

Annwyl Gyngorydd,

PWYLLGOR CYNLLUNIO - DYDD IAU, 19EG HYDREF, 2017

Gweler yn amgaaedig, yr atodiadau a cynlluniau ar gyfer y cyfarfod uchod.

Rhif ar yr Agenda	Eitem
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- | | |
|----|--|
| 3. | <u>RHANBARTH Y DE - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 3 - 76) |
| 4. | <u>RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO</u> (Tudalennau 77 - 94) |

Yn gywir,

Mark James DYB

Prif Weithredwr

Amg.

*Ardal Del/
Area South*

**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 19 HYDREF 2017
ON 19 OCTOBER 2017**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**



ADDENDUM – Area South

<i>Application Number</i>	S/36018
<i>Proposal & Location</i>	CONVERSION AND EXTENSION OF BARN TO FORM A RESIDENTIAL ANNEXE FOR FAMILY MEMBERS OF ADJOINING DWELLINGHOUSE AT LLWYNY RHOS, COOPERS ROAD, AMMANFORD, SA18 3SH

DETAILS:

CONSULTATIONS

Local Member - County Councillor T Higgins has asked that the Planning Committee undertake a site visit to fully consider the proposal.

ADDENDUM – Area South

<i>Application Number</i>	S/35791
<i>Proposal & Location</i>	ERECT NEW DWELLING AT LAND AT, 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG

DETAILS:

CONSULTATIONS

Neighbours/public

Further letters of objection have been received from neighbouring residents which raise the following concerns regarding the proposal:

- Road safety concerns.
- Potential damage to neighbouring properties.
- Lack of parking space on the highway to the front of the site.
- Highway safety concerns regarding additional on street parking along Pwll Road.
- Loss of light.
- The dwelling would appear squashed in between existing properties.
- Sewerage infrastructure constraints.

The issues raised by the respondents have been addressed in the main report.

The recommendation to approve remains unchanged subject to the imposition of the conditions contained in the main report.

Mae'r dudalen hon yn wag yn fwriadol

***Y PWYLLGOR
CYNLLUNIO***

19 HYDREF 2017

***RHANBARTH Y
DE***

**PLANNING
COMMITTEE**

**19 OCTOBER
2017**

AREA SOUTH

CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO

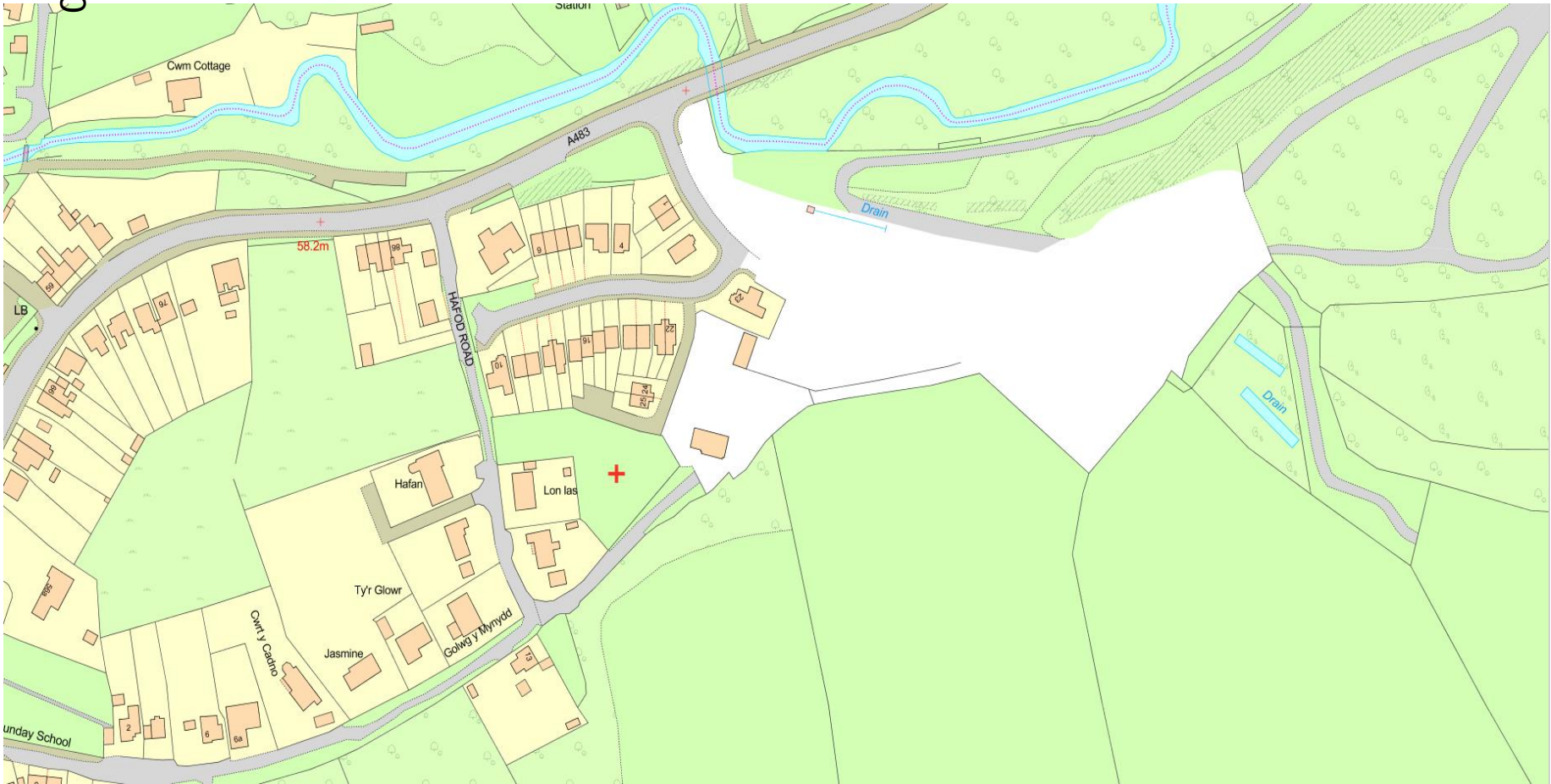
APPLICATIONS RECOMMENDED FOR APPROVAL

S/35645

Tudalen 9

S/35645

Tudalen 10



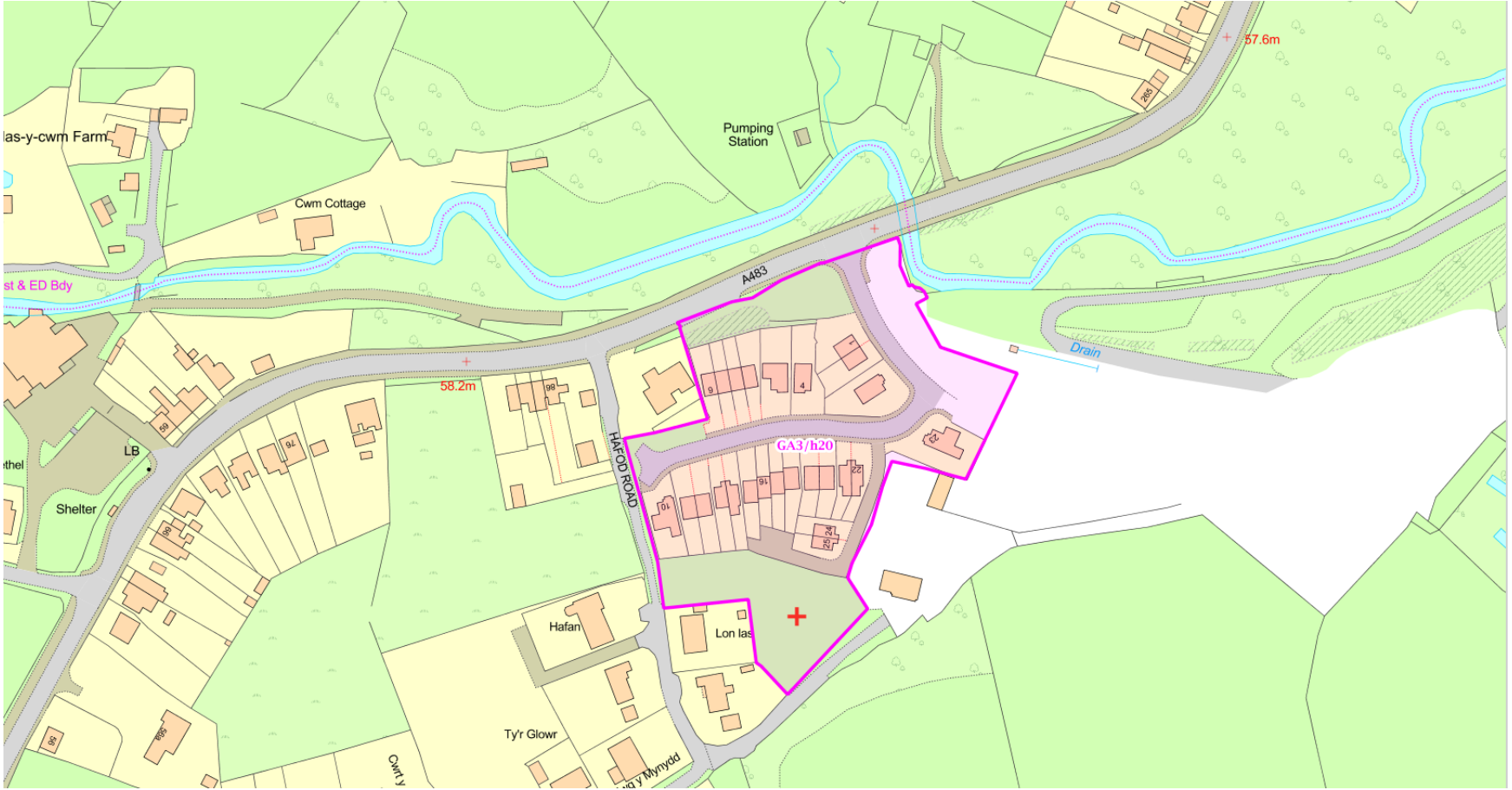
S/35645



Tudalen 11

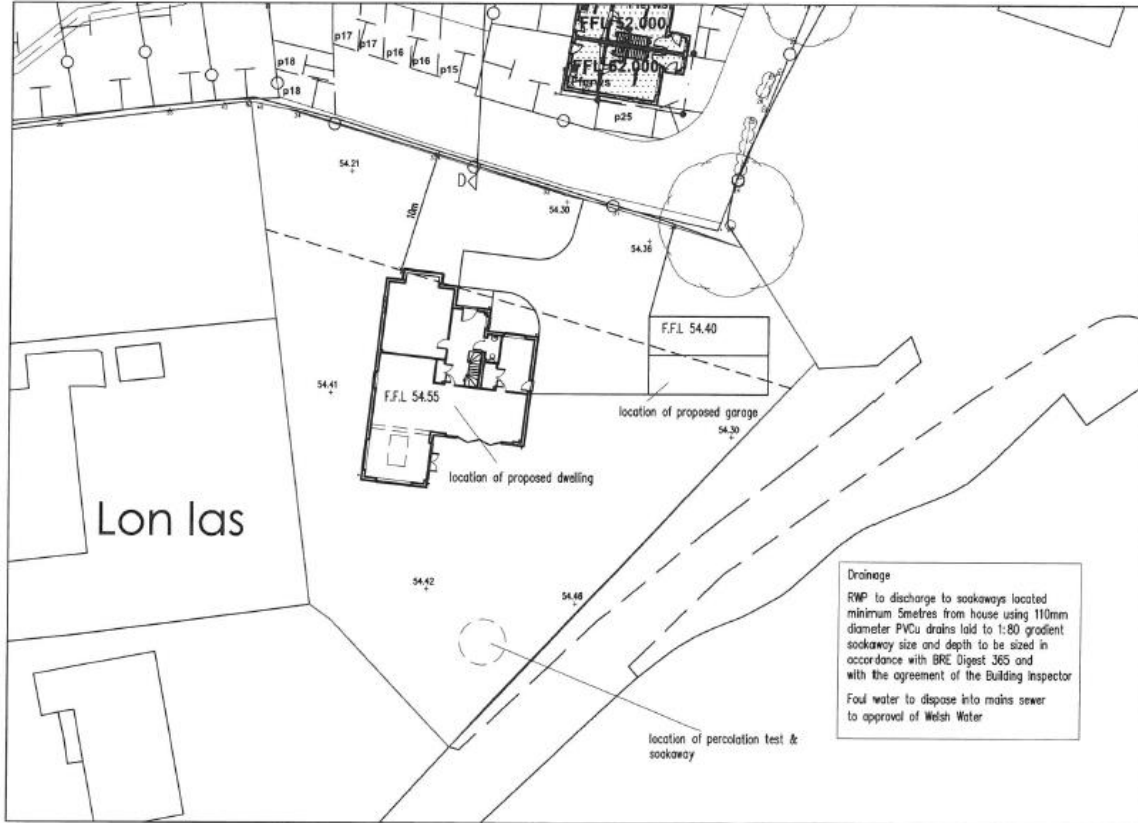
S/35645

Radalen 12



S/35645

Tudalen 14



BLOCK PLAN



- D: **altered and made solid, and existing garden level altered** 01-09-17
- C: **level text made bolder & enlarged.** 08-08-17
- B: **levels altered as requested.** 26-05-17
- A: **dwelling moved 2m, and drive enlarged** 23-05-17

Drawn by: [unreadable] Date: 01/09/17
Checked by: [unreadable] Date: 08/08/17
Approved by: [unreadable] Date: 26/05/17



CERITH THOMAS

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Tel: 01269 825622 mob: 07971540219
cerith.ceriththomas.plus.com

**AMAN HOUSE TYPE, TYCROES
DEVELOPMENT FOR HRW
CONTRACTING LTD**

BLOCK PLAN

CTA339.106	D				
PROPOSAL		1:500			
CT		26-01-17			

Original Size: A4

Drainage
RWP to discharge to soakways located minimum 5metres from house using 110mm diameter PVCu drains laid to 1:80 gradient soakaway size and depth to be sized in accordance with BRE Digest 365 and with the agreement of the Building Inspector
Foul water to dispose into mains sewer to approval of Welsh Water

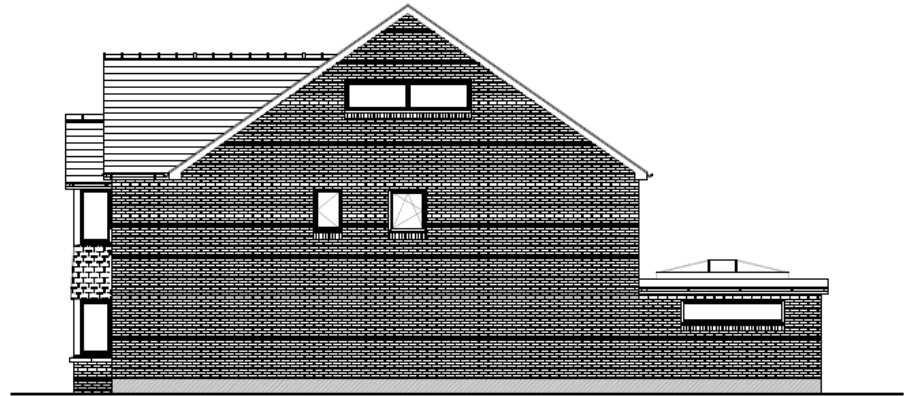
S/35645

External Finishes

- **Roof Covering** - Conc. Tile Laid and fixed in accordance with manufacturers recommendations.
- **Walls** - Facebrick as indicated
- **Windows** - White Upvc with brick on edge cills.
- **Doors** - White Upvc/Aluminium/Oak with draught proofing and safety glass.
- **Joinery** - White cellular Upvc.
- **R W Goods** - Upvc Black.



Side Elevation

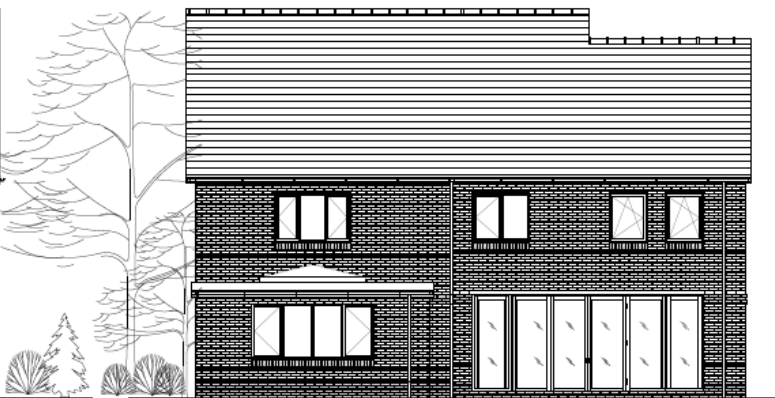


Side Elevation



Front Elevation

Tudalen 15



Rear Elevation



A. 2nd floor windows removed/added 08-08-17

NOTE:
The Contractor is to check all dimensions before commencing work on site.
Any discrepancies to be reported immediately.
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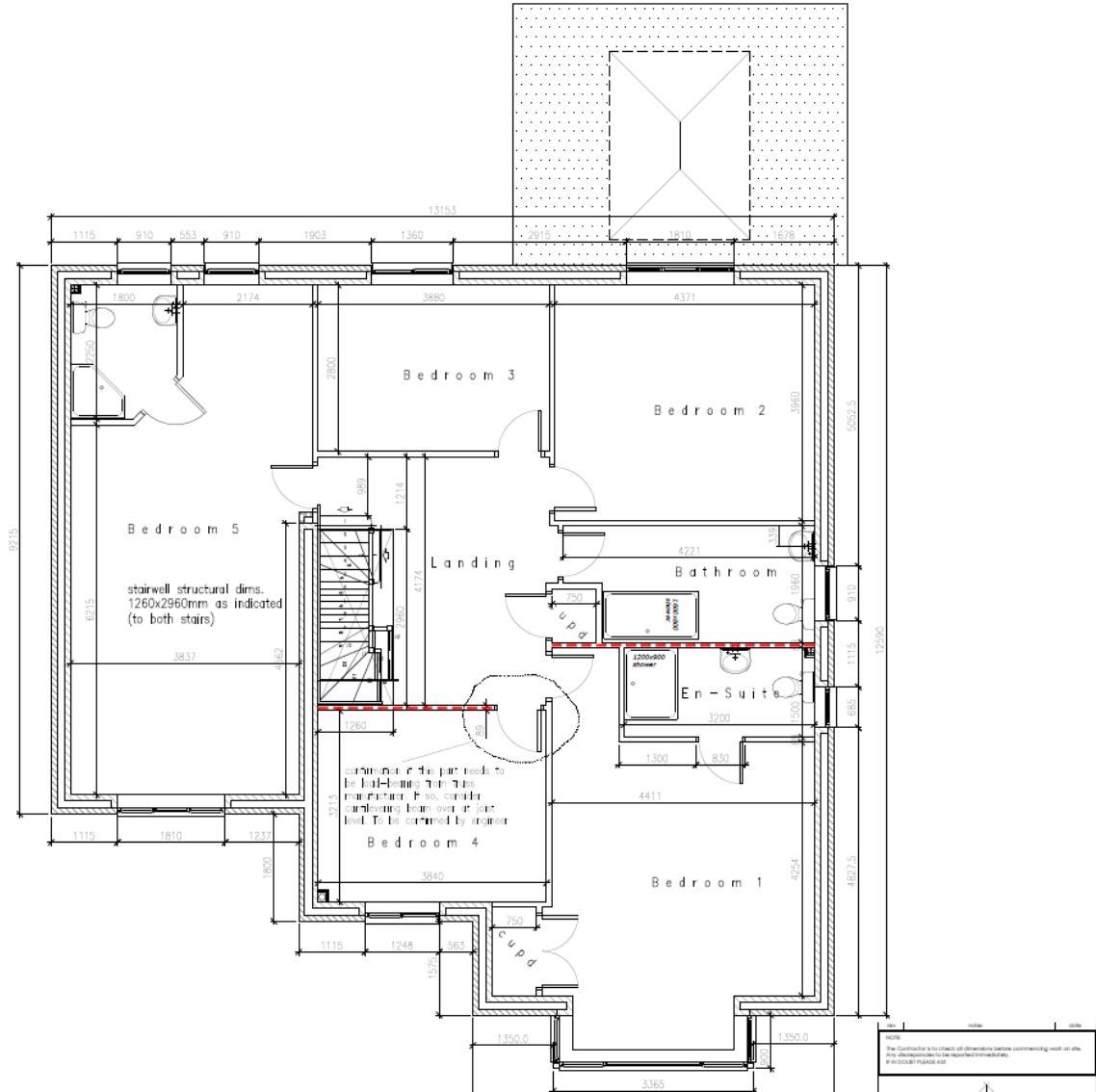
cerith@ceriththomas.plus.com

AMAN HOUSE TYPE, TYCROES
DEVELOPMENT FOR HRW
CONTRACTING LTD

ELEVATIONS

CTA339.103	A1				
PROPOSAL		1:100			
CT		26-01-17			
Original Size A3					

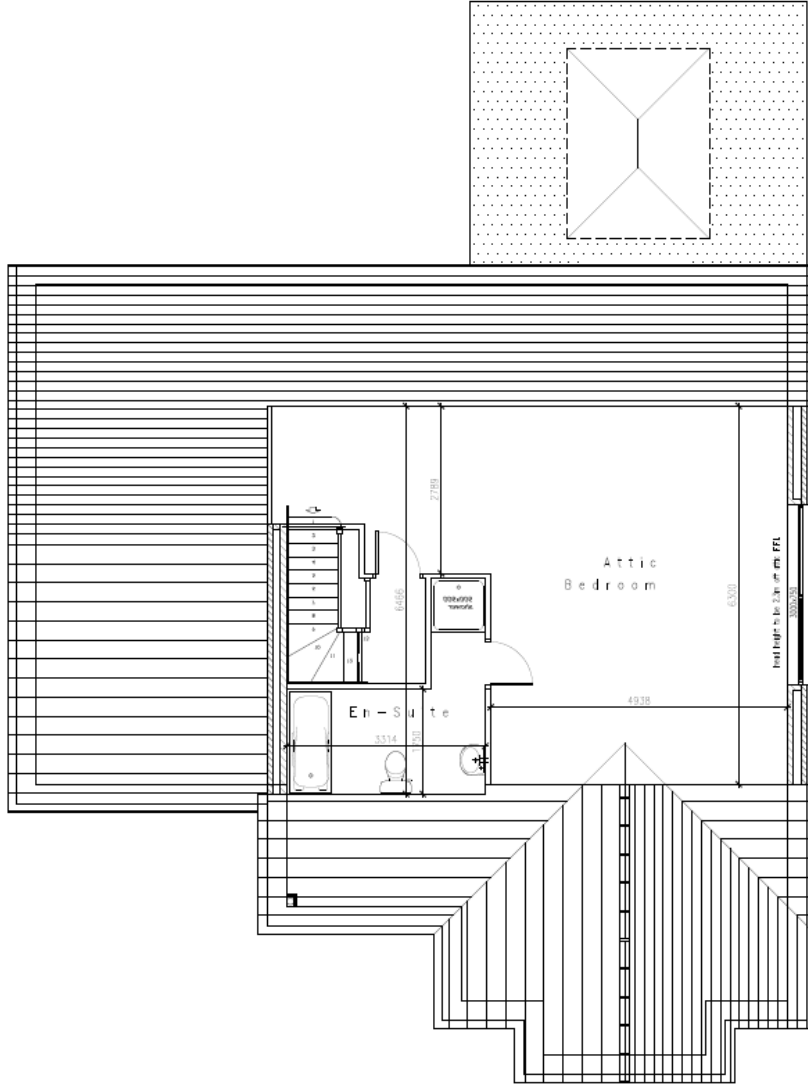
S/35645



Tudalen 17

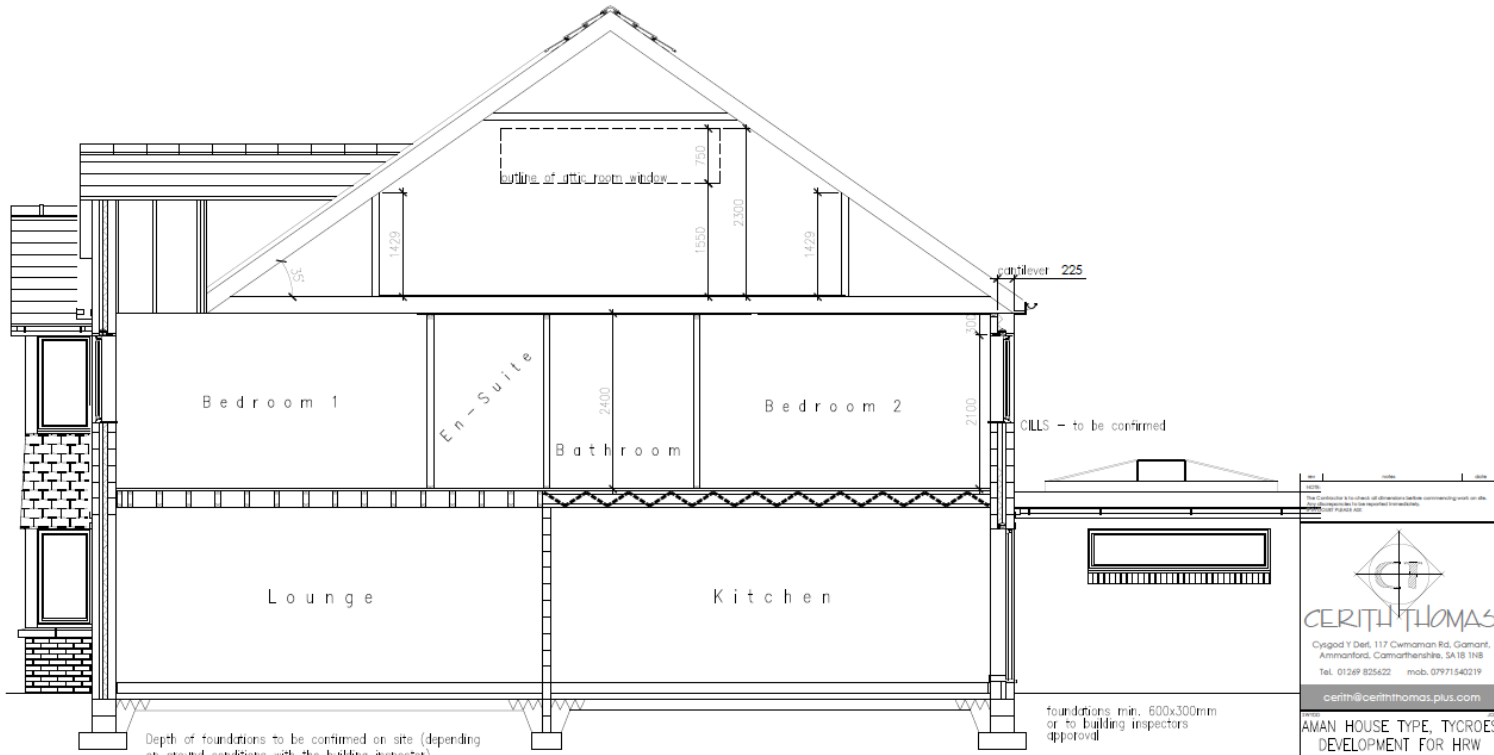
S/35645

Tudalen 18



A. 2nd floor window proposal
1:2000
The Contractor is to check all dimensions before commencing work
Any discrepancies to be reported immediately
© 2024 CT
CT


S/35645



Typical Section

Tudalen 19

The Contractor to check all dimensions before commencing work on site. All dimensions to be marked on drawings.



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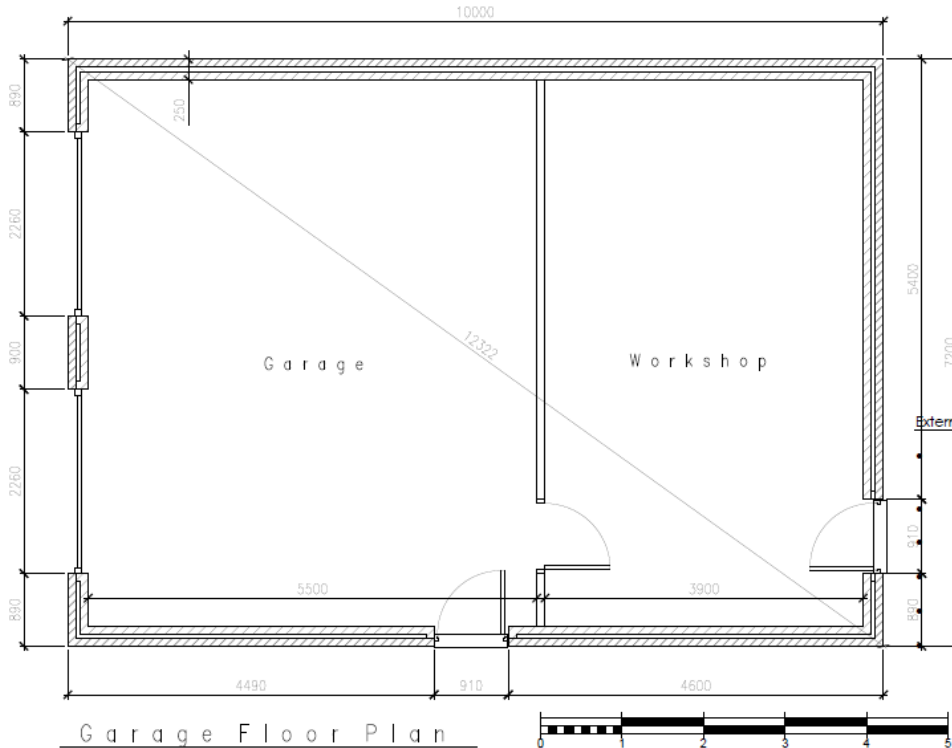
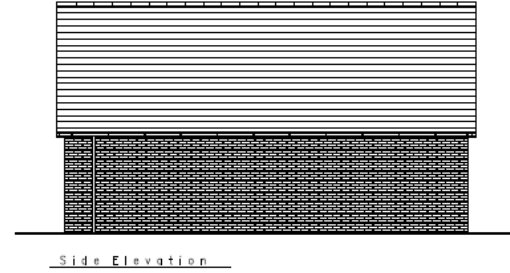
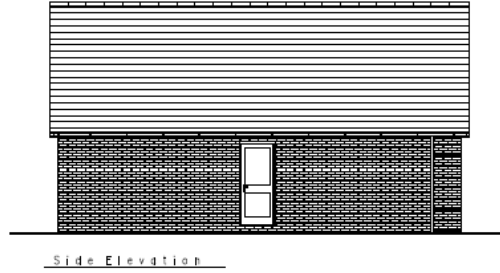
AMAN HOUSE TYPE, TYCROES DEVELOPMENT FOR HRW CONTRACTING LTD

TYPICAL SECTION

CTA339.108	1:50
PROPOSAL	1:50
CT	08-08-17
Original Size A3	

S/35645

Tudalen 20



External Finishes

- Roof Covering - Conc. Tile Laid and fixed in accordance with manufacturers recommendations.
- Walls - Facebrick as indicated
- Windows - White Upvc with brick on edge cills.
- Doors - White GRP
- Joinery - White cellular Upvc.
- W Goods - Upvc Black.

NOTE:
The Contractor is to check all dimensions before commencing work on site.
Any discrepancies to be reported immediately.
© CERITH THOMAS 2015

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AMAN HOUSE TYPE, TYCROES
DEVELOPMENT FOR HRW
CONTRACTING LTD

GARAGE DESIGN

REF	CTA339,107	DATE							
SCALE	PROPOSAL	SCALE	1:50, 1:100						
DATE	CT	DATE	23-05-17						
			Original Size A3						

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Tudalen 21

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Tudalen 22



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Tudalen 23

S/35645

Judalen 24



S/35645



Tudalen 25

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Tudalen 26



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Tudalen 27

S/35791

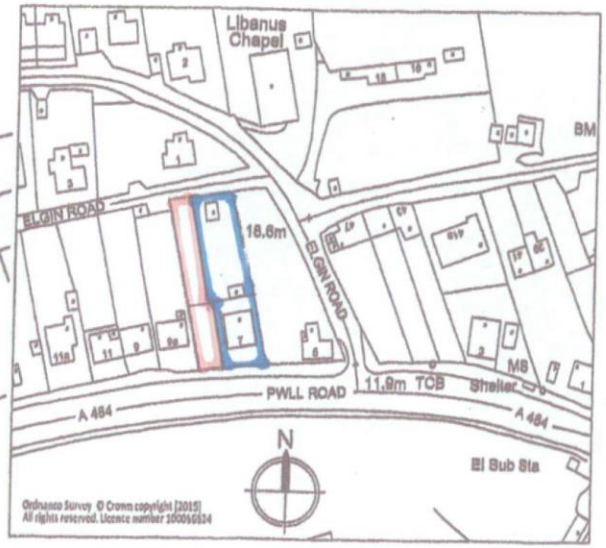
Tudalen 28



S/35791

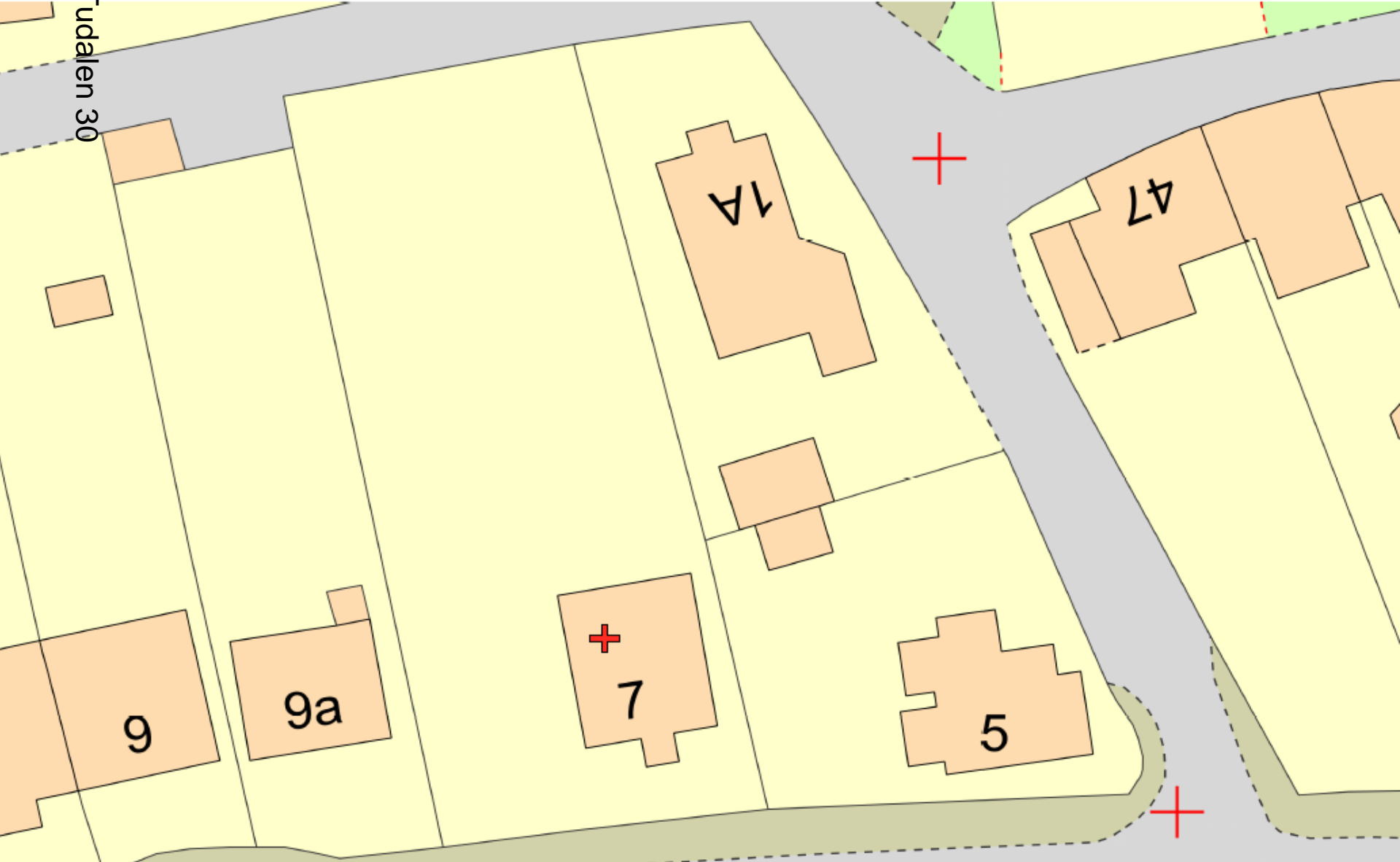


SITE AREA APPROX. 620 SQ M
GRID REF SN 48261 01046



S/35791

Tudalen 30

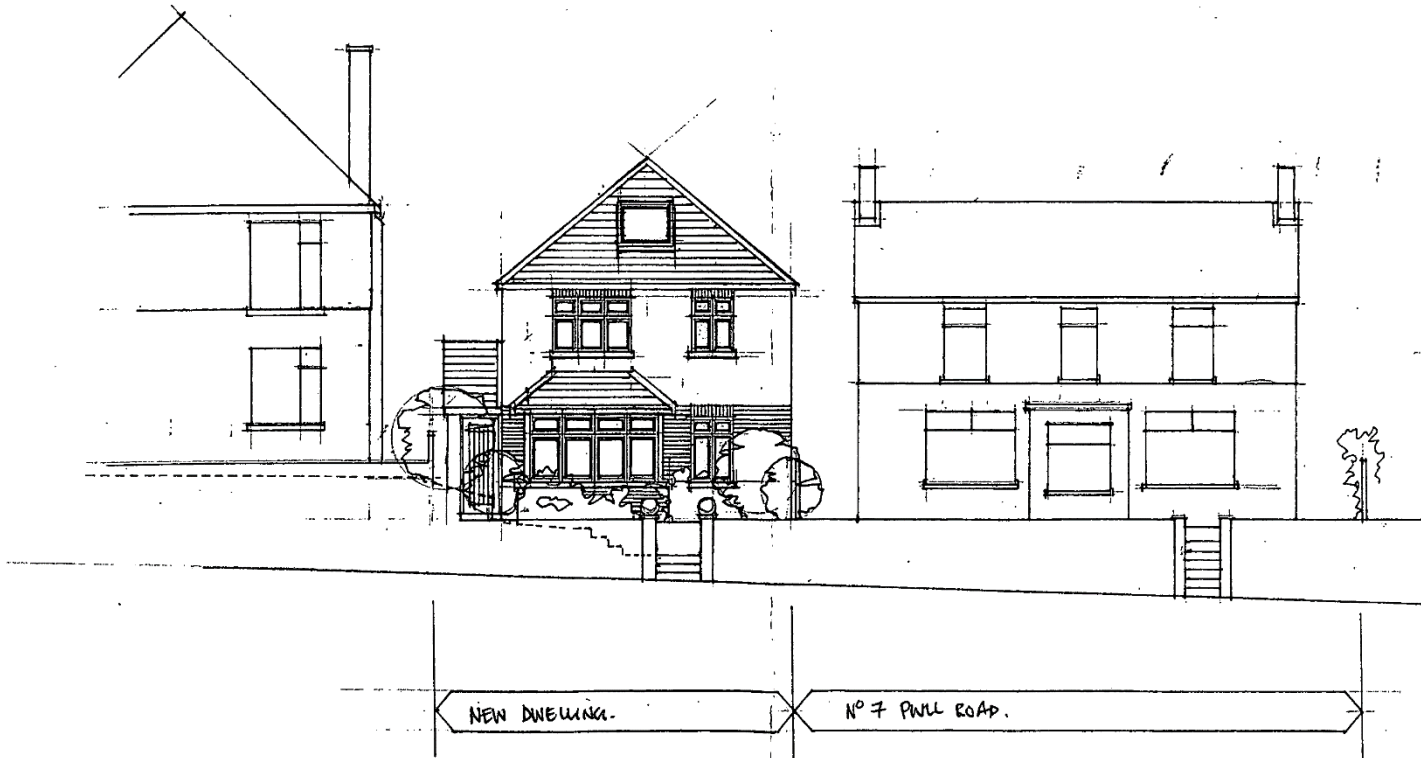


PWLL ROAD

S/35791

PROJECT: LAND ADJACENT TO 7 PWLL ROAD, LLANBLLI

SCALE:
1:100



Tudalen 31

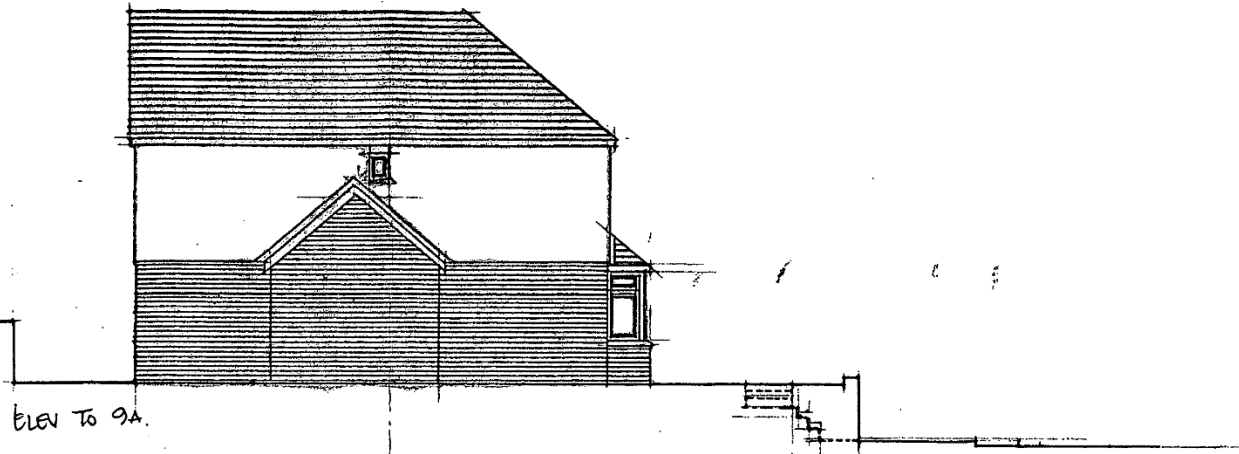
DRG TITLE:
DRG No:

S/35791

Tudalen 32

LAND ADJACENT TO 7 PULL ROAD, LLANELLI

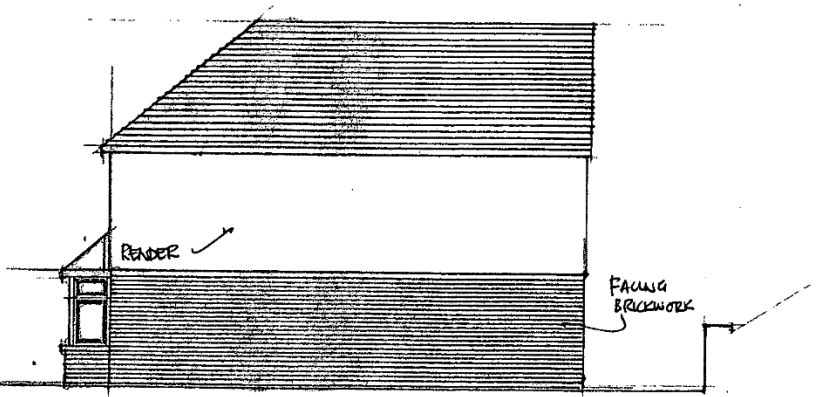
SCALE:
1:100



ELEV TO 9A.



REAR ELEV.



ELEV TO 7 PULL RD

REAR

FACING BRICKWORK

DRG TITLE:

DRG No:

S/35791



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Tudalen 34



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Tudalen 35

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Tudalen 36



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Tudalen 37

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Tudalen 38



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Tudalen 39

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Tudalen 40



S/35911



Tudalen 4



S/35911



Tudalen 43

S/35911

Tudalen 44



S/35911



Tudalen 45

S/35911

Troalen 46



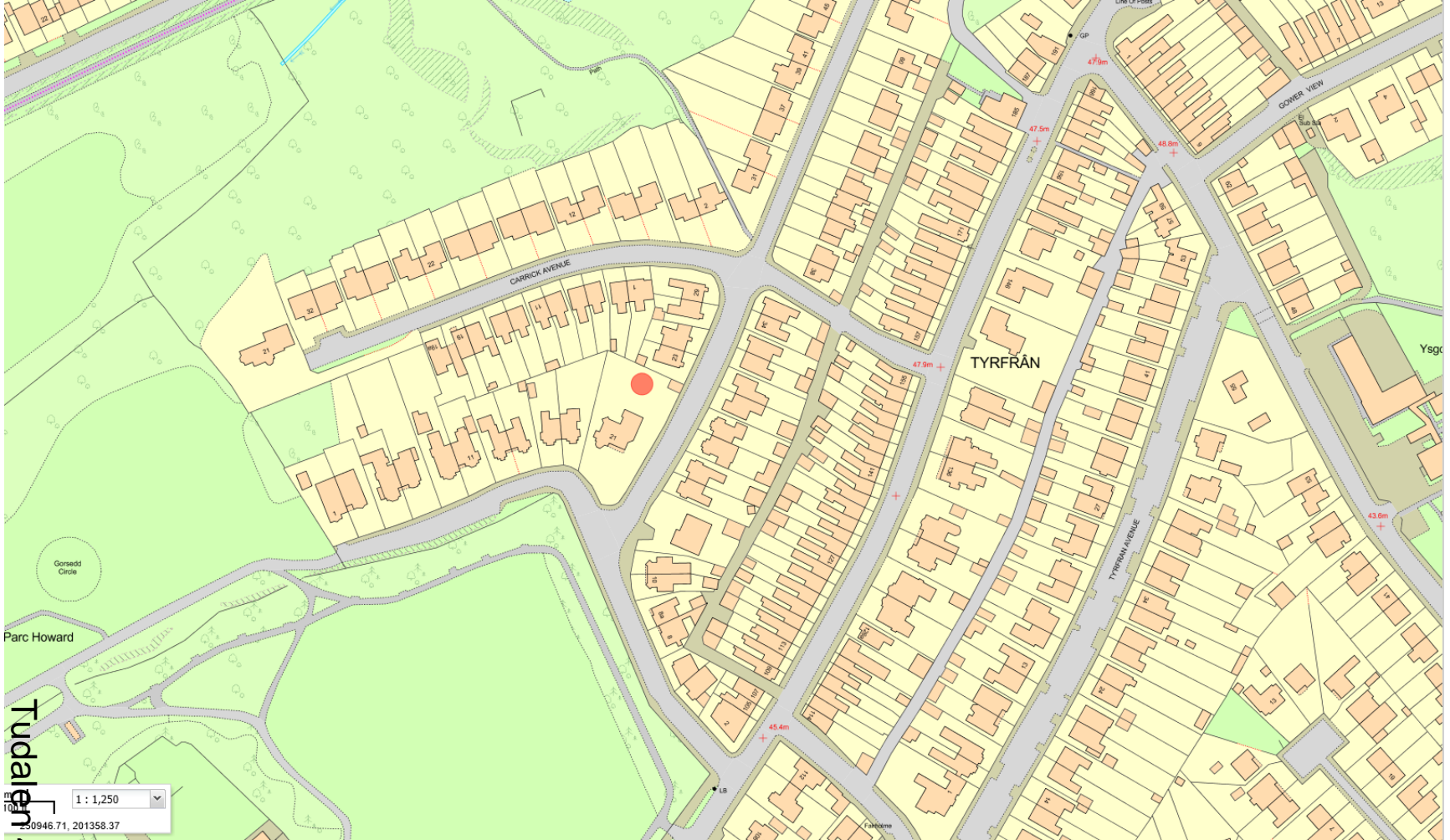
S/35911



Tudalen 47

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S/36017



Tudalen 49

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Fudalen 50

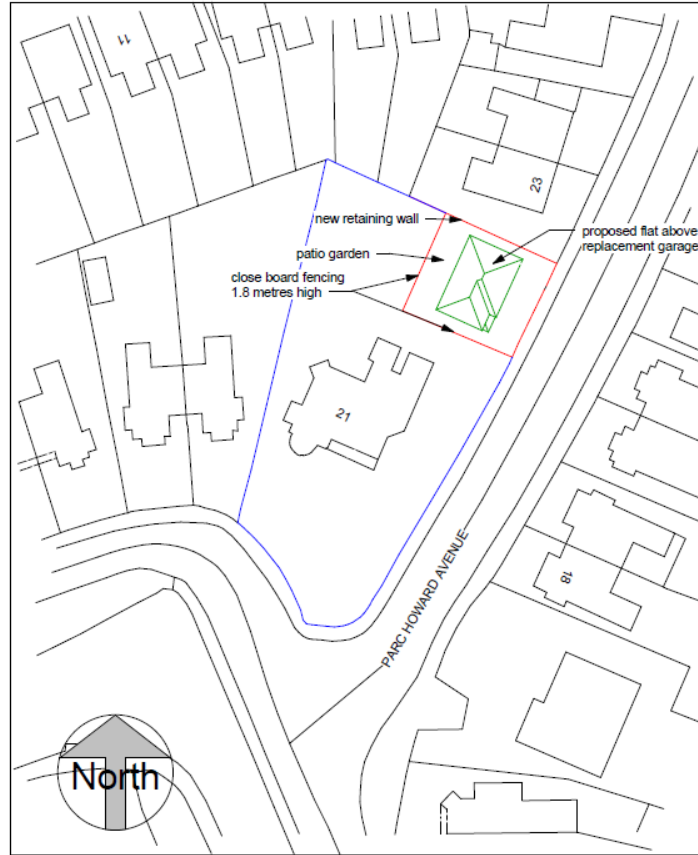


m 100 ft 1 : 1,250 250948.81, 201360.82

S/36017



1 Site location plan
1 : 1250



2 Block plan
1 : 500

Tudalen 51



No.	Description	Date

JCR PLANNING		PROJECT	
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
			Planning

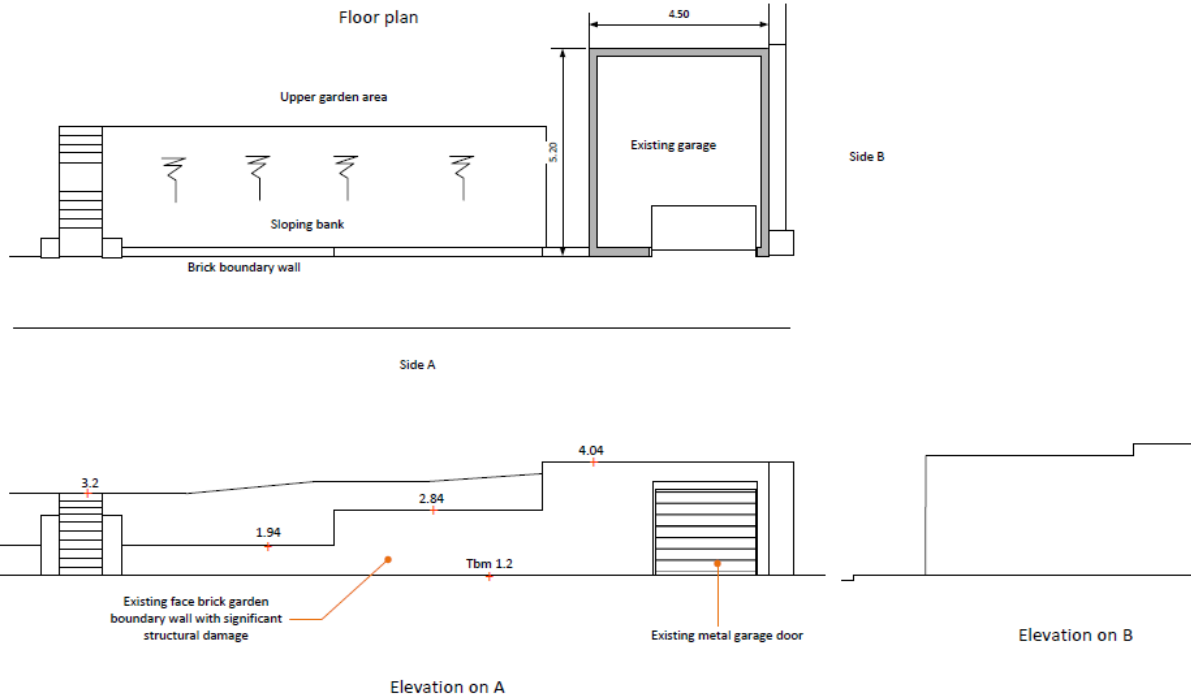
PROJECT	
21 Parc Howard Avenue, Llanelli, SA15 3LQ	
Site and Block plans	

Date	04/07/2017	Scale (@ A3)	As indicated
Author		DRAWING NUMBER	PH004
Checked by		REV	C

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S/36017

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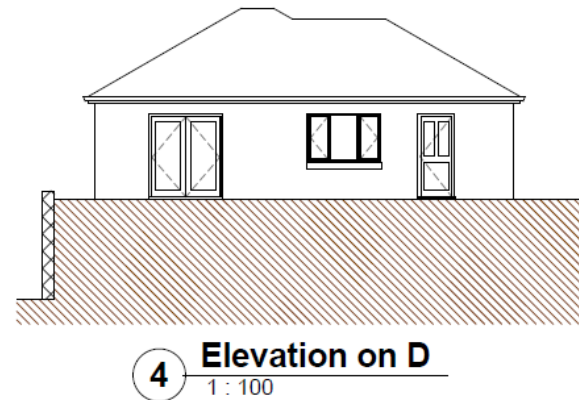
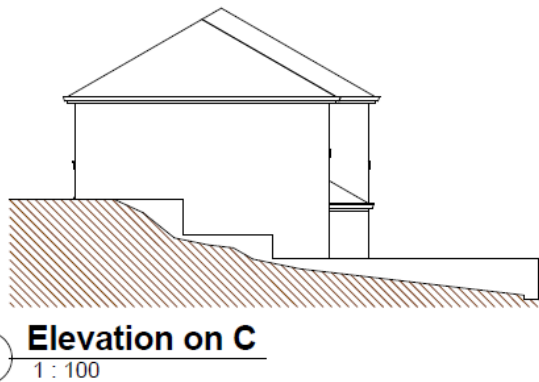
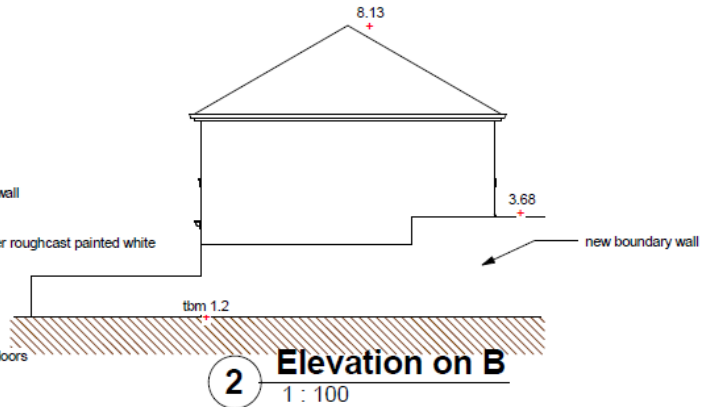
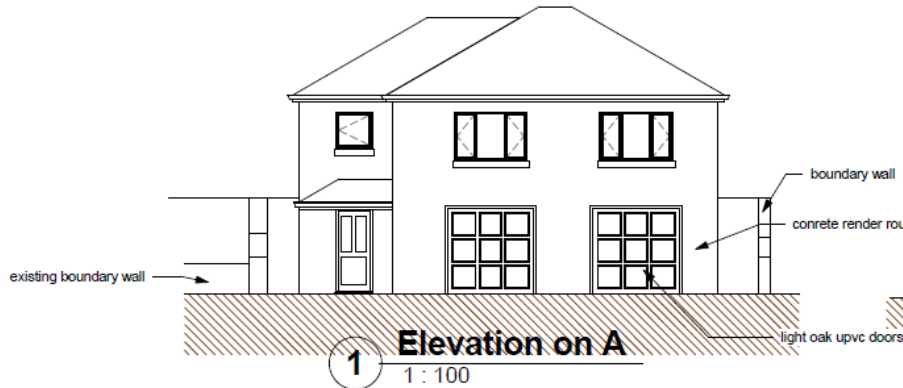


Existing garage and boundary wall at 21
Parc Howard avenue, Llanelli, SA15 3LQ



DATE	12/02/2017	SCALE	1: 100	Drawing number	PH001
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S/36017



Tudalen 53



No.	Description	Date

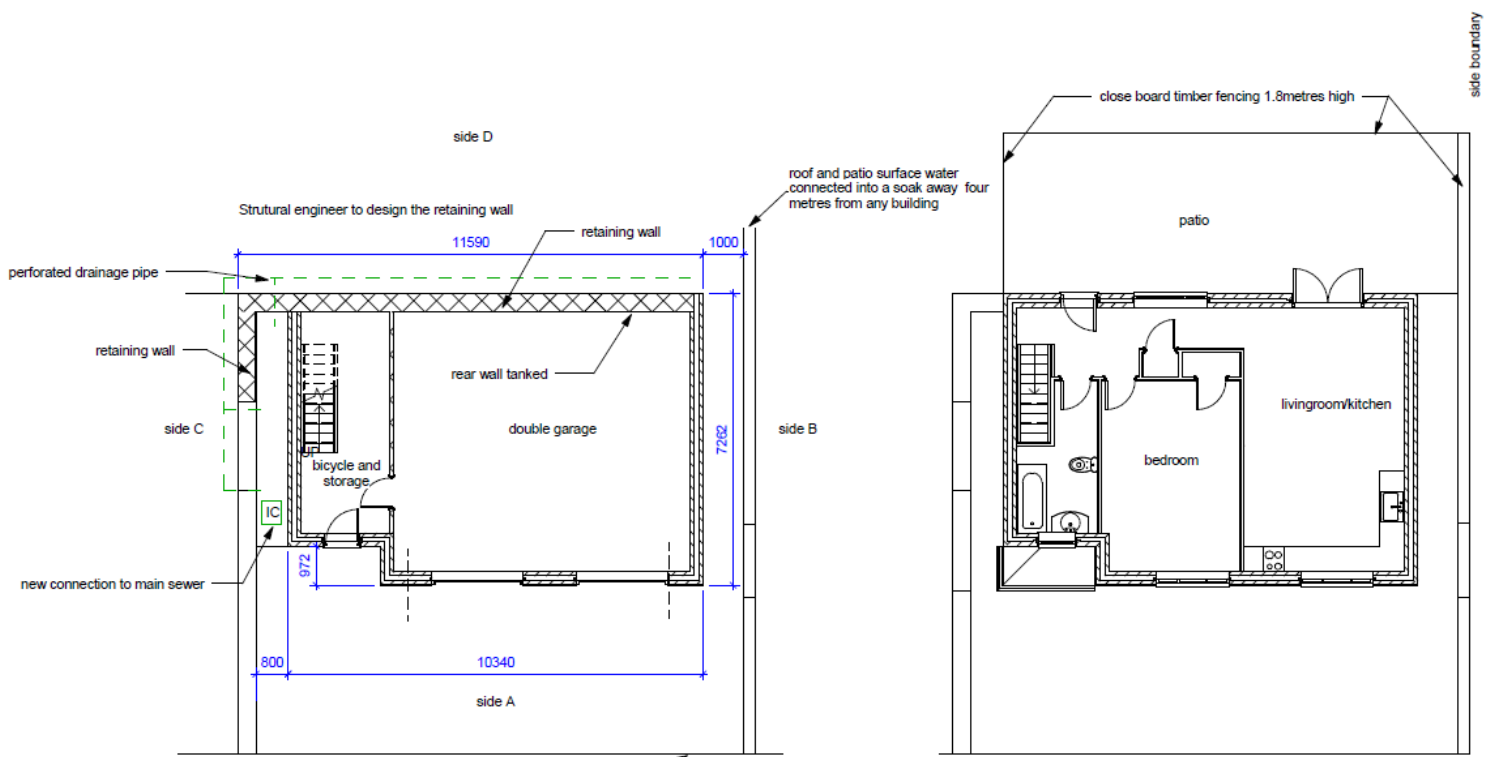
CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE
			Planning

PROJECT	21 Parc Howard avenue, Llanelli, SA15 3LQ
Proposed elevations	

Date	04/07/2017	Scale (@ A3)	1 : 100
Author		DRAWING NUMBER	PH003
Checked by		REV	C

S/36017

Tudalen 54



1 ground floor
1 : 100

2 first floor
1 : 100

	No.	Description	Date		PROJECT		21 Parc Howard avenue, Llanelli, SA15 3LQ			
					CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	Date 04/07/2017	Scale (@ A3) 1 : 100
								Planning	Author Checked by	DRAWING NUMBER PH002
				Proposed floor plans						

S/36017



Tudalen 55

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Fudalen 56



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Tudalen 57

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Tudalen 58



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Tudalen 59

S/36017

Tudalen 60



***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU GWRTHOD***

**APPLICATIONS RECOMMENDED
FOR REFUSAL**

S/36018

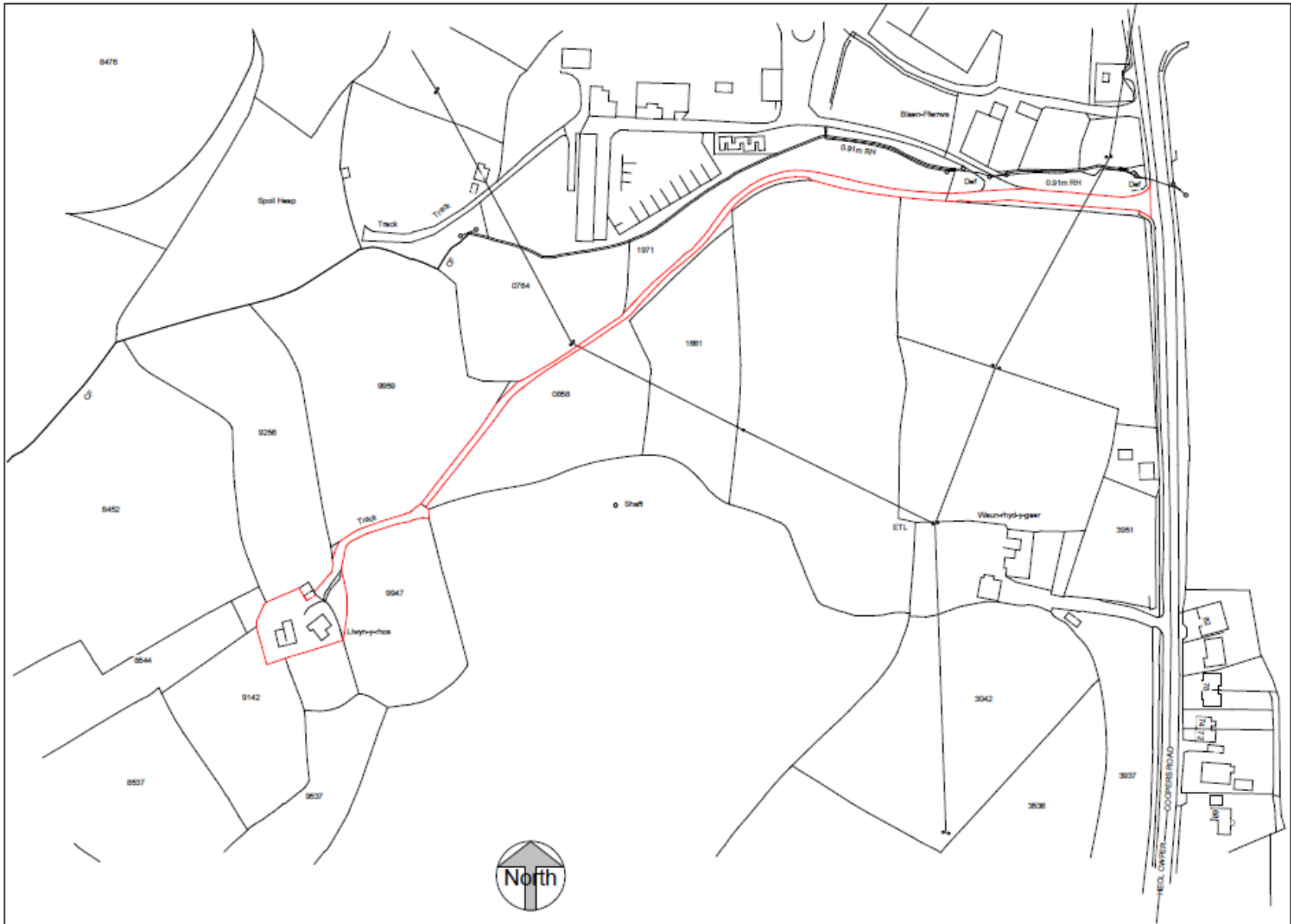
S/36018



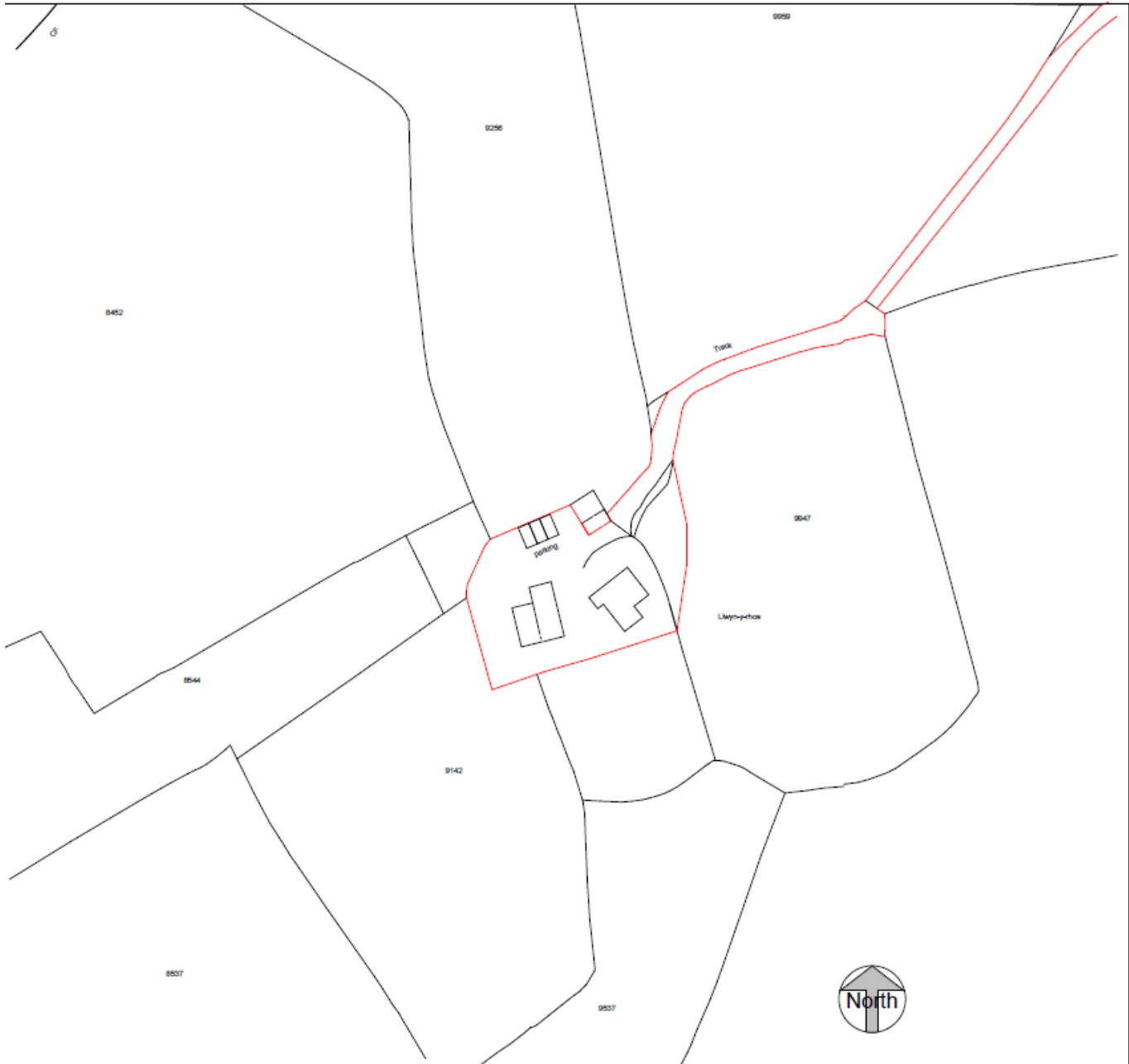
Tudalen 63

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Tudalen 64



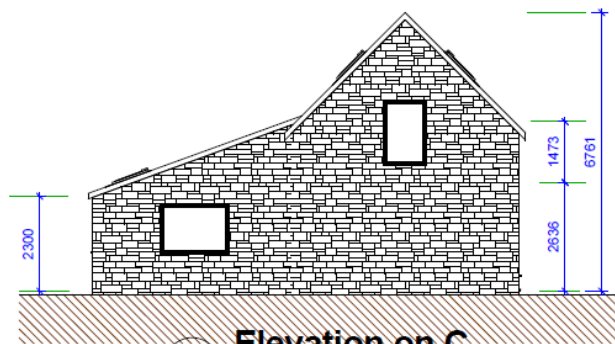
S/36018



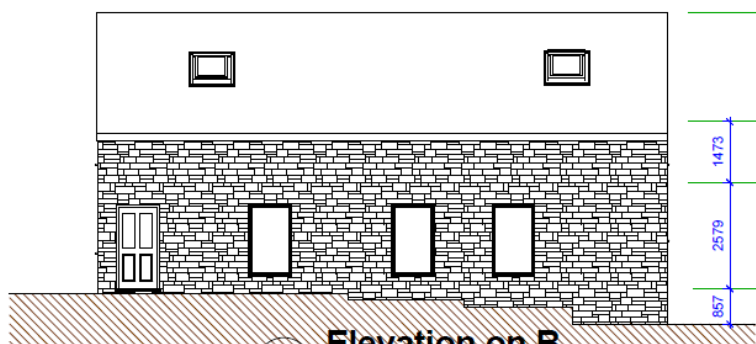
Tudalen 65

S/36018

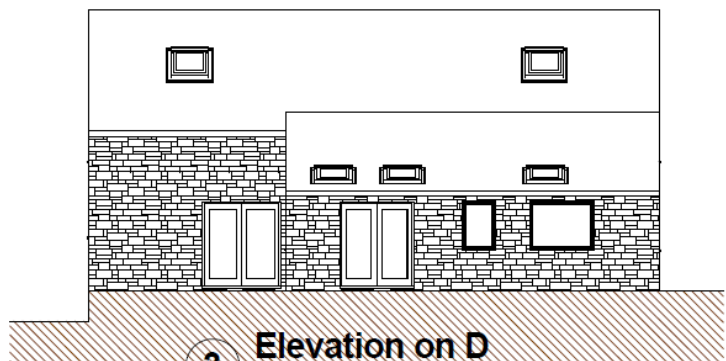
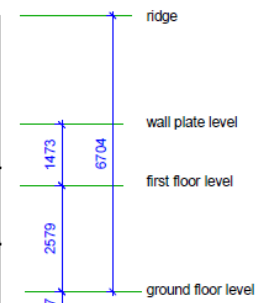
Tudalen 66



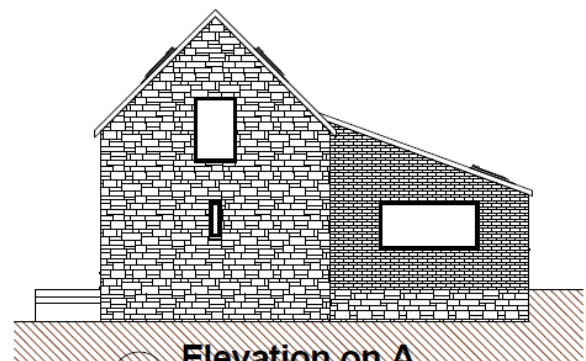
1 Elevation on C
1 : 100



2 Elevation on B
1 : 100

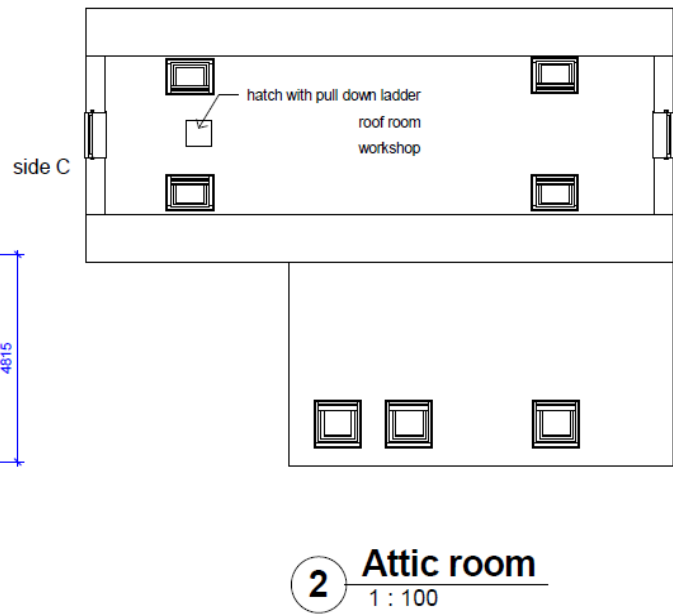
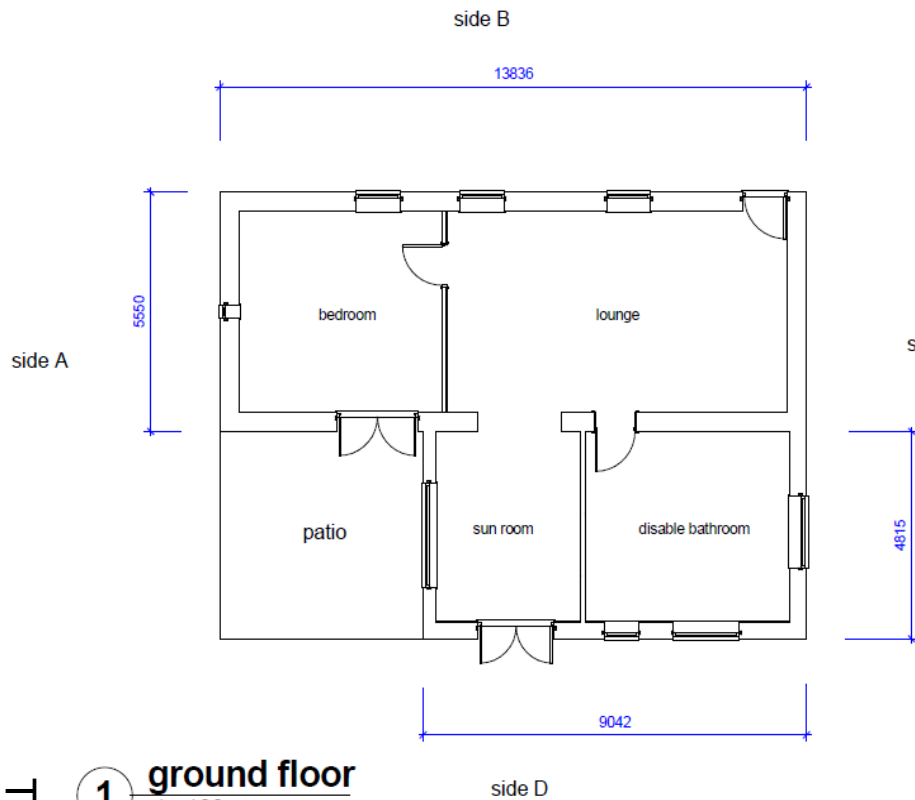


3 Elevation on D
1 : 100



4 Elevation on A
1 : 100

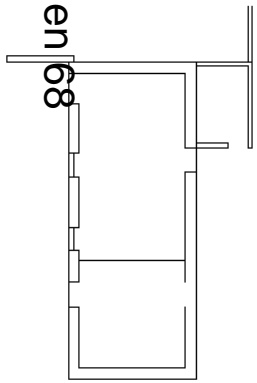
S/36018



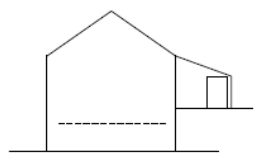
Tudalen 67

S/36018 — Previously Approved Scheme

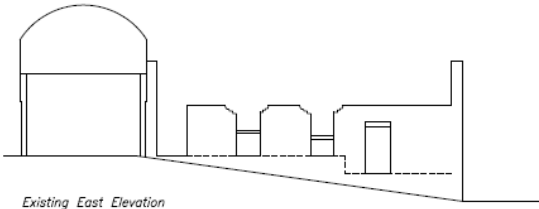
Tudalen 68



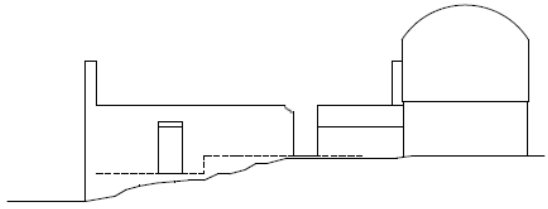
Existing Plan



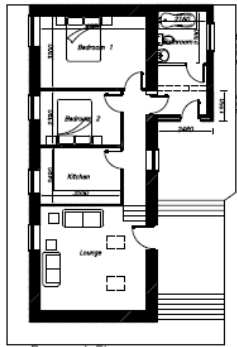
Existing North Elevation



Existing East Elevation



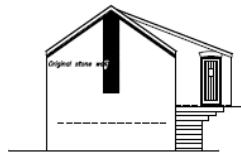
Existing West Elevation



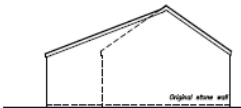
Proposed Plan

Existing lean-to structure presently constructed of blackstone to be clad with natural stone to match main walls.

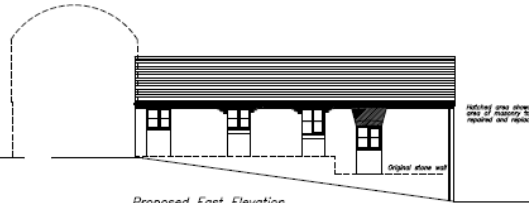
New extension to be constructed with the outer skin of natural stone to match main walls.



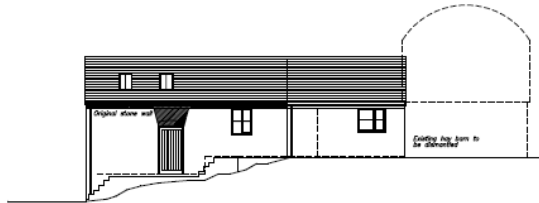
Proposed North Elevation



Proposed South Elevation



Proposed East Elevation



Proposed West Elevation

Extent of repair:
 Carefully take down existing fabric and loose stone/brickwork on East and West elevations. Remove all loose masonry along upper edges of existing on all elevations.
 Assess pattern of of mortar ties to existing on all elevations, refer to Structural Eng report.
 Rebuild masonry existing to match or existing up to original wall plate, retaining arched heads to openings. Provide new timber wall plate anchored to joists.
 Carry out local drilling of holes/levelling and abutting of vertical crack damage on North elevation with masonry to match existing.
 Take out and re-point all weathered joints with lime mortar. Install new cast iron gutter and construct using waterproofed bases of slotted castings and cover with roofing felt and natural slate tiles with matching ridge tiles.
 Finish large boards and sills to be treated softwood stained as required. Run water to goods to black plastic 'gape' profile.

S/36018



Tudalen 69

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Tudalen 70



S/36018



Tudalen 71

S/36018

Tudalen 72



S/36018



Tudalen 73

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Tudalen 74



S/36018



Tudalen 75

S/36018

Tudalen 76



***Y PWYLLGOR
CYNLLUNIO***

**PLANNING
COMMITTEE**

19 HYDREF 2017

19 OCTOBER 2017

***RHANBARTH Y
GORLLEWIN***

**AREA
WEST**

Eitem Rhif 4

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU GWRTHOD***

**APPLICATIONS RECOMMENDED
FOR REFUSAL**

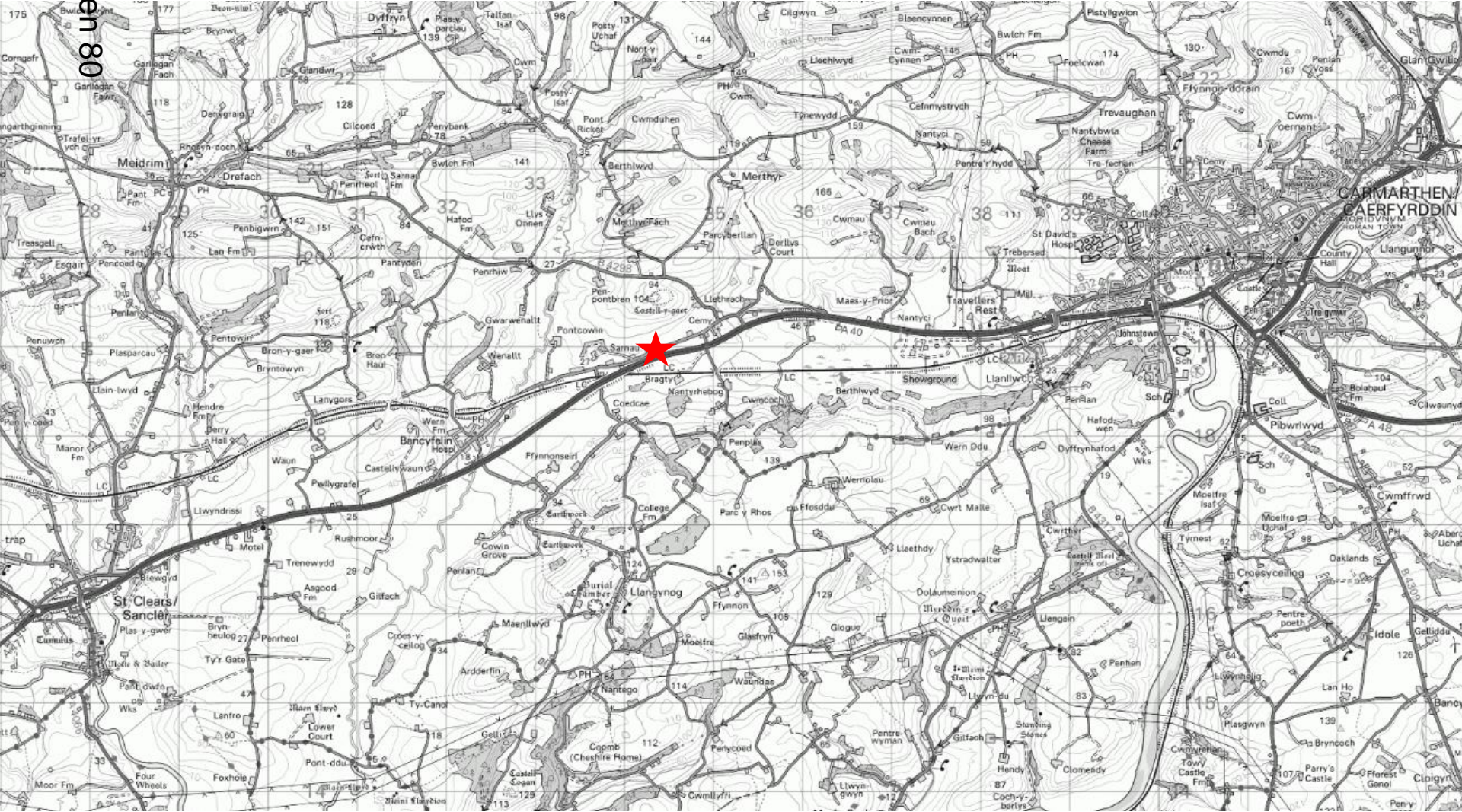
W/35898

Tudalen 79

W/35898

Site Location

Tudalen 80



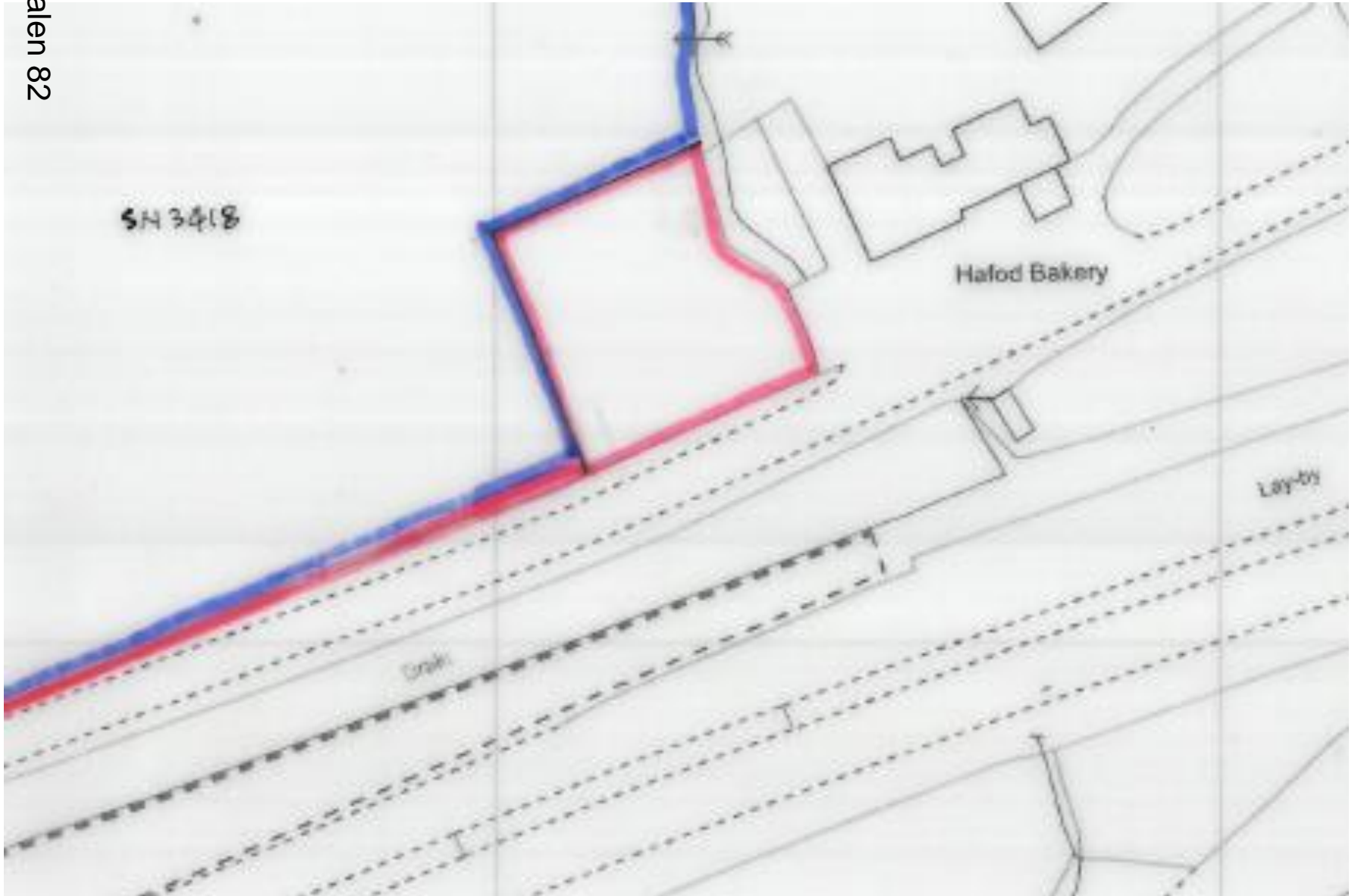
W/35898

Site Location

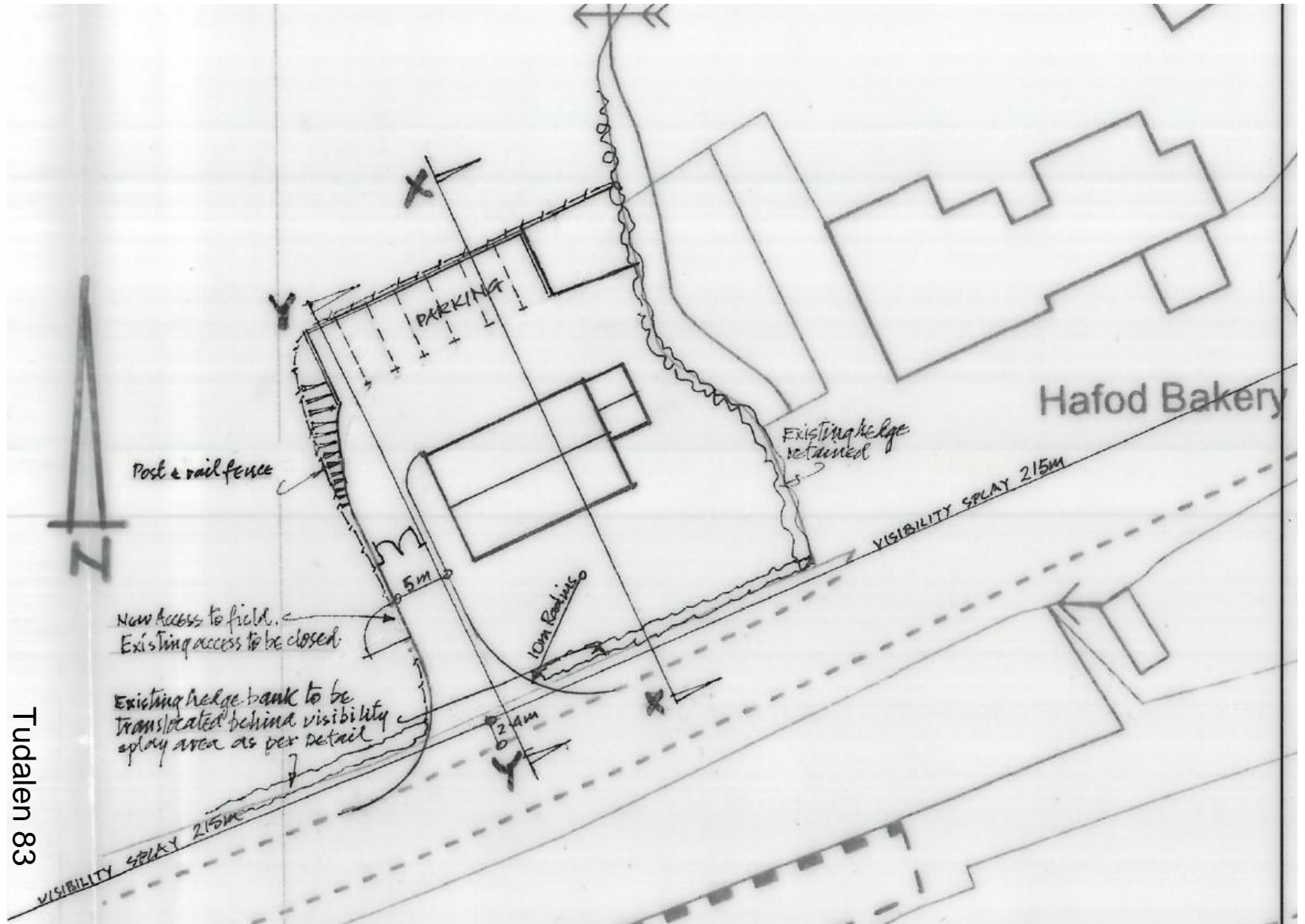


W/35898 Detailed Site Location Plan

Tudalen 82



W/35898 Proposed Site Plan

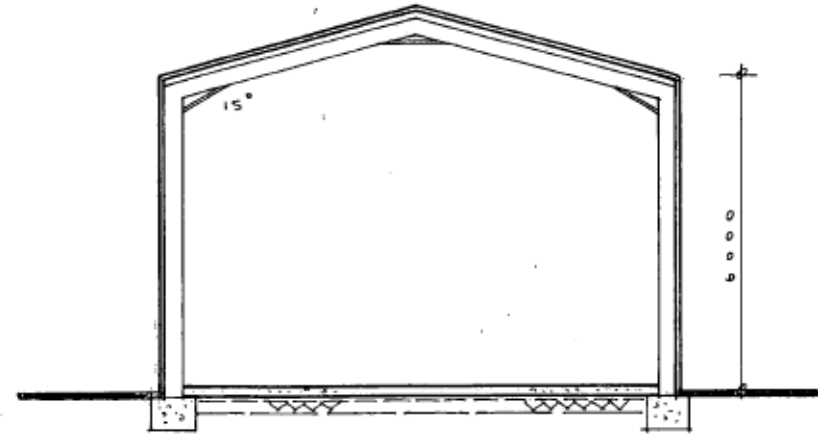
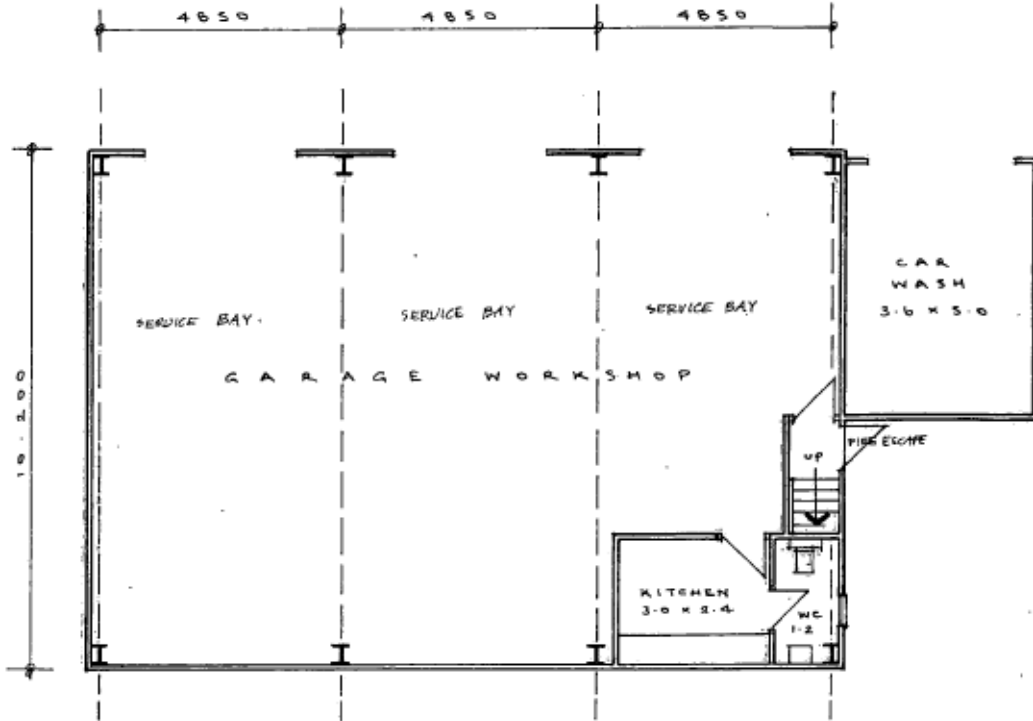


Tudalen 83

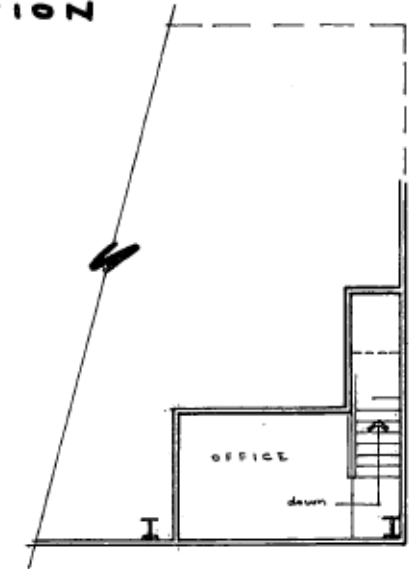
W/35898 Proposed Floorplans

Tudalen 84

GROUND FLOOR

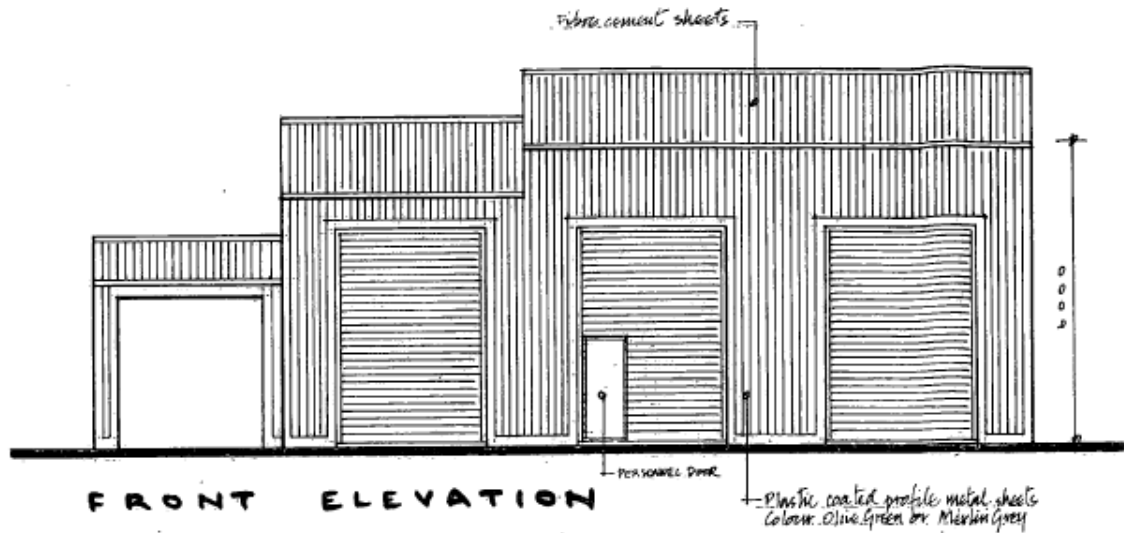


SECTION

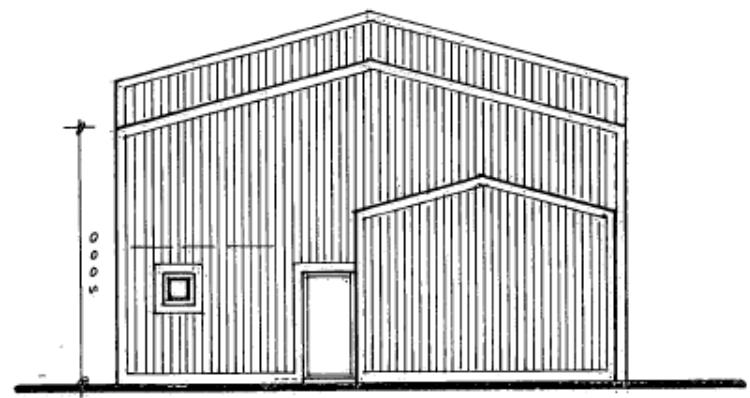


FIRST FLOOR

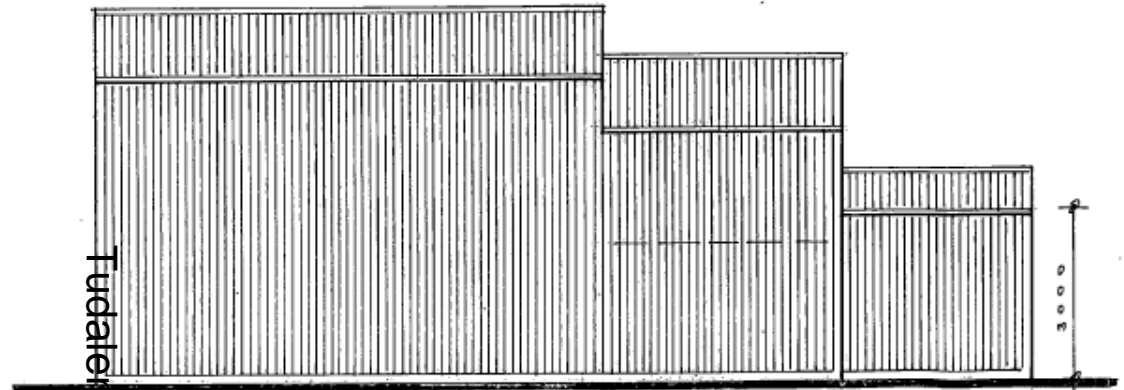
W/35898 Proposed Elevations



FRONT ELEVATION

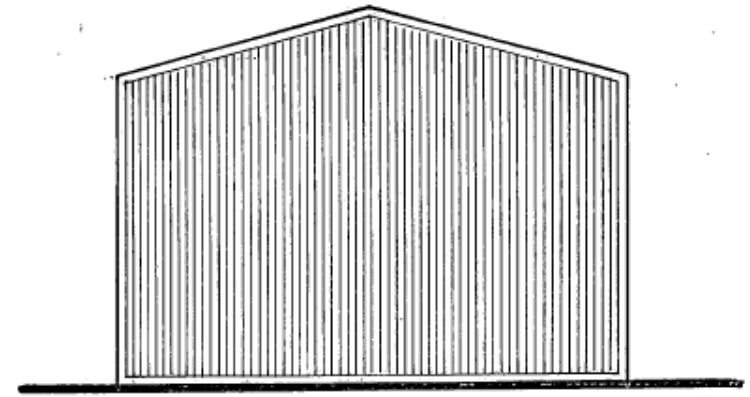


SIDE ELEVATION



Tudalen 85

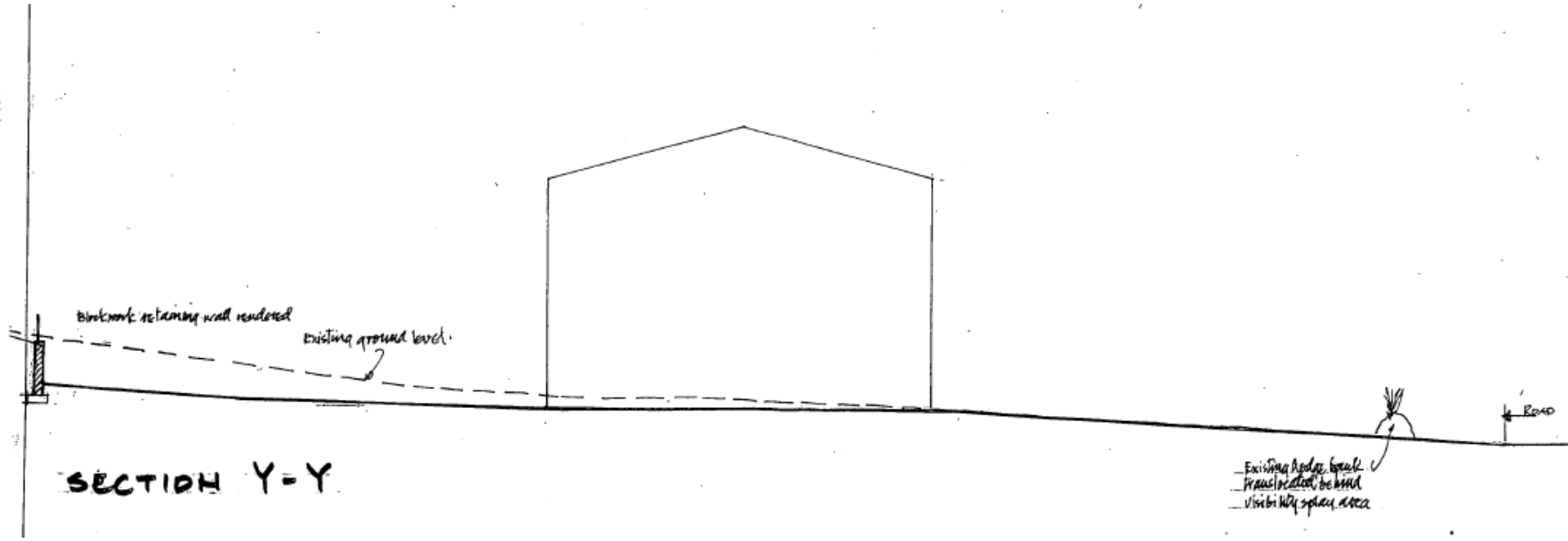
REAR ELEVATION (FROM MAIN ROAD)



SIDE ELEVATION

W/35898 Proposed Elevations

Tudalen 86



benchmark retaining wall rendered
Existing ground level.

SECTION Y-Y

Existing hedge, bush
translocated, be wood
visibility splash area

Road

W/35898



Tudalen 87

W/35898

Tudalen 88



W/35898



Tudalen 89

W/35898

Tudalen 90



W/35898



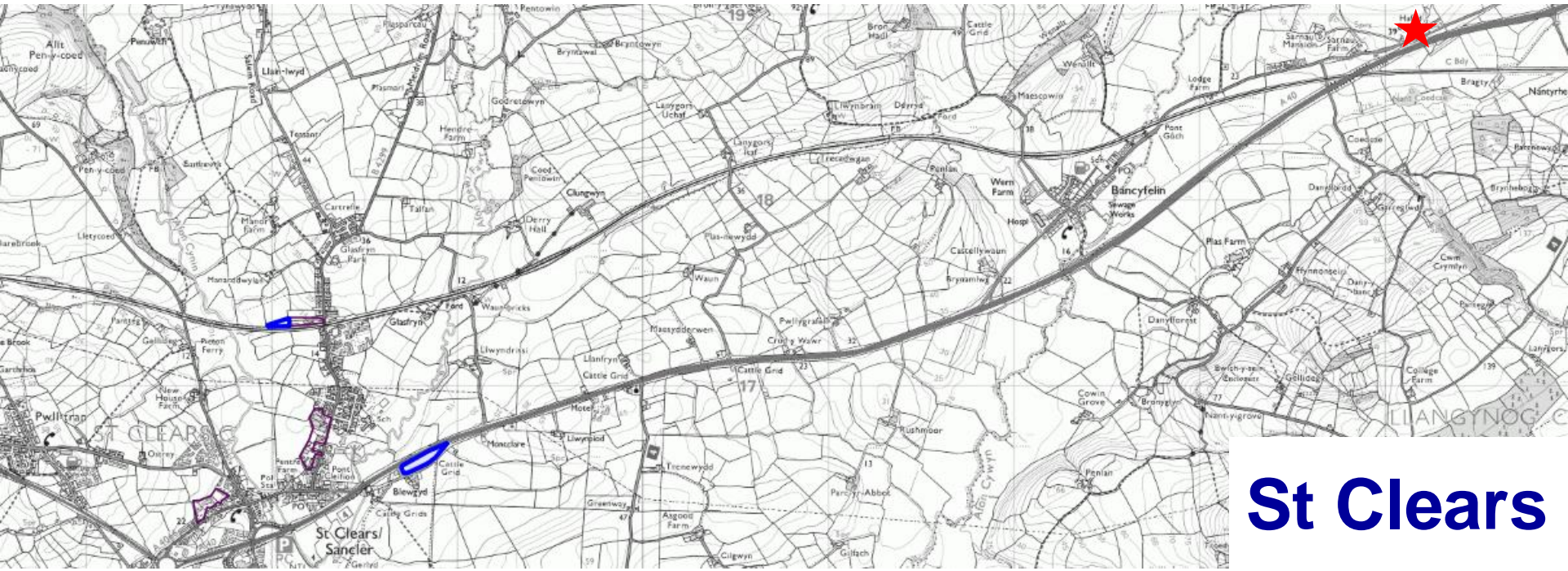
Tudalen 91

W/35898

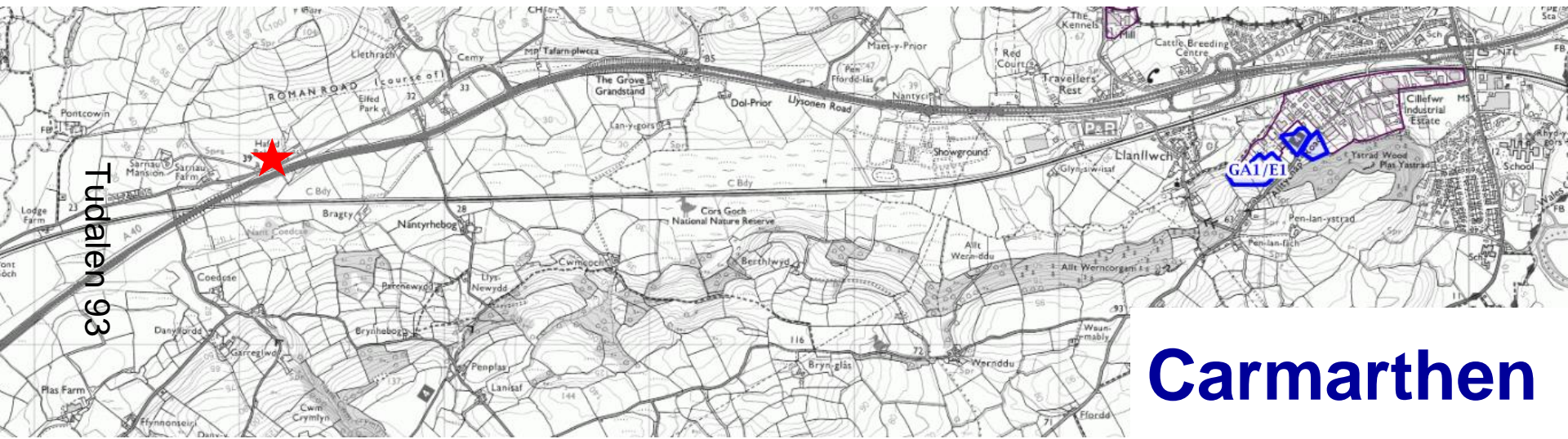
Tudalen 92



W/35898 Allocated & Existing Employment Areas



St Clears



Carmarthen

Mae'r dudalen hon yn wag yn fwriadol