

**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 03 RHAGFYR 2020  
ON 03 DECEMBER 2020**

**I'W BENDERFYNU/  
FOR DECISION**

***Ardal  
Dwyrain/  
Area East***



**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>03 DECEMBER 2020</b>
<b>REPORT OF:</b>	<b>HEAD OF PLANNING</b>

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**APPLICATIONS RECOMMENDED FOR APPROVAL**

<b>Application No</b>	<b>PL/00245</b>
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<b>Application Type</b>	Full Planning Permission
<b>Proposal &amp; Location</b>	Change of use of former Apostolic Church School to Care Home (Use Class C2), double storey front extension, entrance canopy, together with parking, turning and other ancillary works at Apostolic Church School, Bryn Road, Penygroes, Llanelli, SA14 7PW

<b>Applicant(s)</b>	M & D Care
<b>Agent</b>	AP Architecture and Planning Ltd
<b>Case Officer</b>	Andrew Francis
<b>Ward</b>	Penygroes
<b>Date registered</b>	13 August 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 comprises of the existing large building commonly known as the Apostolic Church Bible College which is located at the end of Bryn Road, Penygroes.

Bryn Road ends at the start of the large grounds that are associated with this former Apostolic Church building, on which also sits an associated dwelling called Latimer Lodge. Overall, the grounds extend to some 0.75 Ha.

Planning permission was granted in February 2020 to convert the building and dwelling into a residential care facility under Use Class C2 of the Use Classes Order 1987 (as amended). As such, works have been ongoing at the site to carry out this conversion, as per that planning permission referenced E/39777.

The large existing building is essentially shaped like a reversed 'L', with the vertical long limb measuring 39.85 metres in length and 6.8 metres in width, with the base limb being shorter and wider, measuring 24 metres by 16.5 metres. The longer limb part of the building is essentially the older part and is two storey in height, whilst the shorter wider limb are much more recent additions and are single storey structures, though due to the site topography, some of these elevations appear taller, though only providing a single floor internally.

There is a fairly large tarmacadam parking area to the front of the building which has served it over the years.

## Proposal

Full planning permission is sought to add a double storey extension to the front elevation of the building, an entrance canopy on the side of the building, together with parking, turning and other ancillary works. The application form also includes for the change of use of the building to Use Class C2, though, as per the last planning permission granted at this site, a permission for this use already exists at this site. The plans show how the building will be adapted and changed internally.

The front double storey extension adds a modern and inviting visual feature onto the front elevation. This measures 7.48 metres in width by 3.85 metres in depth. It accommodates a communal lounge and laundry on the ground floor and on the first floor.

The canopy proposed measures 4.28 metres in width by 2.15 metres in depth and is an open sided structure over the main entrance into the modern limb of the building.

Externally, both additions feature a slate roof and composite cladding to the walls. The windows in the extension will be white, though the final material is yet to be specified.

The ancillary works to the grounds include for 15 parking spaces to the front of the building, with 2 of these being specified for disabled users. A landscaping scheme is shown as well as a turning area just within the site for the continued use of Bryn Road residents.

## Planning Site History

PA/16601	Proposed extension and conversion of existing buildings to provide a 19 Bedroom (C2) Care Home Pre-Application - Statutory	05 June 2019
E/40644	Discharge of Condition 8 on E/39777 (Ecological Impact Assessment) Pending	
E/39777	Proposed extension and change of use of former bible college and change of use of associated bungalow to a residential care home (Use Class C2) with parking and ancillary works Full Granted	03 February2020
E/29632	Proposed alteration and refurbishment of former bible college to 5 no domestic units (3 houses and 2 bungalows) Full Granted	06 November 2014
E/00910	Proposed extension and internal alteration to bible college Approved	06 May 1998
P6/15/175/93	Storage of caravans for 50 weeks and 2 weeks convention period Approved	20 April 1993

P6/19076/91	Change of use of 2 no. ground floor rooms into Christian book shop Approved	09 January 1992
P6/16198/89	Extension and change to old peoples' residential home Approved	11 January 1990

## Planning Policy

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

SP1	Sustainable Places and Spaces
SP2	Climate Change
SP3	Sustainable Distribution- Settlement Framework
GP1	Sustainability and High Quality Design
GP2	Development Limits
H6	Residential Care Facilities
TR3	Highways in Developments – Design Considerations
EQ4	Biodiversity

### [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 objections to the proposal based on the current and previous use of the building.

**Llandybie Community Council** – No objections to the proposal, requests that due regard be taken to the off road access and parking facilities available.

**Local Member(s)** – The Local Member, Councillor D Thomas offers no objections to the plans.

**Natural Resources Wales** – Advises that bats are present on the application site. Based on the information submitted, the development is not likely to be detrimental to the maintenance of the species and offer no objection subject to a condition.

**Dwr Cymru Welsh Water** – No objection, recommends conditions.

**Public Protection** – No objections to the proposal.

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. Fifteen representations were received objecting to the proposed development from fourteen addresses. The matters raised are summarised as follows:

- The small area shown for turning shown on the plans is more restricted than the existing situation. Some of the residents of Bryn Road have larger vehicles which will find it difficult to turn in the space provided. Also, emergency services, refuse vehicles and supermarket delivery vans would also struggle to negotiate the road and will have to reverse down, especially as they show that a sliding gate is to be erected beyond the turning area. A bigger turning area is requested.
- The opening of the facility will cause an increase in traffic up and down Bryn Road, catering for shift changes, deliveries, visitors etc. Bryn Road is narrow and busy, anything which will make the situation worse in terms of safety and potential damage to vehicles will be an issue.

## **Appraisal**

### ***Principle of the development***

The application site is located within the development limits of Penygroes, categorised as being within the Ammanford/Cross Hands Growth Area within the Local Development Plan's (LDP) settlement framework. The proposal for the modest extension of the large building is considered to be acceptable at this location. It will modernise the frontage of the building and offer the company an attractive façade.

The change of use of the building from D2 to C2 use has already been examined and planning permission for this use was approved under planning reference E/39777. This application would also look to use the building for C2 use so there is no conflict with the previous approval.

As such, the application is broadly compliant with policies GP1 and H6 of the LDP, subject subject to detailed considerations as discussed below.

### ***Impact upon highway safety***

All of the objectors to this application raise the issue of the reduction of the turning area available to them. However, Members should note that the land used by the residents of Bryn Road to turn on is not formal highway land, it is land that comes under the curtilage and ownership of the buildings that are the subject of this application. As such, the turning facility the residents of Bryn Road have enjoyed has been on an informal basis, at the gift of the landowners.

As the new landowner, the applicant can decide to not provide a turning area at all for the residents of Bryn Road and there is no way for the Local Authority to compel them to do so. As such, the provision of the current proposed turning area is, in fact a gain for the residents of Bryn Road as this formalises the turning area which they can continue to use.

The Heat of Transport has recognised this, as has the Local Member who are both satisfied with the current proposal.

Therefore, whilst many of the residents of Bryn Road may feel aggrieved at this situation, it is a net gain for them as a potential alternative is no turning area whatsoever.



Based on this information and the current and previously approved uses of the site, the proposal complies with TR3 of the LDP.

### ***Impact on the character and appearance of the area***

The long established building and Latimer Lodge within its grounds already has planning permission to be used as a residential care facility under C2 of the Use Classes Order. As such, this application is essentially to consider the modest extensions and ancillary landscaping, parking and turning works to the site. These will allow the building to become a care facility that meets the required standards it must achieve, whilst improving the visual appearance of the building and particularly the approach to the building. As noted above, the proposed turning area is retained for the residents of Bryn Road to use.

The proposal is therefore considered to bring back into beneficial use a prominent local building which will be good for the character and appearance of the area.

### ***Biodiversity***

The application site is known to accommodate bats as found in the submitted bat survey. However, and as previously found also, the proposed development is not likely to be detrimental to the maintenance of the population of this bat species and, as such, Natural Resources Wales do not object to the proposal subject to the imposition of a condition on the planning permission, should it be granted. They also advise that a European Protected Species (EPS) Licence will be required to undertake the works, though it is understood that that has been achieved as part of the previous planning permission. As such, the proposal is considered to comply with policy EQ4 of the LDP.

## **Planning Obligations**

There are no planning obligations required for this development.

## **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 proposed development is acceptable and the submitted information confirms that the building, which is within the defined settlement limits of Penygroes, is capable of accommodating the proposed extensions without having an unacceptable impact upon the character and appearance of the area, the landscape or the living conditions of neighbouring residents. The concerns regarding impact of the development on highway safety are acknowledged, however, the Head of Transport advises that in this instance, the fact that

the Authority does not own the land in question, that there is no obligation for the land owner to provide any facility for the residents of Bryn Road. The application is therefore considered to comply with policies SP1, SP2, SP3, GP1, GP2, H6, TR3, and EQ4 of the Carmarthenshire Local Development Plan and is recommended for approval subject to the following conditions:

## **Conditions**

### **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 (as amended).

### **Condition 2**

The development hereby permitted shall be carried out strictly in accordance with the following schedule of plans:-

- Location & Block Plan 1:1250 Scale @ A1 (10.225.01) Received 30 June 2020;
- Proposed Block & Site Layout Plan 1:200, 1:500 Scale @ A1(10.225.02A) Received 23 October 2020;
- Proposed Part Ground Floor Plan Sheet 1 of 2 1:50 Scale @ A1 (10.225.10 Rev. A) Received 30 June 2020;
- Proposed Part Ground Floor Plan & Basement Floor Plan Sheet 2 of 2 1:50 Scale @ A1 (10.225.11 Rev. A) Received 30 June 2020;
- Proposed First Floor Plan 1:50 Scale @ A1 (10.225.12 Rev. A) Received 30 June 2020;
- Proposed Elevations 1:100 Scale @ A1 (10.225.13) Received 30 June 2020

*Reason:*

To ensure that the development is implemented in accordance with the approved details.

### **Condition 3**

The development hereby approved shall only be used as a care home falling within class C2 to the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to this class in any statutory instrument revoking or re-enacting that order with or without modification.

*Reason:*

To safeguard the amenities of neighbouring properties.

### **Condition 4**

The vehicular access into the site shall at all times be left open, unimpeded by gates or any other barrier.

*Reason:*

In the interest of highway safety.

### **Condition 5**

There shall at no time be any growth or obstruction to visibility over 0.9 metres above the adjacent carriageway crown, over the site's whole Bryn Road frontage within 2.4 metres of the near edge of the highway.

*Reason:*

In the interest of highway safety.

### **Condition 6**

The access, visibility splays and turning areas 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.

*Reason:*

In the interest of highway safety.

### **Condition 7**

The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority 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.

*Reason:*

In the interest of highway safety.

### **Condition 8**

All works must be carried out in strict accordance with the nesting mitigation recommendations contained in sections 5.15, 5.16, 5.17, 5.18 and 5.20 of the submitted Ecological Impact Assessment Report produced by Wildwood Ecology dated 18/07/19 report reference WWE19074 ECIA BATS REV A. Full details of a scheme of the referenced nesting mitigation locations must be submitted to the local planning authority for written approval prior to commencement of the development and thereafter implemented as approved.

*Reason:*

To protect breeding birds and their nests while being built or containing eggs or young and provide replacement nest sites for a Section 7 species, in accordance with the provisions of Carmarthenshire LDP Policy SP14 & EQ4.

## **Condition 9**

No Development shall commence until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to go ahead.

### *Reason:*

To ensure the maintenance of a European Protected Species and in accordance with the provisions of Carmarthenshire LDP Policy SP14 & EQ4.

## **Notes/Informatives**

### **Note 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.

### **Note 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)).

<b>Application No</b>	<b>PL/00466</b>
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<b>Application Type</b>	Householder Planning Permission
<b>Proposal &amp; Location</b>	Raising the ridgeline, insertion of rooflights and side-facing window and the construction of a rear dormer to form a loft conversion at Bryntirion, Llandeilo Road, Carmel, Llanelli, SA14 7SE

<b>Applicant(s)</b>	Mr and Mrs Govier
<b>Agent</b>	Peter Rees
<b>Case Officer</b>	Paul Roberts
<b>Ward</b>	Llanfihangel Aberbythych
<b>Date registered</b>	30 September 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 consists of the curtilage of a detached two storey house located on the eastern flank of the A476 in the village of Carmel. It has a double fronted design with a low pitched hipped roof. The house has a single storey extension to the side which has a partly pitched and flat roof. It is located in a generous curtilage being set back from the A476 while also being at a lower level than the road. There is a parking area to the front of the house and garden space to the side and rear which is bounded by a mix of hedgerows and fencing.

The property is located in a primarily residential area that is characterised by mix of bungalows and two storey houses. There are agricultural fields to the south and east of the site.

## Proposal

The application seeks full planning permission to increase the height of the existing roof, the addition of a rear dormer window and rooflights to both the front and rear roof planes. The proposal will provide a new en-suite bedroom in the roof of the property. The ridge of the new roof will be approximately 2.2 metres higher than the existing and will be of a gable design in contrast to the current hipped roof. It will include a new window in the southern side gable that will overlook the neighbouring agricultural field.

The new dormer window will have a pitched roof and include a glazed door opening that will form part of a juliet style balcony that will include a glass balustrade immediately to the front of the doors. The velux windows in the front roof plane facing the road will serve the new en-suite bathroom and stairway while those to the rear will serve the bedroom and its proposed new dressing room. The new roof and dormer window are to be have a tiled finish to reflect that of the existing roof while the gable ends of the new roof will consist of facing brickwork to match those of the host dwelling.

The application has been accompanied by a bat survey which confirms that there are no bats within the property.

## Planning Site History

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

E/13003	New house Outline planning permission refused Appeal dismissed	21 June 2006 22 March 2007
P6/9491/83	House and garage Full planning permission	22 September 1983

## Planning Policy

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

GP1 Sustainability and High Quality Design  
GP6 Extensions  
EQ4 Biodiversity

## Summary of Consultation Responses

**Llanfihangel Aberbythych Community Council** – Have objected to the application on the following grounds :

- Impact upon the privacy of the occupiers of the properties on the opposite side of the A476 by way of overlooking.
- Impact upon the neighbouring property by way of loss of light and amenity.

**Local Member** – County Councillor Cefin Campbell raises concerns regarding the impact upon the amenity of the properties on the opposite side of the road and asks that officers ensure that the new window in the side elevation of the dwelling should not affect the privacy of neighbouring properties.

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

## Summary of Public Representations

The application was the subject of notification by way of the posting of a site notice to the front of the application property. In response, three letters of representation have been received which include one from the occupier of the adjacent property as well as a property on the opposite side of the road. No address has been provided by the third respondent. The respondents object to the application and raise the following issues of concern :

- Loss of privacy and amenity due to the increased roof height and insertion of dormer and velux windows.
- The change from a hip to a gable presents a larger roof profile that will cast a shadow over neighbouring properties.
- The height of the property will be much higher than all neighbouring properties that are bungalows or dormer bungalows.
- The impact upon the privacy of existing bungalows on the opposite side of the road from the front skylights and side window.
- Potential change of use in the future to multiple occupancy or B & B.
- Lack of parking.

## Appraisal

Policy GP6 of the LDP is of relevance to the proposal in that relates specifically to extensions to existing residential dwellings. It permits extension proposals where they are subordinate and compatible to the size, type and character of the existing development, will not result in the over development of the site or lead to inadequate areas of parking or garden space. The policy also requires that the local environment and amenity of neighbouring developments should not be adversely affected by the development, with this also being an objective of Policy GP1 of the Plan.

Turning firstly to the design of the proposal, whilst the ridge height of the house will increase by approximately 2.2 metres, the existing roof has a markedly low pitch in comparison to other neighbouring properties within the surrounding street scene particularly those located along the same side of the A476 to the north of the application property. The increased height and gable design will increase the overall mass of the roof, nonetheless it will not appear overly dominant or disproportionate with the size and appearance of the existing house. The surrounding area is characterised by varying roof types which include hipped and gable designs and the general scale and form of that proposed will not be visually discordant within this context. The house is set back from the road at a lower level than the adjacent semi-detached properties which, combined with its low roof pitch, means that it currently has a lower ridge level than these properties. Whilst the new roof will have a higher ridge level than these properties, the extent of the difference will not be of such a level that it would appear unusual or at odds with the appearance of the existing street scene particularly given the generous separating distance of some 13.5 metres between the properties.

With regard to the dormer window proposed in the rear of the new roof, a number of surrounding properties feature dormer windows with the most notable being the two neighbouring semi-detached properties. The scale and design of the dormer feature and juliet balcony will be subordinate and compatible with the size and appearance of the extended house while its location at the rear of the property will mean that it will not be visible in the surrounding street scene.

In terms of the impact upon the amenity of neighbouring properties, the occupier of a neighbouring bungalow, Amanwy, located on the opposite side of the road and to the south west of the application property has raised concern regarding the impact upon their privacy by way of the overlooking of their front windows. The rooflights in the front of the new roof will be located some 56 metres distant of the front elevation of the respondents bungalow and be located on the opposite side of the road, while those properties located directly opposite are approximately 40 metres from the front elevation of the application property. These separating distances are sufficient to prevent any unacceptable overlooking of the front elevations of neighbouring properties while the new rooflights will have no outlook towards their garden spaces to the rear. In addition, the southerly orientation of the new bedroom window in the side gable of the application property will mean that any outlook towards the front of the neighbouring properties would be at an oblique angle which, combined with the separating distance, will prevent any harmful privacy impact.

With regard to the impact upon the adjacent dwelling, Bryn Heulwen, the orientation of both properties is such that there is an element of mutual overlooking whereby the first floor windows of both properties currently have an angled view over each other's rear garden areas. The position of the application property behind the rear elevation of Bryn Heulwen will mean that the new juliet balcony and rear rooflights will not overlook the private garden area and conservatory close to the rear elevation of the neighbouring dwelling. They will have an angled outlook towards the rear part of the neighbouring garden, nonetheless this is already overlooked by the existing first floor windows of the application property and the separating distance of in excess of 20 metres between the windows and juliet balcony and this area of the garden will mean that there will be no unacceptable harmful impact upon the neighbour's existing privacy levels.

Turning to the impact upon the adjacent dwelling in terms of loss of light, the new roof will be located 10.5 metres from the common boundary between both properties and some 13.5 metres distant of its side elevation which has a number of small window openings facing the application property. This separating distance combined with the lower level of the application property will mean that the new roof will not overshadow either the garden space or side elevation of the adjacent dwelling or cause any unacceptable harm by way of loss of light.

Concerns regarding the lack of parking are misjudged in that the application site currently has off road parking for approximately 5-6 vehicles which is sufficient to serve the extended dwelling and the proposed addition of a further bedroom.

Finally, the matters raised regarding the potential future use of the property as a house of multiple occupancy or other commercial use are not relevant to the consideration of the application.

The proposal is therefore considered to be in accord with the objectives of Policies GP1 and GP6 of the LDP in that it would be of a scale and form that will respect the character and appearance of the existing dwelling and surrounding street scene while also not adversely affecting the amenity and living conditions of neighbouring occupiers.

## **Planning Obligations**

None



# **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, together with the representations received, it is concluded on balance that the proposal is acceptable and in compliance with the policy objectives of the Authority's adopted LDP and national planning policy. The application is therefore put forward with a favourable recommendation.

## **Conditions and Reasons**

### **Condition 1**

The works hereby granted consent 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:-

- 1:1250 scale location plan
- 1:500 and 1:100 scale block plan, existing and proposed roof plan.
- Proposed floor plan, roof plan and elevations (BAM79)  
received on 28 September 2020
- Bat survey report prepared by I & G consulting referenced IG2020Bryntirion  
received on 19 October 2020

*Reason:*

In the interest of clarity as to the extent of the permission.

### **Condition 3**

The development hereby approved shall be undertaken in strict accordance with the recommendations and mitigation measures contained in sections 4.2.1, 4.2.2, 5.1.1-5.1.3 and site plan contained in appendix 5 of the Bat survey report prepared by I & G Ecological

Consulting referenced IG2020Bryntirion received on 19 October 2020 and detailed in the proposed ground floor plan and elevations drawing (1611-02-A) received of 27 October 2020.

*Reason:*

To ensure there is no detriment to the maintenance of the favourable conservation status of Bat species.

## **Notes/Informatives**

### **Note 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.

### **Note 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)).