

Application No	S/35791
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Application Type	Full Planning
Proposal & Location	ERECT NEW DWELLING AT LAND AT, 7 PWLL ROAD, PWLL, LLANELLI, SA15 4BG

Applicant(s)	MR TERRY WILLIAMS, 8 ST ILLTYDS RISE, PEMBREY, LLANELLI, SA16 0YY
Agent	,
Case Officer	Paul Roberts
Ward	Hengoed
Date of validation	07/07/2017

CONSULTATIONS

Local Members – County Councillor P Edwards is a member of the Planning Committee and has not commented on the application. County Councillor J S Phillips has also not commented on the application to date.

Community Council – Llanelli Rural Council have objected to the application on the following basis :

- The site is not of sufficient size to accommodate a new dwelling.
- There is not a sufficient amount of general amenity space required of the enjoyment of the new dwelling.
- The close proximity of the proposed dwelling to the neighbouring property of no. 9A Pwll Road is likely to have a detrimental impact upon the amenity and privacy of this dwelling.
- Vehicular access to the dwelling is likely to have a detrimental impact upon highway safety.

Head of Transport – Has raised no objection to the application.

Welsh Water/Dwr Cymru – Have raised no objection to the application.

Wales and West Utilities – Have raised no objection to the application.

Neighbours/Public – The neighbouring properties within the vicinity of the site have been notified of the application. In response, four letters of representation have been received from neighbouring residents who object to the proposal and raise the following concerns :

- The lack of parking to the front of the site and neighbouring properties.
- Increased traffic along the lane to the rear of the site which is narrow with no passing or turning places and difficult to manoeuvre.
- Poor visibility at the junction of the rear lane with Elgin Road and the impact upon highway and pedestrian safety.
- Adverse effect on volume of traffic using Elgin Road and the lane to the rear of the site.
- Potential future proposal for a further dwelling in the garden of the application property, no. 7 Pwll Road, which will add further traffic along Elgin Road and the lane at the rear of the site.
- Damage caused to neighbouring properties by construction vehicles using the lane to the rear of the site.
- Proximity of the proposed house to the living room windows of a neighbouring property and the resulting loss of light.
- Potential structural damage to neighbouring properties.
- The house will look ‘squashed’ into the site.
- The proposal to raise parts of the rear garden with gabion baskets will be intrusive and impact upon current privacy levels.
- Lack of parking spaces along Pwll Road.
- Sewerage infrastructure is at full capacity.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

THE SITE

The application site consists of a rectangular parcel of land located on the northern flank of Pwll Road in Pwll. It consists of a grassed area that forms part of the side and rear garden of the detached property of No 7 Pwll Road and has a road frontage and depth of 7.6 metres and 50 metres respectively.

The site is elevated above the roadway and fronted by a high stone wall. The front of the site is relatively level while the remainder rises gradually towards its rear boundary which adjoins a narrow access lane that provides rear access to a number of neighbouring properties to the side and rear of the site. The western side boundary of the site consists of a mix of hedgerow and timber fencing and its eastern boundary with No 7 Pwll Road currently is currently open having no defined feature. There is a hedgerow along its rear boundary with the access lane which has been partly removed.

The surrounding area is primarily residential in character consisting of a mix of dwelling sizes which generally have long rear garden spaces. The site is flanked on either side by detached houses. The neighbouring properties have the benefit of on street parking areas along Pwll Road while a number have driveways as well as rear parking facilities that are accessed via the rear lane.

THE PROPOSAL

The application seeks full planning permission for the erection of a detached dwelling on the application site. The proposal will consist of a two storey three bedroom house that will be sited between the neighbouring houses and front onto Pwll Road. The house is to be sited at a comparable depth to the neighbouring house of No 7 Pwll Road and is to have a hipped roof to its front elevation and gable to the rear. Its front elevation will be characterised by a bay window feature while the principal access to the house will be via a single storey porch projection on its western elevation. Elevational treatments will consist of render and facing brick work and the roof is to be clad in grey tiles.

The finished floor level of the dwelling is to be comparable with the existing ground level and that of the adjacent house of No 7 Pwll Road. The house will be set at a lower level than the other adjacent property, No 9A Pwll Road. The rear garden is to be retained at its existing level while a new pedestrian access is to be provided from the house down to the footway flanking Pwll Road. The new house will utilise the existing on street parking area provided to the front of the site and neighbouring properties along Pwll Road.

It is of note that the original scheme submitted with the application included the creation of a new parking area at the end of the rear garden of the property which was to be accessed via the rear lane. This proposal involved the creation of tiered levels and stepped features in the rear garden to allow access from the parking area to the house. However, the Head of Transport raised concerns regarding the rear parking area in that the visibility of vehicles egressing the rear lane onto Elgin Road is substandard and the additional vehicular movements would be detrimental to highway safety. As a result, the applicant subsequently amended the application to that described above whereby the rear parking area and tiered garden levels have been omitted from the application and the occupiers of the new house will utilise the existing on street parking area along Pwll Road.

PLANNING POLICY

In the context of the current development control policy framework the site is located within the development limits of Llanelli as defined in the Carmarthenshire Local Development Plan (LDP). The following policies of the Plan are relevant to the proposal.

Policy SP1 promotes environmentally sustainable proposals and encourages the efficient use of vacant, underused or previously developed land.

Policy GP1 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. Development proposals should also not have a significant impact on the amenity of adjacent land uses and properties.

Policy GP2 requires that proposals within defined development limits will be permitted, subject to policies and proposals of the plan, national policies and other material planning considerations.

Policy GP3 states that the Council will, where necessary seek developers to enter into planning obligations to secure improvements to infrastructure, community facilities and other services to meet the requirements arising from new developments. Allied to this, Policy AH1 states that a contribution towards affordable housing will be required on all housing allocations and windfall sites.

Policy H2 permits proposals for smaller housing developments on unallocated sites within the development limits of a defined settlement provided they are in accordance with the principles of the Plan's strategy and its policies and proposals.

Policy GP4 states that proposals for development will be permitted where the infrastructure is adequate to meet the needs of the development. Proposals where new or improved infrastructure is required but does not form part of an infrastructure provider's improvement programme may be permitted where it can be satisfactorily demonstrated that this infrastructure will exist, or where the required work is funded by the developer. Planning obligations and conditions will be used to ensure that new or improved facilities are provided to serve the new development.

Policy TR3 relates to the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Policy EP2 states that proposals should wherever possible seek to minimise the impacts of pollution. New developments will be required to demonstrate and satisfactorily address any issues in terms of air quality, water quality, light and noise pollution, and contaminated land. Policy EP3 requires proposals to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Urban Drainage Systems (SUDS), has been fully investigated.

THIRD PARTY LETTERS OF REPRESENTATION

A number of letters of objection have been received from neighbouring residents in respect of the proposal and Llanelli Rural Council have also raised concerns regarding the application. The principal issues relating to the application are addressed in the following appraisal.

A common ground of concern amongst the respondents is the likely increased vehicular use of the lane at the rear of the site given its restricted width and the poor visibility at its junction with Elgin Road. However, as noted above the scheme has since been amended to omit this rear parking area upon the advice of the Head of Transport thereby ensuring there will be no unacceptable highway impacts upon the lane and Elgin Road.

A number of respondents have opined that there is a lack of parking spaces available along Pwll Road to the front of the site and neighbouring properties and this will be worsened by the proposal. The width of the carriageway of Pwll Road has allowed the provision of on street parking areas along the roadway which are used by local residents while others have the benefit of driveways and rear parking facilities. The Head of Transport is satisfied that the use of these parking areas by the occupiers of the new dwelling will cause no detriment to highway safety along Pwll Road. The proposal is therefore considered to be in accord with the requirements of policies GP1 and TR3 of the LDP in terms of its likely highway impact.

Turning to the concerns regarding visual impact of the proposal, the modest size of the dwelling combined with its general layout and design will mean that it will not be at odds with the spatial character and appearance of the surrounding street scene. Moreover, the new dwelling will have the benefit of a long rear garden space similar to neighbouring properties. The siting and design of the dwelling and separating distance to adjacent properties will also safeguard against any unacceptable impacts in terms of loss of light or privacy. Concerns regarding the proposed change in levels in the rear garden

space are no longer relevant to the proposal in that the application has been amended to omit this element of the scheme. The proposal is therefore in accord with the objectives of policies GP1 and H2 of the LDP in terms of its likely visual and amenity impacts.

Concerns regarding potential damage to neighbouring properties are a civil matter and outside the scope of planning control. As to concerns regarding proposals for a further dwelling in the garden of the existing property, no application has been received and, in any event, all applications received are considered on their own merits. Comments received regarding the capacity of the sewerage system are unfounded in that Welsh Water have raised no objection to the application.

CONCLUSION

On balance, and after careful examination of the site and its surrounding environs, together with the representations received to date, the proposal is considered to represent an acceptable form of residential development that will be in keeping with and complement the general character and appearance of the surrounding area. The site is located within the development limits of Pwll and its development complies with the key policy and sustainability objectives of both the Authority's LDP and National Planning Policy.

The general scale, design and spatial layout of the dwelling are acceptable and combined with the pallet of external finishes will provide a development that will respond well to the site's setting in the wider area. Moreover, it will be well related to the existing services and facilities in the village as well as being within easy access of existing public transport facilities. The proposal will also make a positive contribution towards the provision of affordable housing in the locality whereby the applicant will be required to make a commuted payment towards the same under the requirements of Policy AH1 of the LDP.

Furthermore, there are no amenity, highway or public service objections to the development.

Based on the foregoing, the application is put forward with a favourable recommendation subject to the applicant entering into a unilateral undertaking or Section 106 agreement securing a commuted payment towards affordable housing.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development hereby permitted shall be commenced no later than the 5 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 :
 - 1:1250 and 1:500 scale location and block plan received on 5 October 2017.
 - 1:200 scale site layout plan (PR/007) received on 5 October 2017.
 - 1:200 scale site sections (PR/008) received on 5 October 2017.
 - 1:100 scale elevations (PR006) received on 25 May 2017.
 - 1:100 scale front elevation (PR/005) received on 25 May 2017.

- 1:50 scale proposed roof space (PR/004) received on 25 May 2017.
- 1:50 scale proposed ground floor plan (PR/002) received on 25 May 2017.
- 1:50 scale proposed first floor plan (PR/003) received on 25 May 2017.

- 3 There shall at no time be any vehicular access to the site from the existing lane to the rear (north) of the application site.
- 4 The first floor window proposed in the western side elevation of the dwelling hereby approved shall be glazed in obscure glass and shall be so maintained thereafter in perpetuity.
- 5 Prior to the commencement of the development hereby approved details of the materials to be used in the construction of the external surfaces of the dwelling shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 6 Prior to the commencement of the development hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected as part of the development shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwelling is occupied.

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 In the interests of highway safety.
- 4 To ensure the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties
- 5 &
- 6 In the interests of visual amenity.

NOTE(S)

- 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.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).
- 3 The developer/applicant's attention is drawn to the terms of the Unilateral Undertaking under Section 106 of the Town and Country Planning Act which sets out the agreement to make a contribution of £8092.24 towards the provision of affordable housing.