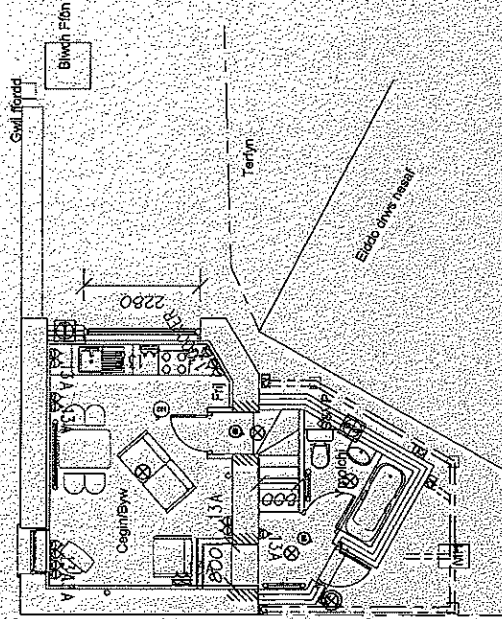


Deddfw'r pen  
Arddwr  
AR102-1.03

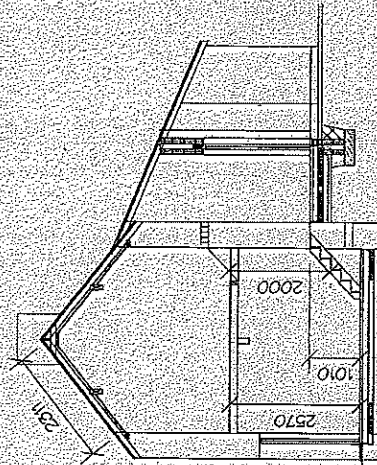




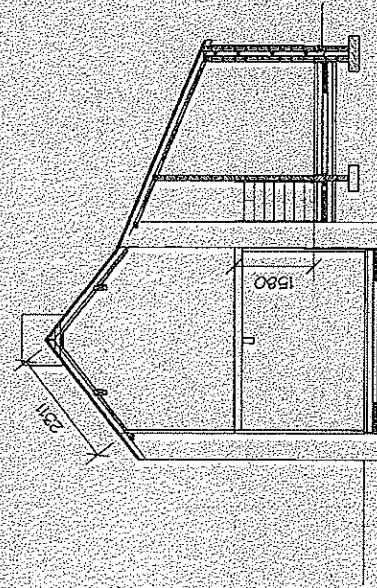
CYNLLUN LLAWR



CYNLLUN LLAWR CYNTAF



TRAWSDORIAD



TRAWSDORIAD

FEL Y BWRIEDIR

Graddfa/Scale 1:100

Adnwyddir i Hen Gaej Gerlan Teras Gerlan, Bethesda at gyfeir for		Mw Jones Y Wern Gerlan, Bethesda	
Pensur		Pensur Cymhellu	
10 Stryd y Ffôn Caernarfon Gwynedd		10 Stryd y Ffôn Caernarfon Gwynedd	
Ffôn 01286 662800 Ffacs 01286 662802 E Bost se@pennel.net		Ffôn 01286 662800 Ffacs 01286 662802 E Bost se@pennel.net	
Dyddiad dydd		Dyddiad dydd	
AR 102 L 02A		AR 102 L 02A	

