

Annwyl Gyngorydd,

## PWYLLGOR CYNLLUNIO - DYDD MAWRTH, 4YDD MEDI, 2018

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

**Rhif ar yr  
Agenda**      **Eitem**

3. **W/34933 - ADEILADU 20 O DAI PRESWYL AR WAHÂN AR GYFER Y FARCHNAD BREIFAT GYDA GAREJIS YN RHAN O'R TAI, A 2 DY PÂR FFORDDIADWY, POB UN Â LLE PARCIO A DARN PREIFAT O DIR AR Y LLAIN; GWELLA A LLEDU'R FFORDD FABWYSIEDIG BRESENNOL AC ADEILADU FFYRDD MABWYSIEDIG NEWYDD AR DIR SYDD WEDI'I GLUSTNODI YN Y CYNLLUN DATBLYGU LLEOL AR GYFER DATBLYGIAD PRESWYL YM MRON YR YNN, DREFACH, LLANELLI, SA14 7AH** (Tudalennau 5 - 26)
  
4. **RHANBARTH Y GORLLEWIN - PENDERFYNU AR GEISIADAU CYNLLUNIO**  
(Tudalennau 27 - 46)

Yn gywir,

*Mark James* DYB

Prif Weithredwr

Amg.





Mae'r dudalen hon yn wag yn fwriadol

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR AMGYLCHEDD**

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

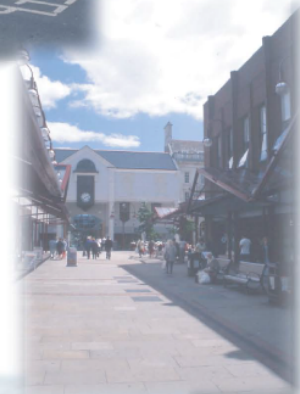
**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

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

**AR 04 MEDI 2018  
ON 04 SEPTEMBER 2018**

**I'W BENDERFYNU/  
FOR DECISION**

**ADDENDUM  
SITE VISIT**



## ADDENDUM – Area West

<i>Application Number</i>	<b>W/34933</b>
<i>Proposal &amp; Location</i>	CONSTRUCTION OF 20 DETACHED PRIVATE MARKET DWELLING HOUSES WITH INTEGRAL GARAGES AND 2 SEMI-DETACHED AFFORDABLE HOUSES, ALL WITH ON-PLOT PARKING AND PRIVATE AMENITY SPACE, IMPROVEMENT AND WIDENING OF EXISTING ADOPTED HIGHWAY AND CONSTRUCTION OF NEW ADOPTED HIGHWAYS ON LAND ALLOCATED IN THE LOCAL DEVELOPMENT PLAN FOR RESIDENTIAL DEVELOPMENT AT BRON YR YNN, DREFACH, LLANELLI, SA14 7AH

### **DETAILS:**

#### **CONSULTATIONS**

**Head of Leisure** – Has indicated that a contribution is required to improve and refurbish local play facilities.

In light of the above advice from the Head of Leisure approval is subject to an open space financial contribution, the terms of which shall be subject to a S.106 legal agreement.

**Natural Resources Wales (NRW)** – An amended dormouse mitigation statement and ecological enhancement plan has been submitted by the developer. NRW are satisfied with the proposals put forward and raise no objection.

**Coal Authority** – Has no objection to the application subject to the imposition of a suitable condition securing the submission and approval of intrusive site investigations to determine the potential risks posed to the development by past coal mining activity.

The application is put forward with a favourable recommendation subject to the imposition of condition 25 in the main officer's report.

**Y PWYLLGOR  
CYNLLUNIO**

**04 MEDI 2018**

**RHANBARTH Y  
GORLLEWIN**

**PLANNING  
COMMITTEE**

**04 SPETEMBER 2018**

**AREA  
WEST**

# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

## **APPLICATIONS RECOMMENDED FOR APPROVAL**



**W/34933**

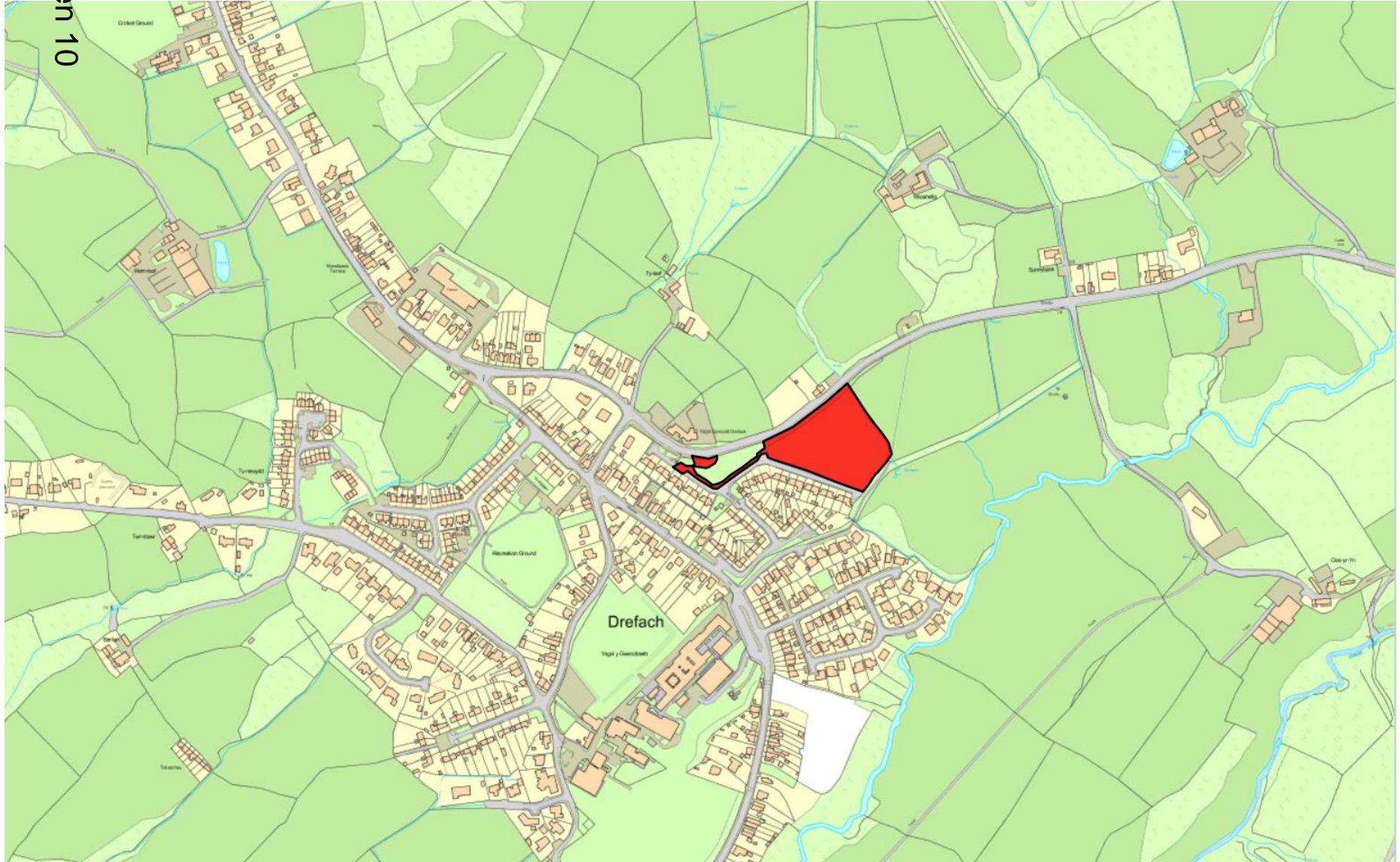
Tudalen 9



A Better Place...Environment

# W/34933

Tudalen 10

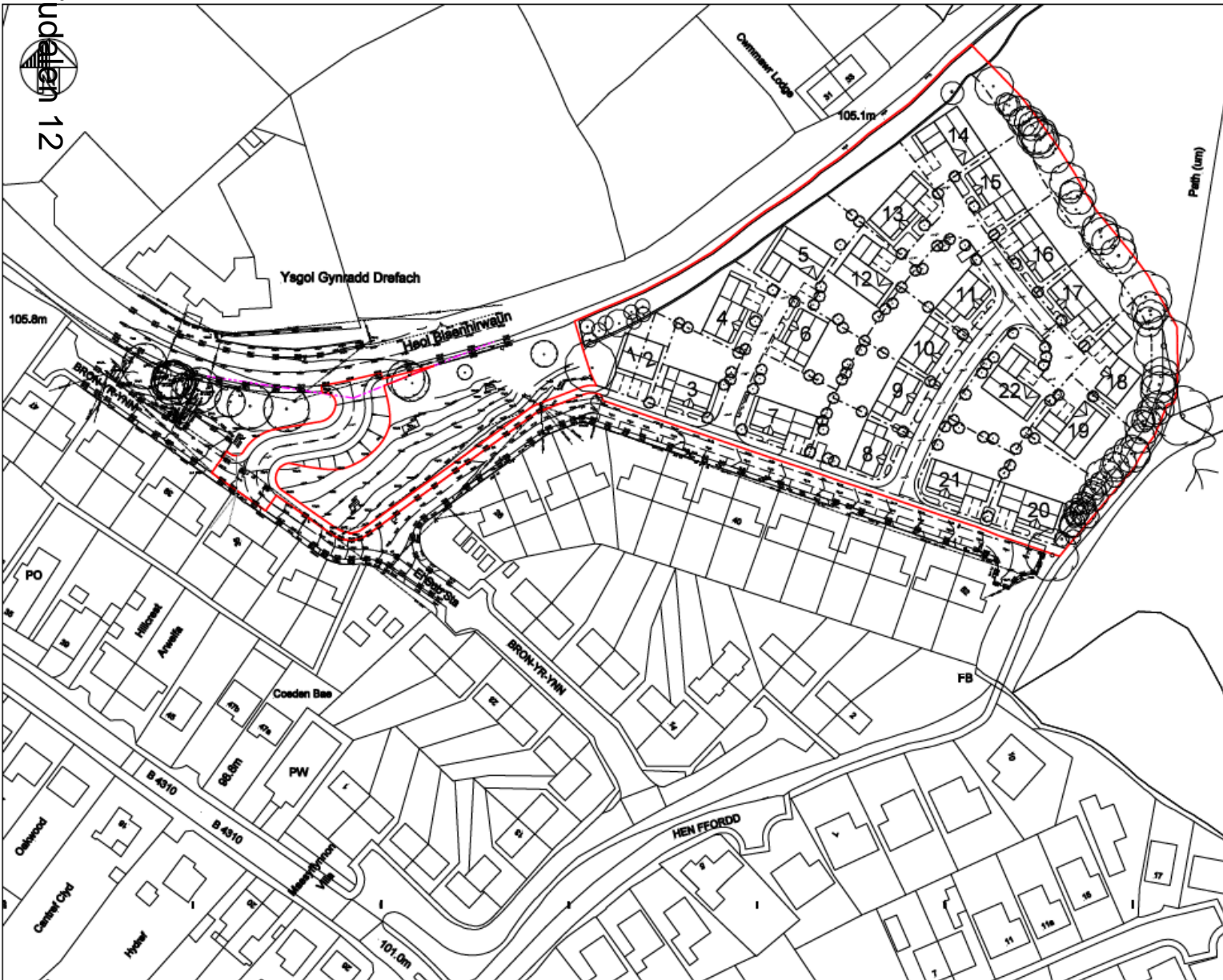


# W/34933



Tudalen 11

# W/34933







N O T E S

**Plot Sizes:**

1. 0.034 ha / 0.084 acre
2. 0.014 ha / 0.034 acre
3. 0.040 ha / 0.100 acre
4. 0.057 ha / 0.141 acre
5. 0.064 ha / 0.158 acre
6. 0.040 ha / 0.100 acre
7. 0.040 ha / 0.100 acre
8. 0.034 ha / 0.084 acre
9. 0.035 ha / 0.086 acre
10. 0.035 ha / 0.086 acre
11. 0.038 ha / 0.094 acre
12. 0.046 ha / 0.114 acre
13. 0.065 ha / 0.161 acre
14. 0.072 ha / 0.178 acre
15. 0.039 ha / 0.096 acre
16. 0.036 ha / 0.089 acre
17. 0.037 ha / 0.091 acre
18. 0.045 ha / 0.111 acre
19. 0.048 ha / 0.119 acre
20. 0.043 ha / 0.106 acre
21. 0.042 ha / 0.104 acre
22. 0.054 ha / 0.133 acre

**Approx. House Sizes (NIA):**

-  2B / 4P semi-detached  
10-12m W x 8-12m D  
5-6m eaves / 10-13m ridge
-  4B / 6P detached  
12-14m W x 8-10m D  
5-6m eaves / 8-10m ridge
-  4B / 7P detached  
16-18m W x 8-10m D  
5-6m eaves / 8-10m ridge
-  5B / 8P detached  
14-16m W x 13-15m D  
5-6m eaves / 8-10m ridge

J	General amendments	RDP	22/06/19
H	Highways comments incorporated	RDP	28/11/17
G	Proposed datum levels added	RDP	13/01/17
F	Notes and plots 5, 7, 18 & 23 amended	RDP	06/01/17
E	Existing retained trees added	RDP	26/11/16
D	General amendments	RDP	11/11/16
C	Notes amended	RDP	21/10/16
B	Permissions added to Notes	RDP	21/10/16
A	Planning Consultant's comments added	RDP	20/10/16

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 10 Colindale Avenue, London NW9 1EU  
 Tel: (020) 2339 8900 Fax: (020) 2337 2329  
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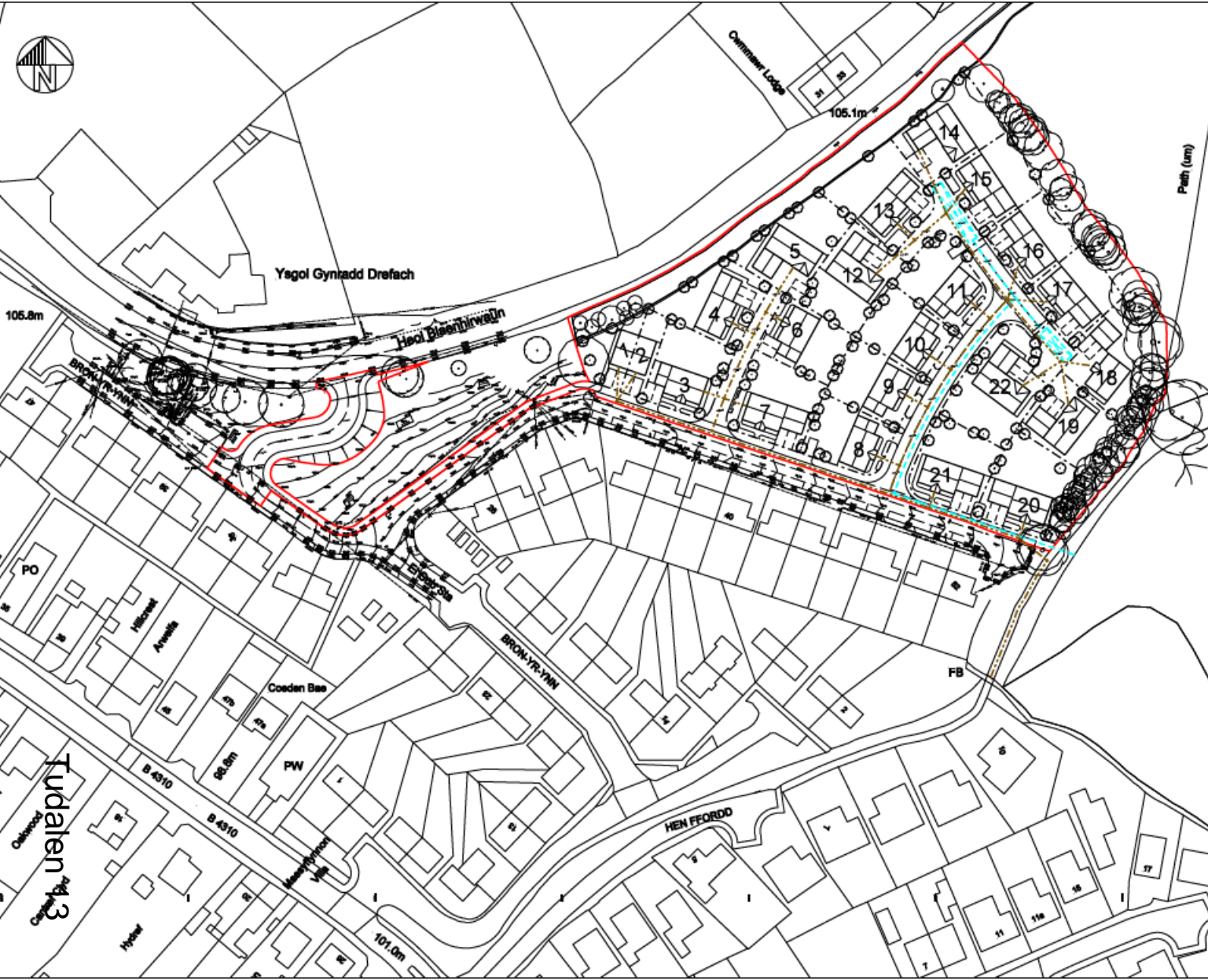
**MESSRS LEWIS AND OAKLEY**  
 BRON-YR-YNN, DREFACH LLANELLI, SA14 7AH

**PROPOSED SITE PLAN**

PLANNING	17, 10, 16	RDP	JNW	1:1000
2298	DP 110	J		

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# W/34933



## N O T E S

- Foul drainage
- Attenuated surface water drainage

C	General amendments	RDP	28.05.18
B	Plans 5, 7, 19 & 20 amended	RDP	06.05.17
A	Building related issues raised	RDP	28.11.16
REVISION	DESCRIPTION	BY	DATE

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 12 Cathedral Road Fax : (029) 2037 2229  
 Cardiff CF11 9HA Email: info@robertson.com

**MESSRS LEWIS AND OAKLEY**

**BRON-YR-YNN, DREFACH LLANELLI, SA14 7AH**

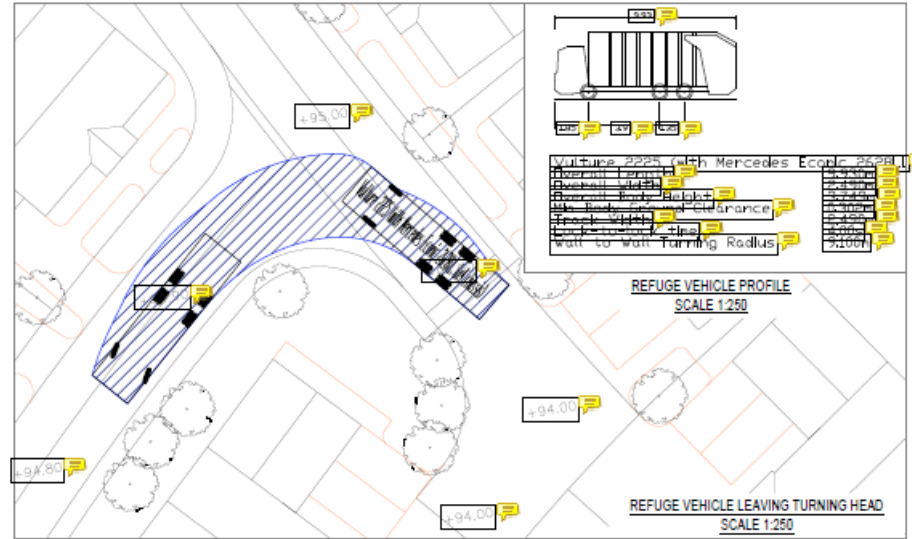
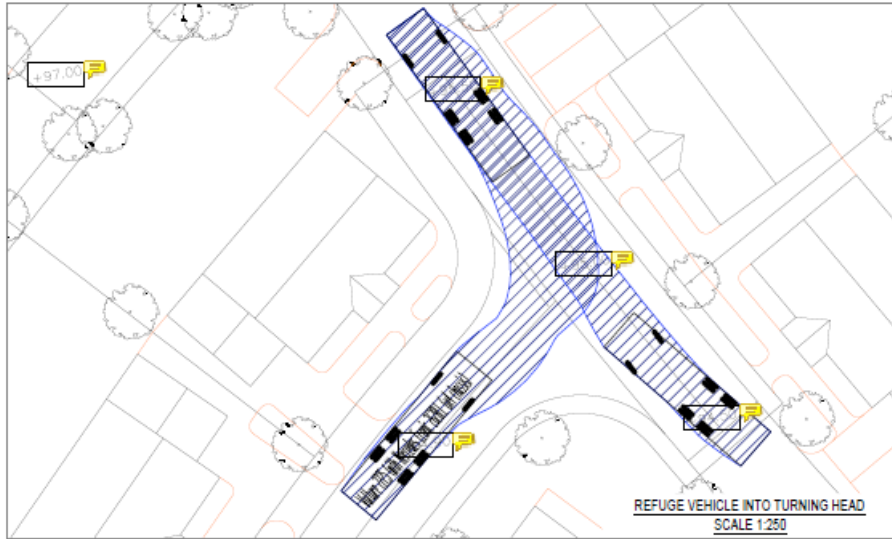
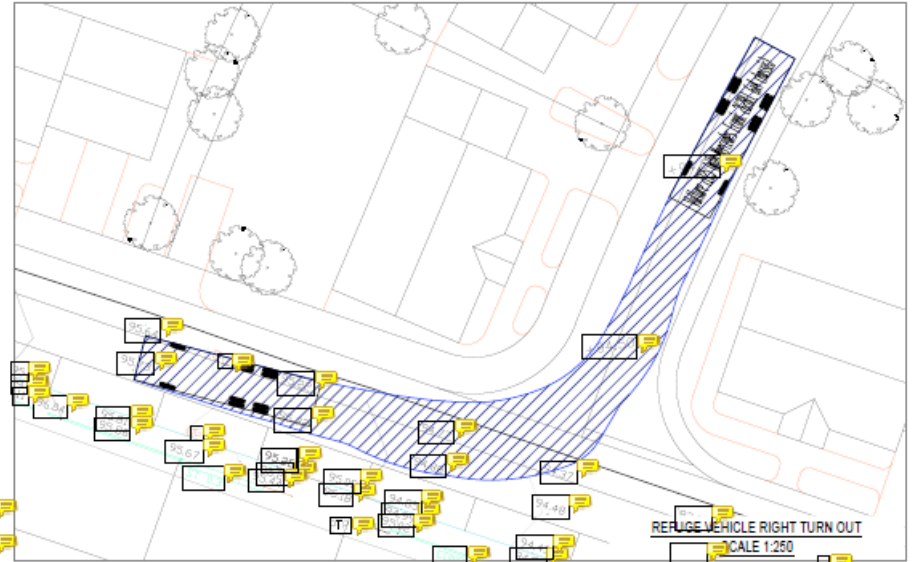
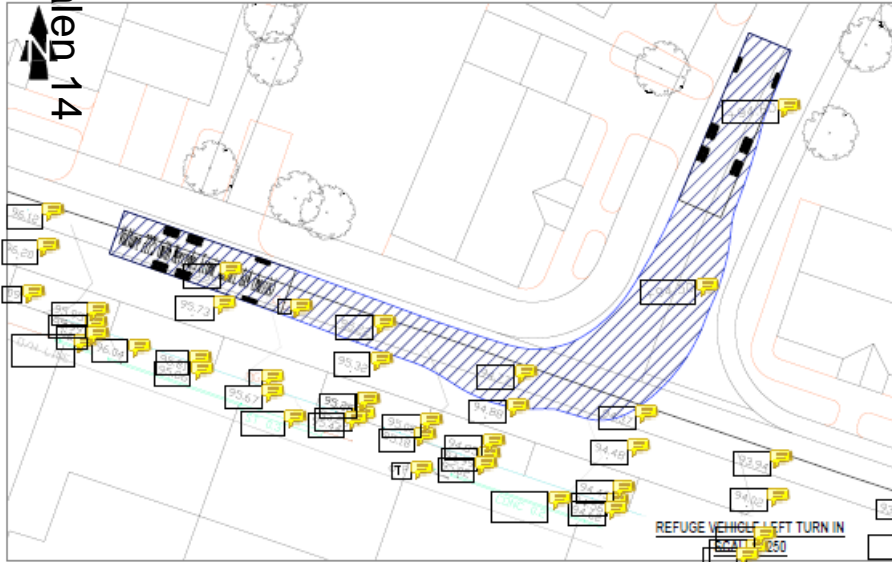
**PROPOSED SITE PLAN (SHOWING DRAINAGE)**

PLANNING	DATE	REVISION	BY	DATE
2298	25.10.16	DP 113	JNW	1:1000

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# W/34933

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# W/34933



N O T E S

- Houses
- Soft landscaping
- Private driveways and pathways
- New tree planting
- Shared private driveways
- New adopted roads
- New adopted pavements
- New plot boundaries

Path (cm)

**Approx. House Sizes (NIA):**

- 2B / 4P semi-detached  
10-12m W x 8-12m D  
5-6m eaves / 10-13m ridge
- 4B / 6P detached  
12-14m W x 8-10m D  
5-6m eaves / 8-10m ridge
- 4B / 7P detached  
16-18m W x 8-10m D  
5-6m eaves / 8-10m ridge
- 5B / 8P detached  
14-16m W x 13-15m D  
5-6m eaves / 8-10m ridge

- Domouse 'mitigation zone'
- Domouse 'buffer zone'

G	Domouse 'mitigation zone' added	RDP	22/04/18
F	Domouse 'buffer zone' added	RDP	26/04/18
E	Highways comments incorporated	RDP	26/11/17
D	Notes and plots 3, 7, 19 & 20 amended	RDP	26/27/17
C	Edging retained trees added	RDP	26/11/18
B	Notes amended	RDP	25/10/18
A	Planning Consultant's comments added	RDP	25/10/18

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**MESSRS LEWIS AND OAKLEY**

**BRON-YR-YNN, DREFACH LLANELLI, SA14 7AH**

**PROPOSED SITE PLAN**

DATE	17,10,18	BY	RDP	SCALE	JNW	1:1000
NO.	2298	PROJECT NO.	DP 150	REV.	G	

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Tudalen 16





**W/34933**



Tudalen 17

# W/34933

Tudalen 18



# W/34933



Tudalen 19

# W/34933

Tudalen 20



**W/34933**



Tudalen 21

# W/34933

Tudalen 22



W/34933



Tudalen 23

# W/34933

Tudalen 24





**W/34933**



Tudalen 25

# W/34933

Tudalen 26



**Y PWYLLGOR  
CYNLLUNIO**

**04 MEDI 2018**

**RHANBARTH Y  
GORLLEWIN**

**PLANNING  
COMMITTEE**

**04 SEPTEMBER 2018**

**AREA  
WEST**

Eitem Rhif 4

Tudalen 27



A Better Place...Environment

# ***CEISIADAU YR ARGYMHELLIR EU BOD YN CAEL EU CYMERADWYO***

## **APPLICATIONS RECOMMENDED FOR APPROVAL**

**W/37471**

Tudalen 29



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# W/37471

Tudalen 30



# W/37471



Tudalen 31

# W/37471

Tudalen 32





# W/37471



Tudalen 33

# 42 Maes Abaty, Whitland, SA34 0HQ

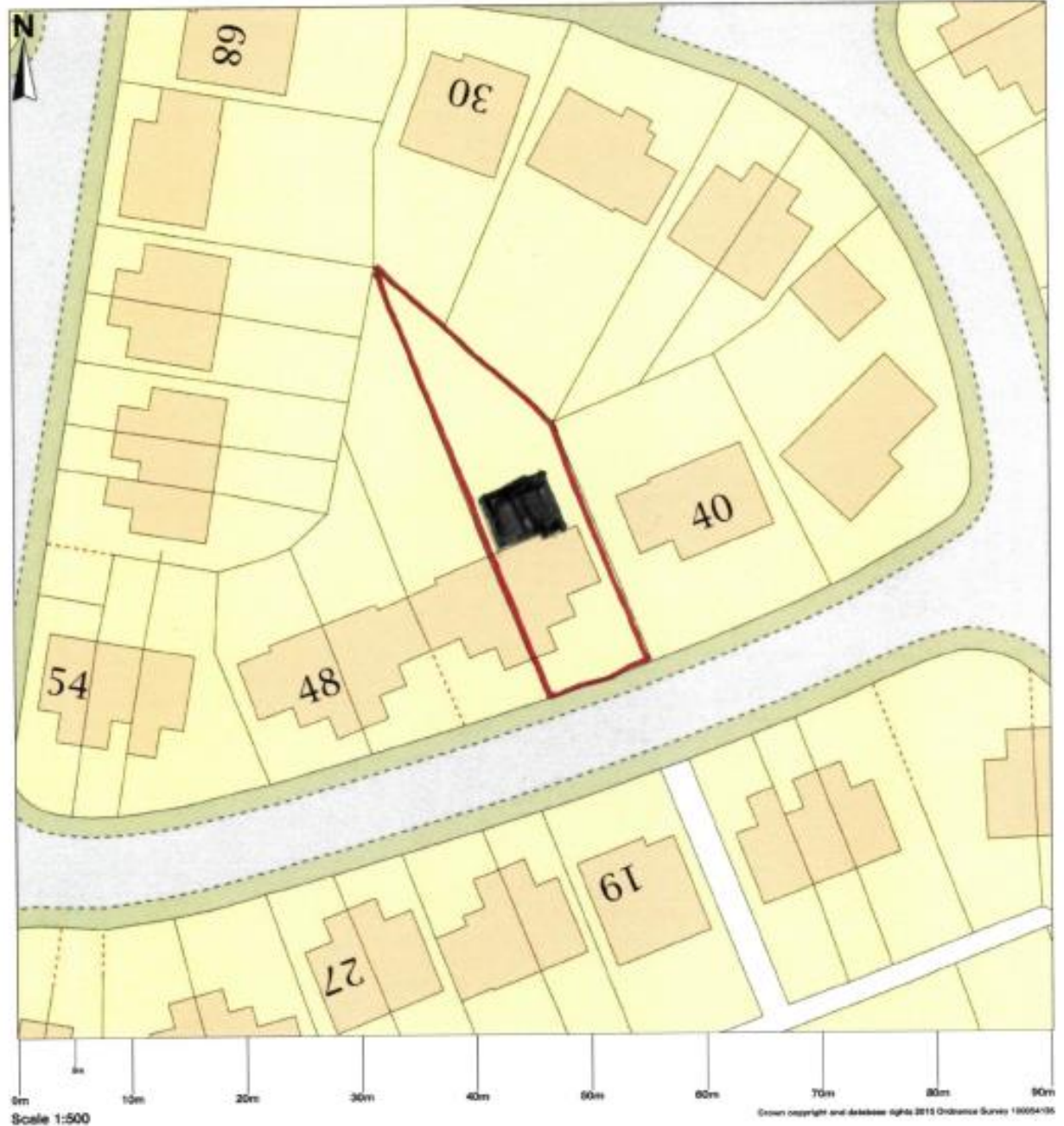
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Tudalen 34



# W/37471

42 Maes Abaty, Whitland, SA34 0HQ



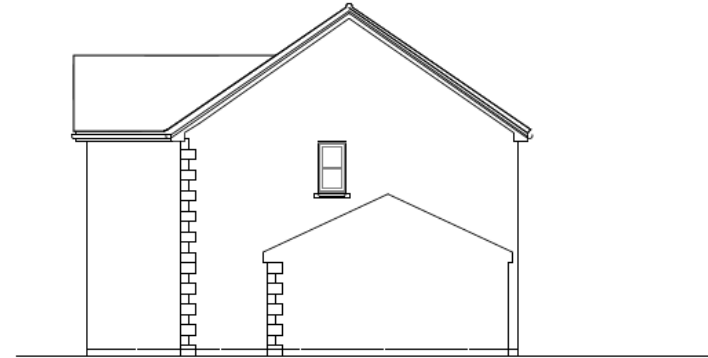
Tudalen 35

# W/37471

Tudalen 36



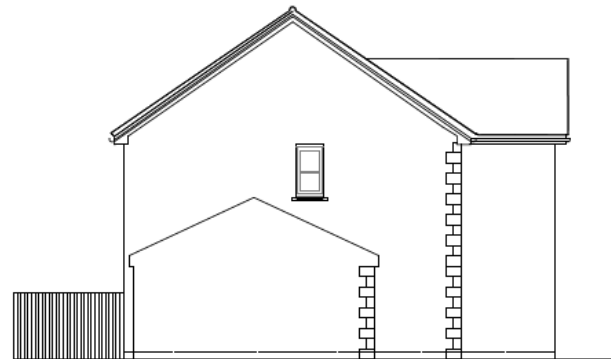
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



WEST SIDE ELEVATION

A WEST ELEV ADDED 20.06.18



Titel:  
**EXTENSION TO**  
42 MAES ABATY, SA34 0HQ  
EXTG PLANS & SECTIONS

Dwg No: 01 Rev: A

Scale: 1:100 @ A3 Date: 22.03.18

Drawn By: HN Checked By:

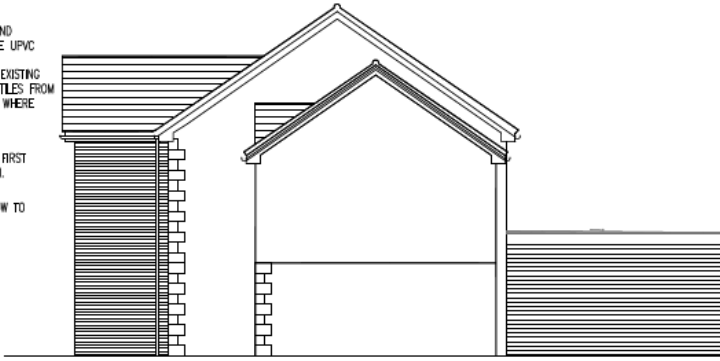
Arkgate Consulting Ltd  
Blisengwith Noth Farm,  
Prislowe Gals, Harborth,  
Pembrokeshire, SA67 8TQ  
Tel: 01834 831 868  
helen@arkgate.co.uk  
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# W/37471



FRONT ELEVATION

ALL GUTTERING AND DOWNPIPES TO BE UPVC  
 TILES TO MATCH EXISTING ROOF. RE-USE TILES FROM EXISTING GARAGE WHERE POSSIBLE.  
 RENDER TO NEW FIRST FLOOR EXTENSION.  
 NEW UPVC WINDOW TO BEDROOM 3.



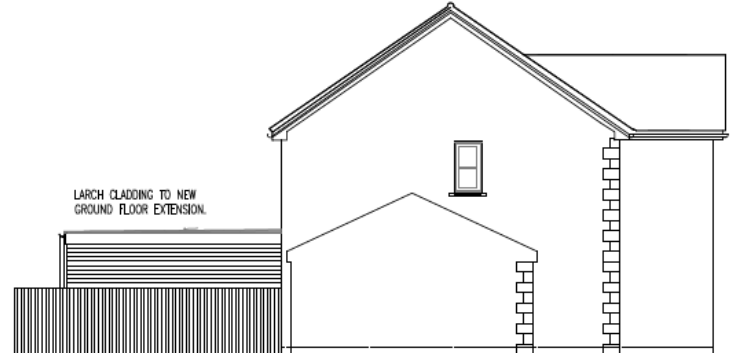
SIDE ELEVATION

PVCU FASCIAS, SOFFITS AND BARGE BOARDS  
 ALL GUTTERING AND DOWNPIPES TO BE UPVC  
 RENDER TO FIRST FLOOR EXTENSION.  
 FIBREGLASS FLAT ROOF TO NEW GROUND FLOOR EXTENSION INCORPORATING 2 NR GLAZED ROOF LIGHTS 1M X 1M.  
 LARCH CLADDING TO NEW GROUND FLOOR EXTENSION.



UPVC FRENCH DOORS TO BE FITTED WITH GLAZING TO COMPLY WITH APPROVED DOCUMENT PART K.

REAR ELEVATION



EXTD TIMBER FENCE BETWEEN NO. 42 & 44.

WEST SIDE ELEVATION

A WEST ELEV ADDED 20.06.18  
 RENDER TO SIDE EXTENSION.



Title:  
**EXTENSION TO**  
**42 MAES ABATY, SA34 0HQ**  
**PROPOSED ELEVATIONS**

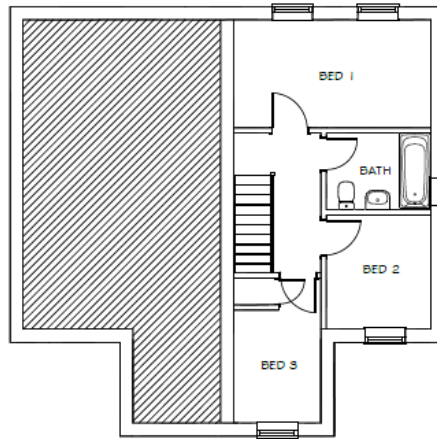
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 Porthcoe, Neath, Glamorgan, SA67 8TQ  
 Tel: 01524 831 958  
 haining@arkgate.co.uk  
 www.arkgate.co.uk

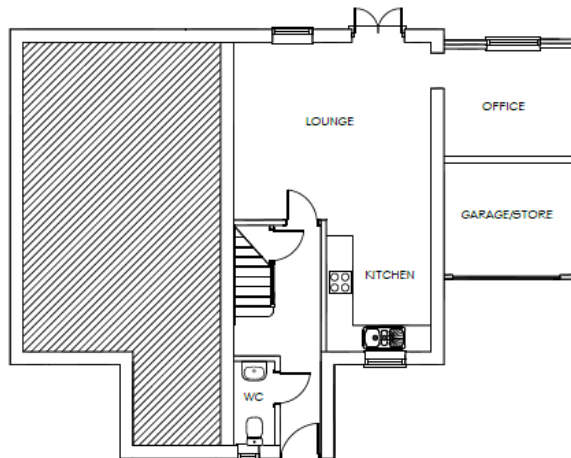
udalen 37

# W/37471

Tudalen 38



EXISTING FIRST FLOOR



EXISTING GROUND FLOOR



Title:  
**EXTENSION TO**  
**42 MAES ABATY, SA34 0HQ**  
**EXISTING PLANS**

Day No: 02 Rev: -

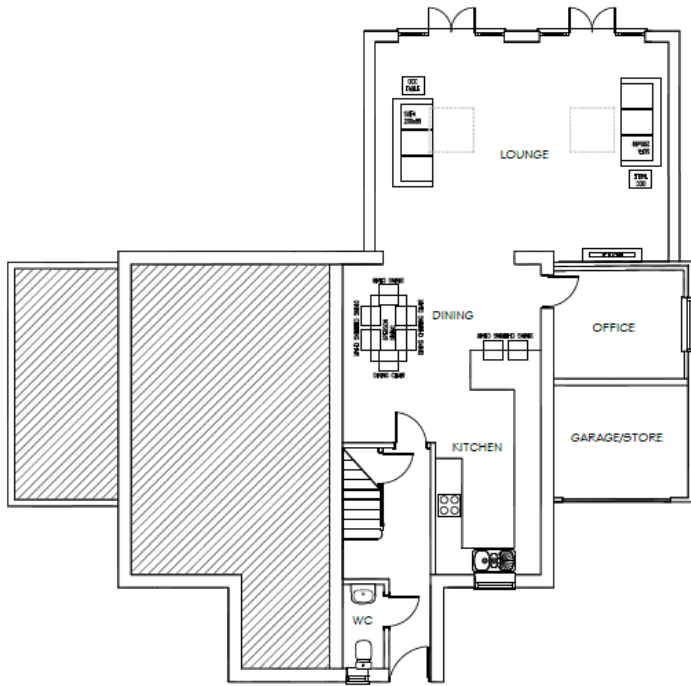
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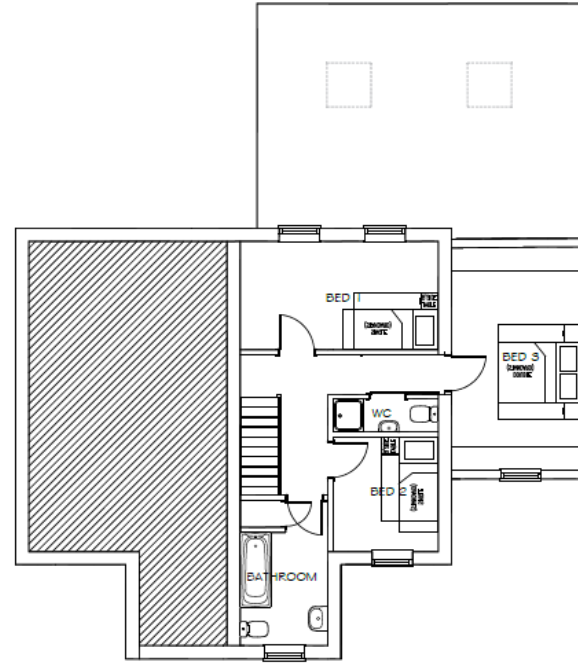
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Tudalen 39



PROPOSED GROUND FLOOR



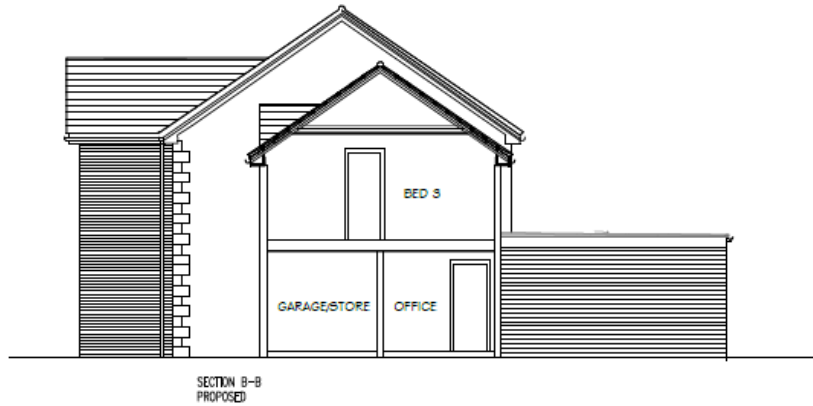
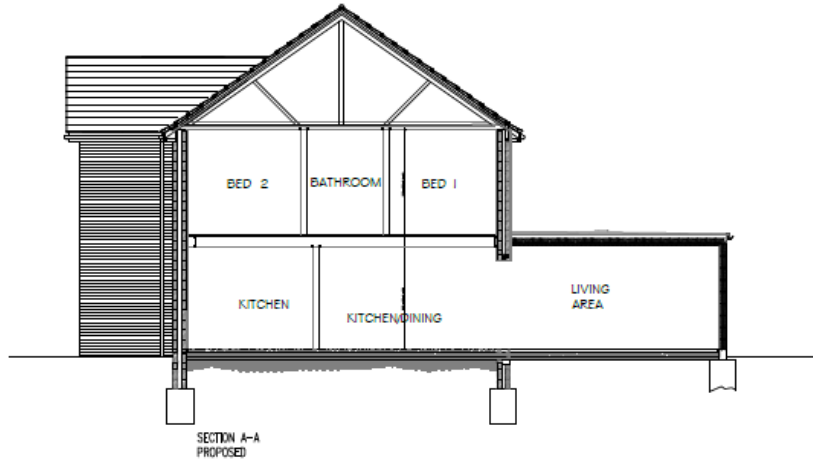
PROPOSED FIRST FLOOR



Title:	
EXTENSION TO	
42 MAES ABATY, SA34 0HQ	
PROPOSED PLANS	
Draw No:	Rev:
05	-
Scale: 1:100 @ A3	Date: 22.03.18
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# W/37471

Tudalen 40



Title:  
**EXTENSION TO  
42 MAES ABATY, SA34 0HQ  
PROPOSED SECTIONS**

Drawn: 04 Rev: -

Scale: 1:100 @ A3 Date: 22.03.18

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W/37471



Tudalen 41

# W/37471

Tudalen 42



**W/37471**



Tudalen 43

W/37471

Tudalen 44



W/37471



Tudalen 45

# W/37471

Tudalen 46

