

**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 31 HYDREF 2017
ON 31 OCTOBER 2017**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal
Gorllewin/
Area West***



Application No	W/36168
-----------------------	----------------

Application Type	Full Planning
Proposal & Location	SUN LOUNGE EXTENSION AT TY LILLY WEN, NANTYCAWS, CARMARTHEN, SA32 8EP

Applicant(s)	MR NATHAN DAVIES, TY LILLY WEN, NANTYCAWS, CARMARTHEN, SA32 8EP
Agent	HAROLD METCALFE PARTNERSHIP, 32 SPILMAN STREET, CARMARTHEN, SA31 1LQ
Case Officer	Stuart Willis
Ward	Llangunno
Date of validation	21/09/2017

CONSULTATIONS

Local Member – Cllr D E Williams has not responded to date.

Llangunnor Community Council - have no objection to this application providing usual neighbour consultation takes place.

Neighbours/ Public - The application has been publicised by the posting of a site notice with no response having been received as a result.

RELEVANT PLANNING HISTORY

W/35994	Modification of covenant 4 of the Section 106 Agreement which stipulates that 'there shall be no enlargement, improvement or other alteration to the dwelling	Pending
W/23290	Residential dwelling (under local need provisions of the UDP) resubmission of application W/21406 Full Granted S106 Signed Affordable dwelling /future occupancy	11 November 2010

W/22543	Application for a lawful development certificate for an existing use. Change of use of agricultural land to a builders storage yard – CLEUD – Approval	20 April 2010
W/21406	Residential dwelling (under local need provisions of the UDP) Withdrawn	04 September 2009

APPRAISAL

The application is presented to the Planning Committee as the applicant is related a member staff within the Planning Department.

THE SITE

The application consists of a detached 2 storey dwelling located at the southern end of the Nantycaws. The property is accessed off a private drive leading to the old A48 road that runs through the village. The property was approved in 2010 as a local needs/affordable dwelling. The approval was subject to a Section 106 Agreement to secure the long term affordability/local occupancy of the dwelling. There is a pending deed of variation to amend this agreement to make provision for this proposal.

THE PROPOSAL

The application seeks full planning permission for an extension to the rear of the dwelling. The extension would be single storey pitched roof extension for a sunroom. The extension would have a tiled roof and walls of render/brick finish to match the existing dwelling.

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 GP6 Extensions states that proposals for the extension of existing residential dwellings/use class C3 (which require planning permission) whether buildings, other structures or a particular land use must comply with the following:

- a) The scale of the proposed extension is subordinate and compatible to the size, type and character of the existing development and does not result in over development of the site, nor lead to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space;
- b) The external appearance of the proposed extension in terms of design is subordinate, and the materials should complement that of the existing development;
- c) There are no adverse effects on the natural environment, landscape/townscape or the setting and integrity of the historic environment;
- d) The local environment and the amenities of neighbouring developments are not

adversely affected by the proposed extension;

- e) The use to be made of the proposed extension is compatible with the existing building, structure or land use.

THIRD PARTY REPRESENTATIONS

There have been no representations received to date. The application is only presented to the Planning Committee due to the applicant being related to a member of staff from the Planning Department.

The extension is of a relatively small scale and would be subordinate to the existing dwelling. The external materials would also compliment the existing dwelling. There are no nearby dwelling that would be impacted upon in terms of overlooking or loss of amenity. Sufficient garden area remains and there are no impacts on the existing parking provision.

The dwelling was approved as a local needs/affordable dwelling. There was a legal agreement imposed in order to control the occupancy and affordability of the dwelling. It is not felt that the proposed extension would have any significant impacts on the dwellings affordability. However there is a need to amend the previously legal agreement and the applicant has made a submission to do this. The documentation is currently with the Authority's Legal Section.

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 on balance 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 approved 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:-
 - 1:1250 scale Location Plan
 - 1:500 scale Block Plan
 - 1:50 scale Ground Floor Plan (C/4611/1)
received on 28th June 2017
 - 1:100 scale Elevations (C/4611/2A)
received on 31st August 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 DECISION

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 GP6 of the Carmarthenshire Local Development Plan Adopted 2014 ('the LDP') in that the extension not considered to be harmful to the character of the building and is of a scale and design which is considered acceptable and subordinate. Sufficient amenity space and parking areas also remains. It is not considered that any significant impacts on amenity of any nearby properties.

NOTE(S)

- 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.