

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

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

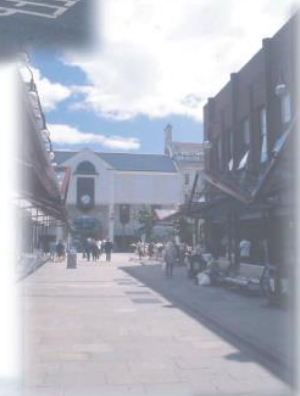
**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 01 HYDREF 2019
ON 01 OCTOBER 2019**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal
Gorllewin/
Area West***



ADDENDUM – Area West

<i>Application Number</i>	W/39269
<i>Proposal & Location</i>	PROPOSED DWELLING AT LAND ADJACENT TO TALAR DEG, LLANBOIDY, WHITLAND, CARMS, SA34 0EL

DETAILS:

Amended plans

Following concerns raised by the Planning Officer in relation to the cross section/site level detail provided and the height of the retaining walls shown at the frontage of the site, amended plans have been received. These were received following the publication of the Committee report.

The amended plans show a much lower retaining wall, the design and detailing of which, reduces the impact of the development on the character and appearance of the area.

Conditions

It is therefore also recommended that the following conditions are updated accordingly:

Condition 2:

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-

- 1:1250 scale Location Plan received 13th September 2019;
- 1:500 scale Proposed Block Plan received 13th September 2019;
- 1:200 scale Existing Cross Section received 31st July 2019;
- 1:200 scale Site Cross Section received 24th September 2019;
- 1:50, 1:100 scale Proposed Elevations, Floor Plans, Sections and Cut Throughs received 27th September 2019.

Condition 3:

The proposed retaining walls shall be constructed in accordance with the amended 1:50, 1:100 scale Proposed Elevations, Floor Plans, Sections and Cut Throughs received 27th September 2019. In addition and prior to the occupation of the dwelling hereby approved full details of the boundary treatments to be erected, including any further retaining works required, on the northern, eastern and southern boundaries of the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

THIRD PARTY REPRESENTATIONS:

Three third party representations were received objecting in response to publicity of the application as originally submitted. Following the submission of amended plans the same third parties have submitted revised representations commenting that they no longer object to the development. Had the withdrawal of objections occurred earlier the

application could have been determined under delegated authority to the Head of Planning.