

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

**REPORT OF THE
HEAD OF PLANNING,
DIRECTORATE OF ENVIRONMENT**

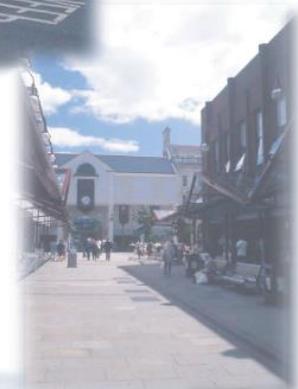
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 01 HYDREF 2019
ON 01 OCTOBER 2019**

**I'W BENDERFYNU
FOR DECISION**

***Ardal
Gorllewin/
Area West***



**Cyngor Sir Gâr
Carmarthenshire**
County Council



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:	01 OCTOBER 2019
REPORT OF:	HEAD OF PLANNING

INDEX - AREA WEST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
W/39269	Proposed dwelling at land adjacent to Talar Deg, Llanboidy, Whitland, Carms, SA34 0EL

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	W/39269
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Application Type	Full Planning
Proposal & Location	PROPOSED DWELLING AT LAND ADJACENT TO TALAR DEG, LLANBOIDY, WHITLAND, CARMS, SA34 0EL

Applicant(s)	MARTIN OWEN, CANERW, CEFNYPANT, WHITLAND, SA34 0TR
Case Officer	Charlotte Greves
Ward	Llanboidy
Date of validation	07/08/2019

Reason for Committee

This application is being reported to the Planning Committee following the receipt of more than one objection from third parties.

Site

The application site comprises part of an agricultural field at the northern extent of and within the development limits of Llanboidy. The site is one of three vacant plots which has previously been granted outline planning permission for the development of three dwellings. The time period within which to submit reserved matters has now lapsed for this consent.

The application site comprises the northern most plot and has a hedgerow frontage immediately adjacent to the C3201 which runs centrally through the settlement of Llanboidy with dwellings occupying land either side of it.

The plot is rectangular in shape and is steeply sloping from north to south. The surrounding dwellings to the south of and opposite the site are characterised by bungalows within large plots and fronting the C class road. Land to the north and west of the site, beyond the development limits, comprises agricultural land to the north and west of the site.

Proposal

Full planning permission is sought for the erection of a two storey, detached 4 no bedroom dwelling on vacant land within the development limits of Llanboidy. The dwelling would have single storey form with first floor accommodation provided within the roof space. The

dwelling would have a modern design with materials comprising smooth painted render with a brick plinth, UPVC fenestration and a natural slate roof. The design incorporates glazing to the front and rear projecting wings with a glazed balcony feature to serve the master bedroom at first floor on the west elevation.

The creation of the access will require removal of a section of existing hedgerow which currently fronts the highway and will necessitate works to the adjacent sections of hedgerow in order to achieve the required visibility splays. The dwelling is set back within the site with a proposed front and rear garden area with a gradient driveway access leading through a car port to a parking and turning area at the rear of the dwelling.

Planning Site History

W/30921	Variation of Condition 3 on W/24976 (to extend the time period for submission of approval of Reserved Matters for a further three years) Variation of Planning Condition	29 January 2015
W/24976	Siting of residential development Outline planning permission	15 September 2011

Planning Policy

[Carmarthenshire Local Development Plan](#) (Adopted December 2014) ('the LDP')

SP1 Sustainable Places and Spaces
SP3 Sustainable Distribution- Settlement Framework
GP1 Sustainability and High Quality Design
GP2 Development Limits
H2 Housing within Development Limits
AH1 Affordable Housing
TR3 Highways in Developments – Design Considerations
EP2 Pollution
EP3 Sustainable Drainage

[Carmarthenshire Supplementary Planning Guidance](#)

National Planning Policy and Guidance is provided in [Planning Policy Wales](#) (PPW) Edition 10, December 2018 and associated [Technical Advice Notes](#) (TANs) published by Welsh Government.

Summary of Consultation Responses

Head of Transportation & Highways - No objection – conditions recommended.

Llanboidy Community Council - No observations received to date.

Local Member(s) – Councillor Dorian Phillips is a member of the Planning Committee and has not commented to date.

Dwr Cymru/Welsh Water – No objection – condition recommended.

Land Drainage – Sustainable drainage approval is required, which is sought separately from this planning application.

All representations can be viewed in full on our [website](#).

Summary of Public Representations

The application was the subject of notification by way of a site notice. Three representations were received objecting to the proposed development, and the matters raised are summarised as follows:

- The proposed dwelling is not in keeping with the character and appearance of existing dwellings due to its proposed height and elevated position in relation to the adjacent highway and other dwellings.
- Impact on privacy due to elevated position of proposed dwelling.

All representations can be viewed in full on our [website](#).

Appraisal

Principle of the Development

The application site is located within the development limits of Llanboidy, categorised as a sustainable community within the Local Development Plan's (LDP) settlement framework. The proposal for the development of a single dwelling within the development limits of a sustainable community is permitted in accordance with Policies H2 and GP2 of the LDP. The principle of the proposed development is therefore considered acceptable subject to detailed considerations as discussed below.

Impact on the Character and Appearance of the Area

Unlike the closest existing dwellings, the dwelling is proposed to include first floor accommodation. Notwithstanding this, the main form of the dwelling would be single storey with the first floor accommodation to be provided within the roofspace and served by a combination of extended areas of glazing, dormers and rooflights.

It is acknowledged that the dwelling would be in an elevated position within the settlement as a result of the prevailing ground levels at the site, however it is not considered that the proposed dwelling would appear at odds with the character, design and appearance of surrounding properties given the proposed height and finished floor level.

Furthermore, a suitable landscaping scheme together, which includes the translocation of the existing hedgerow to the north to provide the visibility splay, together the utilisation of appropriate retaining and boundary treatments can be secured through the imposition of the recommended conditions and will further ensure that the development can be acceptably integrated with its surroundings and in relation to existing dwellings.

As such the proposed dwelling is considered acceptable in terms of its layout, scale, appearance and the relationship to existing properties within the settlement. The proposed dwelling would also utilise materials that are considered to be appropriate to the area

within which it is located and as such would comply with the relevant criterion of Policy GP1 having regard to the character and appearance of the area.

Living Conditions of Neighbouring Occupiers

The proposed dwelling would be sited approximately 40m from the nearest bungalows opposite the site and similarly approximately 50m from the nearest bungalow to the south.

Despite the property occupying an elevated position and the height being greater than that of the nearest properties, it is considered that the proposed layout, siting and fenestration is such that there would be no significant impact on the amenity of adjacent properties or their residents in terms of loss of privacy and overbearing impact.

An appropriate landscaping scheme in addition to the utilisation of appropriate retaining features, boundary treatments will provide additional screening of the development and further safeguard the amenity of neighbouring properties. These elements are to be secured by the imposition of appropriate conditions.

The proposed development is considered to comply with the relevant criterion of Policy GP1 having regard to the amenity and living conditions of neighbouring occupiers.

Impact upon Highway Safety

The development would require the introduction of a new access into the site which requires the provision of a visibility splay in both directions at the access in order to meet the relevant highways requirements. These requirements necessitate works to the hedgerow both sides of the site frontage which the applicant has demonstrated is achievable.

The block plan also details the provision of a parking and turning area within the site which would meet the relevant highways standards.

The Head of Highways and Transportation has responded to consultation on the application and has no objections to the submitted plans subject to recommended conditions. He has also asked that a 1.8m wide footway be provided across the entire site frontage in order that a continuous footway link from the existing footway to the south can be provided should the remaining plots to the south be developed at a future date. This requirement can be secured by an appropriate condition.

It is therefore considered that the proposed development complies with Policy TR3 Highways in Developments – Design Considerations.

Drainage

The application form submitted with the application states that foul water is proposed to be disposed of to the mains sewer to which Dwr Cymru/Welsh Water have not objected.

Surface water disposal is detailed on the proposed block plan as being to a soakaway which is a form of SuDs. Notwithstanding this, Land Drainage have advised that due to the construction area of the proposed development SAB approval will be required, which is to be sought separately from the planning application process.

The proposed development is considered to accord with Policies EP2 and EP3 of the LDP.

Planning Obligations

The applicant has agreed to complete and sign a Unilateral Undertaking agreeing to pay the requisite commuted sum contribution to affordable housing in accordance with Policy AH1 of the LDP.

Well-being of Future Generations (Wales) Act 2015

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

After careful consideration of the scheme as submitted it is concluded on balance and for the reasons set out above that the proposed development accords with the relevant planning policies. Therefore it is recommended that planning permission should be granted for the proposed development subject to the completion of a Unilateral Undertaking securing an affordable housing contribution as part of the development.

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:-
 - 1:1250 scale Location Plan received 13th September 2019;
 - 1:500 scale Proposed Block Plan received 13th September 2019;
 - 1:200 scale Existing Cross Section received 31st July 2019;
 - 1:200 scale Site Cross Section received 31st July 2019;
 - 1:50, 1:100 scale Proposed Elevations, Floor Plans, Sections and Cut Throughs received 15th July 2019.
- 3 No development shall take place until details of all boundary treatments including the proposed external appearance of any retaining works as identified on the approved plans have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- 4 No development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be kept and set out measures for their protection throughout the course of development.

The landscaping scheme shall also provide details (including a method statement) of the translocation of the existing hedgerow behind the line of the access visibility splay to be provided to the north of the proposed access as detailed on the plans hereby approved.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 6 The new vehicular access shall be laid out and constructed strictly in accordance with Carmarthenshire County Councils (Highways and Transport Services) Typical Layout No. 1 specification, prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 7 Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary, and shall open inwards into the site only.
- 8 The gradient of the vehicular access serving the development shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.
- 9 The access and visibility splays required, shall be wholly provided prior to any part of the development being brought into use, and thereafter shall be retained unobstructed in perpetuity. In particular, no part of the access, visibility splays, or turning area, is to be obstructed by non-motorised vehicles.
- 10 The parking spaces and layout shown on the plans herewith approved shall be provided prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purpose of parking only. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.
- 11 The access drive shall be hard surfaced in a bonded material for a minimum distance of 5.0 metres behind the highway boundary, prior to any part of the development approved herewith being brought into use and thereafter maintained in perpetuity.
- 12 Prior to the commencement of any part of the development herewith approved, a 1.8 metre wide footway shall be provided along the entire site frontage with the C3201 Road to the specification of the Local Highway Authority in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

- 13 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt as to the extent of this permission.
- 3-5 In the interest of visual and residential amenity to accord with Policy GP1 of the Local Development Plan for Carmarthenshire adopted December 2014.
- 6-12 In the interest of highway safety to accord with Policy TR3 of the Local Development Plan for Carmarthenshire adopted December 2014.
- 13 To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment to accord with Policies EP2 and EP3 of the Carmarthenshire Local Development Plan adopted December 2014.

Notes/Informatives

- 1 Please note that this permission 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 permission 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 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 conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 The applicant/developer's attention is drawn to the signed legal agreement dated * pursuant to Section 106 of the Town and Country Planning Act 1990 in respect of an affordable housing contribution of £77.58 per square metre internal floor area.
- 3 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).