

**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 15 TACHWEDD 2018
ON 15 NOVEMBER 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal De/
Area South***



ADDENDUM – Area South

<i>Application Number</i>	S/36098
<i>Proposal & Location</i>	DEVELOPMENT OF 2 DWELLINGS AT LAND AT BRONALLT ROAD, BRONALLT ROAD, HENDY, SWANSEA, SA4 0UD

DETAILS:

CONSULTATIONS

Neighbours/Public - A further letter of representation has been received from a neighbouring resident who reiterates previous concerns raised in respect of the application and objects to the proposal on the following basis:-

- Loss of privacy;
- Overbearance;
- Lack of elevational details with the application;
- Need to consider a single storey dwelling;
- Previous application on a nearby site refused on the basis of its impact upon the respondent's property;
- Granting permission would set a precedent to allow similar development on land to the rear of the respondent's property.

APPRAISAL

The additional letter has been received from the occupier of the neighbouring property of 'Y Winllan' which is located to the south west of the site. Matters relating to the impact of the development upon this property have been addressed in the main report presented to the Committee wherein it was concluded that the separating distance to the respondent's property, combined with the careful design of the dwelling as part of any reserved matters application will safeguard against any unacceptable impacts upon existing living conditions.

With regard to the concern raised regarding the lack of elevational details provided, the application is an outline submission and matters relating to the scale and appearance of the dwelling have been reserved for future consideration as part any reserved matters submission.

Finally, as to the respondent's suggestion that the granting of permission will set a precedent to allow similar development on land to the rear of her property, members will have noted from the main report that the dwellings originally proposed on this land have been omitted from the current application on the basis of officer advice and their likely detrimental impact upon the respondent's living conditions. Moreover, the granting of permission would not set a precedent in that all applications are considered on their own merits.

The recommendation to approve therefore remains unchanged.

ADDENDUM – Area South

<i>Application Number</i>	S/36934
<i>Proposal & Location</i>	CONSTRUCTION OF 48 NO. RESIDENTIAL UNITS WITH ASSOCIATED ACCESS AND LANDSCAPING WORKS AT LAND EAST OF HEOL Y PLAS, LLANNON, LLANELLI, SA14 6AX

DETAILS:

CONSULTATIONS

Head of Transport – Has concerns regarding pedestrian access from the site to the school. A 3m cycle/footpath is proposed up to the site boundary and there are ongoing discussions as to how best to link the site to the school in terms of the highway. The applicants have agreed to work alongside highways and the school to achieve a suitable pedestrian link which is commensurate with the level of usage likely to be generated from the site. An active travel solution is therefore considered to be achievable and therefore the application is recommended for approval subject to a detailed highway scheme being agreed. Delegated power is sought to agree the details of an appropriate pedestrian link in consultation with Highways and agree any consequential amendments to the scheme.