



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 11/07469/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 21st Dec 2011 **Consultation Date:** 14th Dec 2011
Date Valid: 6th Dec 2011 **8 Week Target:** 31st Jan 2012
Decision Type: Delegated Decision
Proposal: Proposed lean to single storey extension to accommodate utility room / WC.
Address: Sylvadale, Abergavenny Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No comments received.

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by the 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)
- LPHI4:** "House extensions and ancillary buildings" (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
BG13795	Demolition of bungalow and development of 3 No. two storey dwellings (Outline)	Application Permitted	11th Nov 1994
BG14488	Construction of 2 No. houses (Outline)	Application Permitted	8th Nov 1995
BG14654	Approval of Reserved Matters relating to siting, design, means of access and external materials pursuant to Consent BG14488 (ARM)	Application Permitted	1st Mar 1996

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission for the erection of a single storey, side extension at Sylvadale, Abergavenny Road, Gilwern. The property is located within the community and settlement development limits of Gilwern 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 two storey, detached, dwelling located on the southern side of Abergavenny Road, Gilwern. The property is finished externally with roughcast, painted render with a redbrick lower plinth, brown upvc windows and doors and a composite slate roof. The property is positioned centrally within a roughly square shaped plot which has a road frontage with Abergavenny Road of 38.5m and a depth of 55m.

The property benefits from a detached double garage to the east; an existing sun room extension that adjoins the southern (rear) elevation and a lean-to porch extension that adjoins the eastern (side) elevation. Pedestrian and vehicular access to the property is via a 28.5m long, gated, driveway to the north-east leading from Abergavenny Road to the north

The application site and wider residential estate have been developed on a slope falling from south to north. As a result the application site is below the residential properties Carreg Coch and 4 Greenwood Place to the south and south-east, is roughly level numbers 13 and 14 Cross Roads to the east and number 2 Green wood to the west and is raised in relation to the bungalows and field to the north-east and north respectively.

APPLICATION DETAILS

The application seeks full planning permission to erect a single storey extension lean to extension adjoining the southern elevation of an existing porch and the eastern elevation of the main dwelling. The proposed development would measure 1.8m wide, 4.47m deep with a maximum height of 3.69m falling to 2.3m at eaves level. The development would be used to provide a utility room and ground floor toilet. Externally the development would be finished with roughcast painted render and a composite slate roof to match the existing dwelling.

The proposed plans indicate an internal rearrangement and the replacement of an existing window in the eastern elevation of the porch with a door.

The proposed extension would have a total volume of 24.09cu.m.

PLANNING CONSIDERATIONS

Having reviewed the planning history for the site, it has been determined that the permitted development rights for the property remain intact.

Whilst the property benefits from a detached double garage which is within 5m of the dwelling, a conservatory extension that adjoins the southern (rear) elevation and a lean to porch extension that adjoins the eastern (side) elevation of the dwelling, all of these structures were approved under the same planning permission as the main dwelling (application BG14654 refers) and are therefore considered to form part of the original dwelling.

Based on the plans submitted it has been determined that the extension:
Would have a volume less than 50cu.m;

Would not exceed the highest part of the roof of the original dwelling-house;
Would be no closer to any highway which bounds the curtilage than any part of the original dwelling house;
Would be less than 4m in height; and
Would not consist of or include an alteration to any part of the roof

Although the applicant has two small structures adjacent to the western elevation of the garage, these are both under 10cu.m in volume, it has also been determined that the development would not close the gap between the detached garage and the dwelling.

On the basis of the above the application has been determined as permitted development in accordance with Schedule 2, Part 1, Class A of the Town and County Planning (General Permitted Development) Order 1995.

RECOMMENDATION: Deemed Permitted Development

Conditions and/or Reasons:

Reasons:

- 1 The extension proposed has been determined as permitted development in accordance with Schedule 2, Part 1, Class A of the Town and County Planning (General Permitted Development) Order 1995.

Signed (Case Officer):

Ms Helen Lillow
Planning Officer (DC)

 Date: 20.01.12

Checked (Principal Planner):

 Date: 20.1.12

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

 Date: 26/1/2012