



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 11/07082/FUL **Case Officer:** Mr Lloyd Jones
Site Notice Posted: 19th Aug 2011 **Consultation Date:** 11th Aug 2011
Date Valid: 9th Aug 2011 **8 Week Target:** 4th Oct 2011
Decision Type: Delegated Decision
Proposal: Single-storey side extension
Address: Aberbaiden Farm Cottage, Ty Mawr Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	30th Aug 2011	Request to defer decision
Monmouthshire County Council Highways		No response
Llanelly Community Council	15th Sep 2011	No objections

CONTRIBUTORS

No response

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

N/A

RELEVANT POLICIES

G3: "Development in the National Park" (Unitary Development Plan 2007)
G6: "Design" (Unitary Development Plan 2007)
ES27: "House Extensions and Ancillary Buildings" (Unitary Development Plan 2007)
LPG3: "Development in the National Park." (Local Plan 1999)
LPG7: "Design and energy conservation." (Local Plan 1999)
LPH14: "House extensions and ancillary buildings" (Local Plan 1999)
LPH15: "House extensions and ancillary buildings" (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
10/06008/FUL	New timber framed double garage and garden store	Application Permitted	18th Feb 2011

OFFICER'S REPORT

Introduction

Full planning permission is sought for the provision of a single-storey side extension at Aberbaiden Cottage, Ty Mawr Road, Gilwern, Monmouthshire.

Site Description

Aberbaiden Cottage is a detached, single-storey property with attached barn that is one of two properties situated off a private drive. The property is finished in render and a concrete tiled roof. A conifer hedge runs along the western boundary. Aberbaiden Farm is located 9.0m to the west, while Gilwern Park Industrial Site is located 105.0m to the north west.

Proposal

The proposed single-storey side extension will project 4.5m off the eastern elevation and have a depth of 5.8m. A pitched roof is proposed rising from an eaves height of 2.3m to a ridge height of 4.05m. Timber windows are proposed in all elevations. The exterior will be finished in render, while the roof will be finished in concrete roof tiles. A roof light is proposed in the southern plane of the roof.

Planning Policy Context

Whilst the development plan for the area includes the adopted Local Plan (1999), it has been largely superseded by the more up to date UDP (2007) which stopped short of formal adoption but was adopted for development control purposes. The UDP therefore provides a more up to date and relevant planning framework. This application is considered against policies G3, G6 and ES27 of the UDP and policies LPG3, LPG7, LPH14 and LPH15 of the Local Plan. Whilst the development proposal will be considered against both the Approved UDP and Adopted Local Plan policies, greater weight shall be given to the more up to date UDP policies unless the Local Plan policies materially differ to warrant a departure from the UDP.

The Brecon Beacons National Park Authority Local Development Plan (LDP) has been published in draft and progressed to public deposit state. Legal advice is that whilst emerging LDP is now material, little weight can be given to it in planning decision making at this stage.

Visual Impact

The property lies outside the "white areas" as defined by policy G3 (ii) of the UDP and is therefore considered as being located within the open countryside, and the Guidance Notes on Policy ES27 relating to extensions to dwellings in the countryside is relevant. This guidance identifies that all proposals to extend dwellings in the countryside must therefore:

- Be considerably smaller than the existing dwelling;
- Be lower than the existing dwelling in relation to ridge height;
- Be of similar form to the existing dwelling and constructed with materials to match; and
- Be subordinate to the existing dwelling with the original form of the dwelling being clearly recognisable when the new works are completed.

Moreover, the Guidance Note also prescribes that "proposals for an extension to a dwelling in the countryside that would increase the volume of the building by more than 30% will be contrary to Policy ES27." It then goes on to say that an exception to the size limits set out above may be considered appropriate where the existing dwelling is relatively small (i.e. usually less than 250 cubic metres). In such circumstances a larger percentage increase may be negotiated."

Further policies within the UDP namely G3 (iii) and G6 relates specifically to the design of proposals and seek to ensure that the proposal at the very least maintain the quality and character of the Park's landscape. Within the abovementioned criteria in order to maintain or enhance the character of the landscape scale, form, layout, density, intensity of use and use of materials are considered to be important.

In relation to the 20% threshold set out in the Guidance Note on Policy ES27, the existing dwelling has an overall volume of 486 cubic metres. The proposed extension will have a volume of 82 cubic metres, thus increasing the volume of the existing dwelling by 17% and falling below the 20% threshold set out in the Guidance Note.

In this case, of particular importance is whether the proposal is appropriate to the design of the dwelling as required by criterion (i) of policy ES27. The extension will not be readily visible from any public vantage points, and it is considered that the proposal is appropriate to the scale and design of the existing dwelling. Furthermore, the character of the property and that of the wider landscape of this part of the National Park will be maintained. Accordingly, the proposal complies with policy G3 (i), G3 (iii), G6 and ES27 (i) of the UDP.

Neighbour Amenity

Policy G3 (v) and ES27 (iv) of the UDP aims to ensure that any proposed development does not have an unacceptable impact on the amenity of the area, adjacent properties or the general public. Policy ES27 (iii) seeks to ensure that sufficient curtilage is retained to provide an area of private open space compatible with the proposed size of the dwelling.

The proposal will be sited a minimum of 24.0m to the west of the neighbouring property, Aberbaiden Farm. In light of this distance and the single-storey nature of the proposal it will not have a detrimental impact on neighbour amenity. Furthermore, sufficient private amenity space will be retained for Aberbaiden Cottage. The proposal therefore complies with policies G3 (v) ES27 (iv) and ES27 (iii) of the UDP.

Highway Safety

Policy ES27(ii) and policy G3 (ix) identifies that proposals should not result in the loss of any on site parking and that adequate means of access can be achieved.

No alterations are proposed to the existing access arrangements and ample on site parking exists within the curtilage of the property. The proposal is therefore considered to be satisfactory on highway grounds, thus complying with policies ES27 (ii) and G3 (ix) of the UDP.

Conclusion

Overall, it is considered that the proposed extension is acceptable and will maintain the character of this part of the National Park. There are no neighbour amenity issues and the proposal will have no impact on highway safety. The proposal is considered to be in accordance with policies G3, G6 and ES27 of the Unitary Development Plan and policies LPG3, LPG7, and LPH15 of the Local Plan.

RECOMMENDATION: Permit

Conditions and/or Reasons:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP2v1, NP3v1, NP4v1, NP5v1, NP6v1 and NP7v1), unless otherwise agreed in writing by the Local Planning Authority.

- 3 No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

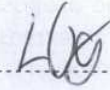
Reasons:

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To ensure that the materials harmonise with the surroundings.

Signed (Case Officer):

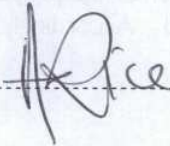
Mr Lloyd Jones

Senior Planning Officer (DC)



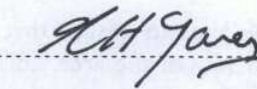
Date: 29.9.11

Checked (Principal Planner):



Date: 29.9.11

**Signed (National Park
Authorised Officer):**



Date: 30/9/2011