



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 11/07252/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 12th Oct 2011 **Consultation Date:** 4th Oct 2011
Date Valid: 28th Sep 2011 **8 Week Target:** 23rd Nov 2011
Decision Type: Delegated Decision
Proposal: White UPVC conservatory with a dwarf wall (rendered to match existing cottage) to the rear elevation of the property.
Address: Brynhyfryd, Church Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	13th Oct 2011	No objections

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by direct neighbour notification and the erection of a site notice. No objections or representations have been received.

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)

PLANNING HISTORY

App Ref	Description	Decision	Date
M15687	Extensions to dwelling to provide garage and additional living accommodation	Application Permitted	4th Feb 1998
M16793	Ground floor extension	Application Permitted	6th Jan 2000

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission for the erection of a conservatory extension at Brynhyfryd, Church Road, Gilwern. The property is located within an area of open countryside within the community of Llanelly as defined by the Brecon Beacons National Park Unitary

Development Plan 2007 ('the UDP') and the Brecon Beacons National Park Local Plan 1999 ('the Local Plan').

SITE APPRAISAL

The application site is a modernised, two storey, detached cottage located to the west of the defined settlement of Maesgartha and to the south of Gilwern. The dwelling is positioned adjacent to the southern boundary of a roughly rectangular plot that has a road frontage of approximately 29m and an average depth of 28m. The associated curtilage wraps around the north-western (rear) northern-eastern (side) and south-eastern (front) elevations of the dwelling.

Externally the dwelling is finished with cream painted, rough cast render, a slate tiled roof and upvc framed windows and doors. The property has previously benefited from planning permission for a first floor, cross gable extension adjoining the north-western (rear) elevation, a two storey extension adjoining the south-western (side) elevation finished with a cat slide roof, a pitched roof porch adjoining the south-eastern (front) elevation and a single storey extension adjoining the north-eastern side elevation (applications M15687 and M16793 refer)

Access to the property is via an acute angled driveway leading from the unclassified but adopted highway, Church Road, to the north-east of the dwelling. Parking is provided on a tarmaced driveway to the south-east (front) and within a garage that forms part of the two storey extension adjoining the south-western elevation.

The dwelling and garden has been developed on the eastern slope of Mynydd Llangatwg. As a result the land falls steeply from north-west to south-east and north-east to south-west. The ground floor level of the dwelling is therefore below that of the garden to the north-west and the residential property Rustic Bungalow to the north and is raised in relation to Church Road to the south-east and the residential property Ty Danycoed to the south-east. Due to the topography of the area the dwelling benefits from extensive views across the Clydach Gorge to the south-east.

At the time of inspection part of an existing raised patio area adjacent to the north-western (rear) elevation had been excavated in order to provide space for the proposal.

APPLICATION DETAILS

The application seeks full planning permission to develop a ground floor conservatory extension adjoining the north-western (rear) elevation. The proposal would measure 5m wide, 3.2m deep with a maximum height of 3.0m falling to 2.1m at eaves level. The development would be constructed from white framed upvc with a 0.75m high rendered dwarf wall and hip roof finish.

As part of the works it will be necessary to excavate an area of garden measuring 7.4m wide, 2.4m deep and 0.9m high to the north-west of the dwelling to accommodate the proposal.

PLANNING CONSIDERATIONS

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 G3 and H14 of the Local Plan. Local Plan policies will only be considered where they differ significantly from their UDP counterparts. 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 the emerging LDP is now material, little weight can be given to it in planning decision making at this stage.

The key considerations with regards to the application have been determined as the principle of development, impact of the proposal upon the character and appearance of the host property and wider area, the residential amenity of those living closest to the site and highway safety implications.

Principle of development

As specified above, the application site is located in an area of open countryside. The Authority Approved Guidance Note for policy ES27 identifies that the primary consideration in assessing proposals to extend a traditional dwelling in the countryside is that its inherent character is retained. To accord with the UDP Policy ES27, an extension to a dwelling in the countryside must be the subordinate part of the overall finished structure; be appropriate to the scale and design of the existing dwelling and not be dominant or intrusive. As such extensions to dwellings in the countryside should not exceed a 20% increase in the size of the existing dwelling.

Based on the plans submitted it has been determined that the extension has a volume of 40.5cu.m which equates to an increase of 7%. It is therefore determined that the development is compliant with the guidance note associated with policy ES27.

However, the guidance note relating to policy ES27 advises that dwellings which have already been extended will be considered carefully to ensure that further extensions do not cause loss of character to the original dwelling. In such circumstances the cumulative impact of the extensions will be taken into account. Even though the property has been substantially extended, it is considered that the existing and proposed developments as a result of their size, scale, position and design would remain visually subservient to the main dwelling and help maintain the character and appearance of the property as a modest cottage.

Character and appearance

Whilst the property has been substantially extended and altered, due to the extensions design and siting it is considered that the original character and appearance of the cottage has been maintained. Although the current application obviously represents a further extension it is considered that the position of the proposal on the north-western rear elevation of the building and the size of the plot would help offset the size of the resulting dwelling and prevent the appearance of overdevelopment or cumulative erosion of the character and appearance of the property which is drawn from its principle elevation.

Whilst the Authority would prefer to see a more traditional lean-to roof design, the applicant has advised that they are unable to use such a design due to the position of an existing waste pipe. Being mindful of the position of the development on the rear elevation of the building, 3.2m to the south west of the north-eastern (side) elevation of the single storey extension and the topography of the land which falls down toward the dwelling and therefore helps screen the proposal further, it is considered that the development proposed would not be so detrimental to the character and appearance of the property to warrant refusal of the application on such grounds.

In light of the above it is considered that the size of the proposal relative to the existing dwelling and proposed position would help prevent the conservatory from having a significantly detrimental impact on the character and appearance of the property or surrounding area and is considered to be compliant with criteria iii) and v) of policy G3 and criteria i) of policy ES27 of the UDP.

Neighbouring amenity

Whilst the property is located beyond any defined settlement development limits there are a number of dwellings in close proximity. Following a site inspection it was determined that the position, size and scale of the proposal in association with the orientation of the site would not generate any increased overshadowing, loss of light, overlooking or loss of privacy to the closest residential properties. Following direct neighbour notification and the erection of a site notice, no objections or representation have been received and the application is considered compliant with criteria v) of policy G3 and criteria iv) of policy ES27 of the UDP.

Highway safety

Although the proposal would provide an enhanced level of accommodation, it would not encroach upon the existing onsite parking or turning facilities. As such it is considered that the proposal would not be detrimental to the highway safety or free flow of traffic in the area and is therefore considered compliant with criteria ix of policy G3 and criteria ii of policy ES27 of the UDP.

CONCLUSION

It is considered that the extension proposed would be not be significantly detrimental to the character of the host building or surrounding area, the residential amenities of those living closest to the site or the highway safety of the area. On the basis of the above report, the application is recommended for approval subject to conditions.

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, NP3v2, NP4v2, NP6v1, NP7v1, NP8v1, NP9v1, NP10v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing building.
- 4 Notwithstanding the details of the approved plans, the conservatory extension hereby approved shall be constructed from recycled uPVC. No development shall take place until a sample and full manufacturer details specifying the recycled content of the uPVC has been submitted to and approved in writing with the Local Planning Authority. Once implemented in accordance with the approved details, any future replacements shall be of a similar recycled material, details of which shall first be agreed in writing with the Local Planning Authority

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 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing building
- 4 To ensure a sustainable development

Signed (Case Officer):

Ms Helen Lillow
Planning Officer (DC)

H. Lillow Date: 5.12.11

Checked (Principal Planner):

R. G. Date: 5.12.11

Signed (National Park Authorised Officer):

R. A. Jones Date: 7/12/2011