

**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 21 MAWRTH 2017
ON 21 MARCH 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD YMWELIAD SAFLE
SITE VISIT ADDENDUM**

***Ardal Del/
Area South***



ADDENDUM – Area South

<i>Application Number</i>	S/34900
<i>Proposal & Location</i>	REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, ENSUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY

DETAILS:

CONSULTATIONS

Neighbours/Public – Further letters of objection have been received from the residents of three neighbouring properties who raise the following concerns regarding the proposal. The respondents have not previously commented on the application.

- Loss of outlook and view;
- Loss of privacy;
- Out of character with the area.

APPRAISAL

THIRD PARTY REPRESENTATIONS

Two of the respondents who have commented on the application live in properties located in Y Lan on the opposite side of the road to the application site while the third lives in the neighbouring Oaklands Estate. The rear elevation of the latter property in the Oaklands Estate is located 50 metres distant of the front elevation of the application bungalow whereby the velux windows proposed in the front of new roof extension will have no unacceptable impact upon the respondent's current privacy levels.

Similarly, the respondent's property at 2 Lan Cottages in Y Lan is located 40 metres to the north of the application property being separated from the same by a detached bungalow. There will therefore be no unacceptable impact upon this property by way of loss of privacy.

The third objection has been received from the occupier of the bungalow located on the opposite side of the road to the application property known as 'Tegfan'. This property is located at right angles to the road in that its side elevation faces the front of the application bungalow. Its side and rear gardens are enclosed by high fencing. The front of the proposed new roof extension will have three velux windows which are to serve two bedrooms and a bathroom and will be orientated towards the side of the respondent's bungalow. The lack of any window openings in the side elevation of the respondent's bungalow will ensure there will be no impact upon the privacy of the dwelling itself. While there will be some outlook towards the side and rear garden space of the property, the separating distance between both properties combined with the height of the velux

windows, whereby the centre of the windows are to be set at a height of 1.8 metres above the internal floor level, will mean that the overlooking will not be of such a level so as to adversely affect the respondent's current living conditions.

Concerns that the proposal will be out of character with the surrounding area have been addressed in the main report presented to Committee. Furthermore, matters raised regarding loss of outlook and views are not material in the consideration of the application.

The recommendation to approve therefore remains unchanged.