

**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

**ATODIAD
ADDENDUM**

**Adroddiad Pennaeth Lle a
Chynaliadwyedd
Lle a Seilwaith**

**Report of the Head of Place
and Sustainability
Place and Infrastructure**

12/03/2024

**I'W BENDERFYNU
FOR DECISION**

Application No	PL/06617
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Proposal	Retrospective application for the proposed extension to the rear of Plot 3 and extension to the rear raised decking area approved under the reserved matters approval (ref. PL/00588)
Location	Plot 3, Former NRW Labs, Pen Y Fai Lane, Llanelli, SA15 4EN

Consultations

Local Members – County Councillor M Palfreman has submitted a letter of objection in respect of the application wherein he opines that the changes to the approved plans are significant and have a serious and detrimental impact on adjoining properties, in particular nos. 2 and 2A Cwmbach Road.

Councillor Palfreman suggests that the extension of the rear projection and replacement of the approved timber balustrade with glazing both have clear implications on the privacy of neighbouring residents which is exacerbated by the fact that the site sits at a significantly higher level than the properties of Cwmbach Road. He supports the imposition of a condition preventing the use of the flat roof area above the projection as a balcony area but questions whether such a restriction will be observed in practice by the occupants.

Finally, Councillor Palfreman contends that the Committee should undertake a site visit to fully appreciate the changes to the development, prior to making a decision on the application.

Appraisal

The concern raised regarding the impact of the proposal upon the privacy of the occupants of the neighbouring properties of Cwmbach Road has been addressed in the main report. Specifically, the separating distances from the rear projection and decking structure to the rear of the existing properties, coupled with existing trees, boundary treatments and differing orientations, will safeguard against any unacceptable harm upon existing privacy levels. Moreover, it is noteworthy that the decking structure that has been constructed at the rear of the property is of a reduced depth compared to that previously approved whereby it projects to 2.6 metres in depth from the rear elevation of the house compared to the 3 metres approved under reserved matters permission PL/00588.

Turning to the concerns regarding the use of the flat roof of the rear projection as a balcony area, whilst the main report includes a condition (condition no. 4) that will preclude its use for such purposes, it is considered reasonable to reinforce this condition with a further condition that will require the provision of the juliet balcony features proposed to the front of the first floor fenestration at the rear of the dwelling prior to the occupation of the dwelling, and that they be retained thereafter for the lifetime of the development. The provision and retention of the juliet balcony features will prevent access to the flat roof area and, combined with condition no. 4, will ensure it will not be used as a balcony area that will unacceptably harm the privacy of neighbouring occupants.

Further conditions are recommended below pursuant the requirement to provide suitable landscaping as part of the altered development and the retention of existing boundary trees, together with an amendment to the wording of condition no. 5 contained in the main report.

Conditions and Reasons

Condition 5

The privacy screens proposed on the northern and southern sides of the raised timber decking structure hereby approved, as shown on the House Type D – Plot 3 – Elevations (308 – Rev D) received on 4 March 2024, shall have a minimum height of 1.8 metres above the floor of the decking and be provided in accordance with the details shown prior to the occupation of the dwelling and thereafter be retained for the lifetime of the development.

Reason: In the interest of privacy and residential amenity.

Condition 7

Within three months of the date of this planning permission, a scheme of landscaping shall be submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land and identify those to be retained as part of the development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling 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.

Reason: To ensure that the development enhances the character and appearance of the site and embraces opportunities to enhance biodiversity and ecological connectivity.

Condition 8

The first floor glazed juliet balconies shown in the House Type D – Plot 3 – Floor Plans (209 - Rev D) and House Type D – Plot 3 – Elevations (308 – Rev D) drawings received on 4 March 2024 shall be provided in accordance with the details shown prior to the occupation of the dwelling and thereafter be retained for the lifetime of the development.

Reason: In the interest of privacy and residential amenity.