



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08085/REM **Case Officer:** Mr Jonathan James
Site Notice Posted: 8th Jun 2012 **Consultation Date:** 30th May 2012
Date Valid: 25th May 2012 **8 Week Target:** 20th Jul 2012
Decision Type: Delegated Decision
Proposal: Approval of reserved matters, details of landscaping for new dwelling
Address: Pant Yr Eos, Common Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
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Llanelly Community
Council

Monmouthshire County
Council Highways

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by site notice displayed on the front entrance and through notification letters to neighbouring properties and no comments have been received.

RELEVANT POLICIES

G3: "Development in the National Park" (Unitary Development Plan 2007)

G6: "Design" (Unitary Development Plan 2007)

LPG3: "Development in the National Park." (Local Plan 1999)

LPG7: "Design and energy conservation." (Local Plan 1999)

LPH3: "New housing in larger settlements." (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
10/05253/OUT	Residential development	Application Permitted	7th Oct 2010
11/07447/REM	Access, parking and turning, scale of building, appearance of building, layout of site inc building and parking	Application Permitted	22nd Mar 2012

and shed.

OFFICER'S REPORT

Site description and proposal

The site lies within the settlement development boundary 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'). The site is located within the suburban part of Gilwern with much of the surrounding area being characterised by 1960's and 1970's bungalows and houses. The site comprises a narrow strip of land with road frontage on both the east and west sides. To the north and south the site bounds onto neighbouring gardens. The site is otherwise generally level.

The current application is for an approval of reserved matters for consideration of landscaping with all other matters resolved under previous applications.

Site History

There has been a previous application (M19174) for a new dwelling at this site, which was approved conditionally on the 23rd September 2003. This was in outline form with all matters reserved for future consideration. Within the decision notice an informative was included that stated the Authority considered that the site was only capable of being developed with one dwelling. Application M19174 was left to expire and another application (10/05253/OUT) in outline form was submitted in 2010. Following negotiations further detail was negotiated, however the design was considered unacceptable and an approval was granted in outline form with all matters reserved for future consideration. Under application 11/07447/REM, access, parking and turning, scale of building, appearance of building, layout of site inc building and parking and shed were considered and approved in detail.

Appraisal

Whilst the Local Plan remains the formal statutory policy framework for the area, the Authority Approved UDP provides a more up to date and relevant planning framework. The UDP may not have been formally adopted but it has been subject to all the statutory consultation and procedures required for development plans. It is for this reason that the NPA has determined to afford greater weight to the UDP in the determination of planning applications than the Adopted Local Plan of 1999.

This application was considered against policy G3 and G6 of the UDP and policies G3, G7 and H3 of the Local Plan. Local Plan policies will only be considered where they differ significantly from their UDP counterpart.

In making a recommendation on this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the following national guidance:

- Planning Policy Wales (PPW, 2011)
- Technical Advice Note 12 Design (2009)

The dual purposes of National Park designation are, as first set out in the National Parks and Access to Countryside Act 1949 and updated by the Environment Act 1995:

- conservation and enhancement of natural beauty, wildlife and cultural heritage; and
- promotion of opportunities for the understanding and enjoyment of the special qualities of the National Park by the public

Following a review in 1974 of the operation of the 1949 Act, led by Lord Sandford, an important recommendation emerged that became known as the Sandford Principle. This principle was

enshrined in the 1995 Act, to the effect that where irreconcilable conflict arises between the two main National Park purposes, then the conservation of natural beauty should prevail over promotion of public enjoyment and understanding.

The application is within the settlement development boundary of Gilwern as defined by the UDP and Local Plan; previous consent has been granted for a new dwelling and all other details have also been approved. The principle has therefore been established.

The current application seeks to conclude the landscaping scheme. The boundary treatment to the southern boundary exists and comprises timber fencing. To the front (east) elevation it is proposed to create a stone wall. Along the length of the northern boundary it is proposed to provide a mixture of boundary treatments. The landscaping scheme proposes a length of hedgerow to the front and rear garden northern boundary; connecting the hedgerow features it is proposed to create a one metre high post and rail fence with animal mesh running the length of the house. The provision of the post and wire fence would allow for the creation of a footpath along the northern (side) elevation of the proposed dwelling that would allow for a disabled access route.

Initially the applicant suggested using two metre high timber fencing to form the boundary treatment around the perimeter of the dwelling, although this was considered unacceptable due to the length of the boundary and the likely visual impact this would have on the street scene. Just because such features exist on other boundaries within the same area, it does not mean that they are acceptable elsewhere in planning terms. Through discussions with the agent a revised scheme, submitted under this application, provides for a mixture of boundary features that in the officers opinion will soften the overall development within the street scene and result in an enhancement to that previously submitted.

Therefore, on balance the proposed landscaping scheme would now be considered acceptable with regard to the character of the building and the context of the site. The proposal is therefore considered to comply with policies G3 and G6 of the BBNPA UDP and relevant local plan policies.

Conclusion

The principle of development has been established and the previous concerns relating to loss of amenity and scale and design have also been adequately resolved. No adverse comments have been received from the local highways authority and community council.

Officers are therefore of the view that the landscaping scheme proposed complies with the relevant criteria of policy G3 and G6 of the BBNPA UDP and policy G3 and G7 of the local plan. As such the proposal is hereby recommended for approval subject to the following conditions.

RECOMMENDATION: Permit

Conditions and/or Reasons:

- 1 In the case of applications for the approval of reserved matters, the condition that the development to which this permission relates must be begun before whichever is the later of the following dates:
 - (i) the expiration of five years from the date of the grant of outline planning permission; or
 - (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP2v1 received 23 May 2012), unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

- 1 Required to be imposed by Section 92 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.

Informative Notes:

- 1 Please note that this planning approval does not supercede any of the conditions of planning approval 11/07447/REM or 10/05253/OUT.

Signed (Case Officer):
Mr Jonathan James
Senior Planning Officer (DC)


Date: 17/7/2012

Checked (Principal Planner):


Date: 17/7/12

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


Date: 19/7/2012