



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 11/07397/FUL **Case Officer:** Mr Adam Price
Site Notice Posted: 21st Nov 2011 **Consultation Date:** 17th Nov 2011
Date Valid: 15th Nov 2011 **8 Week Target:** 10th Jan 2012
Decision Type: Delegated Decision
Proposal: Construction of white upvc 'P' shaped conservatory to the rear elevation
Address: 20 Fairhome, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		None received
Monmouthshire County Council Highways	6th Dec 2011	No adverse comments
Monmouthshire County Council Environmental Health		None received

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

None

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
None relevant			

OFFICER'S REPORT

Introduction

This application relates to 20 Fairhome, Gilwern. It seeks full planning permission for the construction of a replacement conservatory to the rear elevation.

The application site is located within the settlement boundary of Gilwern, as defined by the Brecon Beacons National Park Unitary Development Plan (the UDP) 2007 and the Brecon Beacons National Park Local Plan (the Local Plan) 1999.

Site Description

The application site comprises a detached dwelling, located in the cul-de-sac of Fairhome, Gilwern. The estate consists of properties of a similar age and design, most of which are semi detached.

To the north of the property lies No. 21 Fairhome and to the south lies No. 19. To the west lies No. 2 The Halfpennys.

Boundary treatments consist of a well maintained high hedge to the west boundary, ornamental wall and landscaping to the south boundary and fencing to the north boundary.

The application site benefits from private amenity space to the front and rear of the property, along with a private parking area and integrated garage, accessed off the public highway. The host dwelling is faced in rough cast, painted render. Dark horizontal timber slats exist to the front elevation, linking the first and second storey windows.

The roof is pitched and gable ended and consists of dark interlocking concrete tiles. Fenestration is of white uPVC.

An existing conservatory exists to the rear elevation of the property, measuring 3.8 metres in length by 2.5 metres in width. The conservatory has a sloping roof which reaches a maximum height of 3.2 metres and is of white uPVC.

Proposal

The application seeks full planning permission to construct a replacement conservatory to the rear elevation.

The proposal will consist of an 'L' shaped structure, running the length of the existing property, totalling 8.1 metres in length. The most northern element of the proposal protrudes by 2.68 metres from the west elevation of the host dwelling, to a point 4.2 metres along the rear elevation. The most southern element, making up the remaining 3.9 metres in length, protrudes by 5.75 metres.

The conservatory will reach a maximum ridge height of 3.1 metres, topped with polish chrome furniture. The roof will consist of double glazed glass roof panels on a white uPVC coated aluminium structure.

Fenestration to the south elevation will measure 2.45 metres in width by 1.5 metres in height. Glazed sliding doors are proposed to the west elevation of the deepest projecting element with further glazing along the remainder of the west elevation. The base of the windows will be 0.6 metres above ground level.

To the north elevation high level windows will exist, 1.7 metres above ground level. These will measure 2.6 metres in length by 0.4 metres in height. Windows will also exist to the north elevation of the deepest protruding element, measuring 2.4 metres in length by 1.5 metres in height.

All fenestration will consist of white uPVC. Walls will be of painted rough cast render, to match the host dwelling.

Consideration

Whilst the development plan for the area includes the adopted Local Plan, it has been largely superseded by the UDP 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 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 and submitted to the Welsh Government. 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 principle considerations of the proposed development are the impact of the proposal on the amenity of the area, adjacent properties and the general public.

Neighbouring Amenity

Policies G3 (v) and ES27 (iv) of the UDP aim to ensure that any proposed development does not have an unacceptable impact on the amenity of the area, adjacent properties or the general public.

Given the detached nature of the application property and neighbouring dwellings, together with the siting and single storey nature of the proposal, it is not considered that the development will have any unacceptable overbearing or overshadowing impact on the occupiers of neighbouring properties.

In terms of any potential overlooking impacts, fenestration to the north elevation is high level. This, together with existing boundary treatments and the single storey extension to the rear of No. 21, is considered not to cause any unacceptable overlooking impact on the occupiers of No. 21.

The proposed fenestration to the south elevation is not considered to have any unacceptable impact on No. 19, given the existing boundary treatments and outbuildings within the rear curtilage of No. 19. Furthermore, the proposed fenestration is considered to be less intrusive than that existing, which currently faces directly onto the neighbouring property.

The majority of the fenestration would be located to the west elevation. Given the existing boundary treatments to the west, together with the distance from the proposal to the boundary it is not considered that the development would have any unacceptable impact on the occupiers of No. 2 Halpennys.

In addition, no third party representations were received in relation to the application.

It is considered that by virtue of the siting, scale and design of the proposal, there would be no unacceptable impact on the amenity of neighbouring properties or the general public.

Visual Amenity

Policy G3 requires that: (i) proposed development must not have an unacceptable impact on, nor detract from or prevent the enjoyment of, the special qualities, natural beauty, wildlife and cultural heritage of the National Park and (iii) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's landscape and built environment.

Policy ES27 requires that (i) the proposal is appropriate to the scale and design of the existing dwelling.

The proposed conservatory will remain subordinate to the host dwelling by virtue of its, scale, single storey nature and siting to the rear of the property.

The use of matching materials to those existing will ensure that the conservatory is appropriate, in design terms, to the host dwelling.

The proposal would not be visible from any public vantage point and so would not have any unacceptable impact on the amenity of the general public.

It is considered therefore that due to the above reasons the proposed conservatory would be not *have* unacceptable impact on visual amenity, thereby adhering to policies G3, G6 and ES27.

Sustainability

Policy G6 (i) requires that proposals achieve sustainable design through incorporating sustainable energy use and provide the means for effective long-term maintenance, efficient operation and management.

As mentioned within the submitted Environmental Sustainability Statement, recycled materials will be used where possible. In line with the National Park Authority's sustainability commitments, an element of recycled plastic will need to be used in construction.

Conclusion

It is considered that the proposal would not have any detrimental impact upon the amenity of the area, adjacent properties or the general public. As such the proposal complies with the relevant criteria of UDP policies G3, G6 and ES27 and Local Plan policies LPG3, LPG7 and H17 and is thus 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, NP2v1, NP8v1, NP9v1, NP10v1, NP12v1, NP14v1), unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 To ensure sustainable development

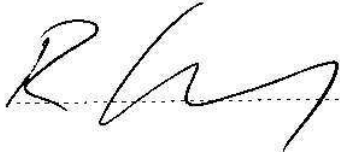
Informative Notes:

None


Signed (Case Officer):
Mr Adam Price
Planning Technician (DC)

 Date: 05/01/12

Checked (Principal Planner):

 Date: 6.1.12

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

 Date: 12/1/2012