

**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 13 RHAGFYR 2018
ON 13 DECEMBER 2018**

**I'W BENDERFYNU/
FOR DECISION**

**ATODIAD
ADDENDUM**

***Ardal Del/
Area South***



**Cyngor Sir Gâr
Carmarthenshire**
County Council



ADDENDUM – Area South

<i>Application Number</i>	S/36465
<i>Proposal & Location</i>	THE PROPOSAL IS TO PROVIDE 34 NO NEW AFFORDABLE HOUSING ON THE EXISTING OPEN GROUND ADJACENT TO THE EXISTING DYLAN HOUSING ESTATE. TOGETHER WITH ASSOCIATED ECOLOGICAL MITIGATION WORKS TO INCLUDE A NEW WETLAND POND FEATURE. THERE WILL BE 28 NO 2 BEDROOM 4 PERSON HOUSES AND 6 NO 4 BEDROOM 7 PERSON HOUSES AT LAND ADJ DYLAN HOUSING ESTATE, LLANELLI, SA14 9AN

DETAILS:

CONSULTATIONS

Local Member – County Councillor S Davies who is the local member for the neighbouring Llwynhendy Ward has reiterated her previous concerns and objects to the application on the grounds of its highway impact, lack of infrastructure, overlooking of neighbouring properties and an increased risk of flooding.

Dwr Cymru/Welsh Water – Have examined the surface water betterment proposals submitted with the application and confirmed that they have no objection to the application subject to the imposition of suitable planning conditions.

APPRAISAL

Councillor Davies' concerns have been addressed in the main report presented to the Committee.

Members should be aware that the Planning Policy section of the original report provides an outline of the policy objectives of national planning policy as set out in Planning Policy Wales (PPW) (Edition 9, November 2016). Since publishing the report, this policy document has been superseded and replaced by a new version, namely Planning Policy Wales (Edition 10, December 2018).

The new version provides a national overview of planning policy on a wide range of issues relevant to the proposed development. It highlights the need to provide a range and choice of housing to respond to changes in household need and that the provision of quality housing with access to services, green spaces and community facilities helps to create the right conditions for better health and well-being. Furthermore, it advocates locating new housing within existing settlements to allow people to travel to places of employment, retailing and other community services by walking, cycling or public transport.

The document refers to the need for new housing in both urban and rural areas to include a mix of market and affordable house types, tenures and sizes to cater for a range of identified housing needs and contribute to the development of sustainable and cohesive communities. It highlights that a community's need for affordable housing must be taken into consideration in determining planning applications.

The recommendation to approve therefore remains unchanged.

ADDENDUM – Area South

<i>Application Number</i>	S/37933
<i>Proposal & Location</i>	SINGLE STOREY REAR EXTENSION WITH A BALCONY TO THE FIRST FLOOR AT 105 PENTRE NICKLAUS VILLAGE, LLANELLI, SA15 2DF

DETAILS:

CONSULTATIONS

Llanelli Town Council – Whilst it is understood that Llanelli Town Council did not originally object to the proposal at their meeting, in their response they have objected to the application on the basis that it would adversely affect the amenity of neighbouring properties and is thus contrary to Policies GP1 and GP6 of the LDP. The Town Council welcomes the request for a site visit by the Planning Committee.

Neighbours/Public – The owner/occupiers of nos. 97 and 104a Pentre Nicklaus, in addition to another member of the public, have now responded objecting to the application on the basis of a loss of privacy from the balcony.

With regard to no. 97, this property which has its own rear balcony is located on the opposite side of the road from the application property and therefore it is considered that there is no immediate effect upon the privacy and amenity of that property. In terms of no. 104a, views from the proposed balcony will primarily look out at the pine end and front of this property and therefore will not result in any adverse amenity implications.

As already mentioned in the main body of the Planning Committee report it is considered that the amenity of no. 106 Pentre Nicklaus will be safeguarded by the proposed privacy screen. In this respect it is recommended that the wording of Condition 3 of the main body of the report is amended to require the submission of full constructional detail of the proposed screen:-

Condition 3

- 3 Prior to the commencement of development full constructional detail inclusive of scaled drawings (1:20) of the proposed 1.8m high obscure glazed screen on the western side of balcony as shown on the approved drawings shall be submitted to and approved in writing by the Local Planning Authority. The approved screen should then be constructed in strict accordance with the approved detail prior to the beneficial use of the balcony.