

**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**

***Ardal
Gorllewin/
Area West***



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.

COMMITTEE:	PLANNING COMMITTEE
DATE:	04 SEPTEMBER 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
W/37471	Side first floor extension and rear single storey extension at 42 Maes Abaty, Whitland, SA34 0HQ

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	W/37471
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Application Type	Full Planning
Proposal & Location	SIDE FIRST FLOOR EXTENSION AND REAR SINGLE STOREY EXTENSION AT 42 MAES ABATY, WHITLAND, SA34 0HQ

Applicant(s)	MR & MRS PRICE, 42 MAES ABATY, WHITLAND, SA34 0HQ
Agent	HELEN NICHOLL, BLAENGWAITH NOAH FARM, PRINCES GATE, NARBERTH, SA67 8TQ
Case Officer	John Thomas
Ward	Whitland
Date of validation	29/06/2018

CONSULTATIONS

Whitland Town Council – No observations received to date.

Local Member – County Councillor Sue Allen is a member of the Planning Committee and has made no prior comment.

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 the occupiers of both properties which raise the following issues of concern and objection:-

- Opined that the rear single storey extension would be overbearing;
- The single storey extension would be out of scale against the property;
- The proposal would be out of character with neighbouring properties and visually unpleasant;
- Loss of light to the garden and lounge of the adjacent semi-detached house;
- The single storey extension would set a precedent.

RELEVANT PLANNING HISTORY

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

W/14687	Variation of condition no. 2 on planning reference TMT/03571 – residential development Variation of Planning Condition granted	06 March 2007
TMT/03571	66 dwellings, 62 houses & 4 bungalows Full planning permission	25 June 2003
W/02641	Siting of residential development Outline planning permission	16 January 2001
D4/19028	Siting of residential development – mixed for general need County Permission under Regulation 4	09 April 1990
D4/13973	Construction of 38 dwelling houses and 12 bungalows - renewal County Permission under Regulation 4	30 April 1987
D4/10180	Erection of 50 no. dwelling units Approved	18 October 1984
D4/758	Erection of 19 OAP bungalows and 28 houses together with all services Refusal	16 July 1975

APPRAISAL

THE SITE

The application site consists of a semi-detached two storey house and curtilage located on the Maes Abaty residential estate in Whitland. The application property is a mirror design of its immediate attached neighbour, inclusive of an attached integral single-storey garage, recessed to the opposite gable. To the front of the house, which faces onto the estate road, there is a forecourt parking area sufficient for a minimum of two cars. To the rear, the property benefits from a long level garden which tapers to a point at its further extent. Both site boundaries are defined by a 1.5m high close boarded timber fence. The house has a mixed rendered and brick finish under a concrete tiled roof, while the surrounding estate consists of a mix of predominantly detached and semi-detached houses of a similar design to the application property.

THE PROPOSAL

The application seeks full planning permission for a first floor ridged roof bedroom extension above the existing side garage, together with a single storey flat roof rear lounge extension extending across the majority width of the house. The first floor side gable extension would have the same footprint (3.2m x 5.45m) as the garage beneath, with the new ridged roof raised to an eaves and ridge height of 4.4m and 6.65m respectively. The external finishes would be rendered walls and concrete roof tiles to match the existing, while the only further fenestration would be in the form of an eaves dormer window to the front elevation.

The rear single storey lounge extension would protrude outwards into the garden some 5.25m from the rear elevation wall, and across the rear elevation by 7.15m to a height of 2.8 m. It would be offset from the attached property boundary by some 0.65m and 1.8m to the opposite boundary. The external finish to this extension would be a contemporary sustainable timber Larch. The only fenestration would be two French doors, equally spaced, opening out onto the garden with no further side elevation doors or windows.

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, in the main, 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.

Both flanking properties have focused their objections solely in respect of the single storey rear extension element of the application, opining that the extension by way of its scale would be both overbearing and deprive the attached property of light to their garden and lounge. As the rear extension is shown to be only single storey, set apart from the nearest boundary 0.65m, coupled by the presence of a 1.5m high fence, it is not considered that such a height of extension would have any significant effect upon the amount of light received by either neighbour. It should also be noted that the application property's rear elevation is north facing, while under Permitted Development either side boundary fence could be raised to 2.0m in height without the need for planning permission.

As to expressed view that the single storey extension would be out of character and visually unpleasant, it is difficult to envisage how any alternative design of comparable size extension could be practically constructed without having more of an affect. While there are no similar single storey flat roof extension examples in the immediate vicinity of the application property, which is not surprising given the relatively recent age of the estate, that would not preclude the consideration of what is a relatively modest extension which will only be visible from limited private vantage points. Larch as an exterior finish is not entirely new and there are a growing number of examples where it has been used in the county. In this particular instance, it has to be considered in the context of its relatively concealed location and aspect, which would not adversely impact upon the outward appearance of the

application property of wider estate, and neither would it necessarily set an undesirable precedent. Planning should not be seen as stifling innovative or contemporary design in the right context.

The proposal is therefore considered to be in accord with the objectives of policies GP1 and GP6 in terms of its likely impact upon the residential amenity of neighbouring occupiers.

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 extensions are considered to be acceptable and in keeping with the character and appearance of the existing property and surrounding residential area. The extensions are subordinate and compatible to the size, design and character of the host dwelling and the local amenities of adjacent occupiers will not be adversely affected by the development, inclusive of the contemporary flat roof element of the proposal.

The proposal is therefore in accord with the policies 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 development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-
 - Location plan 1:1250 scale received 22nd June, 2018;
 - Block Plan 1:500 scale received 22nd June, 2018;
 - Existing floor plans (Drawing No. 02) 1:100 scale received 30th April, 2018;
 - Existing elevations plan (Drawing No. 01A) 1:100 scale received 22nd June, 2018;
 - Proposed floor plans (Drawing No. 05) 1:100 scale received 30th April, 2018;
 - Proposed section plans (Drawing No. 04) 1:100 scale received 30th April, 2018;
 - Proposed elevation plans (Drawing No. 03) 1:100 received 22nd June, 2018.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of visual amenity.

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 of the LDP in that it is appropriate in terms of scale and design, and will not cause unacceptable loss of amenity to neighbouring uses.
- It is considered that the proposed development complies with Policy GP6 of the LDP in that it is appropriate in terms of scale and design, sufficient amenity/garden space remains, and it shall not adversely affect the amenities of the occupiers of the neighbouring properties.

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).