



REFUSAL OF OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

PART 1 – PARTICULARS OF APPLICATION

TWO EXECUTIVE HOUSES AT PART FIELD ADJ PARC Y BRYN, SPRINGFIELD ROAD, CARMARTHEN.

Name and Address of Applicant

Dr. R S & MRS V DAVIES
2 OLD KITTLE ROAD
BISHOPSTON
SWANSEA
SA3 3EX

Application No : TMT/02859
Date of Registration : 25 November 2002

PART 2 – PARTICULARS OF DECISION

The Carmarthenshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990, that consent has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof for the following reason(s):-

REASONS

- 1 The proposal is relevant to Policy H8 of the Dyfed Structure Plan (including Alterations No. 1):-

'It is the policy of the County Council that there will be a presumption against new residential development, including individual dwellings, in the open countryside, except where it is clearly needed to house a worker in agriculture, forestry or other appropriate employment who must live on the spot rather than in a nearby settlement.'

in that the greater part of the application site lies outside defined settlement development limits where there is no proven need for a new residential dwelling.

2 The proposal is contrary to Policy CH9 of the Carmarthen District Local Plan:-

New Dwellings in the Countryside

'Outside defined settlement limits, new dwellings will only be permitted where:-

- (a) the proposal accords with policies CH18 – (change of use conversion), CH17 – (sub-division of dwellings), CH7 – (affordable housing), CH14 – (temporary consents for residential caravans);**
- (b) there is an essential need to house people engaged in full-time agriculture or forestry or other employment activity accepted as essential in the particular rural locality.**

Any new dwelling permitted under this Policy should normally be sited within or adjoining existing farm complexes or buildings associated with other qualifying activity. Any permission will be conditioned to restrict residential occupancy to essential workers.

In establishing the need for an essential dwelling, the needs of the farm holding or qualifying employment activity – not the owner or occupier – will be assessed. The viability, labour requirements and nature of the activity which necessitates the worker(s) to be located on site, should be part of the assessment.

Proposals for agricultural workers dwellings will not normally be permitted where existing dwelling(s) serving the holding or closely connected with it has either been sold separately from the holding or otherwise alienated from it.'

in that the proposal represents development the greater part of which is outside settlement limits and does not accord with any of the above criteria.

3 The proposal is contrary to Policy CPS14 of the Carmarthen District Local Plan:-

Backland and Tandem Development

'Backland or tandem development will not be permitted unless there is sufficient road frontage, a private means of access, adequate on site parking and standards of amenity can be maintained.'

in that the development if allowed would result in backland/tandem development to the rear of existing residential properties which would have an unacceptably detrimental impact on the amenity and privacy enjoyed by these properties.



Cyngor Sir Caerfyrddin
Carmarthenshire County Council

Eifion Bowen B.Sc., Dip.T.P., M.R.T.P.I.

Pennaeth Cynllunio

Cyfarwyddwr Adfywio

Swyddfa'r Cyngor, 40 Heol Spilman, Caerfyrddin, SA31 1LQ.

Head of Planning

Directorate of Regeneration

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DECISION DATE: 03 April 2003

SIGNED:


Stuart W. Owen B.Sc (Hons), Dip T.P., M.R.T.P.I.
Development Control Manager
For and on behalf of
EIFION W. BOWEN, B.Sc., Dip T.P., M.R.T.P.I.
HEAD OF PLANNING

David Gilbert - Cyfarwyddwr Adfywio • David Gilbert - Director of Regeneration

Mae Cyngor Sir Caerfyrddin yn croesawu gohebloeth yn Gymraeg neu yn Saesneg • Carmarthenshire County Council welcomes correspondence in Welsh or English
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TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

PART 1 – Particulars of Application

Particulars and Location of Development:

**4 DETACHED PRIVATE DWELLINGS AT:- PADDOCK ADJACENT TO PARC Y BRYN,
SPRINGFIELD ROAD, CARMARTHEN.**

Name and Address of Agent

Name and Address of Applicant

**R S & K E DAVIES
160 BISHOPSTON ROAD
BISHOPSTON
SWANSEA
SA3 3 EX**

Application Referenced No.: W/04762

Date of Application: 28 September 2001

PART 2 – Particulars of Decision

The Carmarthenshire County Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990, that consent has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof.

REASONS

- 1 The proposal is relevant to Policy H8 of the Dyfed Structure Plan (including Alterations No.1):-**

'It is the policy of the County Council that there will be a presumption against new residential development, including individual dwellings, in the open countryside, except where it is clearly needed to house a worker in agriculture, forestry or other appropriate employment who must live on the spot rather than in a nearby settlement.'

In that the greater part of the application site lies outside defined settlement development limits where there is no proven need for a new residential dwelling.

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In that the proposal represents development the greater part of which is outside settlement limits and does not accord with any of the above criteria.

3 The proposal is contrary to Policy CPS4 of the Carmarthen District Local Plan:-

Access and Parking

'All proposals for development must include adequate provision for access to the highway network and satisfactory off-street parking in accordance with Council Highways requirements and approved parking standards.'

In that the proposal does not provide for satisfactory access to the highway network due to:



Elifion Bowen B.Sc., Dip.T.P., M.R.T.P.I.

Pennaeth Cynllunio

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- 1 The traffic generated by the development would use an existing access which is unsuitable because there is restricted visibility at the County Road.
- 2 The existing road (Springfield Road) is considered inadequate in terms of width, alignment or passing places to accommodate the further traffic which would be caused by the proposed development.

DECISION DATE: 22 November 2001

SIGNED: -----

Stuart W. Owen, B.Sc., Dip. T.P., M.R.T.P.I.,
Development Control Manager
For and on behalf of
ELIFION W. BOWEN, B.Sc., Dip TP, M.R.T.P.I.,
HEAD OF PLANNING