

<b>Application No</b>	<b>S/38916</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	SINGLE STOREY SIDE EXTENSION, INCLUDING ROOF LIGHTS, AS REPLACEMENT OF EXISTING ADJOINED OUTBUILDING, RAISED DECK AREA AND REPLACEMENT FLAT ROOF AT TRE NEDDYN, PONTARDDULAIS, SWANSEA, SA4 0FP

<b>Applicant(s)</b>	HELEN GROOM, TRE NEDDYN FARM, CROSSHANDS ROAD, PONTARDDULAIS, SA4 0FP
<b>Agent</b>	DIMENSION DRAWING SERVICES - IAN JONES, 15 STEBONHEATH TERRACE, LLANELLI, SA15 1NE
<b>Case Officer</b>	Gary Glenister
<b>Ward</b>	Llannon
<b>Date of validation</b>	04/06/2019

## Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

## Site

The application site is a detached farm house in an elevated position immediately West and overlooking Pont Abraham services at a distance of approximately 400m. The farmhouse had a complex of traditional stone barns associated with it which have incrementally been sold off to third parties and converted to form residential dwellings. The barn closest and attached to the dwelling had planning permission in 2007 for three holiday lets under reference S/16376, however this permission was never implemented. The northernmost part of the original barn can still be seen, however most of it has been removed.

The site has a converted barn to the North and South East with the remains of the original barn still standing between the proposal and northern barn.

## Proposal

This application seeks retrospective planning permission for the demolition of the attached barn and replacement with a single storey side extension and external decking area, along with the replacement of an existing flat roof to an extension to the rear.

The extension has been built up to wall plate level and a ridge beam has been installed, however all works ceased when enforcement action was initiated.

The proposed extension is 6m deep by 6.8m long with a ridge height of 5.6m given the sloping nature of the site.

A raised decking protruding 2.9m from the end of the extension is proposed with a floor height 1.2m above ground and a privacy screen to protect the adjacent barn to the South East.

## Planning Site History

S/16376	Change of use from redundant milking parlour to 3 no. holiday lets Full planning permission	28 August 2007
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## Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

GP1 Sustainability and High Quality Design

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

## Summary of Consultation Responses

**Llannon Community Council** - No observations received to date.

**Local Member** - Councillor E Dole has not commented to date.

**Local Member** - Councillor D Jones is a member of the Planning Committee and has made no prior comment.

All representations can be viewed in full on our [website](#).

## Summary of Public Representations

The application was the subject of notification by way of neighbour letters.

2No. representations were received objecting and the matters raised are summarised as follows:-

- The application is retrospective.
- The extension is to allow the applicant extra space to do B&B.
- Traffic generation.
- Loss of privacy.
- Unauthorised caravans.

All representations can be viewed in full on our [website](#).

## Appraisal

The application is a household extension in place of an attached barn which had the benefit of planning permission in 2007 for holiday units. The application is therefore being considered as a domestic extension to a residential dwelling.

### Retrospective Nature of the Application

It is noted that the proposal has been constructed to wall plate level and a steel beam has been installed to support the roof. The retrospective nature of the development is such that the impact on the neighbouring properties can be clearly assessed.

### Potential Use of the House as a B&B

The potential future use as a B&B is not relevant to the proposal for an extension. It is noted that the site previously had permission for a barn conversion for holiday purposes, so the principle of 3 units of holiday accommodation has been established. There appears to be access and parking which could be used for any such use, however the use of the house for a small scale B&B would not require planning permission.

### Traffic Generation

The proposal has been submitted as a householder application with no reference to any commercial activity. Notwithstanding the domestic use proposed, there was an historic application for 3No holiday units, so the principle of additional traffic was considered acceptable. As noted above, a small scale B&B would not require permission should the applicant have commercial intension once built.

### Privacy Impacts

It is noted that there is a barn to the north that would be clearly seen from the proposal. The barn however is at a distance of 18m measured directly in front of the window which is considered acceptable.

## Other Matters

The presence and use of residential caravans is noted and is subject to separate enforcement investigation. This is not material to the consideration of the extension.

## Planning Obligations

Not applicable.

## Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## Conclusion

After careful consideration of the scheme as submitted it is concluded on balance that the extension is subordinate to the main dwelling and is not likely to have an unacceptable adverse impact on third parties. Whilst there is third party concern, the extension replaces a barn that had planning for 3No holiday units in 2007 and the impact on privacy and amenity is considered to be less than the previous scheme. On balance, the proposal is considered to be acceptable and in accordance with the above policies.

## RECOMMENDATION – APPROVAL

### Conditions

- 1 Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 4 June 2019.
- 2 The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans dated 3 June 2019:-
  - 1:100 scale Existing and Proposed Floor Plans and Elevations [hel-01 Rev 0A];
  - 1:1250 & 1:500 scale Location and Block Plans.
- 3 External wall and roof materials shall match those of the original house.

- 4 The privacy screen on the raised decking shall be no less than 1.8m tall and be of an obscure material. The screen shall be erected prior to the beneficial use of the proposal and shall be retained in perpetuity.

## Reasons

- 1 To comply with Section 73A of the Town and Country Planning Act (as amended).
- 2-3 In the interests of visual amenity in accordance with Policy GP1.
- 4 To protect the amenity of the adjacent property in accordance with Policy GP1.

## Notes/Informatives

- 1 Please note that this permission 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 permission 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 commencement if 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 conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website ([www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk)).