



Building Plot adj. 133 Dyffryn Road, Ammanford SA18 3TN

£129,950 For Sale

Property Features

- Outline Planning Consent (ref:PL/03690)
- New Dwelling House & Detached Garage
- Popular Location
- Convenient to Local Amenities

Property Summary

A development opportunity to purchase a building plot with the benefit of outline planning consent to erect a detached dwelling house and detached garage on a level plot. In our opinion the site is located in a good residential area of Ammanford fronting Dyffryn Road close to local amenities and only 1.5 miles to Ammanford Town Centre.



Full Details

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Situation

Positioned off Dyffryn Road in the town of Ammanford being about 4.5 miles from Junction 49 of the M4 motorway. In close proximity to local shops and other amenities including primary and secondary schools. (See attached location plan).

Directions

From Ammanford Town Centre head North along the A483 turning left after 0.4 miles onto Station Road. Proceed for 0.2 miles turning right onto Station Road which becomes Dyffryn Road, continue for a further 0.9 miles where the plot will be on your right hand side.

Planning

The plot has outline planning consent for New dwelling house & detached garage
Planning Consent Application No: PL/03690
See accompanying attachments

Services

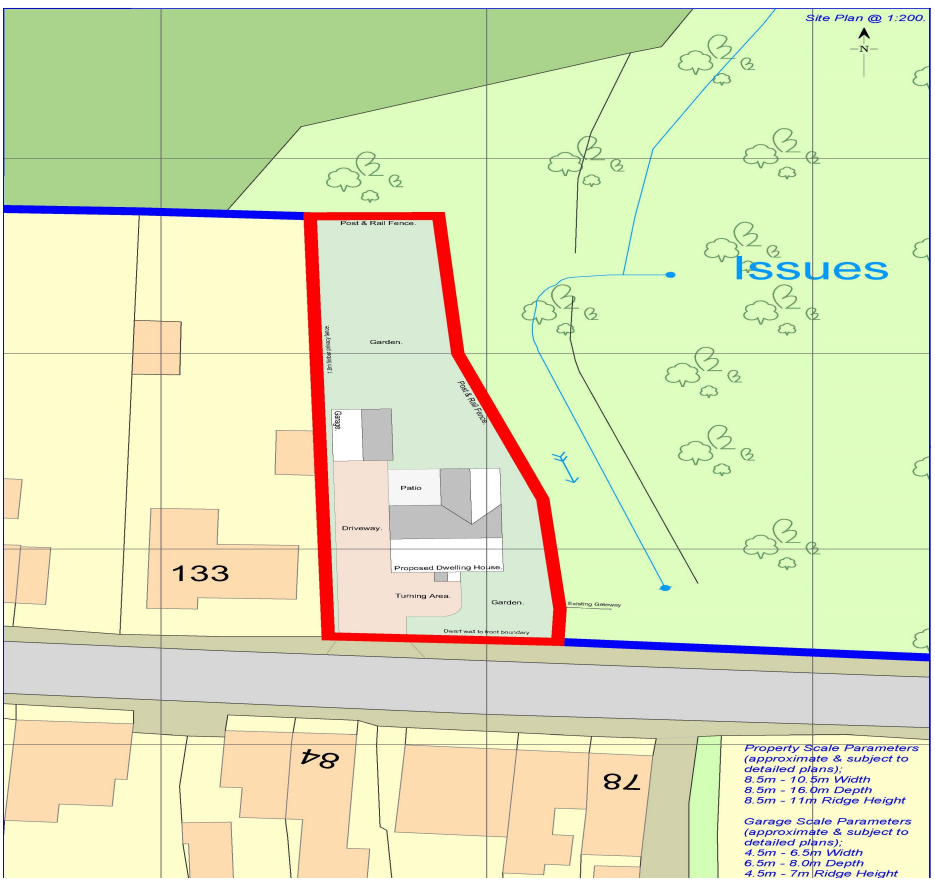
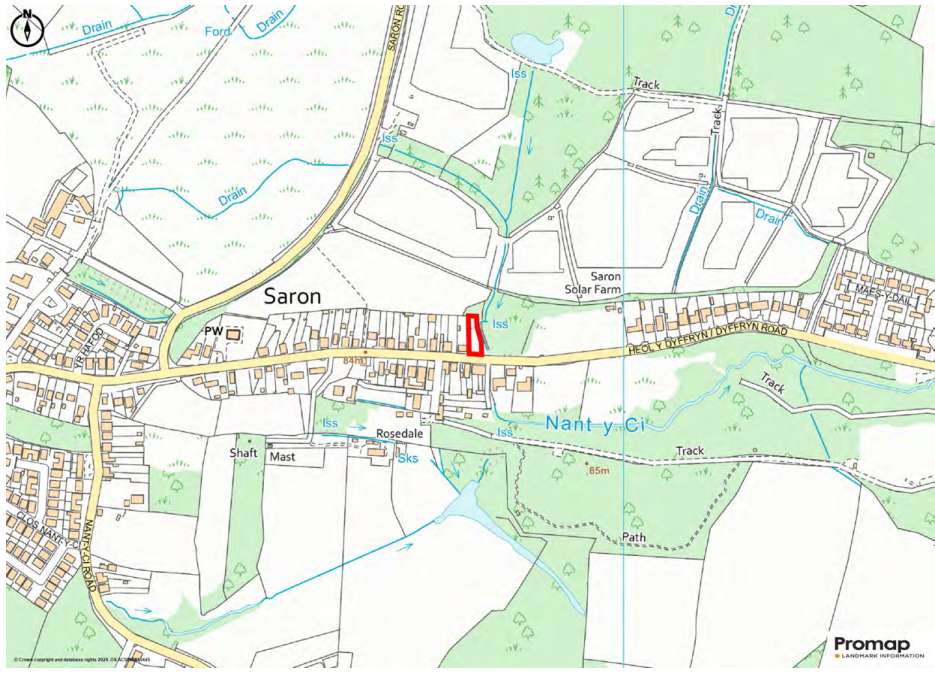
It is understood that all services are available, prospective purchasers are strongly advised to contact the relevant utility companies as to the availability of supplies and possible connection.

Tenure

We are informed that the property is held Freehold with vacant possession.

Viewing

At any time.



TOWN AND COUNTRY PLANNING ACT 1990

Decision Notice

Outline Planning Permission Granted

Applicant

Application No: **PL/03690** registered on 14/06/2022
for:

Proposal:	New dwelling house & detached garage
Location:	133 Dyffryn Road, Ammanford, SA18 3TN
Application Type:	Outline planning consent - all matters reserved

Carmarthenshire County Council HEREBY GRANT OUTLINE PLANNING PERMISSION for the development proposed by you as shown on the application form, plan(s) and supporting document(s) subject to the following condition(s):

Please read the conditions listed below carefully, some conditions may require to be discharged prior to or during development.

Condition 1

Application for approval of reserved matters must be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development must be commenced not later than whichever is the later of the following:-

- a) the expiration of five years from the date of this outline planning permission;
- b) the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:-

- Location Plans & Block Plan [1761-01] 1:1250, 1:500 & 1:200 @ A1,

received on 15 March 2022.

Reason: For the avoidance of doubt as to the extent of the permission hereby granted and to secure an acceptable development in accordance with Policy GP1 of the Carmarthenshire Local Development Plan 2014.

Condition 3

Development shall not commence until detailed plans of the access; appearance; landscaping; layout; and scale of each building stated in the application have been submitted and received the written approval of the Local Planning Authority.

Reason: In the interests of visual amenities, residential amenities and general amenities, in accordance with Policies GP1 and H2 of the Carmarthenshire Local Development Plan 2014.

Condition 4

In pursuance of any reserved matters application, detailed cross sections indicating finished floor and ridge levels compared to the highway, adjacent properties and existing/proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development is appropriately assimilated within the site and its surroundings, in the interests of visual amenity, residential amenity and general amenity – in accordance with Policies GP1 and H2 of the Carmarthenshire Local Development Plan 2014.

Condition 5

No development shall commence until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual and general amenities – in accordance with Policies GP1 and H2 of the Carmarthenshire Local Development Plan 2014.

Condition 6

No development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatments shall be erected in accordance with the approved details and plan and implemented prior to the beneficial occupation of any part of the development or in accordance with a timetable which shall first be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall thereafter be retained in perpetuity.

Reason: For the Local Planning Authority to retain effective control over the development hereby approved and in the interests of visual, general and residential amenities and highway/pedestrian safety – in accordance with Policies GP1, H2 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 7

The new vehicular access shall be laid out and constructed strictly in accordance with Typical Layout No. 2 located (specification for which is attached to this planning permission), prior to the commencement of any other work or development. Thereafter it shall be retained, unobstructed, in this form in perpetuity.

Reason: In the interests of highway safety – in accordance with Policies GP1, H2 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 8

Any access gates shall be set back a minimum distance of 5.0 metres from the highway boundary and shall open inwards into the site only.

Reason: In the interests of highway safety – in accordance with Policies GP1, H2 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 9

There shall at no time be any growth or obstruction to visibility over 0.9 metres above the adjacent carriageway crown, over the site's whole Dyffryn Road frontage within 2.4 metres of the near edge of the highway.

Reason: In the interests of highway safety – in accordance with Policies GP1, H2 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 10

Prior to the commencement of development, the written approval of the Local Planning Authority shall be obtained for a scheme of parking and turning facilities within the curtilage of the site, and this shall be dedicated to serve the proposal. The approved scheme is to be fully implemented prior to any part of the development being brought into use, and thereafter shall be retained, unobstructed, in perpetuity. In particular, no part of the parking or turning facilities is to be obstructed by non-motorised vehicles.

Reason: In the interests of highway safety – in accordance with Policies GP1, H2 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 11

All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.

Reason: In the interests of highway safety – in accordance with Policies GP1, H2 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 12

No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.

Reason: In the interests of highway safety – in accordance with Policies GP1, H2 and TR3 of the Carmarthenshire Local Development Plan 2014.

Condition 13

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment – in accordance with Policies GP1, H2 EP1, EP2 and EP3 of the Carmarthenshire Local Development Plan 2014.

Condition 14

No development shall commence until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity and to confirm that the site is unaffected by extraction associated with past surface (opencast) mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To protect the development from risk of damage caused by unstable ground conditions and to accord with Policy EP6 of the Carmarthenshire Local Development Plan 2014.

Condition 15

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To protect the development from risk of damage caused by unstable ground conditions and to accord with Policy EP6 of the Carmarthenshire Local Development Plan 2014.

Condition 16

In pursuance of any reserved matters application, a scheme of biodiversity and ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the beneficial occupation of the dwelling hereby approved.

Reason: In the interests of ecology and biodiversity – in accordance with Policies SP14, GP1 and EQ4 of the Carmarthenshire Local Development Plan 2014.

Condition 17

Prior to the installation of any lighting other than that hereby approved, a lighting scheme shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and biodiversity and to accord with Policies GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Condition 18

No development or site clearance shall take place until an appropriate and comprehensive Detailed Sensitive Clearance Strategy for Reptiles, prepared by a competent ecologist, has been submitted to and approved in writing by the Local Planning Authority. The strategy must be implemented as approved.

Reason: In the interests of visual amenity and biodiversity and to accord with Policies GP1, EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Condition 19

Prior to the commencement of site works, a protective fence (of minimum height 1.2 metres), in accordance with BS 5837 and to the approval of the Local Planning Authority is to be erected to effectively protect all trees, groups of trees, large shrubs and hedgerows to be retained, and this fence is to be both positioned to the Local Planning Authority's approval and maintained for the duration of the construction period. No materials or equipment should be stored or dumped inside the fence.

Reason: To ensure that existing trees and landscape elements of suitable quality and condition are retained and effectively accommodated and protected as part of approved development in accordance policies SP1, SP14, GP1 and EQ5 of the Carmarthenshire Local Development Plan 2014.

Condition 20

No development shall take place until a detailed method statement for the removal or long-term management / eradication of Japanese knotweed on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement as well as measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. The development shall be carried out in accordance with the approved details.

Reason: In the interests of biodiversity and to accord with Policies EQ4 and SP14 of the Carmarthenshire Local Development Plan.

Reasons for Granting Planning Permission

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development accords with Policies SP1, SP2, SP14, GP1, GP2, H2, AH1, TR3, EQ4, EP1, EP2 and EP3 of the LDP in that the proposed dwelling is sited within the development limits and is deemed an acceptable form of development which is appropriate to the character and appearance of the surrounding area. Furthermore, the proposed development would not have an unreasonable adverse effect on visual amenity, residential amenity, ecology/biodiversity, highway/pedestrian safety, drainage and water quality. The proposal would also contribute to the delivery of sustainable development and affordable housing in the area.

Note 1

Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

Note 2

Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).

Note 3

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).

Note 4

The affordable housing contribution required in line with Policy AH1 of the Local Development Plan has been secured with the applicant entering into a S106 Agreement/Unilateral Undertaking.

DATED: 09/10/2023

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.