

**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  
Gorllewin  
Area West***



## **ADDENDUM – Area West**

<i>Application Number</i>	<b>W/37518</b>
<i>Proposal &amp; Location</i>	VARIATION OF CONDITION 2 of W/35339 TO AMEND HEIGHT OF HOUSE TO ENABLE ATTIC SPACE TO BE USED AS A SNOOKER ROOM FOR PERSONAL USE AT PLOT ADJOINING, CWM PARC, PENIEL, CARMARTHEN, SA32 7HT

### **DETAILS:**

### **CONSULTATIONS**

**Local Member** – County Councillor Dorian Williams has asked to speak at Planning Committee.

### **CONCLUSION**

Members are advised that manual measurements undertaken taken by officers at the outset of this application proved difficult to undertake, owing to the scaffolding being in situ and clearance works around the dwelling itself. As such, those initial measurements were considered somewhat inconclusive and this is acknowledged in the Officer's report to committee. Those measurements were not based on finished floor levels but rather on existing ground levels immediately adjacent to the dwelling house whereby it was estimated that the height of the dwelling had now increased between 0.6 and 1.0 metres.

Members are now advised that following the undertaking of further surveys of the building using more precise apparatus, it is confirmed that the finished ridge height of the dwelling as built, from Finished Floor Level (FFL) is 9.35m; the latest elevation plans submitted by the agent (Harold Metcalfe Partnership) show the finished ridge height to be 9.25m. This differential of 10cm is considered to be within the parameters of an acceptable tolerance between a plan as drawn and an actual build; in this instance the 10cm would appear to include the ridge tile as the said tiles do not appear to be shown on the submitted plans.

In terms of the difference in the overall height between the house as built from FFL to that originally approved under the previous planning permission, W/35339; it is confirmed that this difference equates to 0.63m.