

**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 EBRILL 2021

ON 01 APRIL 2021

***I'W BENDERFYNU/*
FOR DECISION**

***Ardal Del/
Area South***



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:	01 APRIL 2021
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/01105
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Application Type	Full Planning
Proposal & Location	CONVERSION OF THREE-BEDROOM BUNGALOW TO SIX BEDROOM HOUSE AT WOODLAND MANOR, PONTARDULAIS ROAD, LLANGENNECH, LLANELLI, SA14 8YA

Applicant(s)	MR SIMON BAIER
Case Officer	Zoe James
Ward	Llangennech
Date registered	09/02/2021

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 comprises the existing dwelling within the large curtilage of Woodland Manor, Llangennech. The site is bordered to the west with Afon Morlais beyond which there is a green wedge of open fields, Park Farm and associated land is to the north with residential estate of Maes Ty Gwyn to the east and south.

The property comprises a detached bungalow sited fairly centrally within the curtilage, with a single storey detached garage adjacent, surrounded by lawned gardens and a number of mature trees, many of which are subject to Tree Preservation Orders (TPO). At the site entrance is a large two storey detached garage. The property is accessed via a single-track roadway which leads off from the vehicular access to Park Farm. The existing dwelling is a three-bedroom bungalow with family lounge, dining room, kitchen, utility room and bathroom. The external appearance of the property is red brick finish.

The application site is located outside, albeit adjacent to development limits as defined in the Adopted Local Development Plan. It is not allocated for any purpose and is outside of the Coal Authority Development High Risk Area.

Proposal

The application seeks full planning permission for conversion of the existing three-bedroom bungalow at the site to a six bedroom house. The plans involve a front, side and rear elevation and raising the roof. To the front the property is proposed to be extended in line

with the existing porch overhang canopy. To the rear a ground floor extension is proposed of approximately 6.3m length and a further extension to the side is proposed of 22m, the full length of the existing dwelling plus the proposed extension to the rear. The existing roof is proposed to be raised and a first floor created as per the extended downstairs dwelling, with the exception of the 6.3m x 16.3m rear extension which is proposed to include a large, glazed lantern. The proposal would allow for internal reorganisation of the property at ground floor through the creation of an expanded reception/lobby, large open plan family lounge to the front, with an open plan kitchen/breakfast room adjoining the rear extension which will provide a second family lounge with two sets of double bi-folding doors on the rear elevation and double doors on the east elevation. A utility room, bathroom and two bedrooms are to be located in the east part of the existing bungalow. At first floor, four new bedrooms are proposed three of which have en-suites, two also have built in dressing rooms and a separate bathroom. New windows are proposed at the first floor on all elevations.

A new chimney is also proposed to be constructed on the west elevation within the proposed extension. The submitted plans show that the existing external walls of the bungalow and proposed walls of the extension are proposed to be finished in a blue pennant stone finish. The new roof is proposed to be hipped with a ridge height of 10.3m finished with grey/black tiles.

Planning Site History

The application site has been the subject of the following previous applications:

S/39363	Tree works subject to TPO S1 – Semi mature Sessile Oak Recommendation – To fell	
S/39119	Tree works subject to TPO - S1 Fell 2 Ash due to Ash die-back disease	
S/37050	Works to trees protected by TPO/S1: T1, Holm Oak – Fell to ground level (concern over stability due to evidence of decay); T2, Lawson Cypress - Fell to ground level (concern over size and placement and to aid in the extraction of T1)	
S/34795	Tree works subject to TPO - S1	
S/10583	To retain development of installation of dormer windows to new garage undertaken as an amended scheme to that previously granted planning permission under Ref. LL/02024 dated 19 th September 2002 Full planning permission refused Appeal Upheld	20 September 2005 17 May 2006
LL/04920	Proposed 6 bedroom detached house Approved	12 November 2003
LL/02024	Domestic garage Approved	19 September 2002

S/0906 Removal of planning restriction consent
R3/8737. Removal of agricultural restriction
Approved

12 November 1997

Planning Policy

In the context of the Authority's current Development Plan the site is located outside of the defined development limits of Llanelli as contained in the adopted Local Development Plan (LDP). It is not the subject of any designation or allocation in the Plan. Reference is drawn to the following policies of the Plan:-

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

SP1 Sustainable Places and Spaces
SP3 Sustainable Distribution- Settlement Framework
GP1 Sustainability and High Quality Design
GP2 Development Limits
TR3 Highways in Developments
EQ4 Biodiversity
EP2 Pollution
EP3 Sustainable Drainage

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Future Wales: The National Plan 2040, Planning Policy Wales](#) (PPW) Edition 11, February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways - No observations to provide on the application.

Head of Public Protection - No observations received to date.

Llangennech Community Council - No objections in principle yet need to consider presence of trees protected by TPO on site. Damage to trees should be avoided.

Local Member(s) - Councillor Gary Jones advised no planning objections to the application but requests that the applicant liaise with immediate neighbours regarding the scheme and any concerns.

Local Member(s) - Councillor Gwyneth Thomas has made no observations on the application.

Public Rights of Way Officer - No observations to provide on the application.

Sustainable Drainage Approval Body – NRW flood maps indicate no risk of flooding to dwelling in present location, no objection to proposal.

Conservation – Trees – No observations received to date.

Planning Ecology – No objection, issued bat advisory and require conditions relating to recommendations highlighted in bat survey.

Natural Resources Wales – No objection.

Dwr Cymru/Welsh Water - No objection subject to imposition of condition.

Coal Authority – Proposal is householder development so no requirement to consult Coal Authority. However, request informative note referred on any permission granted.

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 letters and a site notice displayed in the vicinity of the site.

Three representations were received, all objecting, the relevant planning matters raised are summarised as follows:

- Loss of privacy and overbearance from proposed enlarged dwelling.
- Previous planning permissions and conditions at site not adhered to.
- Loss of trees at the site, many of which are protected by TPOs.
- Existing trees on site are dangerous and not properly managed.
- Land ownership concerns.
- Application form states neighbours have been consulted by the applicant, but this is not the case.

Representations, where suitable, can be viewed in full on our [website](#).

Appraisal

Principle of development, design and impact on character and appearance of area

Although the site is presently located outside of the defined development limits within the Adopted Local Development Plan (LDP) the principle of residential development is already established with the existing dwelling at the site. The application involves substantial extensions and alterations to the existing bungalow at the site, with the submitted plans indicating that the proposed dwelling will appear more akin to a new dwelling with minimal resemblance of the existing bungalow presently on site.

Policies GP1 and GP6 are relevant in the consideration of the proposed development. Whilst it is acknowledged that the proposed development would result in a dwelling not akin to the existing property at the site. Policy GP1 requires development proposals to conform with and enhance the character and appearance of the site. It is noted that the application site comprises a large spacious curtilage and as such, it is considered that the scale and design of the dwelling following the proposed alterations is suitable for the setting. Whilst it would not necessarily be of the same character and appearance to surrounding residential development within Maes Ty Gwyn, the setting of the application site, distance and mature trees and vegetation result in the application site being considered in a different context. Views of the proposed development are also screened to a certain extent via existing vegetation. As a result, the proposed development is considered to be of a suitable scale

and design for the setting and will not have an adverse impact on the character and appearance of the area.

Policy GP6 requires extensions to be subordinate and compatible to the size, type and character of the existing development and not result in overdevelopment or lead to inadequate areas of parking and amenity at the site. It is acknowledged that the proposal is not subordinate to the existing dwelling. However, given the size of the site and substantial grounds, the proposal will not result in overdevelopment and there is sufficient garden and parking space within the site.

It is also worthwhile noting that planning permission has previously been granted for a replacement dwelling at the site to provide a large 6-bedroom detached property. The scale and design of which were similar to the current planning application. As a result, on balance it is considered that the proposal complies with the majority of the necessary criteria within Policies GP1 and GP6 in relation to the principle of development and scale and design and is therefore considered acceptable.

Privacy impacts and overbearance

Concerns are raised by neighbouring properties that the proposed development will result in loss of privacy. The proposed development does result in a larger dwelling of substantial size with a ridge height in excess of 10m. There are also a number of new windows proposed at first floor level on each elevation. Given the positioning of the property within the site and the existing boundaries and separation distance to properties to the north and east, loss of privacy or overbearance to these dwellings is not considered relevant.

Properties located to the south east of the site are in closest proximity and directly adjoin the application site. The position of the property is not changing and whilst there is an extension to the front this is conversion of the existing overhang porch canopy into internal floorspace and does not result in the proposed dwelling protruding further forward than its present position. Although new windows are proposed for habitable rooms on the front elevation at first floor, there is a separation distance of approximately 28m from the dwelling to the curtilage of the property and a further 13m to the rear elevation of the nearest residential dwelling no. 61 Maes Ty Gwyn. In addition, it is noted that the existing detached garage at the site is situated between the dwelling and properties to the south east. There are also existing trees and vegetation along the site boundary which are not proposed to be impacted by the proposed development. As a result, the proposal is considered to comply with the requirements of Policies GP1 and GP6 in regard to privacy and amenity of neighbouring properties.

Biodiversity impacts

The application has been accompanied by a Bat Survey given the extensive alterations to the existing dwelling and roof replacement. The survey was prepared by I&E Ecological Consulting and confirms that bats were found to be using the surrounding environment for foraging and commuting but no bats were found to be using the existing dwelling. As a result, the submitted report advises an EPS Licence will not be required. Nevertheless, the report makes recommendations for enhancement at the site through the provision of a Schwegler bat box and to utilise suitable external lighting.

Natural Resources Wales have reviewed the submitted survey and confirmed no objection to the planning application. The Authority's Planning Ecologist has advised no objection subject to bat advisory and conditions relating to the recommendations within the submitted bat report. As a result, conditions are proposed in relation to provision of a bat box and lighting scheme.

There are a number of mature trees on site, including those protected by Tree Preservation Orders (TPO). The applicant has confirmed that existing trees on site will not be impacted by the proposed alterations. No comments have been received to date from the Authority's Tree Officer but a condition is proposed to ensure adequate tree protection is in place during development and future retention of trees.

Highway impacts

The planning application does not result in any changes to the existing vehicular access to the property and there is adequate space within the site for vehicle parking and turning. The Highway Officer has confirmed no observations on the proposal.

Flood risk implications

The site is not located within a Flood Zone as defined on Natural Resources Wales Development Advice Maps. The Authority's Sustainable Drainage Approval Body (SAB) have reviewed the scheme and offer no observations.

Other matters

In terms of the concerns raised from neighbours in relation to land ownership, no evidence has been submitted to the Local Planning Authority to suggest that the application site is not under the applicant's ownership, as indicated through the completion of Certificate A. Instead, it appears concerns relate to land beyond that identified in the red line site plan. This is a civil matter and should be addressed between relevant parties.

Comments from neighbours also make reference to previous planning permissions and conditions at the property not being adhered to. There has been previous enforcement action at the site. However, I understand that these cases have now been closed and there are no active enforcement cases at the site.

Reference is also made to the applicant not consulting with neighbours prior to submission of the application. Whilst this is good practice, given the scale of the application there is no requirement for the applicant to carry out formal consultation with neighbours prior to submission. Statutory consultation on the planning application has been carried out by the Local Planning Authority through both neighbour letters and display of site notice.

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 WCFG 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, along with third party comments and the relevant material considerations, it is concluded on balance, that the proposed extensions and alterations are acceptable. The application seeks substantial extensions and alterations to the existing bungalow at the property to provide a 6 bedroomed house.

The site is not located within the development limits of the Adopted LDP but the principle of residential development in this location is established through the existing dwelling on the site. The scale and design of the proposed development is considered acceptable to the site context and character and appearance of its immediate setting and will not result in overdevelopment or loss of amenity space/parking. In terms of impact on neighbouring properties, this has been reviewed and whilst the proposal will result in a larger dwelling, given the position, separation distance and existing screening it is not considered to have a significant adverse impact on amenity. The planning history also demonstrates a dwelling of larger scale and design similar to the current proposal has previously been accepted at the site.

The application has been considered in line with relevant LDP policies and material considerations and the LPA considers that the proposed development satisfies the majority of the necessary criteria outlined above and is therefore recommended for approval subject to conditions.

Recommendation – Approval

Conditions and Reasons

Condition 1

The development shall begin no later than five years from the date of this decision.

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

Condition 2

The development shall be carried out in accordance with the following approved plans and documents:-

- Site Location Plan scale 1:1250 drawing no. GA/01 (i) received 5 February 2021;
- Existing Survey Plan scale 1:200 drawing no. GA/02 received 5 February 2021;
- Proposed Site Plan scale 1:200 drawing no. GA/03 Rev B received 5 February 2021;
- Existing Ground Floor Plan scale 1:75 drawing no. GA/04 received 8 January 2021;
- Existing Front, Side and Rear Elevations scale 1:100 drawing no. GA/05 received 8 January 2021;
- Existing Side Elevation scale 1:100 drawing no. GA/06 received 8 January 2021;

- Proposed Ground Floor Plan scale 1:100 drawing no. GA/07 Rev C received 5 February 2021;
- Proposed First Floor Plan scale 1:100 drawing no. GA/08 Rev A received 8 January 2021;
- Proposed Side and Rear Elevations scale 1:100 drawing no. GA/09 Rev B received 8 January 2021;
- Proposed Front and Side Elevations scale 1:100 drawing no. GA/10 Rev B received 8 January 2021;
- Proposed Section A-A drawing no. GA/12 received 8 January 2021;
- Proposed Section B-B drawing no. GA/12 received 8 January 2021;
- Bat Survey Report prepared by I&E Ecological Consulting received 8 January 2021.

Reason: To confirm the extent of the permission and in the interest of visual amenity.

Condition 3

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Condition 4

Prior to the installation of any lighting a detailed lighting plan, focusing on minimising lighting impacts near to proposed bat roosts and maintaining dark corridors (see Guidance Note 8 Bats and Artificial Lighting/Bat Conservation Trust and the Institution of Lighting Professionals, 2018), shall be submitted to the local planning authority for written approval. (External lighting should utilise key design points to limit any impact including, for example: Low level lighting pointed towards the ground; warm white light LED bulbs less than 3000 Kelvin; light shields and hoods to direct light downwards and prevent vertical and horizontal light spill; use of passive infrared (PIR) motion sensors on timers so that lights only come on when necessary; see Guidance Note 8 Bats and Artificial Lighting/Bat Conservation Trust and the Institution of Lighting Professionals, 2018).

Reason: To minimise impact on bat roosts.

Condition 5

Before the development hereby permitted is first brought into use 1 x Schwegler 1WQ (or similar) to be affixed to the side (west) elevation of the property. To be affixed in an elevated position away from artificial light and not directly above any windows or doors and shall be retained thereafter. All works to be carried out in strict accordance with sections 4.2 Recommendations and 5.0 Outline Method Statement of the submitted bat report Woodland Manor Bat Survey, Aug 20.

Reason: To ensure adequate provision for foraging bats in the area.

Condition 6

The existing trees and hedgerows within and on the site boundaries shall be maintained for the lifetime of the development, should any feature be removed, die, become diseased, damaged or otherwise defective, replacement shall be provided in the next planting season with replacement of similar size and specification.

Reason: To ensure that existing trees and vegetation is maintained on site to enhance the character and appearance and enhance biodiversity.

Condition 7

Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing vegetation on site. The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows:-

- To the perimeter of root protection areas, defined in accordance with BS5837 of all trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
- To 1.5m from the edge extent of above ground growth of all shrub masses, hedges and hedgerows located within or on the site boundary.

Any construction operations and access within the CEZ shall be limited to those undertaken in compliance with the recommendations of BS5837. The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

Reason: To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness.

Condition 8

Prior to the construction of the extensions and alterations hereby approved details including visual images of the materials to be used in the construction of the external surfaces of the extensions shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In the interest of amenity and appearance of the dwelling.

Condition 9

Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority, or until separate SAB approval has been secured. The scheme shall subsequently be implemented in accordance with the approved details prior to the completion of the development and re-occupation of the dwelling.

Reason: To ensure an appropriate drainage strategy is implemented at the site.

Notes/Informatives

Note 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 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 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.

- Please see the relevant responses from the Council's Sustainable Drainage Approval Body (SAB), Highway Authority, Planning Ecologist, Coal Authority and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.

Application No	PL/01243
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Application Type	Full Planning
Proposal & Location	REPLACEMENT GARAGE WITH FLEXIBLE ACCOMMODATION IN THE LOFT TO PROVIDE HOME OFFICE/ANCILLARY ACCOMMODATION AT 15 KING GEORGE AVENUE, LLANELLI, SA15 1LY

Applicant(s)	MR GARY GLENISTER
Case Officer	Robert Davies
Ward	Bigyn
Date registered	11/02/2021

Reason for Committee

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

Site

The application site consists of no.15 King George Avenue in Llanelli, which is a two storey, semi-detached dwelling. The property benefits from having a generous rear garden amenity area which extends to approximately 27m in depth. There is currently a detached garage with gated parking area alongside it to the rear most part of the garden accessed via the rear lane, with a detached timber shed to the rear of the garage. The garage is showing signs of structural deterioration, with a number of cracks being visible.

There are a number of garages to the rear of surrounding properties that are accessed via the rear access lane, which is characteristic of many Llanelli town centre properties. These garages vary in scales and designs however the majority are utilitarian in appearance.

Proposal

The application seeks full planning permission to demolish the existing garage and remove the existing gated entrance and small shed, and construct a new larger garage that will provide a vehicle parking space and bike shed at ground floor and flexible accommodation in the roofspace to provide a home office/ancillary accommodation.

The proposed garage is 8m in depth by 5.5m in width, is 2.9m in height to eaves and 5.8m in height to ridge. The proposed pitched roof construction is to have a smooth render finish

to the walls and concrete tiles to the roof. In addition to the garage door to the lane elevation, the proposal is to have a door and window at ground floor to the side, and one first floor window to the rear elevation facing the garden.

The proposed garage is to be set further back from the lane than the current garage, allowing for a parking space parallel to the lane to be provided to the rear. An additional parking space is to be provided to the side of the garage.

Planning Site History

There is no relevant planning history on the application site.

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 [Future Wales: The National Plan 2040, Planning Policy Wales \(PPW\) Edition 11](#), February 2021 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Llanelli Town Council - No response received to date.

Local Member(s) – Councillors J Edmunds and E Morgan have not commented to date.

Dwr Cymru/Welsh Water – No objection.

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

Summary of Public Representations

The application was the subject of notification by way of 2no. neighbouring letters.

No representations have been received.

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

Appraisal

The proposed garage will replace an existing garage that is dated in its appearance and is showing signs of structural failure, and therefore there will be an enhancement in this regard. Whilst the footprint of the proposed garage is not disproportionately larger than the existing garage and shed combined, it is significantly higher than the existing garage, and higher than other garages in the immediate locality. Notwithstanding this, the garage retains a simplistic form and the first floor is accommodated relatively surreptitiously within the roofspace. It is understood that the internal height of the ground floor is dictated by the height

of the applicant's camper van, whilst to ensure that an usable home office is provided at first floor, minimum internal height standards need to be met. The proposed external finishes to the garage are considered to be vernacular to the area. Therefore, the proposal is considered acceptable in size, scale and design terms.

The proposals will not adversely affect the residential amenity of neighbouring properties in the Local Planning Authority's opinion, whilst no letters of concern or objection have been received. Whilst the ridge height of the garage at 5.8m is high, there is a significant separation distance between the proposed garage and surrounding neighbouring properties. For instance, the closest part of the proposal to the closest part of the dwellings at 13 & 17 King George Avenue is approximately 12-13m distant, whilst the rear of residential dwellings to the east along Heol Elli are circa 35m distant. To prevent any overlooking from the rear first floor window it is recommended that a condition is imposed on any planning permission granted to ensure that this window is glazed in obscure glass and thereafter retained as such in perpetuity. A standard condition to ensure that the garage and first floor accommodation element are only used for ancillary domestic purposes, and not for trade or business use should also be imposed on any planning permission granted.

As aforementioned, the application property benefits from having a generous rear garden amenity space, and the majority of this will remain to be the case post development.

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 proposed development is acceptable, accords with relevant LDP policies, and is thus put forward with a recommendation for approval.

Recommendation – Approval

Conditions and Reasons

Condition 1

The development hereby approved 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 following schedule of plans received on the 3rd February, 2021:-

- Elevations, floor plans, block and location plan (01) 1:50; 1:100; 1:500; 1:1250 @ A1.

Reason: In the interest of visual amenity.

Condition 3

The first floor window in the rear, west facing elevation of the development shall be glazed in obscure glass and thereafter retained as such in perpetuity.

Reason: To preserve residential amenity.

Condition 4

The garage and first floor home office/ancillary accommodation hereby approved shall be used for domestic purposes in perpetuity ancillary to 15 King George Avenue, and not for trade or business use.

Reason: To prevent any separate use on the site, and to ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

Notes/Informatives

Note 1

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, are available on the Authority's website.

Note 2

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.