

TOWN AND COUNTRY PLANNING ACT 1990

## Decision Notice

### Refusal of Full Planning Permission

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#### **Applicant**

Heledd Edwards  
Llwynfortune  
Nantgaredig  
Carmarthen  
SA32 7NP

Application No: **PL/03110** registered on 15/12/2021 for:

<b>Proposal:</b>	Local Need Dwelling
<b>Location:</b>	Land Opposite Detona, Llanegwad, Carmarthen, SA32 7NJ
<b>Application Type:</b>	Full planning permission

Carmarthenshire County Council hereby **REFUSE FULL PLANNING PERMISSION** for the development proposed by you as shown on the application form, plan(s) and supporting document(s) for the following reason(s):

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#### **Reason 1**

The proposed development by reason of its sitting, scale, massing, design and appearance would have a significant detrimental impact upon the setting of the nearby grade II listed St Egwads Church. The proposal is considered to have a detrimental impact upon how the listed building is understood, experienced and appreciated given that it would interrupt views of the church from nearby public vantage points as well as appearing as a dominant feature in close proximity to the current open setting of the church and its associated churchyard. This in turn unacceptably affects the link between the listed building and its surrounding landscape in a manner that also affects its significance. The proposal would therefore be contrary to Policy SP13 Protection and Enhancement of the Built and Historic Environment, Policy EQ1 – Protection of Buildings, Landscapes and Features of Historic Importance of the Carmarthenshire Local Development Plan – Adopted December 2014 and the duty placed on Local Planning Authorities under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

#### **Reason 2**

Insufficient information has been provided to demonstrate that the proposal would not have a direct impact on archaeological deposits through appropriate pre-determination evaluation in the form of trenches to confirm the presence, absence, type and date of archaeological deposits to inform the need for mitigation measures. Without further information it is not possible to conclude that the proposal complies with the requirements set out in Planning Policy Wales (February 2021) and Section 4 of Technical Advice Note 24: The Historic Environment dated May 2017.

### **Reason 3**

The proposed dwelling, being outside the defined settlement boundary and submitted as a local needs dwelling, is not considered to be of a size, scale or design that would be compatible with an affordable dwelling that would be available to those on low or moderate incomes within the area. In particular, the overall scale of the dwelling is considered to be excessive in comparison to affordable housing standards for a 3 bedroom property even with additional flexibility applied to the overall scale. Insufficient information has been submitted to justify the need for the proposed scale and to ensure that the dwelling could feasibly be retained as a local needs dwelling for all subsequent occupants. The proposal therefore represents an unjustified development in the open countryside that is considered to be detrimental to the character and appearance of the area. The proposal is therefore considered contrary to Policy AH2 Affordable Housing – Exception Sites and Policy GP1 Sustainability and High Quality Design of the Carmarthenshire Local Development Plan 2014.

### **Reason 4**


The application site lies within the catchment area for the Afon Tywi, a designated Special Area of Conservation (SAC) recognised under the Conservation of Habitats and Species Regulations 2017 (as amended) for the species it supports. All new developments within the catchment area must demonstrate phosphate neutrality or betterment in its design and/or its contribution to the water body. The proposal would result in increased wastewater and is within a sewered area where the relevant Waste Water Treatment Works has no arrangements in place to remove phosphates prior to its discharge into the river. On this basis, it is not currently possible to conclude that the proposed development will not have an effect on the water quality of the SAC and there is a lack of information to inform an appropriate assessment. The development is therefore contrary to Policy SP14 of the Adopted Carmarthenshire Local Development Plan (2014).

### **Note 1**

This application has been determined within the scope of the delegated authority granted to the Head of Planning by the Meeting of Carmarthenshire County Council on 12 October 2011 (Minute No 7 refers).

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**DATED:** 17/05/2022

  
**Pennaeth Lle a Chynaliadwyedd / Head of Place and Sustainability**

**PLEASE NOTE:** Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.