

Application No	W/37575
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Application Type	Full Planning
Proposal & Location	TWO STOREY EXTENSION TO REAR OF DWELLING AT 13 PLAS PENWERN, JOHNSTOWN, CARMARTHEN, SA31 3PN

Applicant(s)	MR DAVID FURLONG, 13 PLAS PENWERN, JOHNSTOWN, CARMARTHEN, SA31 3PN
Agent	,
Case Officer	Paul Roberts
Ward	Carmarthen South
Date of validation	24/07/2018

CONSULTATIONS

Carmarthen Town Council – Have raised no objection to the application

Local Members – County Councillor G John has requested that the Planning Committee undertake a site visit given that the application property backs onto the properties of Llansteffan Road and Heol y Drindod and it will be difficult for the Committee to assess the potential impact upon existing properties without viewing the property. Councillor John also refers to the concerns raised by neighbours regarding the likely impact of the two storey extension.

County Councillor A Lenny is a member of the Planning Committee and has made no prior comment on the application.

Welsh Water – Have raised no adverse comments in respect of the proposal.

Neighbours/Public – The neighbouring dwellings within the vicinity of the application property have been consulted on the application. In response, a number of letters of objection have been received from neighbouring residents which raise the following issues of concerns:

- Errors in the plans submitted.
- Concerns regarding the height of the extension and the impact in terms of loss of light.
- Loss of privacy to neighbouring properties from the large window and door openings in the extension as well as the velux windows in the roof space.

- Lack of privacy for the occupiers of the new extension given the first floor window and door openings.
- The extension and large window and door openings are out of keeping with the appearance of existing properties in the estate.
- Restriction and loss of existing views.

RELEVANT PLANNING HISTORY

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

D4/22750	Erection of houses garages and associated roads and sewers. Full planning permission	24 September 1992
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APPRAISAL

THE SITE

The application site consists of the curtilage of a detached two storey house located in the Plas Penwern estate in Johnstown, Carmarthen. The house is of a traditional pitched roof design having a front parking area and modest sized rear garden that is enclosed with timber fencing. The property is bounded by the curtilages of neighbouring residential properties with a neighbouring dwelling of the Plas Penwern estate located to the west and the residential properties that front onto Llansteffan Road to the east. The properties of the neighbouring Heol Drindod estate are located to the south (rear) of the site. The surrounding Plas Penwern estate is characterised by detached two storey houses and associated garaging facilities.

THE PROPOSAL

The application seeks full planning permission for the construction of a two storey extension to the rear of the existing house. It is to project from the western half of the rear elevation of the house having a depth and width of 3.9 and 4.6 metres respectively. The extension will provide additional kitchen/diner accommodation on the ground floor and a new master bedroom on the first floor. It is to have a pitched roof and a mix of facing brick and rendered elevations to match those of the host dwelling.

The rear elevation of the extension is to have a number of small window openings at ground and first floor level. The original proposal submitted with the application also included large glazed window and door openings in the eastern side elevation of the extension at both ground and first floor level with the latter having a juliet style balcony feature. However, concerns raised by officers regarding the impact of the first floor openings upon the privacy of neighbouring properties by way of the direct overlooking of private garden areas has resulted in the first floor door opening and juliet balcony feature being removed from the side elevation. Two first floor windows are retained in this side elevation, however, they are shown to be glazed in obscure glass.

The application has been accompanied by a bat survey report which found no evidence of bats in the application property.

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 seeks, amongst others, to promote sustainability and high quality design and to ensure that new 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 a number of neighbouring properties which raise a number of issues of concern.

The occupier of the neighbouring property of Plas Penwern has highlighted errors in the plans while also raising concern regarding the height of the extension and the likely loss of light to an existing habitable room. As to the first issue, the orientation of the elevations of the extension were incorrectly annotated in the original drawings, however, this has subsequently been corrected with the submission of amended drawings. With regard to the issue of loss of light, although the extension will be of the same height as the existing dwelling, its modest depth of 3.9 metres combined with a separating distance of some 6 metres to the windows at the rear of the respondent's house will safeguard against any unacceptable impact. Moreover, it is of note that the respondent's detached garage will be located between the house and the new extension.

The concerns raised by the residents of the properties of Llansteffan Road to the east of the site regarding the impact upon the privacy of their properties have been addressed in that the first floor door opening and Juliet balcony feature in the eastern side elevation of the extension have now been removed from the application. The two remaining first floor windows in this elevation will be glazed in obscure glass and a suitable planning condition securing the retention of this glazing will be imposed on any permission granted. The condition will also require that any part of the two first floor windows located less than 1.7 metres above the floor of the bedroom that they will serve shall be of a non-opening design thereby preventing any overlooking of the respondents' properties.

Concerns raised by one of the respondents that the velux windows proposed in the roof space of the extension will also erode their current privacy levels are misjudged in that the lowest point of these windows will be set at a height of 3 metres above the floor level of the new first floor bedroom thereby preventing any outlook towards neighbouring properties.

One of the respondents living on Llansteffan Road has raised concerns regarding the impact of the proposal in terms of loss of light, however, a separating distance of some 19

metres between the extension and the dwelling in question will prevent any unacceptable impact in this regard.

A resident of the Heol y Drindod estate to the rear of the application property has also raised concerns regarding the privacy impact upon their property while suggesting that they would have a direct outlook towards the new first floor bedroom in the extension. However, a separating distance of 40 metres between the extension and the rear elevation of the respondent's property combined with the size of the first floor rear windows of the extension will ensure there will be no harmful impact upon the occupiers of both properties.

Turning to concerns regarding the design of the extension, its modest scale and pitched roof design ensures it is subordinate and compatible to the size, design and character of the host dwelling and will not be incongruous with the character and appearance of the surrounding residential area. Furthermore, although the extension will be visible from the rear of a number of surrounding properties, it will be well separated from the facing windows and garden areas of these properties and not harmfully reduce or impact upon the outlook of their 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 extension are considered to be acceptable and in keeping with the character and appearance of the existing property and surrounding residential area. Furthermore, the local amenities of surrounding occupiers will not be adversely affected by the development.

The proposal is therefore considered to be in accord with the design and amenity objectives of Policies GP1 and GP6 of the adopted Local Development Plan and 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 existing and proposed floor, elevation, site and location plan drawing referenced (P/01A) received on 19 September 2018.
- 3 The development hereby approved shall be undertaken in strict accordance with the recommendations contained in the advice section of the bat survey report prepared by Environment Systems dated 5 July 2018 and received on 13 July 2018.
- 4 Prior to the use of the extension hereby approved, the two first floor windows in the eastern side elevation of the extension, as shown on the existing and proposed floor, elevation, site and location plan drawing referenced (P/01A) received on 19

September 2018, shall be fitted with obscured glazing and any part of the windows that are less than 1.7m above the floor of the room in which they are installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

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.
- 3 In order to ensure that there is no detriment to the maintenance of the favourable conservation status of Bat species.
- 4 To protect the privacy and amenity of adjacent occupiers.

REASONS FOR DECISION

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 Carmarthenshire Local Development Plan 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 Carmarthenshire Local Development Plan in that it is appropriate in terms of scale and design, sufficient amenity/garden space remains, and it will 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).
- 3 This application has been determined within the scope of the delegated authority granted to the Head of Planning by the Meeting of Carmarthenshire County Council on 12 October 2011 (Minute No 7 refers).