

TOWN AND COUNTRY PLANNING ACT 1990

Decision Notice

Refusal of Full Planning Permission

Applicant

Lee Roblin
2 Cave Street
Cwmdu
Swansea
SA5 8JY

Application No: **PL/06834** registered on 16/11/2023 for:

Proposal:	Change of use from residential (Class C3) to children's home (Class C2)
Location:	2 Hill Top, Llanelli, SA14 8DF
Application Type:	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):

Reason 1

The proposal, if approved, would be contrary to Policies TR3 (c & e) and GP1 (h & l) of the Carmarthenshire Local Development Plan (2014) in that the proposed design reduces the extent of the existing parking and driveway area, therefore limiting the manoeuvrability of the internal site. Some parking spaces will therefore be inaccessible if all other spaces are occupied and the proposed 6ft high close board timber fencing, whilst set-back 2.4 metres from the edge of the county road at the site's south-eastern extremity, is not set-back sufficiently along the site's western boundary, therefore restricting visibility at the site access both giving rise to parking and highway safety concerns on the site and within the locality.

Reason 2

The proposal, if approved, would be contrary to Policy GP1 (a & d) of the Carmarthenshire Local Development Plan (2014) in that the residential dwelling does not appear capable of the conversion to a residential care facility (C2 Use) and fails to conform to or enhance the character and appearance of the site within the residential estate by virtue of the 1.8 metre fence required around the front amenity area, which is an incongruous and intrusive feature that damages the open fronted character and appearance of the area, as well as affecting highway safety.

Note 1

This application has been determined within the scope of the delegated authority granted to the Head of Place & Sustainability by the Meeting of Carmarthenshire County Council on 9 February 2022 (Minute No 5.1 refers).

DATED: 31/01/2024

Rhodri Griffiths

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.