**Mawr Community Council (MCC) PLANNING COMMITTEE**

**Held remotely via Zoom on Monday 5th June 2023 at 7.00 pm.**

**MINUTES**

**Present:** Cllr. Darren James - Chair (DJ), Cllr. Linda Frame (LF), Cllr. Martin Davies (MD)  
**Apologies for Absence:** Cllr. Caroline Williams (CW), Cllr. Laura-Jane Thomas (LJ)

**Declarations of Interest***None*

**Questions from the public relating to items on this agenda** (limited to 10 minutes)  
*None*

1. **Applications**

[2023/1081/FUL](https://planningapps.swansea.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RUK21TEVM1D00): Increase in ridge height to provide first floor living accommodation with two front dormers, rear balcony and single storey side and rear extension.

50 Rhydypandy Road Morriston Swansea SA6 6PB  
*Council held a full and considered discussion and resolved to object to this application with the following comments:*

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| --- | --- |
| |  | | --- | | Having considered this application, the Council's Planning Committee have made the following observations: The proposed development will cause unacceptable overlooking of upstairs rooms of the property opposite which does not currently exist. It is also felt there is unacceptable loss of privacy and overlooking of the adjacent property rear private gardens due to the development of a second floor and the extensive balcony which dominates the plane of the roof. The Council notes the documents accompanying this application are insufficient to allow for proper consideration of the development. As no floor plans or dimensions for the proposed development have been provided, we are unable to fully comment on the scale of the build or the increase in bedrooms. The drawings provided, while limited, suggest an increase in the number of bedrooms and in turn a requirement for an increase in parking spaces. As it appears the existing garage is to be demolished and the current driveway built upon, the Council is concerned the parking provision, also not specified on the plans, will be insufficient to serve the extended property. It should also be noted there is no on-street parking provision outside the property or its environs. Due to the dearth of information and the parking restrictions at this point of the road, the Council also has concerns around highway safety and impact on traffic as there is also no indication how it is intended to access the property from the road. Again, due to the lack of details in the application, the Council is unable to provide considered comments of the layout or density of the building. However, it is clear this development will more than double the floorspace of the original dwelling, altering the outward appearance significantly. While it is not considered to be oversized for the plot, the extension is not subservient to the original dwelling.  The addition of a second floor is out of keeping with the visual amenity on this side of the road as the property sits in a row of bungalows of a similar elevation and appearance. Raising the height and widening the property (although we have no information by how much) will make this property discordant within the street scene. The Council notes, the application is for a dormer bungalow rather than a two-storey house but as there are no other dormers in the surrounding properties, believe it still to be inappropriate. The Council is concerned this proposed development may be to provide rental accommodation or for business premises and would like this to be considered if a change of use may also be required. From an environmental perspective, the Council has concerns that should this application be approved, any run-off will not endanger the surrounding fields and ponds to the rear of the property and suggest an ecological impact report be carried out prior to any build commencing. The Council would appreciate additional plans be provided by the applicant to provide a more detailed and considered response, these additional documents should include, but not be limited to: proposed development floor plans, change in ridge height, change in width, provision for parking/access, provision for disabled access, ecological impact report. Council also recommends a site visit be undertaken by the Planning Officer to fully appreciate this application and its potential impact. In conclusion, the Council objects to this application due to the lack of information provided by the applicant and matters raised in this response. | |

*Proposer: DJ; Seconder: MD; Agreed by all.*

1. **Decisions**

[2023/0705/FUL](https://planningapps.swansea.gov.uk/online-applications/simpleSearchResults.do?action=firstPage): Rear single storey extension and ecological enhancement measure.

42 Rhydypandy Road Morriston Swansea SA6 6PB

*Approved – noted.*

2022/2868/FUL: Two semi-detached dwellings

3 Mount Pleasant Felindre Swansea SA5 7PH

*Refused – noted.*

2022/2988/S73: Construction of a Greener Grid Park comprising energy storage and grid balancing equipment, including change of use from agricultural grazing land, along with associated infrastructure, landscaping, and access track. Variation of condition 2 (plans) of planning permission 2021/0163/FUL granted 9th August 2021 to allow for changes to proposed equipment and layout.

Land West of Rhydypandy Road Morriston Swansea

*Approved – noted.*

Meeting closed at 20.03.