

**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 04 FEBRUARY 2021
ON 04 CHWEFWROR 2021**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal Del/
Area South***



**Cyngor Sir Gâr
Carmarthenshire**
County Council



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	04.02.2021
REPORT OF:	HEAD OF PLANNING

INDEX - AREA SOUTH

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL	PAGE NO'S
PL/01002	PROPOSED SINGLE STOREY REAR EXTENSION AND NEW DECKING AREA AT 16 HAULFRYN, BRYN, LLANELLI, SA14 8QL	41 - 45

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/01002
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Application Type	Householder
Proposal & Location	PROPOSED SINGLE STOREY REAR EXTENSION AND NEW DECKING AREA AT 16 HAULFRYN, BRYN, LLANELLI, SA14 8QL

Applicant(s)	Mr & Mrs Clement
Case Officer	Zoe James
Ward	Llangennech
Date registered	21/12/2020

Reason for Committee

This application is being reported to the Planning Committee as the applicant is immediately related to an employee of the Planning Service.

Site

The application site comprises a sizeable semi-detached property located in Haulfryn residential estate, Bryn, Llanelli. The site occupies a corner plot within the residential estate adjacent to an area of public open space to the west accessible via an existing footpath leading from the residential estate. To the east the property is adjoined at ground floor level to neighbouring dwelling no. 17 Haulfryn. To the rear the site borders open green fields. The street scene is characterised by a variety of different house types and designs including detached properties, semi-detached with dormer windows to the roof and also bungalows.

The host dwelling benefits from ample garden space to the rear of the dwelling and also to the front with a detached garage to the west of the dwelling. The existing rear garden comprises a raised decking area with steps leading down to well-kept lawned garden. To the west the rear garden is bordered with a strong hedgerow, the rear boundary comprises existing vegetation and the east boundary is a block wall for the first part and then a close boarded fence.

The site is not situated within any environmental or ecological designations and is entirely within the Coal Authority's Development Low Risk Area.

Proposal

The application seeks full planning permission for a single storey rear extension and new decking area at the property. The proposed extension is to be partly situated on the existing decking area and will protrude out almost in line with the existing rear elevation of the

detached garage. The extension is proposed to extend from the rear elevation of the dwelling by 4.2 metres with a width of 6.15 metres. Large bi-folding doors are proposed on the rear elevation and a glazed lantern skylight of 3x1.5m is proposed to the flat roof. The submitted plans state that the proposed extension will be constructed using materials to match the existing dwellinghouse, including the UPVC window and door frames etc.

A new raised decking area of two levels is proposed from the rear elevation of the proposed extension. The upper decking area proposed extends from the proposed rear extension and existing decking area at the property, this then leads to steps to a lower decking area further to the north of the site which leads to the grassed garden area. The proposed decking area seeks to work within the topography and changing levels within the site. The existing boundary wall with no. 17 is also proposed to be increased in height slightly.

Planning Site History

The site has the following planning history:

S/28970 - PROPOSED DOUBLE GARAGE - Full Granted 07/11/2013

S/24589 - FIRST FLOOR EXTENSION AND REAR DECKING AREA - Full Granted 28/04/2011

D5/4934 - SINGLE STOREY EXTENSION - Full Granted 15/05/1980

Planning Policy

In the context of the Authority's current Local Development Plan (LDP) the site is located within the Development Limits of Llanelli. Reference is drawn to the following policies of the Plan:-

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

GP1 Sustainability and High Quality Design
GP6 Extensions
EQ7 Biodiversity

[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

Head of Transportation & Highways - No observations received to date.

Head of Public Protection - No observations received to date.

Sustainable Drainage Approval Body (SAB) – the property is not located in an area of flood risk and does not require SAB approval.

Llanelli Rural Council - No observations received to date.

Local Member(s) - Councillor Gwyneth Thomas and Councillor Gary Jones have not commented to date.

Dwr Cymru/Welsh Water – No comments on the proposal.

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

Summary of Public Representations

The application was the subject of notification by way of neighbouring letter issued to no. 17 Haulfryn and a site notice displayed in the vicinity of the site.

No third-party responses have been received to date.

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

Appraisal

In terms of the principle of development, the planning application proposes a single storey rear extension and new two-tiered decking area at an existing residential dwelling, within development limits and within an established residential estate. Local Development Plan (LDP) Policy GP6 is of relevance. The policy supports residential extensions where they are compatible to the size and character of the existing development and do not adversely affect the amenity of neighbouring properties. The proposal involves a 4.2m by 6.1m single storey extension to the rear elevation. No new windows are proposed on the side elevations of the extension with glazed bi-folding doors proposed on the rear elevation and a roof skylight lantern. As a result, the proposed extension raises no privacy implications. In terms of the impact on the host dwelling, the proposal is considered to be of suitable scale and design as required by Policy GP6. There will be no change to the appearance of the dwelling from the streetscene as a result of the proposal.

The new decking area is proposed to extend beyond the existing decking area at the property to the north at the same height as the existing and then a second lower area proposed with steps onto the grassed garden beyond. In terms of privacy from the proposed decking area, this will largely be as existing at the site, albeit it is noted that the decking area will be extended further into the garden where the existing wall height is at a slightly lower level. From review of the photos, it appears that the neighbouring property also have an existing raised patio area and that there is already a degree of mutual overlooking. Whilst the patio area is proposed to extend out, it will be offset from the eastern boundary by approximately 2.9m. The existing east boundary wall is also proposed to be increased in height to 1.8metres at the top and then stepping down to 1.6metres. The applicant has advised that this has been discussed and agreed with residents of no. 17. No comments or objection have been received from the neighbouring property on the planning application in relation to the proposal. The proposed lower decking is not considered to raise any privacy matters as the existing wall will screen any views to the neighbouring property from this area.

The proposal does not impact upon the highway network, the existing driveway and garage provides sufficient area for parking.

The proposal is therefore considered to be in accordance with the objectives of policies GP1 and GP6 in terms of its scale and appearance and likely impact upon the residential amenity of neighbouring occupiers.

Planning Obligations

None

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 proposed extension and decking area are acceptable. The extension is considered to be compatible to the character and appearance of the existing property and the amenities of adjacent occupiers will not be adversely affected by the proposed extension or decking as a result of the height increase to the existing boundary wall.

The proposal is in accordance with the policies of the adopted Local Development Plan and is therefore put forward with a favourable recommendation subject to the below conditions.

Conditions and Reasons

Condition 1.

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason:

Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2.

The development hereby permitted shall be carried out strictly in accordance with the details shown on the following plans:-

- Site Location Plan, Proposed Block Plan, Existing and Proposed Floor Plans drawing no RCL/001 received 16 December 2020;
- Existing and Proposed Elevations scale 1:100 drawing no. RCL/002 received 21 January 2021.

Reason:

In the interests of visual amenity and to confirm the extent of the permission.

Condition 3.

The materials to be used in the construction of the external surfaces of the extensions shall be as referred on Proposed Elevations and match those used in the existing building.

Reason:

In the interests of visual amenity.

Notes

Note 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.

Note 2

Comments and responses received from consultees and third parties can be found on the Authority's website (www.carmarthenshire.gov.uk). They may also relate to other permissions or consents required or include further advice and guidance.

- Please see the relevant response from Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.