



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

**Application No:** 12/07974/FUL      **Case Officer:** Mr Alastair Scott  
**Site Notice Posted:**      **Consultation Date:** 22nd May 2012  
**Date Valid:** 18th May 2012      **8 Week Target:** 13th Jul 2012  
**Decision Type:** Delegated Decision  
**Proposal:** Single storey extension to provide kitchen and dining space.  
**Address:** Gilwern United Reform Church, Main Road, Gilwern

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No comments received
Monmouthshire County Council Highways	9th Jul 2012	Monmouthshire County Council's Highways Department have raised a concern that the proposal will result in the loss of car parking provision. The consultation response states that the site is within a village centre setting and consequently it is only a concern that they wish to raise and not an objection.
Glamorgan Gwent Archaeological Trust	14th Jun 2012	No comments

### CONTRIBUTORS

### NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

No responses received

### RELEVANT POLICIES

**G3:** "Development in the National Park" (Unitary Development Plan 2007)  
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**LPRI 0:** "Parking." (Unitary Development Plan 2007)  
**ES33:** "New or Extended Community Facilities" (Unitary Development Plan 2007)  
**G3:** "Development in the National Park" (Local Plan 1999)  
**G6:** "Design" (Local Plan 1999)  
**LPRI 0:** "Parking." (Local Plan 1999)

### PLANNING HISTORY

## OFFICER'S REPORT

### Introduction

This application is for a rear extension to the United Reform Church in the village of Gilwern to be used as a kitchen and dining space.

### Site Description

The application site is land at the rear of the United Reform Church located in the centre (north end of Main Road) of the village of Gilwern. The Church fronts onto Main Road and the rear of the building onto Back Lane, a single lane road. The Church is built of stonework with a slate covered roof. The Church is a detached building with dwellings on both sides of it. The land at the rear of the building proposed for the extension had in past a shed like building situated on it which was demolished leaving the existing area of hardstanding which is not being used for any purpose and looks in a neglected state. The Church is neither a listed building or within a Conservation Area.

### Planning history

There is no planning history relevant to the application site.

### Proposal Description & Appraisal

The proposal relates to a single storey extension to the rear of the Church for use as a kitchen and dining space. It is proposed that the rear extension would be built in stone with a slate roof to match the main building. The area of the floorspace of the extension will measure 20m<sup>2</sup> with dimensions measuring 3.7m x 4.9m x 4.1m and a total height 6.5m.

Other information submitted with the planning application includes the submission of a Design and Access Statement.

### Officer's appraisal

Following statutory adoption of the Brecon Beacons National Park Local Plan 1999 (hereinafter called 'the Local Plan'), work on the Brecon Beacons National Park Unitary Development Plan (hereinafter called 'the UDP') commenced in 2000. The UDP was subject to all the statutory consultations and procedures associated with the preparation of development plans, including a local inquiry and an Inspector's report.

The Brecon Beacons National Park as Local Planning Authority (hereinafter called 'the Authority') received a direction from the Welsh Assembly Government (hereinafter called 'WAG') under Section 17(1) of the Town and Country Planning Act 1990 (as amended) in relation to the safeguarding of sand and gravel in the National Park. The Authority resolved not to comply with the WAG direction to modify the UDP as it was not considered that the quality of the resource had been adequately established or that the environmental constraints relating to the sites had been sufficiently considered.

The UDP was subsequently approved by the Authority for development control purposes in March 2007 and sets out the policies and proposals to guide development in this area from 2001 to 2016 and beyond. As a point of clarification, the direction from the WAG relates solely to sand and gravel issues and does not relate to any matters raised in this application.

Whilst the adopted Local Plan and its associated Structure Plans remain the formal statutory policy framework for the area, the UDP provides a more up-to-date and relevant planning framework in line with current National Planning Policy. Planning Policy Wales (hereinafter called 'PPW') advises that the weight to be attached to emerging plans will increase as successive stages are reached. 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.

This application is considered under Policies G1, G3, G6 and ES33 of the Unitary Development Plan and Policies G3 of the Adopted Local Plan.

### **Neighbour Amenity**

Policy G3 (v) and Policy ES33 (ii) of the UDP both seek to ensure that any proposed development including extending community facilities such as this proposal does not have an unacceptable impact on the amenity of the area, adjacent properties or the general public.

It is considered that the proposed extension being at the rear of the Church will not have a significant adverse impact on neighbour amenity. The only property the proposed extension would be easily visible from is the adjacent residential property located to the north east from its upstairs windows. However it is considered that the views from this property of the extension would largely be obscured by the existing Church building .

### **Visual Impact**

Policy G3 i) requires that the proposed development does not have unacceptable impact or detract from the special qualities or the cultural heritage of the National Park. Policy G3 iii) requires that the scale, form, design and layout of a proposed development is appropriate to its surroundings and will maintain or enhance the quality and character of the Park's landscape and built environment. Policy G6 ii) expects development to sustain or enhance character in townscape and landscape by responding to and reinforcing, where appropriate, locally distinctive patterns and form of development, landscape and culture.

It is considered that the proposed development due to its location at the rear of the Church would not have a significant visual impact on the impact on local area nor the special landscape character of the National Park. The proposed extension is considered to be well screened from by the Church itself and by a belt of trees and other vegetation situated to the west (and also alongside) Back Lane.

The proposed materials of the extensions are stone for the elevation and a slate roof to match that of the main Church building.

### **Highway Safety**

Policy G3 criterion vii) and ix) require that proposed development is compatible with the National Park road hierarchy in that it is within the capacity of existing approach roads, and does not have an unacceptable impact on traffic circulation or highway safety and adequate means of access and parking space can be provided to cater for the traffic generated by the proposal.

Monmouthshire County Council's Highways Department have responded about the proposal by stating that they don't have any adverse comments to make but they do point out in their response that it will result in loss of parking spaces serving the Church. The consultation response states that

the site is within a village centre setting and consequently it is only a concern that they wish to raise and not an objection.

The area of land being proposed for the extension had previously been occupied by a small shed like building which was demolished leaving an area of neglected hardstanding. This area of land is not used for car parking due to the position of the lamp post and the remnants of the outer wall of the building that was demolished which abuts the Back lane making parking manoeuvres hazardous as they would have to reverse back into the lane to exit the site. It is not considered therefore that the proposal will result in any loss of car parking spaces.

### **Conclusion**

It is considered the proposed development complies with the policies G3(v) and ES33 of the UDP and Policy G3(viii) of the Local Plan in relation neighbourhood amenity. It also conforms with policy G3(iii) of the UDP and Policy G3 i) of the Local Plan with regards to scale, form, design and layout of a proposed development is appropriate to its surroundings and will maintain the character of the Park's landscape and built environment. The proposed extension will match the design characteristics and materials of the Church building and therefore satisfy Policy G6 (ii) of the UDP which relates to design and also in relation to ensuring adequate provision for people with disabilities with regards to internal layout and access.

It is also considered that the proposed extension satisfies the Policy G3 criterion vii) and ix) of the UDP that require developments to be compatible with the National Park road hierarchy in that it is within the capacity of existing approach roads, and does not have an unacceptable impact on traffic circulation or highway safety.

### **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 hereby approved shall be carried out strictly in accordance with the approved plans (drawing nos. NP1, NP2, NP3, NP4v2, NP5v2 and NP6) and the schedule of materials indicated thereon, except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until 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 plans.

#### **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 and to protect the general character and amenities of the area.
- 3 To ensure that the new materials harmonise with the existing buildings.

**Informative Notes:**


**Signed (Case Officer):**  
Mr Alastair Scott  
Planning Officer

  
Date: 20.07.2012

**Checked (Principal Planner):**

  
Date: 20.7.12

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

  
Date: 20<sup>th</sup> July '12

