

**ADRODDIAD PENNAETH  
CYNLLUNIO, CYFARWYDDIAETH  
YR AMGYLCHEDD**

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

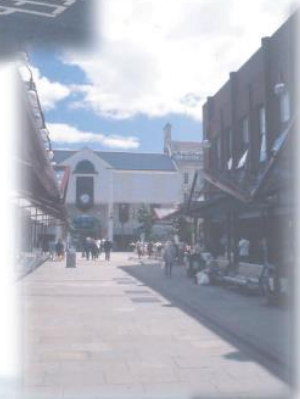
**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

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

**AR 17 TACHWEDD 2020  
ON 17 NOVEMBER 2020**

**I'W BENDERFYNU  
FOR DECISION**

***Ardal  
Gorllewin/  
Area West***



**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.**

<b>COMMITTEE:</b>	<b>PLANNING COMMITTEE</b>
<b>DATE:</b>	<b>17 NOVEMBER 2020</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

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**APPLICATIONS RECOMMENDED FOR APPROVAL**

<b>Application No</b>	<b>W/40807</b>
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<b>Application Type</b>	Full Planning
<b>Proposal &amp; Location</b>	PROPOSED ERECTION OF A SINGLE LOCAL NEEDS DWELLING AND ALL ASSOCIATED WORKS AT LAND OPPOSITE PLAS Y COED, OFF GELLI GATTI ROAD, NEWCASTLE EMLYN, SA38 9RD

<b>Applicant(s)</b>	MR DYFED DAVIES AND MISS SOPHIE THOMAS
<b>Agent</b>	CASTLE ARCH DESIGNS LIMITED – MR MATT EDWARDS
<b>Case Officer</b>	Helen Rice
<b>Ward</b>	Cenarth
<b>Date registered</b>	07/07/2020

## 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 relates to a corner of an agricultural field that borders the defined settlement limits of an established residential area 800m to the west of Newcastle Emlyn town centre. Accessed via a c-class road from the main A484 road to the north, the site is due south of an existing junction between the c-class road and a local unclassified road, known as Gelligatti (which takes its name from the farm it serves) which is also a public footpath. The northern and eastern boundaries of the site are defined by the adjoining highways with intervening hedgerows and vegetation with the southern and western boundary open out onto the remaining agricultural field.

The land rises from the A484 up towards the south and therefore the application site itself is on rising ground. The existing site levels are higher than the adjoining highway. Existing residential dwellings lie towards the north and east of the site, with those opposite the site to the north being mainly bungalows facing onto the local road known as Gelligatti and a two storey detached property known as Plas y Coed to the east and a further property, The Elms to the north east.

## Proposal

The proposal seeks planning permission for the erection of a detached local needs dwelling served by a new access created from the c-class highway. The dormer style dwelling would be orientated at an angle with the front elevation facing onto the corner junction between the local and classified road. The conventional L-shape dwelling would have a short projecting gable end with a maximum width of 10.9m and maximum depth of 9.2m, with an overall ridge height of 7.3m falling to an eaves height of 3.5m. The 150sqm floorspace dwelling would have a living room, home office/study area, kitchen dinner and utility/bathroom area on the ground floor, and 3 bedrooms and bathroom on the first floor. The majority of the house would be finished in smooth painted render, with the front gable end projection finished in timber boarding, slate roof and uPVC windows and doors. A hardstanding parking and turning area would be created in front of the dwelling from the new access. Due to the existing ground levels, the development will require ground works with the dwelling being cut into the land and the creation of a stepped rear garden area. The existing hedgerow boundaries along the highway will be retained with the exception of the cutting for the new access, with the creation of a native species hedgerow along the southern and western boundaries of the site with the adjacent field.

The proposal is for a local needs dwelling for the applicants who are due to be married in 2021. Both applicants are local to the area and currently reside with their parents but wish to leave their parental homes to create their own family home. Mr Davies lives with his parents at Penrallt Gillo some 1.7km south west of the application site and works locally as a cabinet maker for a local kitchens business whereas Miss Thomas currently resides with her parents in Hermon and is currently completing studies to become a teacher with a view of obtaining employment locally. The supporting statement explains that the application site lies within the corner of a field within the ownership of the Mr Davies' grandfather who owns the farm known as Pengelli 400m to the south of the application site. The applicants wish to build a home within the locality to stay within their local communities, close to family and remain in close proximity to the applicant's place of work.

## Planning Site History

There is no relevant planning history on the application site.

## Planning Policy

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

- SP3 Sustainable Distribution- Settlement Framework
- SP6 Affordable Housing
- SP14 Protection and Enhancement of the Natural Environment
- GP1 Sustainability and High Quality Design
- GP2 Development Limits
- AH3 Affordable Housing- Minor Settlement in the Open Countryside
- TR3 Highways in Developments- Design Considerations

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 objections subject to the imposition of conditions to secure adequate access, parking and turning areas.

**Cenarth Community Council** - No observations received to date.

**Local Member(s)** - Councillor Hazel Evans has confirmed that she fully supports the application for a young couple wanting to stay local and to live and work in their community.

**Sustainable Drainage Approval Body** - Has confirmed that SAB approval will be required for the development.

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

## Summary of Public Representations

Three representations from nearby properties have been received on the application objecting to the development on the following grounds:-

- The site is not within the development limits.
- Set a precedent for further development.
- Proposal would have an unacceptable impact upon the character and appearance of the area and adversely affect the landscaping and historic character of a quiet rural land and public footpath.
- Proposal on higher ground and therefore would require substantial ground works and loss of hedgerow.
- New dwelling would be at higher levels than existing dwellings impacting upon the privacy of those residents and would be overbearing.
- Proposal would result in the loss of natural light to The Elms and its rear garden.
- Concerns over highway safety implications due to proximity of the dwelling to the road.
- Proposal could exacerbate drainage issues especially with creation of hardstanding.
- Development would remove an area of agricultural land.
- Proposal is not connected to farming.

- Dwelling should be built on the applicant's family farm where it would be less intrusive for other people.
- The applicant is yet to find employment in the area and therefore does not comply with the local needs' requirement.

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

## Appraisal

The key considerations of relevance to this case are whether the proposal complies with the requirements of Policy AH3 Local Needs Dwellings of the Local Development Plan, its impact upon the character and appearance of the area and living conditions of nearby residents and highway safety.

### Local Needs

Whilst there is a general presumption against the erection of new dwellings outside of defined settlements within the countryside, the LDP, having regard to guidance set out in PPW recognises that many parts of the countryside have isolated groups of dwelling and that sensitive infilling or small gaps and/or minor extension to such groups could be considered acceptable provided that they provide for affordable housing to meet genuine identified local need.

Policy AH3 provides the criterion against which such applications must be considered and specifies:-

Proposals in the open countryside for affordable housing for a single dwelling will be permitted within settlements, hamlets and groups of dwellings without Development Limits where it is to meet a genuine identified local need (as defined within the Glossary of Terms) and provided that:

- a) It represents sensitive infill development of a small gap within an otherwise continuous built up frontage; or a minor extension which does not result in ribbon development or perpetuate existing ribbon development;
- b) It is of a scale and size appropriate to, and in keeping with (and not detrimental to) the character (including landscape and townscape) of the area;
- c) The benefits of the initial affordability will be retained for all subsequent occupants;
- d) It is of a size, scale and design compatible with an affordable dwelling and is available to those on low or moderate incomes.

In terms of the need to demonstrate genuine local need, it is considered on balance that the applicants have provided sufficient information to demonstrate that they meet the definition, in that they have lived in the local area all of their lives and are seeking to leave the parental home to create a new family home, enabling them to continue to reside in the local area and remain close to Mr Davies' employment. It has been explained that they would be unable to purchase a property in the locality without the assistance of the land being effectively gifted to the applicant by his family.



Turning to the site's location (criterion a), the site is not within the settlement limits of the nearby residential area but is located immediately adjacent to the settlement limits, with residential development to the north and east. It is considered that the proposal would be a minor extension of the existing established residential area, effectively developing the remaining corner of land on the junction of local and classified highway. The dwelling would be seen as a continuation of built form and would not appear as a sporadic form of development in the countryside.

In terms of criterion (b), it is recognised that the proposal will result in ground changes and introduction of a new dwelling at a higher level than existing dwellings in the area. However, it is considered that the proposal has successfully mitigated such impacts through setting the dwelling into the land thus reducing the ground floor level and ensuring that the height is commensurate with other similar properties in the area, being a 1 ½ storey dwelling rather than a conventional two storey dwelling. Furthermore, it is also accepted that the development will result in the loss of hedgerow to create the access, but this is not considered to be of such an impact to warrant refusal of the application. The loss of this hedgerow would be compensated through the creation of new native species hedgerow to create a new southern and western boundary between the dwelling and the remaining agricultural field. Furthermore, the proposal avoids puncturing an access from the local road and thus retains its local character and appearance and avoid conflict with footpath users. It is therefore considered that whilst inevitably the development will bring about change, it is not considered that this change would be so detrimental to have an unacceptable impact upon the character and appearance of the area. This is based upon the design, siting, scale and intended use of materials of the dwelling which are all considered to reflect other dwellings within the locality.

With regards criterion (c), the applicant is aware of the need to complete a Section 106 agreement to effectively control the future sale of the property to ensure that it remains as a local needs dwelling. Whilst a S106 has not been drafted to date, the applicant is prepared to enter into such an agreement should the application be recommended for approval.

Turning to the last requirement of Policy AH3 it is considered that the property is of a size, scale and design that is compatible with an affordable dwelling. The total floorspace proposed equates to 150sqm which, for a three bedroom dwelling, is considered commensurate with an affordable dwelling, and therefore, it is considered that the dwelling would be available to those on low or moderate incomes should it be sold on in the future under the terms of the S106 to be agreed.

On the basis of the above, it is considered that the proposal complies with Policy AH3 of the LDP.

#### Impact upon the Living Conditions of Nearby Residents

A number of the objections received relate to the perceived impact of the development on the privacy of neighbouring properties and whether the dwelling, given its position on elevated ground would have an overbearing impact upon nearby residents. The proposed dwelling has been orientated at an angle to face onto the corner of the junction. A distance of approximately 30m is achieved between the side elevation of the proposed

dwelling and front garden area of the nearest property at Plas Teifi, with evidently the existing hedgerow and public footpath/local road in between. Given that the front garden areas of properties along Gelligatti are open to public views from the adjoining highway coupled with the distance from the new dwelling, it is not considered that the proposal would have a detrimental impact upon the living conditions of Plas Teifi. It is accepted that the new dwelling will be at a higher level than Plas Teifi, however again, the distance maintained coupled with the overall height of the proposed dwelling that is to be cut into the field is considered to adequately mitigate against this impact.

Similar concerns have been raised by the property known as The Elms, which has its rear garden area running alongside the classified highway on the opposing side to the new dwelling. It is accepted again that the new dwelling would be visible from this rear garden area, however, the new dwelling is set back 22m from the boundary of The Elms with the adjoining highway which is deemed to be an acceptable distance to adequately mitigate impacts upon the living conditions of the residents. It was also raised that the dwelling would result in the loss of natural light to this property but again, the distance between the properties, taking into account the difference in levels, is not considered to give rise to concerns regarding overshadowing or loss of light.

In conclusion therefore whilst the proposal would result in a change to the local area with the presence of a new building, it is considered that this presence, by reason of the distances maintained, the scale of the dwelling and intended overall height following ground works, would not have an unacceptable impact upon the living conditions of nearby residents.

#### Impact upon Highway Safety

The development would require the introduction of a new access into the site which would require puncturing through the existing hedgerow. However, adequate visibility splays can be achieved and with appropriate landscaping, the new access would over time appear as a continuation of accesses into private dwellings/farms along the road.

#### Third Party Representations/Other Matters

The majority of concerns raised by third parties are addressed within the main body of the report above. However, it is considered necessary to outline that this application is specifically for a local needs dwelling and is not associated within the agricultural enterprise of the agricultural holding within which it is partly located. The location of the dwelling has been chosen in light of the policy for local needs dwelling and the need to seek to concentrate development near to existing dwellings so as to avoid the creation of sporadic development in the countryside. With regards loss of agricultural land, the proposal only represents a small loss of a field and would not have the effect of sterilising the rest of the field area.

Concerns regarding setting a precedent for future development are noted but again, should any application be forthcoming on any other parcel of land within the locality that application would be considered on its own merits having regard to the proposals, policies and site specific circumstances prevalent at the time. Concerns regarding drainage are noted, however as set out above, the development will be required to submit a SAB application for approval to ensure sustainable drainage methods are employed to avoid the exacerbation of drainage impacts prior to any works commencing. The application is

not intended to be viewed as a rural enterprise dwelling as some of the representations have suggested in that the applicant is not involved with the agricultural business.

## **Planning Obligations**

A Section 106 agreement to ensure that the occupancy of the dwelling remains for local needs purposes only is required and the applicant is aware and willing to enter into such an agreement should planning permission be recommended for approval.

## **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 that the proposal complies with Policy AH3 of the LDP in that the applicants meet the local need criteria, and as explained above, by reasons of its scale, siting, design, appearance and landscaping, the dwelling would not have an unacceptable impact upon the character and appearance of the area to warrant a refusal and is considered to be of a scale that is commensurate with an affordable property. Furthermore, given the relationship in terms of distance, siting and height between the new dwelling and nearby properties, it is not considered that the proposal would result in a detrimental impact upon the living conditions of nearby residents. The proposal is considered to provide a suitable access that would not result in highway safety concerns. It is therefore considered that the development complies with Policies AH3, GP1, GP2 and TR3 of the Carmarthenshire County Local Development Plan 2014 and is recommended for approval subject to the applicant entering into a section 106 agreement and the below conditions.

## **Recommendation – Approval**

### **Conditions and Reasons**

#### **Condition 1**

The development hereby approved shall be commenced before the expiration of five years from the date of this permission.

*Reason:* Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

## **Condition 2**

The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- 1:500, 1:100 and 1:50 scale Elevations, typical Section, Rf. Site/Block, Ground and First Floor Plan [01] received 23 March 2020;
- 1:1250, 1:500 and 1:100 scale Site Section A-A, Site Plan and Site Location Map [02 Rev A] received 19 October 2020.

*Reason:* In the interest of clarity as to the extent of the permission.

## **Condition 3**

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, amending and re-enacting that Order), no development of the types described in Schedule 2, Part 1, Classes A, B, C, and E other than that hereby approved, shall be carried out without the written permission of the local planning authority.

*Reason:* To exert control over the future development of the property to ensure that it remains of a scale and design compatible with an affordable dwelling to meet a genuine identified local need.

## **Condition 4**

The new vehicular access shall be laid out and constructed strictly in accordance with Carmarthenshire County Council's (Transport and Engineering Service) 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.

*Reason:* In the interests of highway safety.

## **Condition 5**

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.

*Reason:* In the interests of highway safety.

## **Condition 6**

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.

*Reason:* In the interests of highway safety.

### **Condition 7**

Prior to any use of the site access road by vehicular traffic, a visibility splay of 2.4 metres x 60 metres in a northerly direction and 120m in a southerly direction shall be formed and thereafter retained in perpetuity, either side of the centre line of the estate road in relation to the nearer edge of carriageway.

*Reason:* In the interests of highway safety.

### **Condition 8**

The access, visibility splays, parking and turning area 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, parking or turning area, is to be obstructed by non-motorised vehicles.

*Reason:* In the interests of highway safety.

### **Condition 9**

The access shall be hard surfaced for a minimum distance of 5.0 metres behind the highway boundary, in a bonded material and shall be fully carried out prior to any part of the development approved herewith being brought into use.

*Reason:* In the interests of highway safety.

### **Condition 10**

The existing hedgerow along the northern boundary of the application site with the local road, known as Gelligatti shall be protected through all construction phase operations and thereafter retained, and maintained at a minimum height of 1.5 meters (measured from the adjacent ground level within the application site) in perpetuity. Prior to any management works to this hedgerow which would result in laying or coppicing to a height below the hereby specified minimum height, a method statement for the works shall be submitted to and approved in writing by the local planning authority. The works shall be implemented as the approved method statement.

*Reason:* In the interests of visual amenity.

### **Condition 11**

All new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved Detailed Landscape Design Scheme not hereby specifically scheduled, which, within a period of 5 years after implementation are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the local planning authority, the function of the landscape elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

*Reason:* In the interests of visual amenity.

## **Notes/Informatives**

### **Note 1**

This permission is subject to a Section 106 Agreement to tie the occupancy of the dwelling to those that can demonstrate a genuine identified Local Need as defined in the Glossary to the Carmarthenshire County Local Development Plan 2014.

### **Note 2**

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.

### **Note 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](http://www.carmarthenshire.gov.uk)).

<b>Application No</b>	<b>PL/00456</b>
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<b>Application Type</b>	Householder
<b>Proposal &amp; Location</b>	PROPOSED TWO STOREY REAR EXTENSION AND RELOCATION / REBUILD OF GARAGE AT BRYNBACH, CRWBIN, KIDWELLY, SA17 5DE

<b>Applicant(s)</b>	MR EIRIAN JAMES
<b>Case Officer</b>	Gary Glenister
<b>Ward</b>	Llangyndeyrn
<b>Date registered</b>	28/09/2020

## 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 is a detached house situated in a small cluster of seven dwellings between the settlements of Crwbin and Bancffosfelen. The application property is a traditional two storey double fronted rural dwelling with a recently built two storey dwelling to the East and an older traditional single storey bungalow to the West.

The house is rendered under a slate roof and is typical of cottages in rural Carmarthenshire. The dwelling has been extended previously with a single storey lean-to extension to the rear. A sizable garage/workshop is evident to the East of the dwelling.

A bat survey has been carried out and there is no evidence of bats using the house or garage building.

## Proposal

The application seeks full planning permission for a two storey rear extension and the rebuilding / relocation of the garage further into the site with the creation of two parking spaces to the front.

The rear extension is proposed to measure 4.725m by 7.2m with a step in from either side of the main house. The extension is proposed to accommodate a kitchen, shower and utility room at ground floor with two bedrooms above along with remodelling of the original house.

The proposal is for a double ridge design so the height of the original ridge is not exceeded and the extension would not have to cut into the existing roof. The ridge is lower than the existing and is set in at the sides so as to achieve a subordinate design and appearance.

Externally, the extension is proposed to match the original dwelling in terms of materials with smooth render walls under a slate roof.

The garage is of similar dimensions to the existing, however is set back in the plot so as to achieve two parking spaces to the front. The garage is attached to the main dwelling by a small covered canopy roof to allow covered access between the house and garage.

## **Planning Site History**

There is no relevant planning history on the application site.

## **Planning Policy**

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

GP1 Sustainability and High Quality Design  
GP6 Extensions

[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**

**Llangyndeyrn Community Council** – Has no objection.

**Local Member(s)** – County Councillor W T Evans is a member of the Planning Committee and has made no prior comment.

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

## **Summary of Public Representations**

The application was the subject of notification by way of neighbouring letters.

Two representations were received, not objecting to the principle of an extension but objecting to the height and proximity of the proposal to the boundary.



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

## Appraisal

### Principle of Development

The extension proposed is subordinate to the main house, is proposed to match the house in terms of materials and would form an acceptable appearance within the context of a rural cluster, so is in compliance with Policy GP6. It is noted that neither objection relates to the principle of extending the house, only the height in relation to the siting which is discussed below.

### Siting

The concern from both neighbours is that the proposal is sited too close to the boundary so the applicant would be unable to build/maintain the proposal without agreement with the neighbouring residents in terms of scaffolding etc.

It is noted that the proposal is entirely on the applicant's property and there is no encroachment or party wall issues. There is no minimum distance that you can build adjacent to the party wall, however any need for scaffolding on third party land would need agreement. This however is a private civil matter between the two neighbours.

There is further concern over the height in relation to the siting close to the boundary. It is noted in this respect that the existing garage is a similar distance to the boundary, just set back into the site, so the impact would be neutral. The two storey extension has been set in from the side to accommodate a step in the boundary alignment. This is at a distance of approximately 15m from the adjacent bungalow with a garden area in between. It is considered that given the separation distance, the height and relation to the boundary is not likely to have an unacceptable adverse impact on the residential amenity of the neighbouring property.

### Design

In respect of the design of the rear elevation, eaves dormer features are included which take their design inspiration from the property next door to the West and next door but one to the East which both have eaves features on the front elevations.

### Residential Amenity

A Juliette balcony is proposed on the rear elevation however there would be mutual overlooking of garden areas and the feature is not likely to have an unacceptable adverse impact on the neighbouring property.

### Biodiversity Impacts

A bat survey has been submitted which shows that there are no issues in terms of protected species. A European Protected Species licence is not required in this case. Enhancement measures are proposed in line with the requirements of national legislation.

## Other Matters

There is concern that the excavation of the foundations would cause damage to the boundary wall. This however is a private civil matter between the two parties to ensure that no damage to private property occurs.

## Planning Obligations

Not applicable.

## 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 that the proposal complies with the policies set out in the local development plan and is therefore recommended for approval.

## Recommendation - Approval

## Conditions and Reasons

### Condition 1

The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

*Reason:* Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

### Condition 2

The development hereby permitted shall be carried out strictly in accordance with the following plan dated 25 September 2020:-

- 1:1250 scale Location Plan. Drawing No.01;
- 1:200 scale Proposed Site Plan. Drawing No.05;
- 1:50 scale Proposed Floor Plans. Drawing No.06;
- 1:100 scale Proposed Elevations, Sections & Roof Plan. Drawing No. 07;
- 1:100 scale Proposed Garage Plan, Section & Elevations. Drawing No.09.

*Reason:* In the interests of visual amenity in accordance with Policy GP1 of the LDP.

### **Condition 3**

External wall and roof materials along with fenestration shall match those of the original bungalow.

*Reason:* In the interests of visual amenity in accordance with Policy GP1 of the LDP.

### **Condition 4**

The garage/workshop shall be used for private domestic purposes only and not for any trade or commercial purposes.

*Reason:* To protect the amenity of third parties in accordance with Policy GP1 of the LDP.

## **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 if 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 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](http://www.carmarthenshire.gov.uk)).