



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08133/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 21st Jun 2012 **Consultation Date:** 18th Jun 2012
Date Valid: 14th Jun 2012 **8 Week Target:** 9th Aug 2012
Decision Type: Delegated Decision
Proposal: Pre-cast concrete garage to be built within curtilage of property.
Address: Greenlands, Waunllapria, Llanelly Hill

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Environmental Health		No response received
Monmouthshire County Council Highways		No response received
Llanelly Community Council		No response received

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)
LPH15: "House extensions and ancillary buildings" (Local Plan 1999)

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission for a detached garage at Greenlands, Waunllapria, Llanelly Hill. The property is located within the community and settlement development limits 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 site is a single storey, detached, dwelling located on the south-eastern side of Rhiwr Road. The property is positioned in the north-western end of an irregularly shaped plot that has a road frontage of 23m and a depth of 52m. It therefore benefits from enclosed front and rear gardens with parking provided on a driveway to the north-east (side) of the property. The boundaries of the plot are defined by a combination of render walls and vertical boarded fencing of various heights.

The application site and wider area has been developed on a slope falling from south-west to north-east. As a result the property is slightly below the internal floor level of the two storey residential property Field House, and Garden Bungalow to the south west and is raised in relation to the detached two storey dwellings known as Brandons View, Heddfan Amber and cherry Ash to the north-east and south-east.

APPLICATION DETAILS

The proposed garage would be developed on a tarmaced driveway area immediately adjacent to the south-eastern boundary to the south-east (rear) of the dwelling. The proposal would measure 3.7m wide, 6.0m deep with a maximum height of 2.4m falling to 1.9m at eaves level. Externally the development would be constructed from precast concrete panels with a box profile sheeted roof. A 2.4m wide, 2.0m high vehicular door would be inserted in the north-western (front) elevation of the structure with a single pedestrian door and a 1.2m wide 0.75m high window in the south-western (side) elevation.

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 H15 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 application seeks full planning permission for the erection of a detached, garage within the rear garden of a single storey detached dwelling. Being mindful of the position of the host dwelling within the defined settlement development limits of Llanelly, the principle of development is considered acceptable. The key considerations with regards to the application have therefore been determined as the impact of the proposal on the residential amenity of those living closest to the site, the character and appearance of the host dwelling and wider area and highway safety implications.

Neighbouring amenity

As identified above, there are residential properties either side of the application site. Although the proposed garage would be developed in very close proximity to the south-eastern boundary of the plot with the roof visible above the fence line, it is considered that the size and scale of the proposal in association with the maintenance of at least 14m between the garage and the closest residential property, Heddfan Amber to the east, would prevent the proposal from generating an intensified level of overshadowing, loss of light. Being mindful of the design, and the relatively open nature of the existing rear garden, it is considered that the proposal would not generate an increased 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 criteria v) of policy G3 and criteria iv) ES27 of the UDP.

Character and appearance

The host dwelling comprises a modest single storey bungalow positioned in the north-western end of a larger than average plot. Although the development may be partially visible from the highway to the Rhiwr Road to the north and highway serving the three residential properties to the east it is considered that the size and scale of the development in association with its position some way behind that of the main dwelling would ensure that development appears as a subservient and ancillary form of development that would not have a detrimental impact on the overall character and appearance of the host property or wider area. It is also considered that sufficient amenity space would be retained around the host dwelling to prevent the appearance of overdevelopment of the plot

On the basis of the above the application is considered compliant with the criteria iii) of policy G3 and criteria i) and iii) of policy ES27 of the UDP

Highway safety

The dwelling currently benefits from a large tarmaced parking area and driveway to the north-east and south-east of the dwelling. Although the building is large enough to accommodate a vehicle being mindful of its position behind the dwelling, it is considered more likely that the building would be used for the storage of domestic items. As the development would not encroach upon the existing parking arrangement adjacent to the dwelling, it is considered that the proposal would not have a detrimental impact on the parking provision at the site or the highway safety and free flow of traffic along the adjacent county highway.

Following consultation, no response has been received from the highways department of Monmouthshire County Council. The application is therefore considered compliant with criteria x of policy G3 and criteria ii) of policy ES27 of the UDP.

CONCLUSION

It is considered that the development proposed would not generate an intensified level of overshadowing, loss of light, overlooking or loss of privacy significantly detrimental to the residential amenity of those living closest to the site and would not be detrimental to the character and appearance of the host property, the visual amenity of the wider area or the highway safety and free flow of traffic along the adjacent county highway. The application is therefore considered compliant with policy G3, G6 and ES27 of the UDP and policies G3, G7 and H15 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, NP2v1 and NP3v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.

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.

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

H. Lillow Date: 16.07.12

Checked (Principal Planner):

R. G. Date: 16.7.12

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

R. H. Jones Date: 25/7/2012