

**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 28 MEHEFIN 2018  
ON 28 JUNE 2018**

**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>28 JUNE 2018</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

**INDEX - AREA SOUTH**

<b>REF.</b>	<b>APPLICATIONS RECOMMENDED FOR APPROVAL</b>
<b>S/37196</b>	<b>Rear single storey extension at 81 Hendre Park, Llangennech, Llanelli, SA14 8UR</b>

**APPLICATIONS RECOMMENDED FOR APPROVAL**

<b>Application No</b>	<b>S/37196</b>
-----------------------	----------------

<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	REAR SINGLE STOREY EXTENSION AT 81 HENDRE PARK, LLANGENNECH, LLANELLI, SA14 8UR

<b>Applicant(s)</b>	SHIRLEY DAVIES, 81 HENDRE PARK, LLANGENNECH, LLANELLI, SA14 8UR
<b>Agent</b>	AE BUILDING PLANS - ANDREW EVASON, 9 PINE TREE CLOSE, BURRY PORT, SA16 0TF
<b>Case Officer</b>	Paul Roberts
<b>Ward</b>	Llangennech
<b>Date of validation</b>	03/05/2018

## CONSULTATIONS

**Llangennech Community Council** – Has not commented on the application to date.

**Local Members** – County Councillors G Thomas and G Jones have not commented on the application to date.

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

**Neighbours/Public** – The two neighbouring properties either side of the application property have been consulted on the application. In response, letters of objection have been received from both properties which raise the following issues of concerns:-

- Adverse effect upon existing windows facing the extension being overbearing and casting a shadow over the neighbouring property.
- Loss of view from the side window of the neighbouring property.
- The size and height of the extension will result in the loss of light to neighbouring windows.

## RELEVANT PLANNING HISTORY

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

D5/8805 Residential development  
Reserved Matters Approval

7 November 1985

## **APPRAISAL**

### **THE SITE**

The application site consists of the curtilage of a detached bungalow located in Hendre Park in Llangennech. The property is set within a generous curtilage which is flanked on either side by neighbouring bungalows. There is a pasture field and wooded area to the rear. The property has a landscaped garden and patio area to the rear of the bungalow that is enclosed by timber fencing. The surrounding estate consists of a mix of bungalows and two storey houses.

### **THE PROPOSAL**

The application seeks full planning permission for a single storey extension to the rear of the bungalow. The extension is to provide additional dining and bathroom accommodation and project to a depth of 4.5 metres from the rear of the existing bungalow. It will have a width of 6 metres and have a low pitched gable roof to match the existing roof. The rear elevation is to have patio doors that will open onto the garden while the side elevations will exhibit a window and door opening with the former serving the new bathroom. The external finishes of the extension are to match those of the host bungalow.

### **PLANNING POLICY**

In the context of the current development control policy framework the following policies of the Carmarthenshire Local Development Plan (LDP) are of relevance to the proposal.

Policy GP1 is a general policy which, amongst others, 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. The policy also requires that development proposals should not have a significant impact on the amenity of adjacent land uses and properties.

Policy GP6 permits extensions to existing residential dwellings subject to them being subordinate and compatible to the size, type and character of the existing development, not resulting in the overdevelopment of the site, or leading to reduced and inadequate areas of parking, utility, vehicle turning, amenity or garden space. The external appearance of extensions should also complement the existing development and proposals should not adversely affect the local environment and amenities of neighbouring developments.

### **THIRD PARTY REPRESENTATIONS**

Letters of objection have been received from the residents of both neighbouring properties either side of the application property which raise a number of issues of concern.

The rear elevations of both neighbouring properties extend some 5 metres beyond that of the application property with both having conservatory features that project a further 3 metres into their respective garden areas. The modest scale of the proposed extension with its 4.5 metre depth will mean that it will not project beyond the rear elevation of both neighbouring properties. Although both properties have side windows that have an outlook towards the garden of the application property, the central position of the extension will mean it will be sited a minimum distance of 5 metres from these windows. This separating distance

combined with the single storey design of the extension and its low pitched roof will safeguard against any unacceptable impacts by way of overbearance and loss of light. It is noteworthy that an extension of the same design albeit with a reduced depth of 4 metres would fall within the thresholds of permitted development and not require planning permission.

The respondents concern regarding the loss of an existing view is not a material planning consideration in the determination of the application.

## **CONCLUSION**

On balance, and after careful examination of the site and its surrounding environs, together with the representations received to date, the scale and design of the proposed extension are considered to be acceptable and in keeping with the character and appearance of the existing property and surrounding residential area. The extension is subordinate and compatible to the size, design and character of the host bungalow and the local amenities of adjacent occupiers will not adversely affected by the development.

The proposal is therefore considered to be in accord with the objectives of Policies GP1 and GP6 of the adopted Local Development Plan and is put forward with a favourable recommendation.

## **RECOMMENDATION – APPROVAL**

### **CONDITIONS**

- 1 The development hereby approved 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 on 1 May 2018:-
  - Site and location plan (HP003);
  - Proposed floor plan, elevations and pictorial (HP002).

### **REASONS**

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.

### **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](http://www.carmarthenshire.gov.uk)).