



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/07627/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 8th Feb 2012 **Consultation Date:** 10th Feb 2012
Date Valid: 2nd Feb 2012 **8 Week Target:** 29th Mar 2012
Decision Type: Delegated Decision
Proposal: Single storey timber general purpose shed and garage.
Address: Ty Dan Y Ffynon Farm, Twyn-Wenallt, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	5th Mar 2012	Raise no objection.

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by 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)

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission for the erection of a detached single storey shed and garage at Ty Dan Y Ffynnon, Gilwern. The site 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 comprises a 6.5hectare (16 acre) small holding with detached, two storey dwelling and associated garden that wraps around the property. The holding as a whole is located approximately 540m to the south-east of the settlement of Maesygartha. The dwelling and site of the proposed building are accessed via a 155m long twin track concrete surface driveway that adjoins with the county highway to the north-east of the site. The building would be positioned

within the garden to the north-west (rear) of the main dwelling adjacent to two sections of post and rail fencing that define in part the southern and eastern boundaries of the adjacent pasture field.

At the time of inspection, the site of the proposed building was being used for the accommodation of a number of small, timber chicken and duck houses, sacks of hardcore and other items. An examination of the aerial photographs of the site appears to indicate no other buildings suitable for storage on the holding.

The site as a whole is located on the northern slope of Gilwern Hill. As a result, the land falls from south to north. The site of the proposed building is therefore below the level of the dwellings and former agricultural buildings to the south and south-east, is level with the dwelling to the east and is raised in relation to the county highway, dwellings and former railway line to the north-east and north of the site.

Although the holding would benefit from permitted development rights via Schedule 2, Part 6 Class A of the Town and County Planning (General Permitted Development) Order 1995, as the building would be erected within an area of garden to the rear of the dwelling the works require full planning permission.

APPLICATION DETAILS

The proposed building would be 10m to the north-west of the dwelling, adjacent to part of the northern and western post and rail boundaries of the curtilage and adjoining pasture. The proposed building would measure 8m wide 6m deep with a pitched roof with a maximum height of 4.7m falling to 2.4m at eaves level. Access would be via the existing hardcore surface driveway adjacent to the northern (gable) elevation of the dwelling.

Externally the development would be completed with vertical timber cladding and a slate tiled roof, the ridge of which would run parallel with the main dwelling. The eastern (front) elevation would contain a pair of 2.3m wide, 1.9m high sliding timber doors and a single pedestrian door. The northern (gable) elevation would contain two 0.85m wide, 0.85m high windows.

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, ES18 and ES27 of the UDP and policies G3, G7 and H15 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 on the character and appearance of the area, the amenity of neighbouring properties and highway safety implications.

Principle of development

As identified above the application seeks full planning permission for the erection of a detached/ shed within the garden area of the host dwelling Ty Dan-y-Ffynnon. Policy ES27 advises that in the countryside, buildings ancillary to domestic use should be grouped with the house.

The information submitted in support of the application specifies that the applicant is a small holding farmer who wishes to use the building for storage of material and garaging of vehicles. Although relatively large in scale, being mindful of the area of land owned and farmed in association with the

position of the proposal within the rear garden, 10m to the north-west of the main dwelling, the principle of development is considered compliant with the requirements of policy ES27 of the UDP.

Character and appearance of the area

Although the application site is located in an area of open countryside beyond the closest settlement development limits there are a number of dwellings with associated outbuildings in close proximity to the site. Although the proposed development would be large in size for a domestic outbuilding, it is considered that the position of the proposal relative to the dwelling would help prevent the appearance of random sporadic development whilst the topography of the area which falls from south to north and an existing hedge along the southern boundary of the applicants landholding would help screen the proposal when viewed from the closest public highway to the south of the site.

Although the rear garden contains a number of other small poultry houses, it is considered that sufficient space would be retained to the west (rear) and east (front) of the dwelling to help prevent the appearance of overdevelopment. The provision of a suitably sized building could help create a more orderly appearance to the site.

Although the building proposed does have a larger footprint than that normally expected for a domestic structure, being mindful of the area of the land owned and farmed by the applicant, the size of the dwelling, the lack of other suitable buildings, the topography of the area and the position of the proposals position relative to the dwelling, it is considered that the proposal would not be visually incongruous or dominant in the landscape and as such would not be detrimental to the character or visual amenity of the area. The application is therefore considered compliant with criteria iii), iv) and v) of policy G3 and criteria i) of ES27 of the UDP.

Neighbouring amenity

Following a site visit it has been confirmed that there are a four dwellings (Well Cottage, 2-4 Well Terrace) 55m to the south-east of the site. However, it is considered that the distance maintained in association with the topography of the area and the position of the dwelling between the proposal and the dwellings would help prevent a level of overshadowing, loss of light or loss of amenity detrimental to the residential amenity of the occupiers of the closest residential dwellings.

Following the erection of a site notice, no objections or representations have been received. Being mindful of the above the application is considered compliant with criteria v) of policy G3 and criteria iv) of policy ES27

Highway safety

As identified above, the dwelling and application site is accessed via a 155m long twin track, concrete surface driveway leading from the county highway to the north-east. At the time of inspection it was noted that the driveway and on site turning areas immediately adjacent to the north-western, northern and north-eastern elevations of the dwelling would be unaffected by the proposal.

Although the building would be used for the parking of vehicles and storage of items associated with the small holding it is considered that the development would not generate an increase in traffic movements to and from the site, detrimental to the safety and free flow of traffic along the adjacent highway and would not infringe upon the existing on-site turning facilities.

Subject to the imposition of conditions it is considered that the development proposed would not be detrimental to the highway safety and free flow of traffic in the area and it therefore compliant with criteria vii), ix) of policy G3 and criteria ii) of policy ES27.

CONCLUSION

In light of the above report and subject to conditions it is considered that the development proposed would not be detrimental to the character and appearance of the area and would not be detrimental to the neighbouring amenity of highway safety and free flow of traffic in the area. The application is therefore considered compliant with the relevant criteria of policies G3, G6 and ES27 of the UDP and 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 and NP2v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

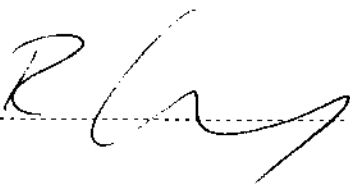
- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.

Signed (Case Officer):

Ms Helen Lillow
Planning Officer (DC)


..... Date: 26.08.12

Checked (Principal Planner):


..... Date: 28.3.12

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


..... Date: 28th March '12