

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR
AMGYLCHEDD**

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

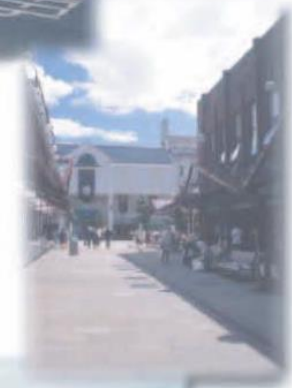
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

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

**AR 04 MAWRTH 2021
ON 04 MARCH 2021**

**I'W BENDERFYNU/
FOR DECISION**

*Ardal
Dwyrain/
Area East*



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 MARCH 2021
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/00778
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Application Type	Householder Planning Permission
Proposal & Location	ALTERATIONS AND FIRST FLOOR / ROOF EXTENSION SWN Y GAN, LLANGADOG, SA19 9HP

Applicant(s)	MR & MRS E DAVIES
Agent	DARREN MILLS ARCHITECT
Case Officer	Kevin Phillips
Ward	Llangadog
Date registered	20/11/2020

Reason for Committee

This application is being reported to the Planning Committee as the applicant is the son of Planning Committee Member Councillor Joseph Davies, who is the local member for Manordeilo & Salem Ward.

Site

The application site is a detached two storey brick dwelling with a hipped roof, adjacent to Llangadog primary school, fronting the A4069 road through the village.

Proposal

The proposal is to provide a first floor extension for a home office above the existing single storey garage at the eastern side of the dwelling and a bathroom and utility room at ground floor at the rear of the garage. The proposal will have matching materials to the existing and the roof will have a hip to match the existing dwelling and a dormer windows in the front elevation above the garage and the rear elevation above the utility room.

Planning Site History

There is no relevant planning history on the application site.

Planning Policy

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

GP6 Extensions

[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

Llangadog Community Council - No comments received.

Local Member(s) – Councillor A James has not commented to date.

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

Summary of Public Representations

The application was the subject of notification by way of a site notice and no objections have been received.

Appraisal

The proposal is a first floor and ground floor extension to the eastern side of the dwelling and although larger than the existing extension, it is considered that the extension is of an appropriate design, materials and scale, and adheres to the requirements of the aforementioned Carmarthenshire LDP policy for extensions and it is considered that there are no other material issues that prevent support being given for the proposal.

Biodiversity Impacts

The application site is within the River Tywi SAC Catchment area. NRW has recently issued guidance relating to the impact of phosphates on riverine SACs, including the Tywi. As a result, all applications that have the potential to create additional wastewater must be assessed to ensure that it would not result in a likely significant effect on riverine SACs through increased levels of phosphates arising from additional wastewater generated by new developments. However, NRW has advised that in circumstances where wastewater generated by development does not increase the waste water treated by the sewerage works, it is unlikely to result in significant effects on the SAC.

In this instance, information submitted within the application confirms that the existing toilet and utility room will be relocated from the existing dwelling to be within the proposed extension, with no additional occupancy, which is not considered to be a positive increase in the waste water generated. As such, following screening of the application, it has been concluded that the development would not increase phosphate inputs into the River Tywi SAC and therefore complies with Policy SP14 of the LDP.

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 proposal is supported.

Recommendation – Approval

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 works hereby granted consent shall be carried out strictly in accordance with the following approved plans:-

- Location plan 1:1250 scale, received 6 November 2020;
- Block Plan(03) 1:500 scale, received 6 November 2020;
- Proposed Floor Plans, Section & Elevations (02), received 6 November 2020.

Reason: In the interest of visual amenity.

Condition 3

The materials used in the extension hereby approved shall match the existing dwelling.

Reason: In the interest of visual amenity.

Reasons for Granting Planning Permission

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development adheres to the requirements of Policy GP6 of the Carmarthenshire Local Development Plan which ensures that proposed development is of a satisfactory standard of design, in terms of siting, size and the use of materials which complement the character and appearance of the existing building or structure and its surroundings and ensures that proposed extension is appropriate to the use of the existing building.

Notes/Informatives

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 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).