Ardal Gorllewin/ Area West

ADRODDIAD PENNAETH CYNLLUNIO, CYFARWYDDIAETH YR AMGYLCHEDD

REPORT OF THE HEAD OF PLANNING, DIRECTORATE OF ENVIRONMENT

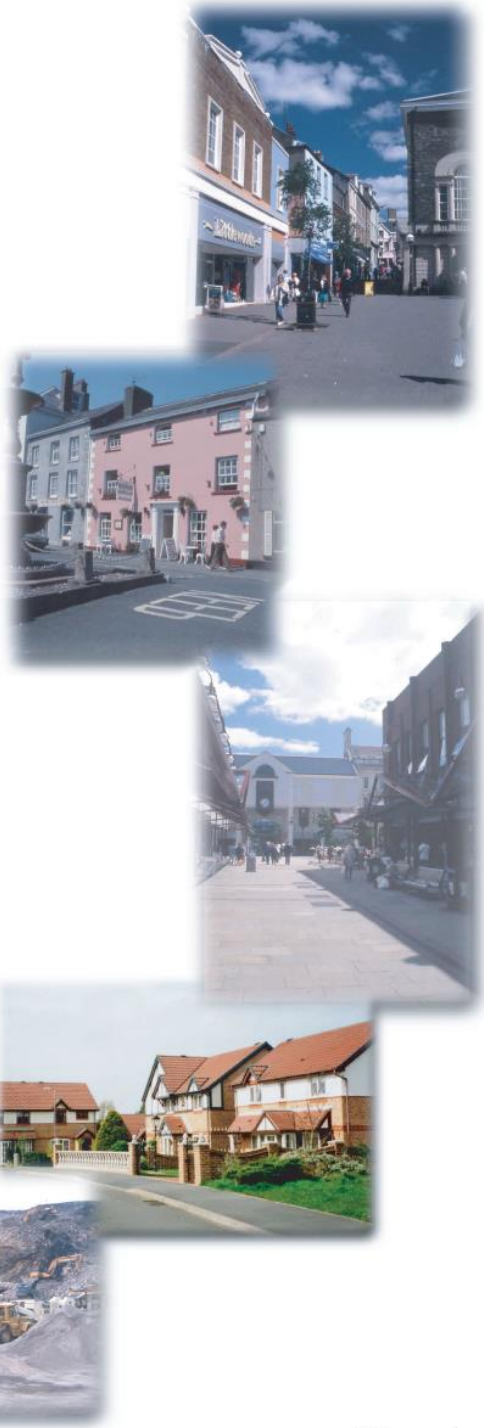
AR GYFER PWYLLGOR CYNLLUNIO CYNGOR SIR CAERFYRDDIN

TO CARMARTHENSHIRE COUNTY COUNCIL'S PLANNING COMMITTEE

AR 09 GORFFENNAF 2019
ON 09 JULY 2019

I'W BENDERFYNU/ FOR DECISION

ADDENDUM



Cyngor Sir Gâr
Carmarthenshire
County Council

ADDENDUM – Area West

Application Number	**W/38447**
Proposal & Location	CHANGE OF USE OF GROUND FLOOR FROM DWELLING (C3) TO MIXED USE COFFEE SHOP (A1/A3) AND ADDITION OF PITCHED ROOF TO REAR DETACHED GARAGE AND ADDITION OF VELUX WINDOWS TO THE ROOF OF THE MAIN DWELLING (RESUBMISSION OF W/37493) AT CROFT HOUSE, LLANSTEFFAN, CARMARTHEN, SA33 5LW

DETAILS:

Summary of Consultation Responses

Llansteffan and Llanybri Community Council – Has raised the following material objections in respect of the proposal:-

- Changing the property to a commercial premises will detract from the character of the area and the surrounding conservation area.
- There are already similar businesses in the village and the proposal would impact upon their sustainability.
- The extension to the garage would overshadow and affect the light of the neighbouring property and also harm the character and appearance of the conservation area.
- The opening hours of 8:00 am to 6:00 pm would create noise and odours in the area.
- The proposal provides no consideration for the needs of disabled customers.
- Lack of bathroom facilities.
- Allowing the proposal would set a dangerous precedent in this and other conservation areas.

Appraisal

The matters raised by the community council regarding the impact of the proposal upon the character and appearance of the conservation area and existing businesses have been addressed in the main report as have the impacts upon the neighbouring property.

With regard to the proposed opening hours, it is not considered that a small coffee shop will generate a level of disturbance that would unacceptably harm the living conditions of surrounding occupiers. The Head of Public Protection has raised no objection to the proposal in this regard and is satisfied that the coffee shop will not result in any unacceptable odour impacts.

Turning to the concerns raised regarding the lack of consideration for disabled customers, the new café is to be on the ground floor of the property which will allow for use by disabled customers. Matters relating to any access improvements required will be considered separately under the building regulations.

Whilst the details submitted do not show a bathroom facility within the proposal, there are nonetheless existing public conveniences available in the car park to the front of the property which are within a short walking distance.

Concerns regarding the proposal setting a precedent for other developments in the conservation area are mistaken in that proposals are considered and determined on their own individual merits against the policy objectives of the Authority's Local Development Plan.

The recommendation for approval therefore remains unchanged.