

**ADRODDIAD PENNAETH
CYNLLUNIO,
CYFARWYDDIAETH YR AMGYLCHEDD**

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

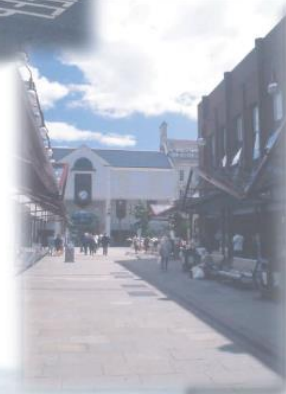
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN/**

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

**AR 30 IONAWR 2020
ON 30 JANUARY 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 yn 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:	30 JANUARY 2020
REPORT OF:	HEAD OF PLANNING

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<p>APPLICATIONS RECOMMENDED FOR APPROVAL</p>

Application No	W/39586
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Application Type	Full Planning
Proposal & Location	PROPOSED CHANGE OF USE FROM ANNEX TO DWELLING AT HAFOD HILL, LLANBOIDY, WHITLAND, SA34 0ER

Applicant(s)	MR DARREN PHILLIPS, RHIWIAU, LLANBOIDY, WHITLAND, CARMARTHEN, SA34 0EE
Agent	MR D E PAGE, ERW AUR, OSTREY HILL, ST CLEARS, CARMARTHEN, SA33 4AJ
Case Officer	Charlotte Greves
Ward	Llanboidy
Date of validation	07/10/2019

Reason for Committee

This application is being reported to the Planning Committee as the applicant is immediately related to a Local Member and Member of the Planning Committee.

Site

The application site comprises a former annexe and associated surrounding land which was previously adjoining and formed part of the dwelling and curtilage of the property known as Hafod Hill.

Hafod Hill is located approximately 100m to the south west of the development limits of lower Llanboidy and is within the designated conservation area of Llanboidy. The site is to the south of a C class road and is accessed directly off it. There are currently two accesses, one serving Hafod Hill and the other a short track to the, now detached, former annexe.

The former annexe is now a detached single storey building, with first floor accommodation provided in the roof space and served by a dormer window. There is an adjoining attached single storey element which previously comprised part of the storage/pottery workshop buildings which joined the main dwelling at Hafod Hill to the annexe.

Proposal

Full planning permission is sought for the change of use of an annexe to a self-contained independent dwelling. The proposal includes the formation of a separate access and parking and turning area to serve the proposed dwelling together with the division of the existing curtilage and provision of private amenity areas to serve both the existing and proposed dwelling.

Works have been carried out to demolish a portion of the former storage/pottery workshop which previously linked the dwelling and annexe. A close boarded fence has also now been erected to delineate the curtilage boundary between the dwelling and annexe.

The proposed dwelling internal layout comprises a kitchen/living room, hall, bedroom and bathroom at ground floor and the roof space is detailed as attic space on the plans. The dwelling would also be served by the existing attached single storey garage.

Aside from those already undertaken no additional external alterations are proposed.

Planning Site History

- W/30793 FULL PLANNING PERMISSION WAS GRANTED IN 2015 FOR THE “EXTENSION FROM MAIN HOUSE INTO THE ADJOINING MATERIALS STORAGE AREA OF POTTERY WORKSHOP” TO FORM AN ADDITIONAL BEDROOM. NOTWITHSTANDING THE DEVELOPMENT DESCRIPTION THE FLOOR PLANS DETAIL THAT THE EXTENSION WAS FROM THE “ANNEXE” AND NOT THE “MAIN HOUSE” AS DESCRIBED. IT WOULD NOT APPEAR THAT THIS PERMISSION HAS BEEN IMPLEMENTED.
- D4/13694 PLANNING PERMISSION WAS GRANTED ON 3RD JULY 1986 FOR A GRANNY FLAT AND EXTENSION TO WORKING POTTERY. THE PERMISSION INCLUDED A CONDITION WHICH STATES THE FOLLOWING:
- “THE RESIDENTIAL UNIT HEREBY PERMITTED SHALL ENURE FOR THE RELATIVES OF THE OCCUPANTS OF THE MAIN DWELLING HOUSE TO WHICH THIS APPLICATION RELATES, AND TO THEIR SUCCESSORS IN TITLE AND FOR NO OTHER PERSON.”
- D4/6284 PLANNING PERMISSION WAS GRANTED ON THE 10TH AUGUST 1979 FOR THE CHANGE OF USE OF FORMER SMITHY AND STABLE TO POTTERY CRAFT WORKSHOP, STORE AND KILN ROOM.
- D4/3118 PLANNING PERMISSION WAS GRANTED ON 7TH FEBRUARY 1977 FOR AN EXTENSION TO THE DWELLING.

Planning Policy

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

SP 13 Protection and Enhancement of the Built and Historic Environment

GP1 Sustainability and High Quality Design

H3 Conversion or Subdivision of Existing Dwellings

AH1 Affordable Housing

TR3 Highways in Developments – Design Considerations

EQ1 Protection of Buildings, Landscapes and Features of Historic Importance

[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 Local Member and member of the Planning Committee. Councillor Phillips is immediately related to the applicant.

Countryside Recreation and Access Unit – No objection.

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. No representations have been received as a result.

Appraisal

The application site comprises a former annexe which was once attached to the existing dwelling known as Hafod Hill. Policy H3 of the LDP allows the subdivision of existing dwellings which would not result in an over-intensification of use; where suitable parking provision is available, or made available and where the architectural quality, character and appearance of the building is, where applicable safeguarded and where its setting not unacceptably harmed.

Works have already been undertaken to separate the main dwelling at Hafod Hill from the former annexe through the partial demolition of the former pottery workshop/storage buildings which previously linked the two. Aside from the works that have been carried out and the division of the Hafod Hill curtilage to provide separate amenity, access and parking areas to serve both the existing and proposed dwelling, there are no external changes to the buildings themselves proposed. The proposed plans therefore reflect the existing situation on site.

Given that the proposed dwelling was previously an annexe, albeit restricted to use by family members of the main dwelling, it already comprises residential floorspace and therefore the proposal to change the use of the annexe to a small separate unit of accommodation would result in minimal change in terms of the use of the site.

It is considered that the site can acceptably accommodate the proposed one bedroom dwelling and there would be no over intensification of use of the site as a result. In addition, an adequate area of private amenity space and parking provision for both the existing and proposed dwelling are provided. The Head of Highways and Transportation has no objection to the use of separate accesses and has recommended conditions which will be included in any planning permission

The proposals are not considered to result in any significant adverse impacts upon the character and appearance of the existing dwelling or the Conservation Area given that there is very little change to the existing design and appearance of the buildings on site.

The principle of the proposed development is therefore considered to accord with Policy H3 of the LDP. The proposal is also considered to accord with GP 1, SP 13 and EQ 1 and TR 3 for the reasons outlined above.

Other matters

Affordable Housing

Whilst the proposal would result in the net gain of a residential unit, the annexe already comprises residential floorspace and as such an affordable housing contribution to accord with Policy AH 1 is not sought in this instance.

Public Rights of Way

A Public Right of Way (Footpath 18/16) currently runs through the application site. The Path has been subject to a Public Path Diversion Order which has the effect of moving the path away from the dwelling to an alternative location through the curtilage of the property. The Diversion Order will come into force when the works are completed and the Order confirmed. Therefore the proposed development is not considered to affect the Public Right of Way.

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 and therefore planning permission should be granted for the proposed 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:-
 - Scale 1:1250 Site Location Plan received 30th September 2019
 - Scale 1:500 Proposed Block Plan received 30th September 2019
 - Scale 1:100 West Elevation Plan received 22nd August 2019
 - Scale 1:100 East Elevation Plan received 22nd August 2019
 - Scale 1:100 North Elevation Plan received 22nd August 2019
 - Scale 1:100 South Elevation Plan received 22nd August 2019
 - Scale 1:100 Roof Plan received 22nd August 2019
 - Scale 1:100 Ground Floor Plan received 22nd August 2019
 - Scale 1:100 First Floor Plan received 22nd August 2019
- 3 The new vehicular access to serve the dwelling hereby approved shall be laid out and constructed strictly in accordance with Carmarthenshire County Councils (Highways and Transport services) Typical Layout No. 1 (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 4 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.
- 5 The gradient of the vehicular access serving the dwelling hereby approved shall not exceed 1 in 10 for the first 5.0 metres from the edge of the carriageway.
- 6 Prior to any use of the access to the dwelling hereby approved by vehicular traffic, a visibility splay of 2.4 metres x 43 shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.9 metres within this splay area.
- 7 The access, visibility splays and turning area required, shall be wholly provided prior to the first occupation of the dwelling hereby approved, 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.
- 8 The parking spaces and layout shown on the plans herewith approved shall be provided prior to the first occupation of the dwelling hereby 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.

- 9 The new private access 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.

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.
- 3-9 In the interest of highway safety to accord with Policy TR3 of the Local Development Plan for Carmarthenshire adopted December 2014

Notes

- 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 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)

Application No	W/39625
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Application Type	Full Planning
Proposal & Location	PROPOSED RESIDENTIAL DEVELOPMENT OF 6 NO. AFFORDABLE HOUSING UNITS. THE APPLICATION IS ALSO TO INCLUDE, INFRASTRUCTURE, PARTIAL HEDGEROW REMOVAL, LANDSCAPING IMPROVEMENTS, BIODIVERSITY MITIGATION & ENHANCEMENTS; AND ANY ANCILLARY WORKS AT LAND OFF, HIGH STREET, ABERGWILI, CARMARTHEN, SA31 2JA

Applicant(s)	JONATHAN HICKIN, TAI WALES & WEST HOUSING, CWRT Y LLAN, CHURCH LANE, NEWCASTLE EMLYN, SA38 9AB
Agent	RLH ARCHITECTURAL DESIGN SOLUTIONS LTD -ROB HOWELL, 16 MAIN STREET, FISHGUARD, SA65 9HJ
Case Officer	Helen Rice
Ward	Abergwili
Date of validation	14/10/2019

Reason for Committee

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

Site

The site lies within the settlement of Abergwili and comprises a triangular shaped plot situated at the end of High Street, Abergwili and the A40 roundabout junction. The site lies opposite the entrance into the Grade II Listed Carmarthen Museum (Bishops Palace) and Former Lodge and the associated Registered Park and Garden located to the south off High Street, with existing residential properties located to the north and west. The site's south eastern boundary adjoins the highway verge of High Street leading up to the A40 roundabout located towards the eastern corner of the site. The site's physical boundaries are defined by the side boundaries of neighbouring properties (Ty'r Orsaf to the north and Rudbaxton to the east) with the southern and eastern boundary dominated by highway verge vegetation and trees, the central portion of the site is currently laid to grass and is generally level.

Access to the site is currently provided via an agricultural style gate located opposite the pedestrian access into Carmarthen Museum. An existing bus stop is located immediately adjacent to the site and served by the 280 and 281 service bus route between Llandovery and Carmarthen.

The wider built up area of Abergwili is located to the west of the application site and is characterised by a mix of terraced, semi-detached and detached properties of varying architectural design and detailing. Properties to the north of the site are generally of more modern detached design whereas properties immediately to the west are more traditional albeit some have undergone extensive refurbishment in recent years. Abergwili CP Primary School is located some 250m by foot to the north west of the site, adjacent to which is a public playground. Despite large areas of the village being affected by flooding, the application site is not affected.

Proposal

The proposal seeks full planning permission for the erection of 6no. affordable housing units, comprising 4no. 4person 2 bedroom houses and 2no. 2person 1 bedroom flats, set back within the site behind the existing highway verge. Access to the site would be in a similar position to the existing field gate access albeit widened to 5m with a 1.8m pavement either side to provide the necessary width to serve the proposed development with the provision of a pavement to join up with the existing pavement on the road. A visibility splay of 2.4m by 70m is shown to be achievable.

The proposed internal layout includes a central shared access road which provides access to a row of 3 terraced properties to the west with their main elevations fronting the highway and the remaining 1no. 2 bed unit and flats to the east fronting onto the access road. The properties would be finished in white render with a brickwork plinth under a slate roof. Windows, fascias and barge boards are to be uPVC finished in grey with composite doors of differing colours.

Car parking provision for the terraced houses would be provided to the front of the proposed dwellings and adjacent the retained highway verge. Similarly, car parking provision for the remaining dwelling and flats would be provided off the central access road. Existing vegetation is proposed to be retained where possible and each unit is to be provided with a garden area. A pumping station for foul water drainage is proposed connecting to the existing mains sewer with a sustainable drainage system, including infiltration pond proposed to deal with surface water drainage.

The application was supported by a suite of plans and supporting documentation.

A Phase 1 Ecological Appraisal Survey Report concluded that the majority of the site has low ecological value whereas the boundary hedgerows have high ecological value and should be retained where possible and thus protected during the construction phase and enhanced. The report acknowledges the need to remove part of the hedgerow to accommodate the new access and advises to undertake such works outside of the nesting season. The report concludes that the impact of the development can be adequately mitigated through appropriate timing of works and provision of enhancement measures to include bat and bird boxes, bat friendly lighting, planting of native hedgerow species along the site's boundaries and creation of reptile habitat within hedgerow borders.

A Tree and Hedgerow Survey accompanying the application has surveyed the sites hedgerows and trees including boundary trees. The report concludes that the site's hedgerows are classified as important and should be retained and protected by a 2m construction buffer zone, albeit there is acknowledgement that a small portion of hedgerow will be lost to accommodate the proposed access. In terms of trees, a large Sycamore tree within the neighbouring property at Ty'r Orsaf was originally proposed to be felled due to the proximity of the dwellings to its roots. However, changes to the layout have been submitted to enable this tree to be retained.

A Historic Environment Assessment of the site was undertaken to establish the archaeological potential of the site and its potential impact upon nearby cultural assets. The report concludes that the Listed Buildings at Carmarthen Museum/Bishops Palace Park would be largely obscured from the development by reason of existing vegetation, surrounding built form and the boundary wall of the park with High Street and therefore impacts upon the setting of cultural assets would be classed as Minor/Negligible. However, the report identifies that the site has the potential to disturb sites of a former Smithy and possibly the old Roman Road that is believed to run along the route of High Street, with below ground remains of these sites unknown.

Planning Site History

The site has been the subject of previous applications for development as follows:

- W/01131 SITING OF RESIDENTIAL DWELLINGS, OUTLINE PLANNING PERMISSION REFUSED ON 24/10/1997 ON GROUNDS THAT AT THAT TIME THE CARMARTHEN EASTERN BYPASS A40 ROUNDABOUT WAS IN THE PROCESS OF COMPLETION AND THE DEVELOPMENT WAS CLASSED AS PREMATURE PENDING ITS COMPLETION AND CONCERNS WERE RAISED IN TERMS OF INADEQUATE VISIBILITY FOR THE ACCESS.
- D4/18255 SITING OF A FOUR BEDROOMED DWELLING HOUSE TO SERVE AS VICARAGE, FULL PLANNING PERMISSION REFUSED ON 12/09/1989 ON GROUNDS THAT THAT AT THAT TIME THE SITE WAS LIKELY TO BE AFFECTED BY THE PROPOSED CARMARTHEN EASTERN BY PASS AND THE DEVELOPMENT WAS CLASSED AS PREMATURE PENDING ITS COMPLETION AND CONCERNS WERE RAISED IN TERMS OF INADEQUATE VISIBILITY FOR THE ACCESS.

Planning Policy

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

- SP1 Sustainable Places and Spaces
- SP3 Sustainable Distribution- Settlement Framework
- SP5 Housing
- SP6 Affordable Housing
- SP13 Protection and Enhancement of the Built and Historic Environment
- SP14 Protection and Enhancement of the Natural Environment
- GP1 Sustainability and High Quality Design
- GP2 Development Limits
- GP4 Infrastructure and New Development
- H1 Housing Allocations

H2	Housing within Development Limits
AH1	Affordable Housing
TR2	Location of Development- Transport Considerations
TR3	Highways in Developments- Design Considerations
EQ1	Protection of Buildings, Landscapes and Features of Historic Importance
EQ4	Biodiversity
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 – has provided initial comments on the application and advised that there is no objection in principle although the formal response and request for conditions is awaited.

Welsh Government Transport - No objections to the development but advice given to clarify that any noise mitigation measures deemed necessary as a result of perceived noise nuisance from the trunk road is the responsibility of the development and that there should be no interference with the trunk road highway soft estate.

Head of Homes and Safer Communities – has confirmed that the ward of Abergwili is an area of high housing need which would be best met by providing a mix of 1, 2, 3 and 4 bedroom homes complying with DQR standards for social rent.

Abergwili Community Council – have confirmed their unanimous objection to the development on the following grounds:

- Abergwili is overpopulated
- Additional access onto an already congested highway opposite a bus stop
- Spill over parking from Glangwili Hospital is creating cars parking on High Street both sides creating one way traffic
- No increase in extra traffic should be encouraged given the sites proximity to the school
- Mains sewerage is already overpopulated and development would increase demand on the fragile mains sewerage system
- The site is within the floodplain and is in an area of high risk for flooding and Abergwili has recently been affected by flooding
- The Community Council believed that agreement had been reached some years ago with the County Council that no future planning would be approved due to the locality of the village, high risk of flooding, lack of capacity in sewerage system and traffic conditions.

Local Member(s) - Councillor Dorian Williams has not commented to date.

Natural Resources Wales – no objections.

Dwr Cymru/Welsh Water – no objections subject to the imposition of conditions specifying that no dwelling is occupied until the proposed drainage system for the site has been completed and that no surface water/land drainage shall be allowed to connect directly or indirectly into the public sewerage system.

Dyfed Archaeological Trust – No objections to the development as a Written Scheme of Investigation prepared by Archaeology Wales complies with current planning requirements.

Community Safety Liaison Officer – the development will achieve Secured by Design Gold as required by Welsh Government and the development will be overseen by the officer to ensure that this is achieved.

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

Summary of Public Representations

The application was the subject of notification by way of site notices. 7 no. representations from nearby households were received objecting to the development on the following grounds:

- The development would increase traffic in Abergwili which is already congested by traffic.
- The sites proximity to the Museum junction and A40 roundabout would create a highway hazard.
- The extra traffic would increase danger for pedestrians/school children crossing the road whilst using the nearby bus stops.
- The development on its own and together with the cycle path and refurbishment of the museum would increase parking demand making it difficult to manoeuvre through the village and block emergency vehicles.
- Overspill from Glangwili hospital is impacting upon parking in the village creating a one way route through High Street creating congestion and stress for residents
- Over-development of the site.
- Design of the development is not in keeping with the rest of the village.
- There is already a diverse mix of residential properties in Abergwili offering opportunities for renovation or conversion into affordable housing units of the size proposed.
- Lack of drainage capacity in the village.
- Drainage connection requires access over private land.
- Development would exacerbate flooding due to water drainage going into the mains.
- Land fronting the road is owned by the Trunk Road Agency, has the Agency agreed to transfer the land to the developer.
- There is no need for new affordable housing in Abergwili as there are a number of ex- Local Authority properties and terraced housing which would be suitable for affordable housing.

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

Appraisal

The key issues arising from the proposed development are deemed to be whether the proposal is acceptable in principle, its impact upon the character and appearance of the area including the setting of the nearby listed buildings, its impact upon the living conditions of neighbouring properties, highway impacts, landscape and biodiversity impacts, cultural heritage impacts, drainage and flooding impacts.

Principle of development

The proposed built up area of the development is entirely within the defined development limit of Abergwili whereas the access is located outside as the defined development limit excludes the highway verge. Policy GP2 of the LDP confirms that proposals within defined development limits will be permitted subject to other LDP policies, national policies and any other material planning considerations. Whilst the access to the site is just outside the development limits, without this access the site is landlocked as such development of the site can be considered acceptable in principle subject to the caveats of Policy GP2. Nevertheless, given that the proposal is entirely for affordable housing purpose to be managed by Tai Wales and West Housing, it could even be classed as an exception site under Policy AH2 of the LDP which supports schemes for 100% affordable housing in locations immediately adjacent to development limits. Abergwili is in an area of high housing need and this proposal would go towards meeting that need by providing 6 social rented housing. The application is the subject of grant funding from Welsh Government.

Impact upon character and appearance of the area

Policy GP1 of the LDP requires developments to conform and enhance the character and appearance of the site and wider area through careful design, scale, siting, detailing, landscaping and use of materials. The proposed layout is considered to have taken these requirements into the account whilst balancing with the site specific and development constraints. The existing highway verge and vegetation is largely to be retained and therefore creating a softening of the site's development impact upon the wider area and setting of the nearby listed buildings. Plots 1 – 3, whilst set back in the development, are orientated with their main elevations fronting onto the road and thus maintain the active street frontage character of Abergwili where the front elevations of dwellings face onto High Street. Similarly, plots 4 - 5(a)&(b) have also been designed so that their main front elevations, albeit staggered, front onto High Street, but also with their side elevations fronting onto the internal road having an active frontage of windows and doors. The proposed materials reflect those used on properties in close proximity and within the wider settlement with the terraced and semi-detached built form also reflective of existing built form in the settlement.

A number of objectors to the scheme have noted that the proposal represents an overdevelopment of the site. The site area in total extends to 0.16ha and thus the development in terms of individual buildings (i.e. 5) equates to a density 31 buildings per hectare or 37 units per hectare when considering the total number of units (i.e. 6). Such densities are comparable to general development within defined settlements and is lower than the density of existing terraced development within Abergwili nearby the site. The development has been designed so as to ensure existing vegetation is retained where possible and therefore the number of dwellings proposed is reactive to the site constraints with the end layout providing a sense of space through the set back of the dwellings, intervening landscaping and amenity space around buildings and to the rear. As such, it is not considered that the proposal represents an overdevelopment of the site.

Impact on living conditions of neighbouring properties

Policy GP1 of the LDP also specifies that proposals are not to have a significant impact on the amenity of neighbouring residents and users. Evidently the proposal has the potential to affect amenity on the basis that the site currently is a grassed paddock whereas the proposal will introduce development works in the short term and residents in the long term. However, such impacts can be adequately reduced through appropriate design of the site. The adjoining properties of Ty'r Orsaf to the north and Rudbaxton to the west are those which are likely to experience the greatest impact given their proximity. Whilst Plots 1 – 3 would be set back virtually in line with the rear elevation of Rudbaxton, it is considered that the combination of existing outbuildings in the rear garden of this property along the site's boundary with the development, the set back of 1.5m from the boundary and that there would be no openings on the side elevation it is not considered that the proposal would have such an impact on the amenity of the residents of Rudbaxton to warrant a refusal of the application. In terms of Ty'r Orsaf, the rear elevations of Plots 4-5 facing the garden area of Ty'r Orsaf would be set back 2m from the boundary with no window openings and similarly the rear elevations of Plots 1 – 3 would be set back 10m at their nearest to the property. It is considered that these distances in combination with the elevational detailing limits the impact upon amenity to acceptable levels. Boundary 1.8m fencing would also be provided along the sites entire northern and western boundary. On balance therefore, it is considered by reason of the proposed design, the development would not have an unacceptable impact upon the living conditions of nearby residents.

Highway Impacts

Policy GP1(h) requires developments to be served by an appropriate access and that development would not give rise to any parking or highway safety concerns both on the site or within the locality. This is further expanded upon by Policy TR3 which specifies the need for development to incorporate highway design into proposals.

In terms of access, the proposals involve the creation of new access in the general location of the existing field gate albeit widened to provide a 5m carriageway with a 1.8m pavement either side. The proposals also confirm that adequate visibility splays of 2.4m by 70m can be achieved in both directions. The internal access road is intended to be a shared access drive that would be maintained by Tai Wales and West Housing. Whilst concerns raised regarding the site's proximity to other accesses and the bus stop are acknowledged, given the provision of sufficient visibility splays to required standards, it is not considered that this concern is sustainable. The access proposals have been reviewed by the Council's Highways Officer who has confirmed that the access proposals are acceptable to serve the development. Full details of the proposed highways conditions are to follow.

With regards car parking, the proposal complies with the Council's Parking Standards in that each 2 bedroom property is to be provided with two parking spaces with the single bed flats being provided with one parking space each, an additional 1 no. visitor space has also been incorporated into the layout design. This level of car parking is considered sufficient to meet the needs of the development and in addition, the site is located within close proximity to public transport provision via the nearby bus stops. The comments raised by the community council and third parties in relation to the development generating additional demand for on-street parking within the village are acknowledged however given

that the proposal provides sufficient off-street parking provision to serve the development it is not considered that the proposal would exacerbate the existing parking issues.

Similarly, the community council and third parties have raised concerns regarding the traffic generation from the development exacerbating current traffic issues within the village which are exacerbated by the on-street parking that currently takes place, partly due to a number of existing properties within the village being dependent upon on-street parking provision. Furthermore, the site is located at the edge of the village and within easy walking distance of the nearby school, playground, public house and bus stops and thus the vehicular trips generally associated with such services and facilities would not be generated by this development. The Council's Highways Officer has reviewed the application and has raised no objection in terms of traffic generation and similarly the Welsh Government Transport department equally raise no objections. Whilst the concerns of residents and the local council are acknowledged, it is not considered that an additional 6no affordable 2 and 1 bed units in this location would result in a significant increase in traffic generation that would warrant a refusal of the application on highway safety grounds. The application is therefore considered to comply with policies GP1 and TR3 of the LDP.

Biodiversity and Landscape Impacts

The application is supported by ecological and tree reports as outlined above and a landscaping strategy is included on the submitted plans indicating the intended areas for landscaping, including the retention and protection/enhancement of existing vegetation. Policy GP1 of the LDP requires developments to incorporate existing landscape elements and promotes the use of good quality hard and soft landscaping whilst providing opportunities to enhance biodiversity. The development is largely designed around the landscaping constraints of the site with the existing verge area being maintained along with vegetation along the boundary. A Sycamore tree within the neighbouring property was initially proposed to be felled subject to such permission with the neighbour. However, following consultation with the Authority's Tree and Landscaping Officers, amendments to the layout has enabled this tree to be maintained. The submitted landscaping scheme is considered satisfactory by the Council's Landscape Officer subject to the imposition of conditions to ensure compliance and details of protection areas during construction and subsequent management and maintenance details. As such, it is considered that the proposals put forward have incorporated existing landscaping features as far as possible and include recommendations for further protection and enhancement of landscaping and ecological features.

Drainage and Flooding Impacts

The village of Abergwili has historically been affected by flooding and a number of objectors have raised this as a concern siting that the site is in the floodzone. However, consultation with NRW's Development Advice Maps which includes up-dated floodzones confirms that the site is not affected by flooding and therefore the requirements of Technical Advice Note 15: Development and Flood Risk are not applicable. Nevertheless, it is a standard requirement that new developments utilise sustainable drainage methods to ensure surface water run-off does not exacerbate flooding. In this instance, the proposal includes sustainable drainage methods through the provision of an infiltration pond to serve highway run-off along with permeable paving within the access and parking area. The details of these proposals have been the subject of consultation with the Authority's Drainage Section who has confirmed that the drainage details would have to be subject to

approval by the Sustainable Drainage Approval Bodies (SAB). The Drainage Section did not indicate any objections to the strategy put forward in the proposals.

In terms of foul drainage, there are two mains connection points in proximity to the development site. The nearest of which is in the rear garden area of Rudbaxton with the other in the highway at Ismyrddin. To enable connection to the mains sewer the proposal is to be served by a pumping station situated at the end of the access road into the site. The two options in terms of connection to the mains sewer have been put forward. It is noted that objections relating to connections over private land have been received and thus it is likely that the option of connection via the public highway is to be implemented. However, such matters are for discussions between relevant parties and subject to agreement with DCWW under the Water Industry Act 1991. DCWW has advised that they have no objection to the proposal subject to the drainage proposals put forward being implemented (i.e. either Option1 or Option 2). No concerns have been raised by DCWW in terms of capacity as suggested by objectors to the scheme. Therefore, having regard to the above and the advice from DCWW and the Authority's Drainage Section, the development is not considered to give rise to drainage concerns.

Cultural Heritage Impacts

The site is within proximity to the Grade II listed Bishops Palace and Lodge (Carmarthen Museum) which is also a Registered Park and Garden. Furthermore, as outlined in the Historic Environment Assessment submitted with the application, according to historic mapping a smithy was once situated on the application site and the remains of a Roman Road is understood to follow the alignment of High Street.

In terms of the impact upon the listed buildings and registered park and garden, the Senior Built Heritage Officer has reviewed the proposal and has concluded that the development would have low to negligible impact upon these assets by reason of the proximity of the site, retention of the existing highway verge vegetation. It is therefore considered that the development would not have an unacceptable impact upon the character and appearance of the area nor the setting of the nearby listed buildings and registered park and garden. In terms of archaeological remains, Dyfed Archaeology has advised that a Written Scheme of Investigation would be required to provide details over how the developer intends to mitigate against any adverse effects on the historic environment. It is understood that such a document has been supplied direct to Dyfed Archaeology and provided that the development is carried out in accordance with that document they would not raise any objections.

Planning Obligations

Whilst the proposed development of 6 units would trigger Policy AH1 of the LDP to ensure that a contribution of the site is earmarked for affordable housing purposes to be secured by way of a legal agreement, as the development is for 100% affordable housing by a registered social landlord the site more than meets the LDP requirement. Furthermore, as the developer is governed by Welsh Government in its delivery of affordable housing and is dependent on grant money to deliver the scheme for affordable housing only, it is not necessary to bind the delivery of the units as affordable units by way of a legal agreement.

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 given the site's location within the defined development limits of Abergwili and provision of a modestly scaled 100% affordable unit scheme that the development is acceptable in principle. The development has been designed to reflect the character of other properties within the settlement whilst having regard to the site specific development constraints to create a development that would be set back and viewed as a logical extension to the existing settlement with the retention of the highway verge vegetation providing a softened transition between the built up area of the village the countryside area beyond. The proposal would not have an unacceptable impact upon the setting of nearby cultural heritage assets and adequate provision is in place to safeguard against any impacts upon archaeological remains. The proposal would not lead to an unacceptable impact upon the living conditions of nearby properties by way of loss of privacy or overlooking.

The principal objections raised by third parties and the community council relate to the highway impacts of the development, that, in their opinion, would exacerbate existing parking and traffic issues through the village along High Street. Whilst these concerns are acknowledged, given that a suitable access can be provided that meets with required standards and sufficient off-street parking to serve the development is provided coupled with the modest scale of the proposal, it is not considered that this development would result in a significant increase in traffic generation to warrant a refusal on such grounds. This opinion is shared by the Highway Authority and Welsh Government Transport Department who have offered no objections to the scheme. The applicant has demonstrated that there are suitable foul and surface water drainage options available that both DCWW and the Council's Land Drainage section have raised no concerns over. Matters concerning use of private land for connection is a matter for the parties involved but nevertheless, connection via the public highway is also understood to be available as an option in any event. It is therefore considered that the application complies with policies SP1, SP3, SP5, SP6, SP13, SP14, GP1, GP2, GP4, H1, H2, AH1, TR2, TR3, EQ1, EQ4 and EP3 of the Carmarthenshire County Local Development Plan and is recommended for approval subject the following conditions.

RECOMMENDATION – APPROVAL

Conditions

- 1 The works hereby granted consent shall be commenced before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-

- 1:1250 and 1:200 scale Location and Topographic Site Survey plan [R460 S-01 C] received 11 December 2019
- 1:200 scale Proposed Site Plan [R460 p-01 F] received 11 December 2019
- 1:100 and 1:50 scale Plots 1,2 & 3 Floor Plans, Elevations and Section [R460 P-02 D] received 27 September 2019
- 1:100 and 1:50 scale Plots 4 & 5 Elevations, Section and Floor Plans [R460 P-03 E] received 11 December 2019
- 1:200 scale Existing and Proposed Landscape Plan [R40 LP-01 E] received 11 December 2019
- Drainage Options Plan [C-SK01 Rev B] received 27 September 2019
- Historic Environment Assessment by Archaeology Wales received 14 October 2019
- Tree and Hedgerow Survey Report by RDS Landscape Solutions 27 September 2019
- Ecological Appraisal Survey Report by RDS Landscape Solutions dated 23 September 2019 received 27 September 2019

3 Prior to the commencement of any works associated with the development hereby approved, a Construction Exclusion Zone (CEZ) shall be established to protect all existing vegetation identified for retention. The CEZ shall be defined by a barrier of a specification appropriate to exclude the degree and proximity of all construction phase operations. The barrier shall form a continuous length, aligned as follows: -

- To the perimeter of root protection areas, defined in accordance with BS5837 of all trees, groups of trees or woodland located within, on, or with a canopy spread which overhangs the site boundary.
- To 1.5m from the edge extent of above ground growth of all shrub masses, hedges and hedgerows located within or on the site boundary.

Any construction operations and access within the CEZ shall be limited to those undertaken in compliance with the recommendations of BS5837. The CEZ shall be enforced throughout the duration of all development works and until all equipment, machinery and surplus materials have been removed from the site.

4 No development shall take place until a Drainage and Service Infrastructure (DSI) Plan has been submitted to and agreed in writing by the local planning authority. The DSI Plan shall indicate the: position, depth and height of all existing and proposed underground, overhead and associated surface DSI elements in relation to the Landscape Design Scheme as set out on the 1:200 scale Existing and Proposed Landscape Plan [R40 LP-01 E] received 11 December 2019. The DSI Plan shall demonstrate that potential conflicts have been minimised through DSI design and layout. In locations where, potential conflicts with the approved Landscape Design Scheme are identified, a DSI Method Statement shall accompany the DSI Plan. The Method Statement shall specifically provide details of the construction and installation operations and specific design solutions for all DSI elements located:

- within the root protection areas of all trees, large shrubs and hedges identified for retention;
- within proposed landscape areas.

The development shall thereafter be carried out in accordance with the approved DSI Plan and Method Statement.

- 5 No development shall take place until Landscape Maintenance and Management (LMM) details have been submitted to and approved in writing by the local planning authority to include:
- i) LMM Responsibility Plan which provides clear definition of those areas subject to transfer to future private ownership and management responsibility and/or proposed for adoption by the local authority.
 - ii) LMM Scheme for all areas within the application boundary not included in the above. The LMM Scheme shall include: -
 - Plans, specifications and schedules for establishment and long-term maintenance and management, of all identified landscape areas, including monitoring and remedial operations;
 - Details of the management agent (body or organisation) responsible for implementation of the LMM scheme; and the legal and funding mechanism(s) by which delivery of the LMM scheme will be secured.

All landscape maintenance and management operations shall be fully implemented as approved.

- 6 The approved Landscape Design Scheme (LDS), as set out on the 1:200 scale Existing and Proposed Landscape Plan [R40 LP-01 E] received 11 December 2019 shall be fully implemented prior to the occupation of any of the residential units hereby approved. Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved LDS which, within a period of 5 years after the first occupation of any of the residential dwellings hereby approved 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.
- 7 Prior to the occupation of any of the residential units hereby approved, the drainage system for the site shall be completed in accordance with the details shown on Drainage Options Plan [C-SK01 Rev B] received 27 September 2019. Thereafter no further surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
- 8 The development hereby approved shall be carried out strictly in accordance with the Written Scheme of Investigation as contained within the Geophysical Survey Report prepared by Dyfed Archaeology dated November 2019 received 10 January 2020. On behalf of the Local Planning Authority, Dyfed Archaeological Trust will monitor all aspects of the work which shall not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.
- 9 The development hereby approved shall be carried out in accordance with the recommendation contained in Section 6 of the Ecological Appraisal Survey Report

by RDS Landscape Solutions dated 23 September 2019 and received 27 September 2019.

10 HIGHWAYS CONDITIONS TO BE ADDED

Reasons

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In the interest of clarity as to the extent of the permission.
- 3-5 To ensure that the development enhances the character and appearance of the site and ensures the use of good quality hard and soft landscaping and embraces opportunities to enhance biodiversity and ecological connectivity: thus delivering the objectives of LDP policies: - SP1 d) and i); GP1 a), f) and i); EQ5; and where appropriate EQ6.
- 6 To ensure that the development retains, incorporates and does not adversely affect existing landscape or other features which contribute to local qualities and distinctiveness: thus delivering the objectives of LDP policies: - SP1 d) and i); SP14 e); GP1 b) and f); and EQ5; and pursuant to section 197 (a) of the Town and Country Planning Act 1990.
- 7 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.
- 8 To protect historic environment interests whilst enabling development.
- 9 To safeguard and enhance biodiversity.

Notes

- 1 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Application No	W/39678
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Application Type	Outline
Proposal & Location	CONSTRUCTION OF DWELLING AND GARAGE AT GARDEN AT SWN Y MOR, LLANSADURNEN, LAUGHARNE, SA33 4RJ

Applicant(s)	MR MICHAEL COGAN, SWN Y MOR, LLANSADURNEN, LAUGHARNE, SA33 4RJ
Agent	HAROLD METCALFE PARTNERSHIP, 32 SPILMAN ST, CARMARTHEN, SA31 1LQ
Case Officer	Charlotte Greves
Ward	Laugharne Township
Date of validation	21/10/2019

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 the curtilage currently located to the side of the dwelling known as Swn Y Mor. The site is located in the settlement limits of Llansadwrnen and comprises a broadly rectangular shaped area of garden between existing residential development on the southern side of the C3229 road which runs through the settlement.

The site sits at a higher level than the existing dwelling owing to the prevailing topography. The site has a relatively steep gradient which follows the incline of the rest of the settlement to the west. The site has a frontage with the C class road to the north of the site where an existing hedgebank forms its boundary. The site is well maintained lawn and landscaped area with part of the site's western boundary shared with the two storey dwelling known as Rock Cottage with the property known as Headlands View located further to the south west of the site. The land falls steeply to the south and beyond the application where there are extensive views towards the coastline and surrounding areas.

Proposal

Outline planning permission is sought for the construction of one dwelling and detached garage with all matters reserved. The matters concerning access, appearance, layout, scale, and landscaping are therefore to be considered at the later reserved matters applications stage subject to first gaining outline planning permission. As required under legislation an indicative layout has been provided which suggests how the site may be developed and includes the following scale parameters for both the dwelling and detached garage:

Dwelling:

Width: 8m – 10m

Length: 15m – 18m

Height (to ridge): 5.5m – 6.0m

Height (to eaves): 2.5m – 2.8m

Detached garage:

Width: 5.5m – 6m

Length: 5.5m – 6m

Ridge: 4.8m – 5.2m

Eaves: 2.1m – 2.4m

Access to the site would be obtained directly off the adjoining highway and the indicative layout suggests the provision of two off-street car parking spaces along with a garden area the majority of which is indicated to be located to the rear of the proposed dwelling and garage.

Planning Site History

- | | |
|----------|---|
| W/30650 | EXTENSION TO GARAGE TO FORM WORKSHOP, EXTEND EXISTING FIRST FLOOR STUDIO, GENERAL CHANGES TO FENESTRATION
Conditionally approved - 9 September 2014 |
| W/03310 | CONSTRUCTION OF A HOUSE AND GARAGE PLANNING PERMISSION WAS CONDITIONALLY APPROVED ON THE 18 MAY 2000 FOR THE EXISTING DWELLING AND INTEGRAL DOUBLE GARAGE KNOWN AS SWN Y MOR TOGETHER WITH ITS SURROUNDING CURTILAGE
Conditionally approved - 18 May 2000 |
| D4/14636 | CONSTRUCTION OF DWELLING AND BARN TO SMALLHOLDING REFUSED 12 JUNE 1987 ON GROUNDS THAT "THE SITE LIES BEYOND THE ACCEPTABLE DEVELOPMENT LIMITS OF THE COMMUNITY AND DEVELOPMENT WOULD THEREFORE BE SPORADIC IN CHARACTER, CREATE VISUAL INTRUSIONS INTO THE COUNTRYSIDE AND SET PRECEDENTS FOR FURTHER UNCOORDINATED DEVELOPMENT"
Planning Permission Refused - 12 June 1987 |

Following the refusal of planning permission by the Local Planning Authority the proposed development was given planning approval on appeal to the Welsh office on 28th March 1988.

Planning Policy

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

SP1 Sustainable Places and Spaces
SP3 Sustainable Distribution- Settlement Framework
SP14 Protection and Enhancement of the Natural Environment
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
EQ4 Biodiversity
EQ6 Special Landscape Areas

[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.

Laugharne Township Community Council – Raise concerns regarding the proposal on the following grounds:

- The dwelling is being built in a garden within a community that has a dispersed building structure with large plots and it has been shoe-horned into a garden area.
- The access should be through the existing entrance as opposed to creating a new access onto the narrow road and through an historic hedge line.
- Biodiversity is very significant and should be a consideration.
- The impact of the development on the Wellbeing of current residents of Llansadwrnen.
- Consideration should be given to locating the proposed dwelling at a lower level within the site and below the skyline.

Local Member(s) – Councillor Jane Tremlett, local member for the Laugharne Township, has not provided any comments to date.

Land Drainage – SAB approval is required.

Natural Resources Wales – No objection.

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. 11 representations from 6 different households have been received objecting to the proposed development, and the matters raised are summarised as follows:

- The principle of development is not acceptable due to the site being located in a village with no core and established community service and facilities. The site is therefore in an unsustainable location and would not accord with the sustainability principles set by national and local planning policy.
- The development would have an adverse amenity impact on existing properties having regard to loss of privacy of the four nearest dwellings.
- The scale of the proposed buildings are large and out of keeping with the existing dwellings in the village.
- The development will affect the appearance of a beautiful village.
- The development would be crammed into an already dense area.
- Siting of the dwelling in line with the existing dwelling, Swn Y Mor, and restricting the property to single storey with integral garage, would have less visual impact and result in less privacy impact upon existing neighbours.
- The proposed dwelling and garage would be overlooked by existing properties.
- Impact of the development on highway and pedestrian safety as a result of poor visibility from an additional entrance on a busy, narrow road with few passing places.
- There would be a further vehicular entrance onto a narrow and high sided area of the hill where large/very heavy lorries often travel at quite a speed.
- The location of the access on the northern site boundary would be in close proximity to existing accesses and therefore has the potential to impact on existing residents accessing and egressing their properties.
- Further information should be submitted in respect of the speed of traffic along the lane and to determine the visibility splay that would be required at the access.
- The proposed development does not encourage increased accessibility and sustainable growth and access to the new dwelling would be reliant on private vehicle trips due to limited access to public transport and is therefore not in a sustainable location.
- Undermining of walls/banks in the vicinity are already a concern.
- The site is in a visually prominent location and the development would be visible from the sea and coastline, including the historic site known as Hugden Hill.
- The site is in an environmentally sensitive location i.e. the Special Landscape Area.
- The proposals neither protect nor enhance the County's Natural Environment and may have an adverse impact on priority species, habitats and features of the Special Landscape Area.
- The proposed buildings do not fit into such a landscape and have an impact on the surrounding area including views from the seascape.
- Impact of the proposed dwelling and garage upon views from neighbouring dwellings.
- The scale of the dwelling in terms of height suggests a two storey dwelling which would increase its visibility from distant and local views.

- No information has been submitted indicating whether the proposed development will be detrimental to the trees on site.
- Vegetation clearance and hedgerow removal may be harmful to features of ecological importance.
- Vegetation clearance and hedgerow removal at the access would be harmful to the street scene.
- Insufficient information has been submitted in respect of ecology.
- The proposal is unnecessary and adds to the strain on local services.
- Further information is required in respect of foul drainage disposal.
- The development requires SAB approval and a SAB application has not been submitted to date.

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 Llansadwrnen, categorised as a sustainable community within the Local Development Plan's (LDP) settlement framework. The proposal is for the development of a single dwelling within the development limits and as such is permitted in accordance with Policies SP1, H2 and GP2 of the LDP.

Impact on the character and appearance of the area

As explained above the application is for outline planning permission only with all matters reserved. Detailed design matters relating to the layout of the site, the access to the site and the appearance and scale of the dwelling and landscaping are for determination at the reserved matters application stage.

The site currently forms part of the large curtilage serving Swn Y Mor. It specifically comprises an area of garden to the west (side) of the existing dwelling and represents a gap in the built form of the village which continues in a roughly linear form to the west with the development on both sides of the C class road through the village on both sides.

Concerns have been raised by third parties in respect of the layout and scale of the dwelling and garage. The layout of the site is a reserved matter and therefore the details provided at this stage are only indicative. Notwithstanding this, it is considered that based on the submitted indicative layout and scale parameters and the land available within the site, that the site can acceptably accommodate a single dwelling and garage whilst maintaining an area of private amenity space and sufficient separation distances from the existing dwellings.

The village of Llansadwrnen comprises a variety of different property designs and styles, both single storey and two storey dwellings included. The scale of dwelling proposed would not be out of keeping with properties within the village of the site and in consideration of the topography of the site and height of surrounding properties it is considered that a maximum height parameter of 6m would be acceptable. Existing and proposed ground levels in addition to cross sections will be required to be submitted as part of any reserved matters application in order to ensure that the development would be

visually acceptable within the site and in relation to the surrounding properties and area within which it is located.

Furthermore, a suitable landscaping scheme together with appropriate boundary treatments can be secured at reserved matters stage and will further ensure that the development can be acceptably integrated with its surroundings and in relation to existing dwellings.

Therefore subject to an acceptable design and layout which will be considered at the reserved matters stage, development of the site for a dwelling would not have an unacceptable impact upon the character and appearance of the area. The application is therefore, at this stage, considered to comply with Policy GP1(a) of the LDP.

Visual and Landscape Impact

The site is located in the Carmarthen Bay and Estuaries Special Landscape Area as defined in Policy EQ 6 of the LDP.

The site is within the development limits of an existing settlement and would be adjacent to surrounding residential development. Whilst the proposed development would fill what currently comprises a gap between properties, it is not considered that the development would introduce an alien development that would have an adverse landscape and visual impact over and above that of the existing built development that surrounds it. Given the topography of the site and the open views of the coastline to the south, the development would potentially be visible from long distances however it would be seen in the context of existing built development as opposed to being seen in isolation and therefore it is not considered it would result in a significant adverse visual and landscape impact.

Furthermore, a suitable design which will be considered further at reserved matters stage in addition to the approval of an appropriate landscaping scheme will further assist in ensuring the development integrates well within its surroundings and has limited visual impact in accordance with Policy EQ6 of the LDP.

Living conditions of neighbouring occupiers

Based on the indicative layout it is considered that the site is capable of accommodating a dwelling that would sit comfortably within the site, and could replicate the scale and form of the nearest dwellings. Based on the scale parameters provided, acceptable separation distances can be achieved from the nearest dwellings and a suitable layout and design of dwelling that limits the impact on the living conditions of nearby properties can be secured at the reserved matters stage. Existing and proposed levels and cross sections which will be required by condition to be submitted at reserved matters stage will form part of the assessment of the full details of the proposed development and will further mitigate against any adverse impacts upon neighbouring dwellings. An appropriate landscaping scheme and provision of suitable boundary treatments will provide additional screening of the development and further safeguard the amenity of neighbouring properties.

It is therefore considered at present that the proposal complies with Policy GP1(d) of the LDP. It is the case however that this will be further scrutinised at the reserved matters stage when further details are submitted for consideration.

Impact upon highway safety

The access to the site is proposed to be obtained directly off the C class road. It is proposed to construct an entrance through the existing hedgebank which currently forms the boundary between the application site and the road. Access is a reserved matters and therefore only the principle of access into the site is for consideration at this stage with full details required to be submitted at reserved matters stage. The Head of Highways and Transportation has responded to consultation with no objection to the principle of the proposed new access to the dwelling.

A revised indicative layout has been submitted following further discussions between the applicant's agent and the Head of Highways and Transportation which has amended the indicative access point further to the east and closer to the existing access serving the property Swn Y Mor. The change is to reflect advice following consultation that in order to achieve the required visibility splays of 2.4m x 43m that the access point would need to be adjacent to the north east boundary of the site. It would appear that based on the information provided that the visibility splays would be achievable except that the extent of works required to the frontage hedgerow are at this stage unclear. Any impact will, however, be fully assessed at reserved matters application stage whereby full details of the access into the site and layout will be provided.

The Head of Highways consultation response also requires a passing place to be provided at the front of the site to provide a carriageway width of 5.5m for a length of 10m which will be required by condition in addition to a condition requiring a scheme for parking and turning.

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

Impact on trees and features of ecological importance

Concerns have been raised by third parties that insufficient information has been submitted in respect of trees on site and ecological matters in that tree, hedgerow and vegetation removal would have an adverse impact on features of ecological importance, specifically bats. Following discussion with the Council's Tree Officer and Ecologist it has been determined that, whilst the site is well landscaped, there are no mature trees or constraints on this site that would require the submission of further information, such as an Arboricultural Survey or an Ecological Survey. However, a landscaping design scheme will be required by condition will as such be scrutinised further as part of any reserved matters in order to minimise any impacts upon trees and biodiversity. Furthermore, the works required to the hedgerow frontage at this stage are unclear as access is a reserved matter. Any impact can be fully assessed at reserved matters application stage whereby full details of the access into the site and layout will be provided.

The proposal is therefore at present considered to comply with Policies SP 14 and EQ4 of the LDP.

Drainage

The application form submitted with the application states that foul water is proposed to be disposed of via a septic tank and surface water disposal is proposed to be to a soakaway.

Land Drainage have advised that due to the construction area of the proposed development SAB approval will be required. Furthermore, a consultation response from Natural Resources Wales and responses from third parties raise concern that the development is in an area served by a mains sewer and therefore connection to the mains should be considered ahead of private means of foul water disposal. Information submitted by the applicant's agent suggests that the site is not within a sewered area however the planning authority has now consulted Dwr Cymru/Welsh Water to establish the current situation and it has been confirmed that there are no public sewers in the vicinity of the development. Further details in respect of foul drainage can be assessed further at the reserved matters stage and therefore a condition requiring full details of foul and surface water drainage to be submitted and agreed at reserved matters stage will be included in any outline planning permission.

It is therefore considered that at present, the proposed development is considered to accord with Policies EP2 and EP3 of the LDP.

Other matters

Concerns raised by third parties in relation to impact of the proposed development upon the views enjoyed by neighbouring properties however this is not a material planning consideration.

Planning Obligations

The applicant has agreed to complete a Unilateral Undertaking agreeing to pay the requisite commuted sum contribution to affordable housing in accordance with Policy AH1 of the LDP. The contribution amount in this area of the County is equivalent to £77.58 per sqm of the internal floorspace of the dwelling. The final level of contribution would be determined at the reserved matters stage when details of the floorspace would be provided.

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 in principle in this location and the submitted indicative information confirms that the site is capable of accommodating a dwelling without having an unacceptable impact upon the character and appearance of the area, the landscape and the living conditions of neighbouring residents. Sufficient safeguards are in place to ensure that the development would not have an unacceptable impact upon features of ecological importance and the principle of a new access to serve the dwelling is also considered acceptable having regard to highway safety. The applicant has agreed to

pay a financial contribution towards affordable housing secured by way of a Unilateral Undertaking. The application is therefore considered to comply with policies SP1, SP3, SP14, GP1, GP2, H2, AH1, TR3, EP2, EP3, EQ4 and EQ6 of the Carmarthenshire Local Development Plan and is recommended for approval subject to the Unilateral Undertaking and the following conditions:

RECOMMENDATION – APPROVAL

Conditions

- 1 Application for approval of reserved matters must be made to the local planning authority before the expiration of three years from the date of this permission, and the development must be commenced not later than whichever is the later of the following:-
 - a) the expiration of five years from the date of this outline planning permission;
 - b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.
- 2 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. The development shall be carried out in accordance with the approved details.
- 3 The development shall be carried out in accordance with the following approved plans and documents, unless otherwise stipulated by conditions:-
 - Scale 1:1250 Location Plan received 15th October 2019
 - Scale 1500 Block Plan received 5th December 2019
- 4 Details and plans showing the existing and proposed ground levels of the site including finished floor / roof levels drive and of the dwelling and garage hereby approved, together with existing and proposed cross sections through the site shall be submitted to and approved in writing by the local planning authority as part of any Reserved Matters application for the site. The details shall reflect the scale and character of existing neighbouring dwellings. The development shall thereafter be carried out in accordance with the approved details.
- 5 No building on any part of the development shall exceed 6 metres in height above the finished ground level of the site.
- 6 A landscape design scheme shall be submitted to and approved in writing by the Local Planning Authority as part of any reserved matters application for the site. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following 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.
- 8 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 for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.
- 9 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.
- 10 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.
- 11 Prior to any use of the access by vehicular traffic, a visibility splay of 2.4 metres x 43 metres shall be formed and thereafter retained in perpetuity, either side of the centre line of the access in relation to the nearer edge of carriageway. In particular there shall at no time be any obstruction above 0.9 metres within this splay area.
- 12 A passing bay, giving a total carriageway width of 5.5 metres over a 10 metres linear length of the road, shall be provided fronting the site. This shall be implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity.
- 13 Details of a scheme of parking dedicated to serve the dwelling within the application site area shall be submitted at the reserved matters stage. The approved scheme shall be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity.
- 14 Details of parking and turning provision for all construction and delivery vehicles during the construction phase of the development shall be submitted at the reserved matters stage. The details shall include arrangements to ensure that the highway remains free from obstruction. The development shall thereafter be carried out in accordance with the approved details.
- 15 Full details of a scheme for the disposal of foul and surface water shall be submitted to and agreed in writing by the local planning authority. Such details are to form part of any reserved matters application for the site. The scheme shall include a programme of implementation of the scheme and shall be implemented in accordance with the approved details prior to the residential use of the development and retained in perpetuity.

Reasons

- 1 Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended).

- 2 This is an outline planning permission only and reserved matters approval must be sought from the Local Planning Authority.
- 3 In the interest of clarity as to the extent of the permission.
- 4-5 In the interests of visual amenity and residential amenity and to ensure that the dwellings reflect the character and appearance of the area.
- 6-7 In the interest of reducing the landscape impact of the proposed development, visual amenity and biodiversity.
- 8-14 In the interests of highway safety.
- 15 In the interest of securing a satisfactory method of surface and foul water drainage for the development.

Notes

- 1 Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any Conditions which the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all Conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any Conditions which require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other Conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 2 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).
- 3 The applicant/developer's attention is drawn to the signed legal agreement 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 of internal floor area.

Application No	W/39825
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Application Type	Full Planning
Proposal & Location	EXTENSIONS AND ALTERATIONS AT FRONAFON, LOGIN, WHITLAND, SA34 0TN

Applicant(s)	MR & MRS HARTLEY, FRONAFON, LOGIN, WHITLAND, SA34 0TN
Agent	WYN HARRIES MRICS, HARRIES PLANNING DESIGN MANAGEMENT, HENLLAN, EGLWYSWRW, PEMBROKESHIRE, SA41 3UP
Case Officer	Charlotte Greves
Ward	Llanboidy
Date of validation	21/11/2019

Reason for Committee

This application is being reported to the Planning Committee as the applicant is an employee of Carmarthenshire County Council and within the Planning division.

Site

The application site comprises a small detached dwelling located in a countryside location on the south side of a valley some 1.9km to the north east of Login. The dwelling takes the form of a traditional, stone agricultural outbuilding previously converted and extended to form an "L" shaped residential dwelling.

Proposal

Full planning permission is sought for the erection of an extension to the north-west elevation of the dwelling. The extension is proposed to facilitate the provision of an additional bedroom at first floor and the reconfiguration of the ground floor to provide a hallway area and the movement of the existing bedroom and attached shed within the newly extended section at ground floor.

The proposed extension would continue the form of the existing corrugated roof section of the dwelling further to the north-west. Proposed material finishes would comprise

corrugated roof to match the existing with a smooth finish to the south west facing wall and a timber clad finish to the north-west and north east elevations. The re-located lean-to store would also be timber clad.

In terms of fenestration a dormer window is proposed to the south west elevation at first floor with a glazed apex to the north-west to serve the first floor bedroom. A window is proposed to the north east elevation and French doors on the south west elevation to serve the ground floor bedroom.

Planning Site History

W/29374 VARIATION OF CONDITION 2 ON PLANNING PERMISSION W/13392
Variation of Planning Condition Granted 02/04/2014 - This application granted an amended design to the dwelling and amended landscaping scheme.

W/13392 CONVERSION OF OUTBUILDING TO DWELLING
Full Granted - 11/08/2006

Planning Policy

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

Policy GP 1 Sustainability and High Quality Design

Policy GP 6 Extensions

Policy 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

Natural Resources Wales – No objection.

Llanboidy Community Council – No observations received to date.

Local Member(s) – The local member and member of the Planning Committee, Cllr Dorian Phillips, has submitted no observations to date.

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. No representations have been received as a result.

Appraisal

Whether the design of the extension is acceptable having regard to the character and appearance of the existing building and surrounding area

The proposed extension is considered to comprise a subordinate addition to the existing dwelling by reason of its scale, design and the materials proposed. Whilst the scale of the existing dwelling would be increased and the linear form of the building lengthened as a result, the proposed extension is considered to comprise a sympathetic addition with a form and design that would not be at odds with the scale and character of the existing dwelling. The use of a combination of matching and modern timber materials helps to differentiate between the existing dwelling and the new extended section whilst helping to retain the traditional character of the original building particularly from the most visible, north east (front) elevation.

New fenestration is kept to a minimum with the materials proposed appropriate to the traditional character of the dwelling and matching the existing windows and doors. The addition of the glazed apex into the end (north-west elevation) introduces a more modern element to the extension however this is relatively small in terms of its scale and provides a modest and complementary solution to providing additional light internally and thus increasing the environmental sustainability of the extension and the dwelling as a whole.

The extension would not result in any adverse impacts upon the local environment or neighbouring developments and would be contained within the confines of the existing front and side boundary of the dwelling so as not to result in any impact upon the existing access, parking and garden/amenity areas.

The proposed extension is therefore considered to comply with Policies GP 1 and GP 6 of the LDP.

Biodiversity

A bat survey has been submitted with the application that has concluded that the roof of the main part of the existing dwelling is used by soprano pipistrelle bats for roosting and is possibly a small maternity roost. There was no bat activity recorded in the area of the proposed extension and therefore no impacts to bats or bat roosts associated with the proposed works are considered likely. Notwithstanding this, a method statement setting out precautionary working methods is included in the report and a condition requiring the development to be carried out in accordance with the method statement will be included in any planning permission.

The proposed development is considered to accord with Policy EQ 4 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 and therefore planning permission should be granted for the proposed 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 and documents:-
 - 1:50, 1:100, 1:200 and 1:1250 Scale Block & Location Plan, Proposed Ground Floor Plan, First Floor Plan and Elevations received 20th November 2019
 - Bat Survey Report April 2019 by Gould Ecology received 20th November 2019
- 3 The development shall be carried out strictly in accordance with the recommendations as set out in Section 7 of the Bat Survey by Gould Ecology dated April 2019 and received 20th November 2019.

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 In the interest of biodiversity.

Notes

- 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 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)