

Dirprwyedig / Delegated

Rhif y Cais / Application Reference	A200494
Derbyniwyd / Received	24-06-2020
Y Bwriad / Proposal	Erection of a garage
Lleoliad Safle / Site Location	Cilmeri, Penrhiwllan, Llandysul SA44 5NG
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr S Owen, Cilmeri, Penrhiwllan, Llandysul, Ceredigion, SA44 5NG
Asiant / Agent	Mr M Edwards (Castle Arch. Designs Ltd), Bank House, 9 Bridge Street, Newcastle Emlyn , Newcastle Emlyn , SA38 9DX

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

The application site is positioned in the village of Penrhiwllan and is currently a residential dwelling positioned adjacent to the county maintained highway. Parking and turning is to the front of the dwelling.

No recent relevant planning history exists on site.

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

Householder planning permission is sought for the construction of a single story residential garage to the front of the existing dwelling on a small piece of garden area. The proposed development will not effect the existing access, parking and turning arrangements on site. The proposed garage will have a pitched roof and the materials will be similar to the existing dwelling.

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

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

Highways - No objection subject to conditions

Land Drainage - No objection subject to conditions

Community Council - No response

Local member - Supports the 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 considerations indicate otherwise".

Assessment

After consultation with the highways department and consideration of the plans submitted it is deemed that the proposed development is acceptable in line with policy. Whilst the positioning of a garage to the front elevation is not always welcomed, it is deemed that in this case that the proposal will not harm the character of the area nor the amenity of any adjoining land owner or occupiers. I do note that there is a dwelling positioned behind this plot, however due to the large hedgerow between this site and the adjacent property, I do not deem the proposal will have any negative impact on their amenity. The proposal is deemed compliant with policy DM06 of the LDP.

No drainage details have been received as part of the application and SUDS will be secured via condition.

ARGYMHELLIAD / RECOMMENDATION:

Approve subject to conditions

Rhydian Williams DMO

31/07/2020