



BRECCON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08131/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 21st Jun 2012 **Consultation Date:** 18th Jun 2012
Date Valid: 5th Jul 2012 **8 Week Target:** 30th Aug 2012
Decision Type: Delegated Decision
Proposal: Two storey annex.
Address: Twyn Yr Hebog, Station Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways	19th Jul 2012	I would offer no adverse comments to this proposal and therefore have no highway objections subject to the imposition of specified conditions.
Llanelly Community Council	19th Jul 2012	No Objection
Glamorgan Gwent Archaeological Trust	23rd Jul 2012	It is our opinion that the proposed work will not adversely impact on any archaeological features.

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
BG10243	Full planning permission for extension to bungalow.	Application Permitted	24th Aug 1989
BG13245	Full planning permission for storage building for farm implements	Application Permitted	19th Aug 1993
M15532	Single storey extension on side of	Application	6th Oct 1997

dwelling and installation of three Permitted
dormer windows at the front

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission for the development of a two storey extension at Twyn yr Hebog, Station Road Gilwern. The dwelling is located within an area of open countryside within the community of Llanelly as defined by the proposals maps of the Brecon Beacons National Park Unitary Development Plan 2007 (UDP) and the Brecon Beacons National Park Local Plan 1999.

SITE APPRAISAL

The application site comprises a detached, dormer bungalow with associated single storey rear, cross gable extension and a conservatory, located in an area of open countryside within the community of Llanelly. Externally the dwelling is finished with rough cast painted rendered elevations a slate tiled roof and a combination of upvc and timber framed windows and doors. The principle elevation faces north. The northern roof plane contains three, pitched roof dormer windows. A number of stables and outbuildings have been developed to the south-west of the dwelling.

The dwelling is accessed via a 115m long private driveway which in turn adjoins with the adopted but unclassified county highway to the north-east of the site which is of limited width. Onsite parking is provided on a plateau area of land adjacent to the north-eastern (gable) elevation, on a driveway adjacent to the south-western (gable) elevation of the dwelling and the north-western (front) elevation of a detached garage and within the yard to the south-west. The site location plan submitted in support of the application indicates that the applicants own the adjoining 2.34 hectares which is used for the grazing of ponies

Although the site is located beyond the settlement development limits, there are a number of dwellings to the north-east and south of the site. The application site and wider area 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, county highway and former railway line to the south and is raised in comparison to the pasture and dwellings to the north and north-east.

APPLICATION DETAILS

The application seeks full planning permission to construct a two storey extension that would adjoin the north-eastern (gable) elevation of the dwelling.

The extension would measure 5.3m wide, 6.85m deep with a maximum height of 6.5m falling to 3.3m at eaves level. A porch measuring 1.55m wide, 4.05m deep with a maximum height of 4.5m falling to 2.4m at eaves level would adjoin the north-eastern (side) elevation of the extension. Externally the development would be finished with pained render, slate tiled roof and upvc windows and doors. A pitched roof dormer window would be provided in the northern (front) roof plane, with two roof lights provided in the southern (rear) roof plane.

The proposal would be used as an annexe for the applicant's parents and would accommodate a ground floor porch, wet room and open plan kitchen- living area with and internal connection to the main dwelling with a bedroom bathroom and study at first floor level.

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.

The key considerations with regards to the application have been determined as the principle of development, impact of the proposal upon the character and appearance of the host property and wider area, the residential amenity of those living closest to the site and highway safety implications.

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 extension and porch equate to an increase of 28.3% relative to the existing dwelling. On the basis of the above, the application is considered compliant with the requirements of the Authority Approved Guidance Note and policy ES27 of the UDP.

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 detached dormer bungalow positioned on the northern slope of Gilwern Hill. Although the position of the proposal adjoining the north-eastern (side) elevation of the host dwelling would make it apparent from the applicant's driveway and from the public highway that curves around the south (rear) of the dwelling, being mindful of the size, scale and design of the extension it is considered that the development 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.

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

"Twyn yr Hebog is noted on the First Edition Ordnance survey plan of 1880, which depicts a building at the lane at the western side of the land, the current building is a modern property and it is of our opinion that the proposed work will not adversely impact on any archaeological features

The cottage is within a Registered Landscape of Outstanding Historic Importance, The issuing of the report on the Historic Landscape characterisation of the Clydach Gorge 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 HLCA004a: Cwm Clydach Transport Corridor and characterised as: Transport corridor (industrial and public), rail and road with associated features including bridges, quarries and limeworks; water supply features; upland prehistoric settlement (hill

fort(; varied agricultural enclosure and scattered post-medieval agricultural settlement and isolated show rows of industrial housing; Ancient woodland. As the proposed work will not adversely affect the character or appearance of the area, and will be essentially be the same use, we have no objection to the application.”

On the basis of the above it is considered that the development proposed would not have a detrimental impact on the character and appearance of the host dwelling or surrounding area and is therefore considered compliant with the requirements of criteria iii) of policy G3 of the UDP.

Neighbouring amenity

Although the application site is located within the open countryside there are number of dwellings in close proximity. However, it has been noted that the closest property: the Old railway Inn, is located 55m to the south-east of the site, on raised ground relative to the host dwelling. As such it is it is considered that the position, size, scale and design of the extension in association with the topography of the area and distance maintained would prevent the proposal from generating any increased overshadowing, loss of light, overlooking or loss of privacy detrimental to the residential amenity of those living closest to the site.

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

Highway safety

The application site currently benefits from several on-site parking spaces. However, the extension proposed would be developed on two of these spaces with two new spaces then provided to the adjacent to the north-eastern (side) elevation of the extension. Although the proposal would intensify the residential use of the site and could generate increased demand for on-site parking it is considered that the existing and proposed provision would be sufficient to cope with any additional demand generated. It is also considered that sufficient space would be retained along the driveway to the north-west (front) of the resulting property to allow vehicles to enter, turn and leave the site in a forward gear.

Following consultation Monmouthshire County Council Highways department have provided the following information:

“It is noted that no alteration to the existing access or creation of a new site access from the highway is proposed as part of this application. Visibility of approximately 20m-30m can currently be achieved in both directions at the existing site access, restricted by existing vegetation and the physical impression of the highway. Planning Policy Wales; TAN 18 (March 2007) outlines a required visibility of 2.0m by 215m in both direct for an access of this type although given the anticipated low speeds at this location a reduced visibility spay of 2.0 by 70m would be acceptable, It is however noted that a y-distance of 70m cannot be achieved due to the existing road alignment. Given that the access serves an existing dwelling and that new development trips are not anticipated to have a significant impact on the local highway network, the maximum stopping sight distance possible should subsequently be achieved.”

On the basis of the above, the Highways Officer raises no objection to the application subject to the imposition of conditions that require the visibility from the driveway to be improved, nothing, which may cause an obstruction to the visibility being placed or allowed to grow in the visibility splay, appropriate measures be taken to safeguard members of the public using the adjacent highway during the course of the works and the parking and turning area in the curtilage being retained and maintained free from obstruction, in perpetuity

In light of the above comments and subject to the recommended conditions being imposed, the application is considered compliant with the requirements of criteria vii) of policy G3 and criteria ii) of policy ES27.

CONCLUSION

In conclusion the proposed development has been shown to comply with the relevant policies. 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, the residential amenity of those living closest to the site or the highway safety and free flow of traffic. 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. NP1v2, NP2v1 and NP4v2) 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
- 4 Notwithstanding the details of the approved plans, the dwelling shall be fitted with recycled uPVC windows and doors. No development shall take place until a sample and full manufacturer details specifying the recycled content of the uPVC windows and doors has been submitted to and approved in writing with the Local Planning Authority. Once implemented in accordance with the approved details, any future replacements shall be of a similar recycled material, unless otherwise agreed in writing with the Local Planning Authority.
- 5 Prior to the commencement of development, details and plans shall be submitted to and approved in writing by the Local Planning Authority, indicating alterations and improvements to the visibility splays serving the existing point of access with the county highway. The alterations as approved shall be implemented on site prior to the first beneficial occupation of the extension and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 6 Nothing which may cause an obstruction to the visibility splays approved as part of condition 5 shall be placed, erected or allowed to grow in the visibility splay areas.
- 7 The parking and turning areas indicated on the approved plans shall be provided prior to the first beneficial occupation of the extension and shall be retained and maintained free from obstruction in perpetuity.

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.
- 4 To ensure a sustainable development.
- 5 In the interests of the highway safety and free flow of traffic along the county highway.
- 6 In the interests of the safety and free flow of traffic along the county highway.
- 7 To ensure sufficient parking is provided and retained within the curtilage of the dwelling, in the interests of highway safety.

Informative Notes:

- 1 In the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via the MCC Highways.

- 2 As far as practicable, stopping sight distance of 2.0m by 70m in both directions when measured from the centre line of access should be proved to satisfy the requirements of condition 5.

Signed (Case Officer):
Ms Helen Lillow
Planning Officer (DC)

 Date: 24.08.12

Checked (Principal Planner):

 Date: 28/8/12

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

 Date: 30/8/12