



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

**Application No:** 12/07646/FUL      **Case Officer:** Ms Helen Lillow  
**Site Notice Posted:** 22nd Feb 2012      **Consultation Date:** 20th Feb 2012  
**Date Valid:** 7th Feb 2012      **8 Week Target:** 3rd Apr 2012  
**Decision Type:** Delegated Decision  
**Proposal:** Two storey residential extension  
**Address:** Rectory Cottage, Maesygartha, Nr Gilwern

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	14th Mar 2012	No objections
Health And Safety Executive	21st Feb 2012	Does not advise, on safety grounds, against the granting of planning permission in this case.
Monmouthshire County Council Highways		No comments received.
Glamorgan Gwent Archaeological Trust	8th Mar 2012	Comments provided.

### 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
N6443	Extension to cottage	Refused	25 <sup>th</sup> Aug 1983

### OFFICER'S REPORT

#### INTRODUCTION

The application seeks full planning permission for the extension and alteration of Rectory Cottage, Maesygartha. The property is located within the defined settlement development limits of Maesygartha and 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 comprises a modest detached, two storey dwelling measuring 6.95m wide, 5.4m deep with a maximum height of 6.35m falling to 4.55m at eaves level with a lean-to extension measuring 6.9m wide 2.35m deep with a maximum height of 3.3m falling to 2.05m at eaves level adjoining the northern elevation. The southern elevation of the property forms part of the southern boundary of the plot which is roughly square with a road frontage of 28.5m with the adjacent county highway and approximately 27m deep. The property benefits from a detached monopitch roof outbuilding to the east of the dwelling. The larger than average garden wraps around the western, northern, and eastern elevations, the boundaries of which are defined by a combination of stone walling, post and wire fencing and a number of semi mature trees and hedging plants. Access and parking is provided on an area of hardstanding to the west of the dwelling

Externally the southern elevation, which forms part of the southern boundary of the plot, is stone faced and contains no openings whilst the western, northern and eastern elevations of the main dwelling and extension are finished with smooth painted with upvc framed windows and doors. The roofs of the dwelling and extension are finished with slate with the principle ridge running parallel with the adjacent highway. The primary access is via a doorway in the eastern elevation of the lean to extension. The property currently accommodates a living room, kitchen and bathroom at ground floor level with two bedrooms at first floor.

The host building and wider settlement have been developed on a slope falling steeply from north to south and more gently from west to east. As a result the internal ground floor level of the dwelling is below the level of the garden to the rear, is level with the dwellings to the east and the highway immediately to the south but is raised in comparison to the floor level of the properties to the south, on the opposite side of the highway.

## APPLICATION DETAILS

The application seeks full planning permission to demolish the existing lean to extension in order to develop a porch and a two storey extension that would be used to accommodate a repositioned staircase, hall, enlarged kitchen, bedroom and wet room at ground floor with a third bedroom with ensuite, an enlarged second bedroom and bathroom at first floor level.

The proposed extension would adjoin the northern elevation of the dwelling and would measure 6.7m wide, 6.45m deep with a maximum height of 6.1m falling to 4.35m at eaves level. The proposed porch would adjoin the eastern elevation of the proposed extension and would measure 1.6m wide, 2.7m deep with a maximum height of 3.3m falling to 2.25m at eaves level. The eastern elevation of the extension would contain one large ground floor opening with two, pitched roof half dormers above. The western elevation would contain a set of outward opening patio doors and a small bathroom window at ground floor level with two, pitched roof half dormers above. The existing parking area would be enlarged to create 3 spaces and an onsite turning area. A ramp to the west of the proposal would provide level access to a widened pathway that would run around the around the western northern and eastern elevations which would be defined by a new 0.9m wall.

Externally the development would be completed with smooth painted render, upvc windows and doors and slate tiled roof. Ramped access into the dwelling would be provided adjacent to the patio doors in the western elevation and the proposed porch.

The following information has been submitted in support of the application:

" The applicants have lived at the property for a long time and have come to realise some shortfalls in their future living requirements for a growing family home. Subsequently they do need to extend

the current property to provide a higher level of living accommodation. In addition to the family needs, health issues are a major consideration in providing ground floor facilities to cater for special needs under Part 'M' of the building regulations. The property enjoys a large curtilage on land on three sides and the loss of this space will not impact on the loss of external amenity space or off street parking. The current parking and access have been reviewed and the presentation calls for a small upgrade to the onsite turning of a vehicle."

## 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 H4 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.

As identified above the application site is located within the settlement development limits of Maesygartha. As a result, the principle of developing an extension is considered acceptable, subject to a number of other material considerations being satisfied. The key considerations with regards to the application have been determined as the impact of the proposal upon the character and appearance of the host property and surrounding area, impact on the residential amenity of those living closest to the site and highway safety considerations.

### Host property and surrounding area

Whilst not wishing to be unduly restrictive to householders wanting to modify their properties, the National Park Authority are keen to ensure that extensions to dwellings remain the subordinate part of the overall finished structure and not be dominant or intrusive. Criteria iii) of Policy G3 of the UDP specifies that developments will be permitted where:

"the scale, form, design, layout, density and intensity of use and use of material will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's landscape and built environment." These requirements are largely echoed by criteria i) of policy ES27.

Policy G6 further reinforces this perspective advising

"Proposals for development will be expected to meet the WAG's key design objectives and respond to the local context. Proposals will therefore be required to demonstrate where appropriate how they:

ii) sustain or enhance character in townscape and landscape by responding to and reinforcing where appropriate, locally distinctive patterns and form of development, landscape, culture and diversity."

As identified above the application site comprises a modest two storey dwelling with associated single storey extension located on the northern side of the county highway, Maesygartha Road. Although a variety of house types and designs are evident within the locality, the predominant character is that of modest, hill side cottages that have under-gone modernisation, extension and alteration.

In comparison to the existing dwelling, the application seeks to erect a substantial two storey extension. Following an examination of the plans submitted it has been determined that cumulatively the proposed works would equate to a 95% increase in volume relative to the existing property with the western and eastern of the proposed elevations being almost 120% deeper than the gable elevation of the original dwelling. As a result significant and substantial concerns are raised in relation to the depth and proportionality of the extension relative to the original property. Although, as identified above, the development would adjoin the northern elevation with a ridge and eaves level

set lower than that host dwelling, the western and eastern elevations of the extension would be visible from the county highway immediately adjacent to the south of the site. As such it is considered that the mass, size and scale of the proposal would fail to be visually subservient or subordinate to the host building and as such would create a development that would fail to be in keeping or integrate with the original character, appearance, proportions and architectural style of the host dwelling.

It is noted from the planning history that planning permission for an extension with a depth of approximately 7.85m was refused by the Authority on the 26th August 1983.

Following consultation Glamorgan Gwent Archaeological Trust (GGAT) have provided the following information:

*“Rectory cottage is noted on the First Edition Ordnance Survey plan of 1880, which depicts the cottage as a smaller size building than as present. The house has undergone some alteration and it is our opinion that the proposed work will not adversely impact on any archaeological features.*

*The cottage is within a Registered Landscape of Outstanding Historical Importance, The issuing of the report on the Historic Landscape by GGAT and Cadw allows us to consider the impact of the proposed development on the historic landscape and within the area designated as HLCA001: Maesgwartha and Llanelly Iron Working Area: and characterised as:*

*Early post-medieval industrial landscape associated with the Hanbury family of Pontypool: furnace and forge sites of 17th century date; metal processing – tinworks site; early iron workers housing and associated 17th century gentry house; early industrial transport links important historic associations; industrial water supply.*

*As the proposed work will not adversely affect the character or appearance of the area and will be essentially the same use, we have no objection to the application.”*

Whilst it is acknowledged that the size and scale of the plot could accommodate a much larger dwelling without creating the appearance of overdevelopment, in this instance, it is considered that the massing, size and scale of the development proposal design would create a disproportionately large extension that would fail to be subservient or subordinate development in keeping with the overall character, appearance and proportions of the host dwelling, contrary to criteria iii) and v) of policy G3 and criteria i) of ES27 of the UDP, and criteria i) of policy G3 and criteria i) of policy H14 of the Local Plan.

#### Neighbouring amenity

The depth and position of the extension in association with the orientation of the site would result in increased levels of overshadowing and loss of light to the rear garden of Vine Tree Cottages during the afternoon. However it is considered that the maintenance of 7.5m between the proposed extension and the party boundary and the reduced level of the ridge line would help prevent the overshadowing and loss of light from being so detrimental to the residential amenity of the closest property to warrant refusal of the application on such grounds.

Whilst the provision of four new windows within the eastern elevation of the extension would allow for an intensified level of overlooking and loss of privacy to the rear garden of Vine Tree Cottages, a minimum distance of 7.5m and 15m would be maintained between the extension and the party boundary and the western wall of the adjacent property. Being mindful that the new windows would serve a porch, kitchen bathroom and bedroom, in association with distance maintained and the potential to a 2m high fence or wall along the party boundary, it is considered that any such increased level of overlooking or loss of privacy experienced would not be so detrimental to the amenity of the adjacent property to warrant refusal of the application on such grounds.

Following the direct neighbour notification and the erection of a site notice, no objections or representations have been received.

#### Highway Safety

The proposed extension would in theory double the level of accommodation at the site. As such it is considered that the demand for off street parking, in association with the number of vehicles to and from the site would also increase. As identified above the proposed site layout plan indicates the provision of at least three off street parking spaces to the west of the dwelling with sufficient space retained between the parking area and dwelling to allow for onsite turning. However, based on the plans received it is noted that visibility for vehicles using the existing entrance, particularly those exiting the site, when measured from a 2.4m set back from the edge of the adjacent carriageway, is highly restricted due to the height of the boundary walls either side of the access. At the time of inspection it was noted that the highway to the south of the site is of limited width, with limited pavements and experiences recurrent on street parking. Whilst the limited width of the highway, which is exacerbated by the on street parking, does reduce the speed of traffic travelling past the site, it is considered that the development proposed would lead to an intensified use of substandard access to the detriment of the safety and free flow of vehicular and pedestrian traffic along the highway, contrary to the requirements of criteria vii) of policy G3 of the UDP.

Following consultation no response has been received from Monmouthshire County Council Highways Department.

## CONCLUSION

It is considered that the proposed extension as a result of its massing size and scale would fail to be subservient and subordinate and would create a development that would be out of keeping with the overall character appearance and proportions of the host dwelling. It is also considered that the intensified use of the substandard access would lead to conditions prejudicial to the safety and free flow of pedestrian and vehicular traffic along the adjoining highway. The application is therefore determined as contrary to policies G3, G6 and ES27 of the Adopted Brecon Beacons National Park Unitary Development Plan (2007) and policies G3, G7 and H14 of the Adopted Brecon Beacons National Park Local Plan (1999) and is recommended for refusal for the following reasons.

## RECOMMENDATION: Refuse

### Conditions and/or Reasons:

#### Reasons:

- 1 The extension proposed as a result of its massing, size, scale and design would fail to be subordinate, subservient and proportional to the host dwelling and would therefore be out of keeping with the original character and appearance of the building, contrary to criteria iii) of policy G3, criteria ii) of policy G6 and criteria i) of policy ES27 of the Approved Brecon Beacons National Park Unitary Development Plan (2007) and criteria i) of policies G3 and H14 of the Adopted Brecon Beacons National Park Local Plan (1999).
- 2 The intensified use of the existing substandard access would exacerbate the existing conditions which are prejudicial to the safety and free flow of pedestrian and vehicular traffic along the adjoining highway, contrary to criteria vii) of policy G3 of the Approved Brecon Beacons National Park Unitary Development Plan (2007) and criteria iv) of policies G3 of the Adopted Brecon Beacons National Park Local Plan (1999).

#### Signed (Case Officer):

Ms Helen Lillow  
Planning Officer (DC)



Date: 3.6.2012

#### Checked (Principal Planner):



Date: 3/4/12

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

C. Morgan

**Date:** 3<sup>rd</sup> April '12