

<b>Application No</b>	<b>S/34900</b>
-----------------------	----------------

<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	REMOVE EXISTING FLAT ROOF AND REPLACE WITH PITCHED ROOF; ALTERATION AND RENOVATION OF GROUND FLOOR FROM 3 BEDROOM TO 2 BEDROOM. NEW FIRST FLOOR TO INCLUDE, 2 BEDROOMS, ENSUITE, BATHROOM AND STUDY AT NEW LODGE, Y LLAN, FELINFOEL, LLANELLI, SA14 8DY

<b>Applicant(s)</b>	MR JOHN PHILLIPS, 1 DAN-Y-BRYN, FURNACE ROAD, BURRY PORT, SA16 0YN
<b>Case Officer</b>	Paul Roberts
<b>Ward</b>	Swiss Valley
<b>Date of validation</b>	29/12/2016

## CONSULTATIONS

**Llanelli Rural Council** - Have raised no objection to the application provided:-

- The drainage generated from the additional development does not increase the hydraulic load on the public sewer.
- The general scale and massing of the proposed pitched roof and new first floor does not result in a disproportionate increase in the size of the original dwelling.
- The development being compatible with the original dwelling in terms of scale and design and does not represent an incongruous form of development that will be unacceptably harmful to the character and appearance of the dwelling and surrounding residential area.
- There is no detrimental impact on the amenity and privacy of neighbouring dwellings.

**Local Member** – County Councillor G Morgan has objected to the application on the following grounds:-

- The development will have a detrimental impact on the amenity and privacy of neighbouring dwellings.
- The scale and design of the extension will be intimidating to the neighbouring property of 25 Llys Westfa while also overlooking the property.

**Neighbours/Public** – Seven neighbouring properties have been notified of the application and four letters of representation have been received from adjacent occupiers who object to the proposal on the following grounds:-

- Loss of privacy to neighbouring properties and their gardens.
- The increase in height of the dwelling will be disproportionate to the existing bungalow and be overbearing and dominate neighbouring properties.

## **RELEVANT PLANNING HISTORY**

There is no relevant planning history on the application site.

## **APPRAISAL**

### **THE SITE**

The application site consists of the curtilage of a detached three bedroom bungalow located in Y Llan in Swiss Valley, Llanelli. The bungalow is of a flat roof design and is currently vacant and in a state of disrepair. It is set within a generous triangular shaped curtilage with garden areas to both sides and the rear of the bungalow. The bungalow has an integral garage as well as a front and side parking area. The site is bounded to the south and west by the side and rear gardens of the neighbouring properties of Llys Westfa which are set a lower level than the bungalow.

The area wherein the site is located is characterised by a narrow single lane road known as Y Llan which serves a small number of properties which consist of a mix of bungalows and two storey houses.

### **THE PROPOSAL**

The application seeks full planning permission for the renovation of the existing bungalow which will include the replacement of the flat roof of the main bungalow with a new pitched roof. The existing flat roof above the easternmost end of the bungalow which includes the integral garage is to remain as part of the proposal.

The new roof extension is to have a maximum ridge height of approximately 6.5 metres and will include a gable projection on the rear elevation. The roof extension will incorporate new first floor accommodation which will include two bedrooms and a study while the ground floor is incorporate two further bedrooms. The first floor rooms are to be served by a number of velux style windows to the front and rear of the new roof as well as further side windows. The new first floor study will be served by high level windows in the rear gable projection the bottom of which are set a height of 1.8 metres so as to ensure no overlooking of the properties to the rear. In terms of external finishes, the elevations of the extended bungalow are to consist of a white render finish while the roof is to be clad in dark grey concrete tiles.

It is of note that the original scheme submitted with the application included a large first floor glazed opening in the rear gable projection which was to serve the new study. However, following discussions with officer's regarding the privacy impact of the same upon the properties of Llys Westfa to the rear, the scheme was amended to that described above whereby the large glazed opening has been removed and replaced with high level windows in the gable and further velux and side windows.

## **PLANNING POLICY**

The following policies of the adopted Local Development Plan are of relevance to the proposal.

Policy GP1 of the Plan is a general policy which promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing. It also requires that proposals should not have a significant impact on the amenity of adjacent land uses and properties.

Policy GP6 of the Plan relates to extensions to dwellings whether buildings or structures and seeks to ensure that their scale is subordinate and compatible to the size, type and character of the existing development and does not result in the overdevelopment of the site or lead to inadequate amenity or garden space. Furthermore, it requires that the external appearance of the extension in terms of its design shall complement that of the existing development and proposals should not adversely affect the local environment and amenities of neighbouring properties.

## **THIRD PARTY REPRESENTATIONS**

Four letters of objection have been received from the residents of three neighbouring properties within the Llys Westfa Estate which is located to the rear and side of the application property. Moreover, Llanelli Rural have raised no objection to the application subject to certain criteria being met. The issues raised are appraised below.

A common ground of concern amongst respondents is the likely impact of the proposed new first floor accommodation on their properties by way of overlooking and loss of privacy. Reference is made to the overlooking of rear windows in their properties as well as private garden areas.

Three of the objection letters received were submitted in respect of the original scheme submitted with the application which, as referred to above, included a large first floor glazed opening in the rear gable projection of the bungalow. The position and size of the window opening would have meant that the occupiers of the application property would have a direct outlook towards the rear of the respondents' properties and on this basis, and following discussions with officers, it has been removed from the scheme. This window has been replaced with a high level window in the rear gable projection as well as further velux windows and new first floor windows in the side elevation of the bungalow which minimise the level of overlooking to the respondents' properties.

Officers have undertaken a re-consultation exercise in respect of the above changes to the scheme and whilst no further objections have been received from two of the three respondents, a further letter of objection has been received from the third respondent who reiterates previous privacy concerns while also raising concerns regarding the proposed height of the bungalow and its potential impact in terms of overbearance.

The first floor rear elevation facing the respondent's property will include a bathroom window, a velux window to one of the bedrooms as well as the high level window that will serve the study, as referred to above. The bathroom window will be conditioned to be of obscure glazing thereby ensuring there will be no overlooking of the properties to the rear

while, similarly, the 1.8 metre height of the study window will mean occupiers will not have any outlook towards the respondent's property from this room. Although the occupiers of the application property will have some outlook towards the respondent's property from the velux window of the new bedroom, the differing orientations of the properties combined with the separating distances involved will ensure it will not be of such a level so as to adversely affect the respondent's current living conditions. In this regard, it of note that the elevated position of the application property relative to the respondent's property means that many of the rear ground floor windows of the property currently have a direct outlook towards the rear elevation of the respondent's property.

Turning to the concerns regarding the scale of the extension and impact in terms of overbearance. The modest height of the roof extension at some 6.5 metres is considered to be acceptable within the context of the appearance of the property and surrounding area. Indeed, the addition of the pitched roof and general renovation of the property as part of the proposal will significantly improve its general appearance. Furthermore, the separating distance of some 20 metres to the respondent's property will safeguard against any unacceptable impacts by way of overbearance.

Finally, Llanelli Rural Council's comment regarding the impact of the proposal upon the hydraulic loading of the public sewer are not considered to be of relevance to the proposal in that the application merely proposes the renovation and extension of an existing property.

## **CONCLUSION**

On balance therefore, and after careful examination of the site and its surrounding environs, together with the representations received to date, the proposal is considered to be acceptable and in accord with the Authority's Development Plan policies. The proposal will significantly improve the property's current unkempt appearance within the surrounding area while at the same time brining an empty property back into residential use.

Furthermore, the scale and design of the changes to the property will be in keeping with the character and appearance of the surrounding area and cause no unacceptable material harm to the amenity of adjacent residents.

Accordingly, the application is recommended for approval.

## **RECOMMENDATION – APPROVAL**

### **CONDITIONS**

- 1 The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
- 2 The works hereby granted consent shall be carried out strictly in accordance with the details shown on the following schedule of plans received with the application:-
  - 1:1250 scale location plan (04\_10\_Rev1) received on 10 January 2017;
  - 1:200 scale proposed site plan (04\_04 Rev1) received on 9 February 2017;
  - 1:50 scale proposed first floor plan (04\_06 Rev1) received on 9 February 2017;
  - 1:50 scale proposed roof plan (04\_07 Rev 1) received on 9 February 2017;

- 1:100 scale proposed elevations (04\_08 Rev 1) received on 9 February 2017;
  - 1:50 scale proposed sections A-A and B-B (04\_09\_ Rev 1) received on 9 February 2017;
  - 1:50 scale proposed ground floor plans (04\_05) received on 28 December 2016.
- 3 The first floor en-suite bathroom window proposed in the rear elevation of the extension hereby approved, as shown on the 1:100 scale proposed elevations (04\_08 Rev 1) received on 9 February 2017 shall be glazed in obscure glass and shall be so maintained thereafter in perpetuity.
  - 4 Notwithstanding the provisions of the Town and Country Planning, Wales (General Permitted Development) (Amendment) (Wales) Order 2013 (or any order revoking and re-enacting that order with or without modification), no development within Schedule 2, Part 1, Classes A, B and C shall be carried out within the curtilage of the dwelling hereby approved (other than those expressly authorised by this permission) without the prior written consent of the Local Planning Authority.
  - 5 The flat roof area of the existing bungalow to be retained as part of the proposal, as shown on the 1:50 scale proposed roof plan (04\_07 Rev 1) received on 9 February 2017, shall not be used as a balcony, roof garden or similar amenity area.
  - 6 No new or altered rear first floor window openings shall be created in the gable projection in the rear elevation of the development hereby approved other than those shown on the 1:100 scale proposed elevations (04\_08 Rev 1) drawing received on 9 February 2017.

## **REASONS**

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure that only the approved works are carried out.
- 3-6 To ensure the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.

## **REASONS FOR GRANTING PLANNING PERMISSION**

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- It is considered that the proposal complies with Policy GP1 and GP16 of the Carmarthenshire Local Development Plan in that it is appropriate in terms of scale and design and will not cause unacceptable loss of amenity to neighbouring uses.

## **NOTES**

- 1 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.

2 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.