

**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: 27/05/2021**

**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.**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>27/05/2021</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

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**APPLICATIONS RECOMMENDED FOR APPROVAL**

<b>Application No</b>	<b>PL/00588</b>
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<b>Application Type</b>	Reserved Matters
<b>Proposal &amp; Location</b>	Reserved Matters application for 13 No Dwellings and associated Discharge of Conditions 4, 5, 6, 7, 8, 9, 10, 11 and 12 pursuant to Outline permission (Ref: S/36817) - Land at the former NRW National Laboratory Service, Pen Y Fai Lane, Furnace, Llanelli, SA15 4EL

<b>Applicant(s)</b>	Clews Homes
<b>Agent</b>	Geraint John Planning Ltd – Luke Grattarola
<b>Case Officer</b>	Zoe James
<b>Ward</b>	Hengoed
<b>Date registered</b>	20/10/2020

## Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than five objections from third parties.

## Site

The application site comprises the former Natural Resources Wales (NRW) laboratory situated off Pen Y Fai Lane, Llanelli. The site is roughly rectangular in shape and measures 0.83ha. The site benefits from existing access from Pen Y Fai Lane in the south eastern corner.

It is understood that the site has been vacant since closed by NRW and their laboratory functions moved. The site includes a main building and ancillary buildings, previously used for offices and laboratory facilities, garages and stores, situated in the northern part of the site. Centrally within the site is a landscaped area with trees and planting leading to areas of car parking to the south. A number of mature trees are located within the site and on the boundaries. The site slopes from north to south.

The site is bordered by Pen Y Fai Lane to the east, which provides the main vehicular access to the site from the south eastern corner. A secondary gated access is presently located at the north eastern corner of the site. A stone wall runs along between the site and Pen Y Fai Lane, which acts as a retaining wall at the central part of the site. To the north, west and south the site is bordered by residential properties and their respective gardens. Properties to the south and west fronting Cwmbach Road are situated at a lower level to the application site. The area surrounding the site is predominantly low-density residential development, the majority of nearby properties being detached dwellings and having large curtilages.

The site is not allocated within the Local Development Plan for any purpose but is located within the defined development limits of Llanelli. The site is identified in the forthcoming Revised Local Development Plan (2018-33) for residential development.

## Proposal

The application is a reserved matters submission following outline planning permission granted in March 2019 for demolition of existing building, residential development including access, drainage, car parking, open space, landscaping and associated engineering operations. The application includes details of all reserved matters, access, appearance, landscaping, layout and scale.

The application also seeks to discharge a number of pre-commencement conditions attached to the outline planning permission, including ecological design scheme, scheme for eradication of invasive species, assessment of trees for bat potential, construction environmental plan, surface water drainage scheme and landscaping scheme.

The proposal involves residential development of 13 dwellings, comprising two-, three- and four-bedroom properties. The properties are a mix of detached and semi-detached properties. The property mix proposed is as follows:

- 2 x two-bedroom semi-detached dwellings;
- 1 x three-bedroom semi-detached dwelling;
- 8 x four-bedroom detached dwellings;
- 2 x five-bedroom detached dwellings.

Two of the dwellings will be affordable units alongside an additional financial contribution to meet the requirements of LDP Policy AH1 and comply with the obligations of the legal agreement attached to the outline planning permission.

The original submission involved 15 dwellings. However, following detailed review of the site alongside the topography and requirement for retaining structures this has been amended and the scheme reduced to 13 dwellings.

The layout of the development seeks to work with the existing topography of the site and existing landscape features, the majority of the existing mature trees within the site and on the site boundaries are to be retained. Vehicular access to the development is to be achieved via the existing vehicular access at the south eastern corner of the site from Pen Y Fai Lane. An area of Public Open Space (POS) is proposed alongside the internal access road and will form a focal point of the development. The existing large mature tree located fairly centrally within the site is to be retained as part of the development and will be at the north eastern edge of the area of POS. This will include grassed and landscaped areas as well as a footpath to enable pedestrian movement through the site. The location of the POS will ensure high levels of passive surveillance from the surrounding houses.

Plots 1-3 are proposed to be accessed off a shared drive in the south western corner of the site. Plots 4-10 and 12-13 are then accessed off the main internal estate road with plot 11 via a separate private drive along the north of the site adjacent to plot 10. Plots 1 and 11 face north with a rear south elevation, with plots 2-9 fronting the internal access road in an easterly direction with rear gardens towards the western site boundary. Plot 10 faces west and plots 12-13 face south. All dwellings have a dedicated driveway and car parking to the front or side of the property. Some dwellings have garages located to the side and some have integral

garages. Private garden areas are provided to the rear of the houses, with the exception of plot 1 where the garden is predominantly to the side of the dwelling

The houses will have traditional pitched roof designs some with front gables and elevations consisting of a mix of render, facing brick and stone cills with black rainwater goods and black or grey windows and doors and slate roof. The design seeks to reflect the character of the area while at the same time creating visual interest and variation in the street scene. Interest and variation are also provided through the different house types proposed and arrangement of properties, garages and parking particularly to the east of the site.

Parking within the scheme is provided via a mix of solutions that include garaging facilities and side and front driveways. The change in levels across the site will require retaining wall features in areas of the development while some houses located in the western part of the site have raised rear decking areas with steps leading down to gardens.

The reserved matters submission has been accompanied by a detailed landscaping scheme which provides for the retention of the existing landscape features within the site and along the site's perimeter as far as possible as well as the implementation of new planting frameworks within the central area of open space and the site's eastern boundary. New wildflower and woodland meadow planting are proposed throughout the POS and the south eastern boundary. Robust planting treatments including new tree planting are also provided throughout the development and boundary treatment measures are to consist of a mix of new hedgerows, brick walling and timber fencing.

Revised plans have been submitted during the course of the determination of the application making amendments to the design of a number of plots, notably plots 1-3 in terms of re-positioning of plot 1 and removal of rear balconies from these dwellings.

The submission has been accompanied by a range of supporting information which includes the following:

- Planning Statement;
- Ecological Design Scheme
- Tree Survey
- Drainage Strategy
- Japanese Knotweed Management Plan
- Construction Environmental Management Plan
- Vehicular Trip Comparison Report
- Site Investigation Report
- Landscape Management Plan

The site is located within Zone A as defined under Technical Advice Note (TAN) 15: Development and Flood Risk (2004) whereby it is considered to be at little or no risk of fluvial or tidal flooding. The submitted Drainage Strategy report sets out a strategy to dispose of surface water run-off from the development using soakaways, rain gardens, permeable paving and infiltration basins. The strategy sets out all highway run off and run off from certain plots, comprising an area of 1,770sq m impermeable catchment will be discharged to the infiltration basin. This is proposed to be situated in the POS and will comprise storage volume of 95m<sup>3</sup> volume. The report confirms this is sufficient to accommodate the 1 in 30-year return period, with an additional 30m<sup>3</sup> storage volume provided in the POS to accommodate the 1 in 100 year +30% return period. All other run off from rooftops or areas of hardstanding will discharge to domestic soakaways, permeable paving or individual rain gardens. The report

advises a SAB pre-application will be submitted to determine the detailed drainage design. It is proposed that all SuDS components serving multiple properties will be adopted and maintained by Carmarthenshire SAB team.

In terms of foul drainage, the initial investigations propose constructing a new adoptable foul sewer to serve the dwellings and connect to the existing DCWW combined sewer within the site.

The Ecological Design Scheme submitted with the application seeks to prevent there being any long-term impacts on protected species populations present at the site and within the surrounding area. It seeks to provide sufficient information to discharge condition 6 attached to the outline planning permission and follows previous surveys and reports submitted as part of the outline application. The report confirms the updated survey supports findings of the earlier surveys suggesting individual or small numbers of bats. As such, proposed compensation and mitigation measures are proposed in detail within the scheme including bat boxes on dwellings and trees and void space within garages and utilisation of bat friendly lighting.

The Japanese Knotweed Management Plan submitted confirms a site survey has been undertaken and one stem of Japanese knotweed was visible. The plan identifies a strategy for treating the knotweed and treatment schedule. Submission of the plan seeks to discharge condition 7 attached to the outline permission. However, the report does not detail any investigations into Montbretia, also referred in condition 7.

The Vehicular Comparison Report submitted reviews the vehicular trips associated with the previous use as a laboratory and offices and the proposed for residential use, including the timing of such trips. The report concludes that the site could be developed for up to 26 privately owned houses without exceeding the traffic flows associated with the existing use of the site.

The Construction Environment Management Plan accompanies the submission in order to discharge condition 9. It sets out the management measures to be utilised to minimise environmental impact from the construction phase of the development.

The Site Investigation Report submitted with the application demonstrates how potential risks identified from contaminated land can be addressed. The investigation and report have demonstrated that elevated concentrations of arsenic, beryllium, lead and low-level PAH's have been found during the supplementary sampling exercise. However, the report proposes remedial options to address this.

A Tree Survey, Arboricultural Report alongside a detailed Soft Landscape Scheme has also accompanied the submission, as required by condition 12 of the outline planning permission. This demonstrates the existing trees located on site alongside, trees required to be removed to facilitate the development and new landscape features proposed. A Landscape Management Plan has also been provided detailing the future management and maintenance arrangements at the site.

## Planning Site History

The following previous applications have been received on the application site:

S/36817 - PROPOSED DEMOLITION OF EXISTING BUILDINGS AND PROPOSED RESIDENTIAL DEVELOPMENT, INCLUDING ACCESS, DRAINAGE, CAR PARKING, OPEN SPACE, LANDSCAPING AND ASSOCIATED ENGINEERING OPERATIONS - Outline Granted 28/03/2019

LL/02698 - TEMPORARY SITING OF ONE PORTAKABIN FOR OFFICE USE. THE UNIT WILL BE USED TO RE-HOUSE STAFF DURING BUILDING REFURBISHMENT AND PENDING RE-LOCATION TO ANOTHER SITE - Full Granted - Committee 12/12/2002

LL/01618 - DEMOLITION OF EXISTING SINGLE STOREY PREFABRICATED BUILDINGS. EXTENSION OF PENYFAI HOUSE AND SPATIAL RE-ALLOCATION OF OFFICES/LABORATORIES, INCLUDING RE-LOCATION OF SIX EXISTING FUME CUPBOARDS - Full Granted - Committee 07/08/2002

S/00069 - TEMPORARY SITING OF TWO PORTAKABINS FOR OFFICE/LABORATORY USE FOR A PERIOD OF 18 MONTHS - Full Granted - Committee 28/06/1996

D5/16127 - EXTENSION TO THE FRONT OF EXISTING OFFICES - Full Granted - Committee 24/02/1994

D5/14600 - EXTENSION REQUESTED FOR FURTHER 18 MONTHS ON CONTRACT FOR TEMP. SITING OF TWO PORTACABINS - Full Granted - Committee 31/03/1994

## Planning Policy

In the context of the Authority's current Development Plan the site is located within the Development Limits of Llanelli and is not allocated for any use in the adopted Local Development Plan (LDP). Reference is drawn to the following policies of the Plan:-

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

SP1 Sustainable Places and Spaces

SP2 Climate Change

SP3 Sustainable Distribution- Settlement Framework

SP5 Housing

SP6 Affordable Housing

SP9 Transportation

SP14 Protection and Enhancement of the Natural Environment

SP16 Community Facilities

SP17 Infrastructure

GP1 Sustainability and High Quality Design

GP2 Development Limits

GP3 Planning Obligations

GP4 Infrastructure and New Development

H1 Housing Allocations

AH1 Affordable Housing

TR2 Location of Development- Transport Considerations

TR3 Highways in Developments- Design Considerations

EQ4 Biodiversity  
EQ5 Corridors, Networks and Features of Distinctiveness  
EQ6 Special Landscape Areas

EP1 Water Quality and Resources  
EP2 Pollution  
EP3 Sustainable Drainage

REC2 Open Space Provision and New Developments

[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.

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

**Valuations Manager** - No observations received to date.

**Llanelli Rural Council** – Object to the application on the basis it will have a detrimental impact on highway safety, the lane is unsuitable to carry out highway improvements and has poor visibility. In addition, the land and surrounding area suffers from localised flood water running off nearby fields. The proposal will exacerbate the situation during heavy periods of rainfall.

**Local Member(s)** - Councillor Penny Edwards has not commented to date.

**Local Member(s)** - Councillor Susan Phillips has not commented to date.

**Natural Resources Wales** – confirm information submitted is sufficient to discharge conditions 6, 8 and 9 of outline permission ref. S/36817.

**Dwr Cymru/Welsh Water** - confirm information submitted is sufficient to discharge conditions 10 and 11 of outline permission ref. S/36817.

**Coal Authority** – site does not fall in Development High Risk Area so standing advice applies.

**Sustainable Drainage Approval Body (SAB)** – SAB approval is required for the proposal. Further information is required to be submitted to at least standard required by new SuDS legislation in order to discharge condition 10 of outline permission ref. S/36817.

**Environmental Health Contaminated Land** – submitted information is satisfactory subject to condition. Further information has been provided on ground gases as requested and comments on this are outstanding.

**Environmental Health Noise** – recommend conditions imposed in relation to construction hours.

**Environmental Health Air Quality** – recommend that the developer gives consideration to the provision of electric charging points where parking is provided, or at the very least infrastructure that would allow electric vehicle charging points to be installed at some point in the future.

**Public Health** – advise submitted Construction Environmental Management Plan detailing dust mitigation measures is suitable and should be adhered to throughout construction process. Upon completion of construction period condition 9 can be fully discharged.

**Forward Planning** – highlights LDP policies of relevance and requirement to comply with Memorandum of Understanding (MoU).

**Housing Service** – confirm ward of Hengoed is an area of high housing need and sets out standards for new affordable units.

**Landscape Officer** – reviewed the scheme and been in detailed discussion with the agent. Further details have been provided and are in the process of being reviewed in connection to root protection area of retained trees to ensure no adverse impact. Subject to this being resolved the Landscape Officer is satisfied that the submitted information is sufficient to enable approval, compliance, monitoring and enforcement.

**Planning Ecology** – confirm the submitted information is satisfactory in relation to ecological matters associated with conditions 6, 8, 9 and 12 of outline permission S/36817. However, no information has been provided in relation to Montbretia as required under condition 7. This is required in order to discharge this condition.

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, site notice and publication in the local newspaper.

Numerous representations were received, 20 objecting (many neighbours submitted more than one written objection) and 1 commenting the matters raised are summarised as follows:

- 13 units is overdevelopment for the site and at odds with character and appearance of surrounding area.
- Number of dwellings has increased, can this increase further at a later date? Is the impact on drainage, flooding and water pressure considered?
- Intensification of development will have adverse impact on highway safety.
- Concerns regarding overlooking and loss of privacy.
- Development would have an adverse impact on amenity of surrounding residents.
- Change in levels result in development being overbearing on adjacent properties.
- Proposal would be visible due to raised level.
- Highway safety concerns
- Lane only has single access route not suitable for additional traffic proposed by the development.
- Increase in traffic will compromise safety and result in additional accidents.

- Vehicle trip comparison report does not consider how narrow Pen Y Fai Lane is.
- Increase in traffic will result in noise and air quality pollution.
- Density of surrounding properties has not been considered.
- 2-bedroom properties are not in keeping with type of existing development in the area.
- Concern over surface water run off into properties to south of site at lower level. Existing problem with surface water run off now during period of heavy rain.
- Concern over position of infiltration basin and position.
- Construction period will be very disrupting for neighbouring properties.
- Piled foundations proposed are inappropriate given proximity to neighbouring properties and noise/damage caused by this.
- Previous use of the site was only during daytime, residential use will result in permanent increase in noise levels throughout day and night and change character of the area.
- Will TPOs be implemented on trees shown to remain?
- Original tree survey identified many surrounding trees to be diseased and dangerous and to be removed, current application suggests preservation of trees.
- Who will be responsible for maintenance of trees on proposed footpath?
- Trees should not be removed just to provide a view from the site.
- Impact on ground water following loss of trees on site.
- There is existing wildlife and habitat on site which will be damaged as part of construction.
- Bats utilising existing building on site.
- Over 350 new homes were built at Stradey Park, is further development needed?
- Residential units to the north at Maengwyn and Brynmefys are under occupied and would be better to redevelop with services already in place.
- Land ownership concern and encroachment over right of way.
- Site is located in area of high Council tax.
- Development will affect value of nearby homes.
- Site could be used for more appropriate accommodation such as retirement complex.
- Planning permission refused for one new dwelling due to highway safety concerns, proposal would be 15 times worse.
- Adjacent properties should be visited to appreciate impact on them.
- Unhappy that were not directly consulted upon amended plans.
- If a footpath were proposed along the proposed development and Penyfai Lane this would be a great benefit to the community.

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

## **Appraisal**

### Principle of development

Planning permission for residential development has previously been granted via outline application reference. S/36817 in March 2019. As such, the principle of residential development has been previously accepted at the site. In terms of the current application,

this seeks to gain consent for reserved matters relating to access, appearance, layout, landscaping and scale at the site. In policy terms, the site is located within the defined development limits identified within the Adopted Local Development Plan (LDP), where new residential development is supported subject to compliance with other relevant policies. Furthermore, the site is proposed to be allocated for residential development in the Deposit version of the Revised Local Development Plan (2018-2033).

### Impact upon character and appearance of the area

Concerns have been raised by neighbouring properties in relation to the development being out of keeping and of greater density than surrounding development. It is acknowledged that the majority of properties at Pen Y Fai Lane and adjoining the site are large, detached dwellings with substantial curtilages. The proposed development involves 13 new dwellings, all to be detached with the exception of three terraced townhouse style properties. The majority of the dwellings are 4/5 bedroom properties, of varying style and design. All proposed dwellings benefit from their own private driveway and rear garden.

In terms of the density of the proposed development, the outline permission granted did not specify total number of units. The submission showed an indicative layout of 10 dwellings, albeit this was not fixed at this stage. The current proposal for 13 dwellings at the site, represents a proposed density of 15.6 dwellings per hectare. Although the current LDP does not specify densities, the supporting text to LDP Policy H1 refers to an initial standard of 30 dwellings per hectare being applied to growth areas. The submission refers to the lower density being proposed to reflect the constraints of the site and also the existing character of Pen Y Fai Lane. In addition, the number of dwellings has been reduced slightly since submission of the reserved matters application, from 15 to 13 taking account of the site's topography.

The site layout has been designed taking account of the topography and where possible to retain existing trees on site. An area of Public Open Space is proposed within the site to seek to retain a natural area of greenspace for the benefits of residents and help the proposed development respond to the site's setting within Pen Y Fai Lane. The submitted landscape scheme seeks to help reduce the impact of development on the existing landscape and the retention of the majority of mature trees along the site boundary help to retain the established character and setting of the existing site.

The proposed development comprises a mix of 6 different housetypes to introduce variety within the site. The use of consistent materials, including render, brick and stone cills with black rainwater goods, grey/black UPVC windows and doors and slate roof, will help to ensure a harmonised and coherent development. Boundaries between gardens is largely proposed to be 1.8metre close boarded fence. Further detail is requested via condition on boundary treatment measures between the site and adjacent properties to the west.

### Landscape and Visual Impact

Numerous concerns have been raised regarding loss of trees on the site and the impact this will have on the character of the area and also privacy implications. The submitted Tree Survey identifies that the majority of trees on the perimeter of the site will be retained with those identified to be in a poor condition to be removed. Otherwise, a mixed group within the centre of the site are required to be removed and one on the western boundary of the site to deliver the proposed development, along with poor quality trees. Only three category B (moderate quality) trees are proposed to be removed, with the others identified for removal

being category C (low quality) or category U (unsuitable for retention). The majority of existing trees along the site boundaries are to be retained and help to retain the wooded character of the site.

The Authority's Landscape Officer has reviewed the scheme and been in detailed discussion with the agent on the impact on existing trees and also the proposed landscape scheme. Further details have been provided in connection to root protection area of retained trees to ensure no adverse impact. Subject to this being resolved the Landscape Officer is satisfied that the submitted information is sufficient to enable approval, compliance, monitoring and enforcement.

### Privacy Impacts

Many objections received relate to loss of privacy arising as a result of the proposed development. Given the position and topography of the site and surrounding area, the site occupies an elevated position to the majority of existing dwellings situated along its south and western boundaries. Plot 1 is the only dwelling situated on the southern boundary, the orientation of this is designed to face north with the main rear garden situated to the west of the dwelling. The positioning and design of the dwelling has been reviewed and amended over the course of the application and no longer includes a balcony. Windows to the first-floor rear elevation will be obscure glazed to ensure no loss of privacy to neighbouring property. At the closest point the dwelling is approximately 20 metres to no. 17 Pen Y Fai Lane. The existing boundary hedge/vegetation is proposed to be retained. Additional sections were requested to view the impact and ensure there is no significant loss to amenity of no. 17 Pen Y Fai Lane by way of loss of privacy. A condition is also proposed to secure further details of the boundary treatment measure along the southern elevation of the site.

The site orientation and layout results in plots 2-9 backing onto the western boundary. Plots 2 and 3 are situated in closest proximity to properties fronting Cwmbach Road. The rear garden of plot 2 measures from between 7.8 to 15 metres in length, with the separation distance between plot 2 and 2A Cwmbach Road measuring 34.8metres. However, it is acknowledged due to land levels, the proposed dwelling will be situated at higher level than no. 2A Cwmbach Road. As shown on the proposed site layout and landscape plan, a number of existing trees alongside new planting will help to screen the development. A condition is also proposed to secure further details of the boundary treatment measure along the western elevation of the site. In addition, the proposed garden for plot 2 also slopes down at a gradient of 1:12 resulting in the boundary with no. 2A being some 5 metres lower than the finished floor level of the dwelling. The original plans submitted for plots 1, 2 and 3 included balconies on the rear elevation of the dwellings facing to the west. However, following review of the plans and in discussion with the agent, plots 1-3 have all been amended with the balconies removed from the plans and Juliette balconies now proposed. As a result, the potential for overlooking is reduced by the removal of the physical balconies with floorspace protruding from the rear elevation.

Plots 4-9 follow a similar position and siting along the western boundary, albeit it is acknowledged there are a number of existing trees on the site boundary and outside the site which are proposed to be retained and provide suitable screening between the proposed new dwellings and existing properties along Cwmbach Road. It is also acknowledged these properties benefit from deeper gardens resulting in a greater separation distance to the new dwellings.

The layout and arrangement of the proposal, subject to conditions on vegetation and boundary treatment measures is not considered to result in a significant loss of privacy to neighbouring properties to warrant refusal of the application.

### Biodiversity Impacts

Condition 6 of the outline planning permission required submission of an Ecological Design Scheme for the site in line with the preliminary surveys submitted at that time. An Ecological Design Scheme prepared by Wildwood Ecology has accompanied the application. The scheme seeks to prevent there being any long-term impacts on protected species populations present at the site and within the surrounding area. The report includes proposed compensation and mitigation measures for any bats within the site. Natural Resources Wales have reviewed and advised that the information is sufficient to discharge condition 6 of the permission. Planning Ecology are satisfied with the information submitted in relation to condition 6.

Bat surveys were also required to be undertaken on all trees identified to be removed, under condition 8 of the outline planning permission. A Tree Survey/Assessment was provided with the application which identified all trees to be removed had potential roosting features of low potential. On the basis of this information, NRW confirmed no objection to the discharge of condition 8. Planning Ecology are also satisfied with the information submitted in relation to condition 8.

A detailed scheme for the eradication of Invasive Species (Japanese Knotweed and Montbretia) has also been submitted as required by condition 7 of the outline permission. During the site survey one stem of Japanese knotweed was visible. The submitted plan identifies a strategy for treating the knotweed and treatment schedule. Planning Ecology are satisfied with the information provided in relation to Japanese Knotweed. However, no details are provided in relation to Montbretia, as such the condition will remain.

In summary, there are not considered to be ecological concerns which prevent determination of the reserved matters permission at this time, subject to conditions.

### Highway Impacts

Highway safety concerns have been raised in many of the objections received, predominantly relating to access to the site via Pen Y Fai Lane being unsuitable to accommodate additional traffic associated with the proposed development. The application, as per the outline application, has been supported by submission of a Vehicle Trip Comparison Report to demonstrate the vehicle movements associated with the previous use of the site for an office/laboratory and the relevant movements associated with the proposed development. The report demonstrates that the site could be redeveloped for up to 26 dwellings without exceeding the traffic flows associated with the existing use of the site. On this basis, the Authority acknowledges that the extant use at the site results in a more intensive use of the existing access and Pen Y Fai Lane and the development proposal is considered in this context.

The existing access is proposed to be utilised albeit this is proposed to be widened to an adoptable standard. In addition, a proposed 1.8metre wide footway is proposed from the edge of Pen Y Fai Lane into the application site.

The submitted reports and engineers' plans have been reviewed by the Highway Authority who have also undertaken discussions directly with the developers and are satisfied with the proposed access and internal site access road arrangements. Highways have informally advised the submitted information is sufficient, with formal comments to be received shortly.

In addition, it is worthwhile noting the outline application is subject to a £45,000 contribution toward the improvement of pedestrian links outside of the red line application site.

### Flood Risk Implications

A further common ground of objection is belief that the development will exacerbate existing surface water flooding problems within the area. The application site is located within Flood Zone A on Natural Resources Wales Development Advice Maps. However, many neighbours have raised concerns regarding existing surface water run off problems experienced at present following heavy rainfall. Given the topography of the site and surrounding area there are concerns the residential redevelopment of the site will increase existing problems.

The application has been supported by a Drainage Strategy for the proposed development. This confirms that an acceptable SuDS strategy can be implemented at the site to deliver the betterment required as part of the Memorandum of Understanding (MoU) and also to improve the existing situation. Conditions 10 and 11 of the outline planning permission relate to drainage at the site and require further details to be submitted. Dwr Cymru Welsh Water have confirmed the submitted information is sufficient for them to recommend discharge of conditions 10 and 11 of the outline permission. The Authority's SAB team has reviewed the proposals in detail and highlight the requirement for the applicant to submit an application for SAB approval. In light of the new legislation and requirements for SAB approval, further details are required in order to meet the statutory standards. On this basis, condition 10 of the outline planning permission remains outstanding and the applicant will be required to submit and achieve full SAB approval prior to commencement of development. Therefore, the concerns regarding surface water drainage at the site are considered to be adequately covered by condition attached to the outline planning permission and separate legislation.

### Other Matters

In terms of the other matters raised the site notices for the planning application were displayed on 12 November 2020. The notices were displayed slightly later than the neighbour notification letters were issued due to impact of Covid-19 on undertaking site visits. Nevertheless, full statutory consultation period has been provided and further re-consultation has also taken place with neighbours following revised plans submitted. Comments in relation to redevelopment of nearby Brynmefys estate instead or redevelopment of the subject site for alternative residential accommodation are not relevant and the LPA must consider the proposal which has been submitted.

The issues raised by the respondents in respect of the Council Tax banding and depreciation of property value are not material in the consideration of the application.

Concern has been raised by a neighbour in relation to the right of way over land within the site access. This was raised during the determination of the outline planning application and permission granted. As the site location plan and site area are as per the outline permission this is considered satisfactory to proceed with the reserved matters application. Nevertheless, the matter has been passed onto the Authority's legal department for review now as part of the determination of the current reserved matters application.

## **Planning Obligations**

*The outline planning application was subject to contributions in relation to Highway improvements, affordable housing provision, on site public open space and education contribution.*

## **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, together with the representations received to date, it is concluded on balance that, the proposal represents an acceptable form of residential development that will respect the site and the general character and appearance of the surrounding area. The site has outline planning permission for residential development, is located within development limits and its development complies with the key policy and sustainability objectives of the Authority's adopted Local Development Plan and National Planning Policy.

The general scale, design and layout of the scheme seeks to respect the character and appearance of the surrounding area whilst working within the site's constraints. The development will provide a range and choice of housing types and sizes that will be well related to the existing services and facilities in Furnace and the wider Llanelli areas. As secured under the outline permission, the development will also secure a range of community benefits in the local area which will include the provision of affordable dwellings and an area of open space as well as contribution to existing education facilities and local highway improvements.

Highways have informally advised the submitted information is sufficient, with formal comments to be received shortly. DCWW are satisfied with the drainage details, in line with new separate drainage requirements the Authority's SAB team require further details in relation to drainage, this is covered by the SAB approval process and also under conditions on the outline permission. Further information has been provided to demonstrate compliance with the Memorandum of Understanding. It is therefore considered that there are no sustained highway, amenity or utility service objections to the development.

# Conditions and Reasons

## Condition 1

The development shall be commenced before whichever is the later of:-

- a) the expiration of five years from the date of the outline planning permission to which this development relates  
or
- b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.

*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 plans and documents:-

- Site Location Plan scale 1:1250 (drawing no. 2495-00(03)100) received 10 February 2021;
- Proposed Site Plan scale 1:500 (drawing no. 2495 - 00(03) 101 Rev L) received 13 May 2021;
- Engineering Appraisal (drawing no. 2495 - 505 Rev E) received 13 May 2021;
- Site Sections A-A and B-B (drawing no. 2495 - 506 Rev B) received 13 May 2021;
- Site Sections F-F,G-G and H-H (drawing no. 2495 - 508 Rev C) received 13 May 2021;
- Drainage Strategy Plan (drawing no. 2495-500 Rev D) received 13 May 2021;
- House Type B – Proposed Floor Plans (drawing no. 2495 - 03(03) 201 Rev B) received 10 February 2021;
- House Type B – Proposed Elevations (drawing no. 2495 - 03(03) 301 Rev B) received 10 February 2021;
- House Type B – Perspectives (drawing no. 2495 - 03(03) 501 Rev B) received 10 February 2021;
- House Type C – Plot 1 Proposed Floor Plans (drawing no. 2495 - 04(03) 207 Rev D) received 8 March 2021;
- House Type C – Plot 1 Proposed Elevations (drawing no. 2495 - 04(03) 306 Rev D) received 8 March 2021;
- House Type C – Plot 1 Perspectives (drawing no. 2495 - 04(03) 506 Rev D) received 8 March 2021;
- House Type D – Plot 2 - Proposed Floor Plans (drawing no. 2495 - 09(03) 210 Rev A) received 5 May 2021;
- House Type D – Plot 2 - Proposed Elevations (drawing no. 2495 - 05(03) 309 Rev B) received 5 May 2021;
- House Type D – Plot 2 - Perspectives (drawing no. 2495 - 05(03) 508 Rev A) received 5 May 2021;
- House Type D – Plot 3 - Proposed Floor Plans (drawing no. 2495 - 08(03) 209 Rev A) received 5 May 2021;
- House Type D – Plot 3 - Proposed Elevations (drawing no. 2495 - 08(03) 308 Rev B) received 5 May 2021;

- House Type D – Plot 3 - Perspectives (drawing no. 2495 – 08(03) 507 Rev A) received 5 May 2021;
- House Type E –Floor Plans (drawing no. 2495 – 10(03) 211 Rev A) received 3 March 2021;
- House Type E – Elevations (drawing no. 2495 – 10(03) 310 Rev A) received 3 March 2021;
- House Type E – Perspectives (drawing no. 2495 – 10(03) 509 Rev A) received 3 March 2021;
- House Type 421 & 532 – Proposed Floor Plans (drawing no. 2495 - 01(03) 205 Rev B) received 10 February 2021;
- House Type 421 & 532 – Proposed Elevations (drawing no. 2495 - 01(03) 305 Rev A) received 10 February 2021;
- House Type 421 & 532 – Perspectives (drawing no. 2495 - 01(03) 505 Rev A) received 10 February 2021;
- Tree Removal and Retention Plan scale 1:750 received 17 May 2021;
- Planning Statement prepared by Geraint John Planning received 7 October 2020;
- Tree Survey prepared by RTAC Trees Revision 2 received 17 May 2021;
- Drainage Strategy Note (reference. 2495-DSN01) prepared by Spring Design received 7 October 2020;
- Detailed Soft Landscape Plan pages 1-4 (drawing no. edp6530\_d001i) prepared by the Environmental Dimension Partnership received 14 May 2021;
- Ecological Design Scheme (reference. WWE20176 Rev A) prepared by Wildflower Ecology received 3 March 2021;
- Japanese Knotweed Management Plan (reference. TT60096) prepared by Taylor Total Weed Control received 7 October 2020;
- Construction Environmental Management Plan (reference. JP/CEMP/ /REV 0) prepared by Clew Homes received 7 October 2020;
- Vehicular Trip Comparison Report prepared by Cotswold Transport Planning received 30 October 2020;
- Site Investigation Report (reference. 12674/GNS/20/SI) prepared by Integral Geotechnique received 11 November 2020;
- Landscape Management Plan (reference. edp6530\_r001e) prepared by The Environmental Dimension Partnership Ltd received 14 May 2021.

*Reason:*

In the interest of clarity of the approved plans and visual amenity.

**Condition 3**

During the demolition and construction phases, no works or demolition or construction shall take place other than within the hours of 7:30 – 18:00 Monday – Friday, 08:00 – 14:00 on Saturdays and not at all on Sundays, Bank or Public Holidays. As the proposed development is situated in a predominantly residential area, it is recommended to minimise noise disturbance that the construction work be undertaken in compliance with BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise and Vibration and/or its subsequent amendments.

*Reason:*

In the interest of residential amenity.

#### **Condition 4**

The development shall be carried out in strict accordance with the remediation options identified within the Site Investigation Report (report no. 12674/GNS/20/SI) prepared by Integral Geotechnique and received by the Local Planning Authority on 9 November 2020. If, during development, any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the 'Site Investigation Report' then a revised remediation strategy shall be submitted to the Local Planning Authority.

*Reason:*

To ensure the appropriate mitigation work is carried out for potential risks from contaminated land.

#### **Condition 5**

The development shall be carried out in strict accordance with the Ecological Design Scheme (document ref. WWE20176 Rev A). The proposed compensation and mitigation features referred at section 4 of the report shall be carried as specified and physical measures and bat boxes installed shall be retained thereafter.

*Reason:*

In the interests of biodiversity and in order to ensure that there is no detriment to the maintenance of the favourable conservation status of Bat species.

#### **Condition 6**

The development hereby approved shall be carried out in accordance with the document Construction Environmental Management Plan (reference. JP/CEMP/ /REV 0) and shall be implemented during all stages of demolition and construction.

*Reason:*

To prevent the pollution of the environment and ensure adequate dust mitigation measures are in place.

#### **Condition 7**

The surface water removal and betterment referred to within the Drainage Strategy Note (prepared by Spring Design reference. 2495-DSN01) shall be fully implemented and secured prior to the first occupation of the development.

*Reason:*

To ensure the development achieves compliance with the Memorandum of Understanding (MoU) and required betterment is achieved.

#### **Condition 8**

Prior to the commencement of construction work, details of the site's southern and western boundaries shall be submitted and approved in writing by the Local Planning Authority. The approved boundary treatment shall be completed before occupation of the first dwelling and retained thereafter, unless otherwise agreed in writing with the Local Planning Authority. he boundary treatment

*Reason:*

In the interests of privacy.

### **Condition 9**

The development shall be carried out in strict accordance with the Detailed Soft Landscape Plan pages 1-4 (drawing no. edp6530\_d001i). All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the completion of the development and any trees or plants which within a period of 5 years from the commencement of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variations, and thereafter shall be retained in perpetuity.

*Reason:*

In the interest of visual amenity.

### **Condition 10**

Prior to the beneficial occupation of the dwelling hereby approved the bathroom and the ensuite windows (as shown on the Proposed Floor Plan drawing no. 2495 - 04(03) 207 Rev D) located on the first floor of Plot 1 – House Type C be fitted with obscure glazing to a minimum of level 5 on the Pilkington index of obscurity. The obscure glazing shall then be retained in that condition thereafter in perpetuity.

*Reason:*

In the interest of privacy and residential amenity.

### **Condition 11**

The roof area to the rear of plots 2 and 3 (house type D) shall not at any time be used as a storage area, balcony, roof garden or similar amenity area.

*Reason:*

In the interest of privacy and residential amenity.

### **Condition 12**

No development shall take place (including any ground works or site clearance) until a detailed scheme for the eradication of the Invasive Species Montbretia (present on the site) has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved scheme.

*Reason:*

To ensure that invasive species within the site is dealt with in an acceptable manner.

## 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

The required planning contributions in respect of the development have been secured with the applicant entering into a Section 106 agreement as part of outline planning permission ref. S/36817.

### Note 3

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

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

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

<b>Applicant(s)</b>	MR ANTHONY THOMAS
<b>Agent</b>	ROBERT HIGGINS
<b>Case Officer</b>	Zoe James
<b>Ward</b>	Tycroes
<b>Date registered</b>	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 his 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](http://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.