

*Ardal
Gorllewin/
Area West*

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

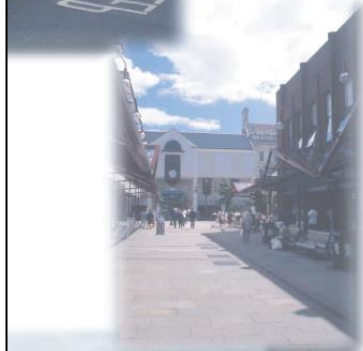
**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 1 MEHEFIN 2017
ON 1 JUNE 2017**

**I'W BENDERFYNU/
FOR DECISION**



Cyngor **Sir Gâr**
Carmarthenshire
County Council

Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	1 JUNE 2017
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
W/35365	Two storey rear extension at Tynewydd Farm, Pontantwn, Kidwelly, SA17 5HR

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	W/35365
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Application Type	Full Planning
Proposal & Location	TWO STOREY REAR EXTENSION AT TYNEWYDD FARM, PONTANTWN, KIDWELLY, SA17 5HR

Applicant(s)	MR AND MRS WYN AND SUSAN REES, TYNEWYDD FARM, PONTANTWN, KIDWELLY, SA17 5HR
Agent	HAROLD METCALFE PARTNERSHIP - CERI EVANS, 32 SPILMAN STREET, CARMARTHEN, CARMARTHENSHIRE, SA31 1LQ
Case Officer	Richard Jones
Ward	Llangyndeyrn
Date of validation	31/03/2017

CONSULTATIONS

Llangyndeyrn Community Council – No objection raised.

Local Member - County Councillor W T Evans has made no prior comment.

Natural Resources Wales – Commented and raised the issue of the bat survey not fully complying with bat guidance, however, raise no adverse comments. Requested that the Council's Ecologist is consulted regarding the likelihood of a European Protected Species (EPS) licence being required. Consultation has taken place with the Council's Ecologist who has concluded that due to the low potential for bats an EPS licence is not required.

Neighbours/ Public - The application has been publicised by the posting of a site notice adjacent to the site and no responses have been received to date.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

APPRAISAL

The application is presented to the Planning Committee as the applicant is related to a member of staff from the Planning Services Division.

THE SITE

The application site comprises a detached 2 storey dwelling known as Ty Newydd. The site is located in the open countryside to the south of the small settlement of Pontantwn. It is accessed via a narrow country lane off the B4309 carriageway. The dwelling is the farmhouse relating to the holding of the same name and is in close proximity to a moderate grouping of ancillary farm buildings. The farmstead can be viewed from the B4309 and the minor road that provides access to it.

The immediate area surrounding the farmstead is characterised by agricultural fields laid on an undulating topography and retains a rural character. The nearest neighbouring dwelling, Brynderi is located approximately 110m to the west.

THE PROPOSAL

The application seeks planning permission for a part two storey, part single storey extension emanating from the dwelling's rear elevation. The main part of the extension will comprise two storeys and measure 4m in width by 8.2m in length. The two storey part of the extension will have a hipped roof that will tie in with the existing roof and sit below the main ridge line. A single storey shower room will extend off the side elevation of the two storey element. The accommodation at ground floor in addition to the shower room will include a family room, whilst the first floor will provide a large en-suite bedroom and a storage room.

PLANNING POLICY

In the context of the current development control policy framework the site is located outside the defined development limits as contained in the adopted Carmarthenshire Local Development Plan Adopted December 2014.

Policy GP1 of the Local Development Plan (LDP) sets out the general requirements of the Local Planning Authority to ensure sustainability and high quality design through new development. In particular, that "it conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing" and "it protects and enhances the landscape, townscape, historic and cultural heritage of the County and there are no adverse effects on the setting or integrity of the historic environment".

Policy GP6 of the Local Development Plan (LDP) states that proposals for extensions to existing residential dwellings must: be of a subordinate scale and compatible to the size, type and character of the dwelling and not result in overdevelopment of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space; The external appearance of the proposed extension in terms of design is subordinate, and the materials should complement that of the existing dwelling; There are no adverse effects on the natural environment and townscape; the local environment and the amenities of neighbouring developments are not adversely affected by the proposed

extension and that the use of the proposed extension is compatible with the existing building, structure or land use.

The scale of the proposed extension is considered appropriate and subordinate to the main building. The design and materials also compliment and match the existing property. Due to the orientation of the dwelling and distance from nearby properties it is not felt that there would be any significant impacts on the amenity of neighbouring occupiers. The extension will not give rise to any significant impacts on traffic. The existing parking spaces are also not affected.

A bat scoping survey was carried out and found no evidence of bats and no requirement for further survey work. The Council's Planning Ecologist has raised no objection subject to a standard bat advisory note.

THIRD PARTY REPRESENTATIONS

There have been no adverse representations received to date and the application is only presented to the Planning Committee as the applicant is related to a member of staff from with the Planning Services Division.

CONCLUSION

After careful consideration of the site and its surrounding environs in the context of this application, together with the representations received to date it is considered that the proposal is acceptable.

As such the application is put forward with a recommendation of approval subject to the following conditions.

RECOMMENDATION – APPROVAL

CONDITIONS

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-
 - Location Plan 1:1250 @A4
 - Existing Ground Floor Plan 1:50 @A3 [C/4601/1]
 - Existing First Floor Plan 1:50 @A3 [C/4601/2]
 - Existing Elevations 1:100 @A3 [C/4601/3]
 - Proposed Ground Floor Plan 1:50 @A3 [C/4601/4]
 - Proposed First Floor Plan 1:50 @A3 [C/4601/5]
 - Proposed Elevations 1@100 @A3 [C/4601/6]

received on 28th March 2017

- Block Plan 1 @500 @A4
- Bat Survey

received on 31st March 2017

REASONS

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. In the interest of clarity as to the extent of the permission.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development complies with Policy and GP1 and GP6 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the garage, by reason of its siting, scale and finished materials would not have an unacceptable impact upon the character and appearance of the area and would remain subordinate to the host dwelling. There are no concerns in relation to impact upon highway safety and sufficient distances, intervening topography and vegetation prevent an unacceptable impact on residential amenity.

NOTES

- 1 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.