

Dirprwyedig / Delegated

Rhif y Cais / Application Reference	A190748
Derbyniwyd / Received	16-09-2019
Y Bwriad / Proposal	Erection New Porch
Lleoliad Safle / Site Location	3 Aeron Court, Talsarn
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr S Gill, 3, Aeron Court, Talsarn, Lampeter, Ceredigion, SA48 8QT
Asiant / Agent	Mr C Hess, Glanrhyd, Llanfair Clydogau, Lampeter, Ceredigion, SA48 8LJ

Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

3 Aeron Court is a semi-detached property located on the side of the main road in the village of Talsarn. Planning permission was granted for the conversion of this former outbuilding into three dwellings and the erection of a further 8 dwellings to the rear in 1990.

Relevant Planning History

The relevant planning history of the site is outlined below:

- 950556: Conversion of building to 3 dwellings and erection of 8 dwellings. Approved subject to conditions 26-07-1995
- A020849: Conversion of barn to dwelling. Approved subject to conditions 18-09-2002

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

[add in details of the proposed development here]

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisiau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:: / These Local Development Plan policies are applicable in the determination of this application:

- DM06 High Quality Design and Placemaking
- DM13 Sustainable Drainage Systems
- TAN15
Development and Flood Risk (2004)

YSTYRIAETHAU PERTHNASOL ERAILL / OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

[add in details of the Consultation, Publicity and Representations applicable to this application]

CASGLIAD / CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise".

A pre-application response was given earlier this year which stated that:

"Planning permission was granted in September 2002 for the conversion of the barn to a dwelling (LPA reference number A020849). Condition 9 of the planning permission removed permitted development rights under Classes A, B, C, D, E, F of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1996 (as amended for Wales in 2013). The dwelling does not therefore benefit from permitted development rights for its alteration or extension. In any case, the proposed development would not benefit from permitted development rights as the porch is larger than what is permitted under permitted development rights relating to a porch and is located within 2 metres of the boundary between the curtilage of the dwellinghouse and the highway. Planning permission is therefore required for the proposed development."

The proposed porch in terms of its scale and design is considered to be in line with Policy DM06 of the LDP. It respects the character of the existing dwelling, with careful use of materials and window design. The proposal to extend the existing porch outwards of the external side door of the dwelling is considered to be acceptable. The porch would infill the existing raised entrance area to the door and is therefore contained within the curtilage of the dwelling.

The dwelling is located within Zone C2 of the TAN15 flood risk maps, nevertheless NRW have not raised an objection to the proposal due to the scale and location of the porch being within the existing curtilage and the floor levels will not alter.

The application is recommended for approval.

ARGYMHELLIAD / RECOMMENDATION:

Approve STC.