

**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 – ON
08/06/2021**

**I'W BENDERFYNU/
FOR DECISION**

***Ardal De/
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:	08/06/2021
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	PL/01427
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Application Type	Householder Planning Permission
Proposal & Location	Double storey extension to side of dwelling at 67 Pontardulais Road, Tycroes, Ammanford, SA18 3QA

Applicant(s)	MR ANTHONY THOMAS
Agent	ROBERT HIGGINS
Case Officer	Zoe James
Ward	Tycroes
Date registered	19/03/2021

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 a detached property located on Pontardulais Road, Tycroes. The site occupies a road fronted plot with access lane to the east to property situated to the rear. To the west and south the site borders existing residential dwellings and their amenity areas, to the north the site is bordered by A483 Pontardulais Road. The street scene is characterised by a variety of different house types and designs including detached properties, semi-detached and bungalows.

The host dwelling benefits from sufficient garden space to the rear of the dwelling and also to both sides with an existing detached garage to the west of the dwelling. The existing rear garden comprises a small outbuilding to east of the dwelling, a patio area and lawned area interspersed by hedges/shrubs. To the east the garden is bordered with a hedgerow, which continues along the rear boundary alongside trees, to the west there is a wooden close boarded fence.

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

Proposal

The application seeks full planning permission for a double storey extension to the side of the property. The proposed extension is to be just offset from the front elevation of the existing

dwelling and extend out to the east. The extension is proposed to be 4.5 metres wide and length of 6.8m to the rear. The proposed extension provides a separate lounge area at ground floor with an additional two bedrooms and en suite at first floor.

Large bi-folding doors are proposed on the rear elevation at ground floor with a standard window for the bedroom and small window for the ensuite at first floor. The original plans submitted with the application included a Juliette balcony to the rear elevation at the first floor, but this has been amended by the applicant following concerns received from neighbours. To the front, a single window at ground and first floor is proposed of same size and design as the fenestration to the front of the existing dwelling. No new windows are proposed on the side elevation of the extension. The submitted plans state that the proposed extension will be constructed and finished using materials to match the existing dwellinghouse, with painted render to match existing and concrete roof tiles.

Planning Site History

No recent planning history of relevance at the property.

Planning Policy

In the context of the Authority's current Local Development Plan (LDP) the site is located within the Development Limits of Tycroes. 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 [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 received to date.

Llanedi Community Council - No observations received to date.

Local Member(s) - Councillor Tina Higgins has not commented to date.

Sustainable Drainage Approval Body (SAB) – Advise development is not at risk of flooding and less than 100sq m so SAB approval is not required.

Natural Resources Wales – No comment to provide on the application.

Dwr Cymru/Welsh Water – No objection subject to condition.

Planning Ecology – no objection and issued bat advisory.

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 issued.

Two representations were received, both objecting, and the matters raised are summarised as follows:

- Proposed Juliette balcony will result in loss of privacy to property and rear garden.
- Numerous windows on proposed rear elevation will allow views to neighbouring property.
- Raised position of extension allows direct views to neighbouring properties and access lane.
- Installation of patio doors at ground floor could cause increase noise.
- No dimensions provided on plans and concern of proposed extension proximity to hedge.
- Existing issue regarding permitter hedge not providing any privacy in current unkempt state.
- Ongoing issue regarding poor appearance and maintenance of boundary hedge is impacting sale of property.
- Proposal will be in close proximity to old water well situated in the garden.
- Two storey extension is out of character with the existing property and overdevelopment.
- Construction of the extension will result in unacceptable noise, disturbance and nuisance for immediate neighbours.
- Concerns regarding highway safety given the position of the proposed extension in close proximity to A483 highway along with existing streetlamp and speed restriction sign.
- Concerns regarding highway safety for large construction vehicles accessing and existing the site onto the highway.

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

Appraisal

In terms of the principle of development, the planning application proposes a double storey side extension at an existing residential dwelling, within development limits and within an established residential area. 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 6.8m double storey extension to the side elevation. In terms of the impact on the host dwelling, the proposal is set back slightly from the front elevation of the existing dwelling with a slightly lower ridge height to appear subordinate to the main dwelling. The materials are proposed to match the existing and the fenestration style and size is proposed to match the existing on the front elevation. As such, the appearance of the dwelling and proposed extension from the streetscene is considered to be acceptable.

The property also occupies a sizeable plot with existing amenity area to both sides and rear of the property at present. The proposed extension is proposed to the side of the existing dwelling an area currently comprised lawned garden. The extension is not proposed to be the full length of the existing dwelling house will be in line with the existing gable to the side of the host dwellinghouse. As such, the proposal is considered to be of suitable scale and design as required by Policy GP6. In addition, sufficient garden space remains to the rear of the property and the existing driveway and parking area to the east is unaffected by the proposed extension. There is also approximately a 1.4m walkway between the proposed extension and property boundary to the west. On this basis, the extension does not result in overdevelopment of the site.

Turning to privacy and impact on amenity of neighbouring properties. This has been raised as a concern in the two neighbour objections received. No new windows are proposed on the side elevations of the extension with glazed patio doors proposed on the rear elevation at ground floor along with a single window for the bedroom and a small separate en-suite window at first floor. The original plans included a Juliette balcony on the rear elevation, the plans were amended by the applicant following review of the neighbours' concerns regarding this feature and loss of privacy concerns. Instead the rear bedroom will now have a single window of the same style and design as existing windows at the property. The rear of the proposed extension will end approximately in line with the front elevation of neighbouring property no. 65 with a separation distance of 11 metres between the extension and neighbouring dwelling. The single unobscured window proposed at first floor of the rear elevation may allow for some views to the side of no. 65 which appears to be presently used as a driveway. However, in terms of views into the rear garden, the proposed extension is situated some 15m from the rear garden, with the existing boundary hedge of the site and detached garage/outbuilding at no. 65 situated in between. As such, the proposal is not considered to result in an unacceptable direct impact on privacy of neighbouring property the side.

In terms of the property to the rear, the garden of the site extends a further 32m from the end of the proposed extension. The dwelling, Llygad-yr-Haul no.67a, is a further 9.9m away from the rear garden boundary. The existing boundary hedge, trees and vegetation also provides further screening. As such, whilst new fenestration is proposed at first floor level on the rear elevation, there is considered to be suitable separation distance alongside existing natural screening which ensures there will not be an adverse impact on amenity of neighbouring properties by loss of privacy.

Objections also raise concern regarding noise and disturbance, as a result of the proposed development. Firstly, the noise which may arise from the new patio doors at ground floor level. This is not considered to result in a significant increase in noise, there is an existing door on the side elevation of the property at present in close proximity to the proposed new patio doors. Concerns regarding noise and disturbance during the construction process are acknowledged but this is not a material planning consideration.

The concerns raised regarding the position of the proposed extension and impact on highway are not considered relevant. The proposed extension is not situated any closer to the highway than the existing dwelling and will therefore not cause any impact on placement of the streetlamp or speed restriction sign. No comments have been received to date from the Highway Authority on the application. Nevertheless, the proposal does not result in any changes to the existing parking and access arrangements and the property benefits from a sizeable side driveway. As such, the proposal is not considered to result in any highway safety concerns.

Objections also both relate to the condition and unkempt appearance of the existing boundary hedge. The applicant has advised that the reduced privacy of the boundary hedge, is as a result of recent hedge works undertaken by one of the objectors. As the hedge is not proposed to be affected by the proposed development, it is not considered reasonable to require improvements to this as part of the current planning application.

The application has been reviewed by the Authority's Sustainable Drainage Approval Body (SAB) and Dwr Cymru Welsh Water (DCWW). SAB team have no adverse comments and advise SAB approval is not required. DCWW also do not object subject to a condition being imposed regarding surface water drainage. Natural Resources Wales were also consulted and advised no comments on the application. Planning Ecology have no objection and issued a bat advisory.

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 in line with relevant Local Development Plan Policies and objections received, it is concluded on balance that the proposed extension is acceptable. The extension is considered to be compatible to the character and appearance of the existing property and of suitable scale for the site. The positioning of the extension is not considered to result in a significant adverse impact on amenities of neighbouring properties by way of loss of privacy.

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 Site Plan, Existing Floor Plans and Elevations drawing no 18:895 01 received 26 February 2021;
- Proposed Floor Plans and Elevations drawing no 18:895 02 received 23 April 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.

Condition 4

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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

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 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 Authority's Sustainable Drainage Approval Body (SAB), Planning Ecology and Dwr Cymru Welsh Water and refer to the recommendations and advice contained therein.