



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 11/07489/FUL **Case Officer:** Mr Sean Taylor
Site Notice Posted: 16th Dec 2012 **Consultation Date:** 15th Dec 2011
Date Valid: 14th Dec 2011 **8 Week Target:** 8th Feb 2012

Decision Type:

Demolition of existing detached garage, single storey side extension and front porch.

Proposal:

Construction of new integral garage, 2 storey side extension and front porch/lobby.

Address:

21 High Trees Road, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Powys County Council Highways	4th Jan 2012	Not in Powys
Llanelly Community Council		No response received.
NP Rights Of Way Officer		No response received.
Glamorgan Gwent Archaeological Trust		No response received.
Monmouthshire County Council Highways		No response received.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

No letters of representation 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)

PLANNING HISTORY

App Ref	Description	Decision	Date
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OFFICER'S REPORT

Introduction

The application seeks full planning permission for a two-storey side extension, front porch and a new attached single storey garage. The dwelling is located inside the 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 Description

The application dwelling is a two –storey detached dwelling situated on an elevated site above the existing highway ground level. The dwelling has been finished in grey concrete render and the roof is covered with concrete tiles. The property is sited within its own curtilage, with a good sized surrounding garden along with ample amenity space to the front and rear. The site also accommodates off road parking facilities to the front of the property.

Proposal Description

Full planning permission is sought for the construction of a two-storey side extension to the east facing side elevation of the property. The extension would measure 4.4m in width, 5.3m in length and stand 7.4m to ridge (5m to eaves). It is proposed that the existing detached garage located to the west of the property would be demolished and a new garage erected adjoining the west elevation of the property. The new garage would measure 4.8m wide, 9m in length and stand 4.7m to ridge (2.4m to eaves). The final element of the proposed development involves the replacement of the existing single storey front porch and erection of a new porch. The proposed porch would measure 2.9m in width, 2m in length and 3.5m to ridge (2.3m to eaves).

The two storey extension would accommodate a ground reception room and a first floor en-suite bedroom (it should be noted that minor internal layout alterations are proposed). The proposed garage would accommodate an off street car parking space and workshop to the rear.

The extension would be completed in painted render and concrete roof tiles to match the host dwelling.

Officer Appraisal

This application is considered against policies G3, G6 and ES27 of the UDP and policies LPG3, LPG7 and LPH14 Local Plan policies. 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 the emerging LDP is now material, little weight can be given to it in planning decision making at this stage.

There are two main issues to be considered; 1) Visual Impact and 2) Neighbouring Amenity.

The proposed two storey extension has been positioned to be subordinate to the existing dwelling by virtue of a proposed set back of 600mm from the front elevation of the main dwelling and 300mm from the existing ridge line of the main. Whilst the set down from the ridge and the set back from the host dwelling is minimal, given the proposed position of the extension it is considered that the development would be of a design in keeping with the host property and would therefore comply with the policies outlined within the BBNP UDP and the associated Guidance Note.

In addition the proposed porch and garage are of an appropriate scale, size and design that would not cause a loss of character to the original dwelling.

Therefore it is considered that these elements of the proposed development comply with the policies outlined within the BBNP UDP and the associated Guidance Note.

Visual Amenity

Policy G3 sets out the development control function to ensure that all development complies with the UDP's aims and objectives to protect the natural beauty and resources of the Park. Criterion (iii) indicates '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'.

With specific emphasis on design, Policy G6 of the BBNP UDP indicates that applications for development will be expected to meet the Welsh Government's key design objectives and respond to local context. Criterion ii of the policy states 'Proposals will be required to demonstrate where appropriate how they sustain or enhance character in townscape and landscape by responding to and reinforcing, where appropriate, locally distinctive patterns and form of development'

Policy ES27 of the BBNP UDP refers to house extensions and criterion (i) indicates that the proposal should be of an appropriate scale and design of the existing dwelling.

Given the proposed siting of the extensions in relation to the property and the two storey element which has been designed to set down from the ridge height of the host dwelling, it is considered that each element of the development is of an appropriate size and scale comparatively to the host dwelling. It is therefore considered that the proposed development complies with above policies. It is determined that the proposed extension would be viewed as a natural extension of this traditional dwelling and in some respect, would reflect the general scale and proportions of a traditional house. The extended dwelling is visible from the highway, however, given the reasons above, it would have no impact on the visual amenity of the surrounding area.

The external materials would match the host dwelling, thus creating extensions that would preserve the character of the host dwelling and would comply with the above policies.

As a result, it is considered that the proposed development would maintain and enhance the quality and character of the existing property along with the Park's surrounding landscape. There would be no detrimental impact on the visual amenity of the area and therefore complies with policies ES27 i), G3 iii) and G6 of the BBNP UDP maintaining the quality and character of the Park's built environment.

Neighbour Amenity

Policy G3 (v) 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 and ES27 (iv) there is no significant loss of privacy to the adjoining property.

The proposed two storey extension would be sited 5.9m from the side elevation of the adjoining neighbour (22 High Trees) and no windows have been proposed in the first floor elevation of the extension. It should be noted that the application site is sited slight forward of the building line of 22 High Tree, therefore the proposed ground floor window in the two storey extension would not look directly into any of the habitable room windows of 22 High Tree.

The proposed new garage would be sited 1.5m from the side boundary of 23 High Trees (but it should be noted that the proposed new garage will replace the existing garage on site which at present is sited much closer to the side elevation of 23 High Trees). Therefore, overall it is considered that the proposed extensions would not have a detrimental impact on the privacy or residential amenities of the surrounding neighbouring properties.

It is therefore considered that the proposal would comply with policies G3 (v) and ES27 (iv) of the BBNP UDP.

Other considerations

Given that the proposal includes a replacement garage and therefore the existing driveway would be retained, it is considered that the proposed development would not prejudice highway safety.

Having regard to the above report it is considered that the development proposed is acceptable and would not be detrimental to the character and appearance of the area to warrant refusal of the application on such grounds and would not be detrimental to the residential amenity of those living closest to the site or the highway safety in the area. The application is therefore considered compliant with policies G3, G6 and ES27 of the Brecon Beacons National Park Unitary Development Plan and is recommended for approval subject to conditions.

RECOMMENDATION:

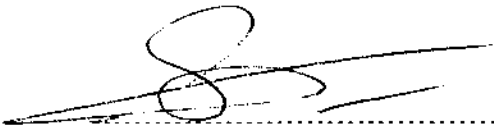
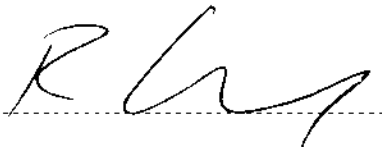
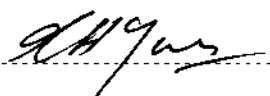
Conditions and/or Reasons:

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 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.
- 3 The garage hereby permitted shall be used solely for the garaging of private vehicles and for purposes incidental to the enjoyment of the dwelling house as such and not for the carrying out of any trade or business.

Reasons:

- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure that the materials harmonise with the surroundings.
- 3 To ensure that the garage is used only for the purposes ancillary to the dwelling.

Informative Notes:

Signed (Case Officer): Mr Sean Taylor Senior Planning Officer (DC)	 -----	Date: 31/01/12
Checked (Principal Planner):	 -----	Date: 31-1-12
Signed (National Park Authorised Officer):	 -----	Date: 3/2/2012