

## **DIRPRWYEDIG / DELEGATED**

<b>Rhif y Cais / Application Reference</b>	A190691
<b>Derbyniwyd / Received</b>	29-08-2019
<b>Y Bwriad / Proposal</b>	Erection of a Conservatory
<b>Lleoliad Safle / Site Location</b>	Cornel, Drefach, Llanybydder
<b>Math o Gais / Application Type</b>	Householder Planning
<b>Ymgeisydd / Applicant</b>	Mr and Mrs Jeff Thomas, Cornel, Drefach, Llanybydder, Ceredigion, SA40 9YB
<b>Asiant / Agent</b>	Daryl Thomas (Cartref Designs Ltd), Cartref, Llanybydder, SA40 9RB

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

“Cornel” is an existing dwellinghouse located within the centre of the village of Drefach, near Llanybydder. The property lies immediately adjacent to the A475.

The site has the former planning history:

- A011158 – Erection of a dwelling – Plot opposite Penpompren, Drefach, Llanybydder. Approved, subject to conditions – 8/8/2002.
- A041478 – Erection of a dwelling – Outbuilding at Drefach, Llanybydder. Withdrawn – 15-9-2005.
- A070599 – Replace derelict outbuilding with dormer bungalow – Glannau'r Afon, Drefach, Llanybydder. Withdrawn – 8-4-2008.
- A080013 – Replace derelict outbuilding with dormer bungalow – Glannau'r Afon, Drefach, Llanybydder. Approved, subject to conditions – 19-3-2008.
- A170800 – (CLEUD) – Access constructed over 4 years (excluding walling to either side of the access and associated access gates) – Cornel, Drefach, Llanybydder. Certificate granted – 4/10/2017.
- A170801 – Erection of garden shed, boundary fence and access walls / gates – Cornel, Drefach, Llanybydder. Approved, subject to conditions – 6/11/2017.

## **MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT**

This householder planning application seeks planning permission for the erection of a conservatory at the property.

The proposed conservatory would be built on the western gable of the property and would be accessed from the existing kitchen / diner.

## **POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE**

Mae'r polisïau 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
- DM17 General Landscape

## **YSTYRIAETHAU PERTHNASOL ERAILL / OTHER MATERIAL CONSIDERATIONS**

### **CRIME AND DISORDER ACT 1998**

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**

### **STATUTORY CONSULTEES:**

- Corporate Lead Officer – Highways & Environmental Services (Highways) – No objection, subject to conditions.
- Llanwenog Community Council – No objections.
- Corporate Lead Officer – Highways & Environmental Services (Land Drainage) – No objection, subject to conditions / advisory notes.
- Natural Resources Wales (NRW) – No objection.

### **NON-STATUTORY CONSULTEES:**

- No third party representations have been received in relation to this planning application.

### **ASESIAD SWYDDOG / OFFICER ASSESSMENT:**

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 considerations indicate otherwise".*

The key issues in the consideration of the application are as follows:

### **SCALE & DESIGN:**

The scale of the proposed conservatory is subservient to the existing property and its design is considered to be complimentary. As such, it is not considered that any visual harm would be caused as a result of this proposal.

### **AMENITY:**

There are no immediate neighbouring properties that would be adversely affected by the proposal.

### **HIGHWAYS:**

No objection has been received from the Local Highways Authority. The proposal does not raise any road safety concerns.

### **FLOOD RISK:**

Whilst the property is located within the flood risk area, Natural Resources Wales have not raised an objection to the proposal given its scale, however they do recommend that flood-proofing measures be installed as part of the development.

### **CONCLUSION:**

In light of the above comments, a favourable recommendation is given subject to the conditions listed in the draft decision notice.

It is considered that the proposal is compliant with the relevant LDP policies listed above.

**ARGYMHELLIAD / RECOMMENDATION:**

Approve, subject to conditions.