



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/07921/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 30th Apr 2012 **Consultation Date:** 25th Apr 2012
Date Valid: 13th Apr 2012 **8 Week Target:** 8th Jun 2012
Decision Type: Delegated Decision
Proposal: Single storey rear extension
Address: 2 Station Terrace, Station Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No response received

CONTRIBUTORS

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
09/04192/FUL	Rear two storey extension	Application Refused	14th Jan 2010

OFFICER'S REPORT

INTRODUCTION

Full planning permission is sought for the erection of a single storey extension at 2 Station Terrace, Gilwern. The dwelling 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 (UDP) and the Brecon Beacons National Park Local Plan 1999.

SITE DESCRIPTION

The application site comprises a single fronted, Victorian dwelling and is the middle house in a terrace of three dwellings. The dwelling has private amenity space to front and rear. Externally the dwelling is finished with red brick elevations, slate tiled roof with timber framed windows and doors

The dwelling is modest in size and measures 4.8 m wide, 8.1 m long, 5.4 m to eaves height and 8.4 m to ridge height. The cubic volume of the dwelling is 268.2 m³.

The terrace of three consists of two modest dwellings and one larger, more imposing property. The larger dwelling's principle elevation faces north, towards the former railway line, which is now in uses as cycle path and public right of way, where-as the principle elevations of No's 2 and 3 face south-east towards the adopted unclassified highway. All three dwellings have gardens to the east. No's 2 and 3 have a stretch of lean-to outbuildings that are constructed in a back to back fashion along the shared boundary. In total the outbuildings measure 9.9m long, 1.3m wide with a maximum height of 4.3m. No. 1 has a two storey element which extends from the eastern elevation.

The windows of No's 2 and 3 are situated in the east and west elevations. However, No. 1 also has windows in the principle (north) and southern elevations overlooking the former railway line and application site.

The application site, adjoining dwellings and surrounding agricultural land are positioned on the northern slopes of Gilwern Hill as a result the land falls from south to north. The application site is therefore below the level of the pasture to the south, is level with the adjoining dwellings (the internal floor levels of the application site and number 1 have been built up to match that of the number 3) and the highway to the south-west and is raised in relation to the former railway line, pasture and village of Gilwern to the north and north-east. The level of the garden to the east (rear) is approximately 0.75m lower than the garden and threshold of the dwelling to the west (front)

APPLICATION DETAILS

The application seeks full planning permission to construct a single storey extension that would adjoin the eastern (rear) elevation of the dwelling. As part of the works, the majority of No. 2's outbuildings would be removed to make room for the extension.

The extension would measure 4.2 m wide, 4.9m deep with a maximum height of 3.9m falling to 2.5m at eaves level. Materials are proposed to match those as existing.

The application is a resubmission following the refusal of planning application 09/04192/FUL on the 14th January 2010. Application 09/04192 sought consent for the erection of a full width two storey extension measuring 4.4m wide, 4.9m deep with a maximum height of 8.4m falling to 5.9m at eaves level. The application was refused for the following reasons:

1. It is considered that the proposed extension by increasing the volume of the dwelling by 41% is contrary to Brecon Beacons National Park Unitary Development Plan (April 2007) Policy ES27 i) and conflicts with the contents of the ES26 and ES27 Guidance Note. Further to this the proposed increase in the size of the dwelling will adversely affect the need for variety in the size of dwellings available to the residents of the Brecon Beacons National Park.
2. Due to the design, close proximity and height of the proposed extension in relation to neighbouring property No 1 Station Terrace, the development would result in an unacceptable loss of light, loss of solar gain and an overbearing impact, of detriment to neighbour's amenity. The proposal, therefore, fails to meet with the requirements of Policy G3 v) of the Brecon Beacons National Park Unitary Development Plan (April 2007).

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, G7 and H14 of the Local Plan. Local Plan policies will only be considered where they differ significantly from their UDP counterparts. 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 on the character and appearance of the area, the residential amenity of those living closest to the site and highway safety.

Principle

As specified above the application site is located in an area of open countryside beyond the defined settlement development limits where prevailing national and local planning policies restrict development except that in the interests of specified criteria. Extensions to rural dwellings are a category of development not specifically covered in national planning policy. However, Planning Policy Wales (Ed 4 February 2011) para 9.3.6 emphasises that development in the open countryside should be strictly controlled.

In relation to the impact of the proposal on the host dwelling and the character and appearance of the surrounding area, the application will be assessed in relation to G3i), G3iii), G3iv), G6ii), ES27i) and ES27iii) of the UDP. The Authority Approved Guidance Note for policy ES27 identifies that the primary consideration in assessing proposals to extend a traditional dwelling in the countryside is that its inherent character is retained. To accord with the UDP Policy ES27, an extension to a dwelling in the countryside must be the subordinate part of the overall finished structure; be appropriate to the scale and design of the existing dwelling and not be dominant or intrusive. As such extensions to dwellings in the countryside should not exceed a 30% increase in the size of the dwelling.

Based on the plans submitted it has been determined that the new extensions equate to an increase of 24.5%. On the basis of the above, the application is therefore considered compliant with the requirements of the Authority Approved ES27 Guidance Note, the principle of development is considered acceptable and the application overcomes reason 1 of the previous refusal.

Character and appearance

Criteria iii) of policy G3 states development will only be permitted where "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 Parks landscape and built environment".

As identified above the property is a single fronted, mid terrace, two storey dwelling positioned on the northern slope of Gilwern Hill. Being mindful of the size, scale, design and position of the development on the eastern (rear) elevation of the of the property it is considered that the development proposed would appear as a subordinate, subservient form of development relative to the host dwelling and would not have a detrimental impact on the overall character and appearance of the dwelling, terrace or wider area. The application is therefore considered compliant with the requirements of criteria iii) of policy G3 of the UDP.

Neighbouring amenity

As identified the application site is the middle dwelling in a terrace of three properties. Whilst the windows of the application site and adjoining dwelling faces west and east, number one to the north has windows in the southern elevation overlooking the application site. As a result any development on the rear elevation of the application site will lead to increased overshadowing and loss of light of these windows. However, the plans indicate that the floor level of the proposed development would be set approximately 0.9m below the internal floor level of the host dwelling and number 1, thereby helping to reduce its overall impact.

It is acknowledged that the proposal would generate increased overshadowing and loss of light to the eastern elevation, ground floor window of number 1 at both 25 and 45 degree light angles. However this room is served by a further window in the northern elevation. As the extension would be developed in front of two windows and a door in the southern elevation of number 1 they would obviously experience loss of light and overshadowing at the 25 degree light angle, with the smaller window and door experiencing loss of light and overshadowing at 45 degree angle. However these openings serve a kitchen area. Being mindful that rooms such as bathrooms and kitchens do not benefit from habitable room status, and being mindful of the single storey height if the development in association with its reduced floor level, it considered that the increased overshadowing and loss of light experienced by number 1 would not be so significantly detrimental impact on the amenity of the property to warrant refusal of the application on such grounds.

Following direct neighbour notification and the erection of a site notice, no objections or representations have been received the application is therefore considered compliant with the requirements of criteria v) of policy G3 and criteria iv) of policy ES27 of the UDP and has overcome the second, previous reason for refusal.

Highway safety

The plans submitted in support of the application indicate that the property does not currently benefit from any off street parking provision. Although the development would increase the habitable accommodation of the dwelling it is considered that the development proposed would not generate such an increased demand for parking in close proximity to the site to warrant refusal of the application on such grounds. Based on the plans submitted it has been determined that it would be possible for the applicant to provide two off street parking spaces within the front garden if necessary.

On the basis of the above, the application is considered compliant with the requirements of criteria vii) of policy G3 and criteria ii) of policy ES27.

Neighbour Amenity

CONCLUSION

In conclusion it is considered that the proposal would not have a detrimental impact on the character and visual amenity of the application site or wider area or the highway safety and free flow of traffic. It is also considered that the development would not generate an increased level of overshadowing or loss of light so detrimental to the residential amenity of number 1 to warrant refusal of the application on such grounds. As such the proposal is therefore considered to comply with policies G3, G6, and ES27 of the UDP and policies G3, G7 and H14 of the Local Plan 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, NP3v1, NP4v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing building

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.

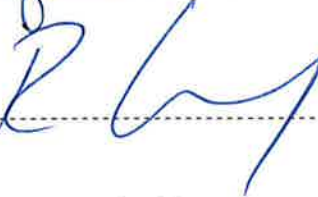
3 To ensure the external materials harmonise with the existing building.

Signed (Case Officer):

Ms Helen Lillow
Planning Officer (DC)

 Date: 08.06.12

Checked (Principal Planner):

 Date: 11.6.12

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

 Date: 14/6/2012

