



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08322/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 3rd Sep 2012 **Consultation Date:** 15th Aug 2012
Date Valid: 8th Aug 2012 **8 Week Target:** 3rd Oct 2012
Decision Type: Delegated Decision
Proposed new porch and amendments to facade.
Proposal: (Alterations to two windows at ground level - replacement of three window openings with one glazed door with access to upper garden on first floor on west elevation).
Address: Nazareth Chapel, Station Road, Clydach

CONSULTATIONS/COMMENTS

| Consultee | Received | Comments |
|--------------------------------------|---------------|---|
| Llanelly Community Council | 28th Aug 2012 | Commenting that no design statement attached |
| Glamorgan Gwent Archaeological Trust | 6th Sep 2012 | As the proposed work will not adversely affect the character or appearance of the Landscape, and will be essentially a modification of the same use, we have no objection to the application. |
| Llanelly Community Council | 14th Sep 2012 | No Objections |

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 |
|---------|---|-----------------------|---------------|
| NPI035 | Conversion to form residential accommodation. | Application Permitted | 14th Nov 1975 |

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission for the development of a porch and alterations to the existing windows at Nazareth Chapel, Station Road, Clydach. The property is located within the settlement development limits of Clydach, 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') and the community of Llanelly.

SITE APPRAISAL

The application site is a two storey, detached dwelling. The building was formally a Baptist Chapel that was granted full planning permission for conversion and change of use to a residential property via planning permission NPI035 of the 14th November 1975. The property is positioned centrally within an irregularly shaped plot with an area of approximately 500sq.m. The plot adjoins the southern side of Station Road and has a road frontage of 37m and a depth of 17m. The property therefore benefits from enclosed gardens on all sides of the building. The boundaries of the plot are defined by a combination of natural stone walls and hedges. Parking is provided on the road to the north-east of the dwelling.

Externally the building retains many of its original features such as the large, arch topped windows in the western and eastern, gable, elevations and the northern, side, elevation, decorative barge boards and a centrally positioned, pitched roof porch on the eastern elevation which is likely to have been the original front door to the chapel. Externally the building is finished with a combination of stone facing and smooth render, timber frame painted windows and doors and a slate tiled roof.

The application site and wider area has been developed on a slope falling in a north-easterly direction. As a result the internal ground floor level is raised in comparison to the public highway and residential properties to the north and south and is below the level of the highway and wider hill side to the south-west. The garden level to the west is also set at first floor level.

APPLICATION DETAILS

The application seeks consent to alter the windows in the western elevation; erect a walkway to link the altered window opening to the raised garden level to the west of the dwelling and erect a porch on the northern elevation.

As specified above planning permission for conversion and change of use of the building from a chapel to a dwelling was granted by planning permission NPI035 on the 14th November 1975. As part of this consent full permitted development rights for the subsequent dwelling were removed by condition.

The western elevation currently contains two, large arched topped windows, each measuring 1.2m wide and 2.7m high and a centrally positioned vent, in the pediment of the building. As part of the works it is proposed to alter the shape and size of these opening to create two 1.2m wide and 1.1m high openings that would serve the existing ground floor bedroom and bathroom and provide a new centrally positioned 1.5m wide, 3.1m high arched topped opening with centrally positioned door, with side lights either side, that would serve the existing first floor living area. As part of this alteration it is proposed to provide a 2m wide, 2.1m deep, elevated walkway link between the new opening and the garden area to the west. The sides of this link would be defined by 1.1m high balustrades.

The proposed porch would be developed on the northern elevation of the building, in front of an existing door and would measure 2.85m wide, 1.1m deep with a lean to roof with a maximum height of 3.8m falling to 2.8m at eaves level. Externally the development would be finished with render elevations and slate roof. The northern elevation would contain two, arch topped windows, taken from the altered windows in the western elevation. The porch would be served by a door in the

western elevation. Access to the porch would be via an existing gateway and set of steps in the northern boundary of the plot.

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 application seeks full planning permission for the alteration of windows in the western elevation, provision of a walkway link and erection of porch adjoining the northern elevation of Nazareth Chapel. Being mindful of the position of the host dwelling within the defined settlement development limits of Clydach, 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 and the character and appearance of the host dwelling and wider area.

Neighbouring amenity

As identified above, there are residential properties to the north and south of the dwelling. Based on the position of the proposed development and the orientation of the plot, it has been determined that the dwelling to the north, Yew Tree Cottage, is most likely to be affected by the developments and alterations. Although the proposed additions, namely the walkway link and porch would be visible from the highway and dwelling to the north of the site, at the time of inspection it was noted that Yew Tree Cottage has no windows in the southern elevation. Being mindful of the size and scale of the proposed porch and its position in front of an existing partially glazed door, it is considered that the development would not generate any increased overshadowing, loss of light, increased overlooking or loss of privacy detrimental to the residential amenity of those living closest to the site.

Although the proposed walkway link would provide an access to the raised garden area, being mindful that the applicants can currently sit in this existing area overlooking the road and the blank elevation of Yew Tree Cottage, it is again considered that the development would not generate an increased or intensified level of overlooking or loss of privacy significantly 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

As specified above the, the host dwelling comprises a former chapel converted to residential use since 1975, which is highly visible from the public highway to the north of the site.

As a result of its position on the buildings most exposed elevation, the porch would be highly visible from the public highway. However, it is considered that the development would be of a size, scale and design subservient and subordinate to the overall building and would make use of architectural details and materials in keeping with the building.

During the processing of the application concerns were raised in relation to the overall size and scale of the new window opening proposed. As a result, amended plans have been submitted indicating the provision of a narrower opening that would be positioned centrally above and between the two ground floor windows. The plans indicate that the western elevation would then be re-rendered. Although the alterations to the elevation would change the two original windows, it is considered that the design, size and scale of the opening now proposed would not result in over fenestration of the elevation and would not be so detrimental to the overall character and appearance of the building to warrant refusal of the application on such grounds.

The plans submitted indicate that the sides of the proposed walkway link would be defined by simple vertical balustrading. The small landing area and steps adjacent to the existing door in the northern elevation are currently defined by simple metal railings. However, no details in relation to the, materials or finish of the proposed balustrades have been provided as part of the application. It is therefore considered necessary to condition that the details be submitted prior to the commencement of development, in order to ensure that the development is in keeping with the character, appearance and style of the property.

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

“The chapel is noted on the First Edition Map of 1881, and noted by the Royal Commission on the Ancient and Historic Monuments of Wales and being founded in 1851 and the building having a rear extension as a Chapel Room, established in response to the growing industrial settlement in the Clydach Gorge. It is our opinion that the proposed work will not adversely impact on any archaeological features.

The chapel 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 HLCA003: Clydach South: and characterised as: Nationally important industrial landscape dominated by 18th century ironworks (excavated) and associated settlement; nucleated-organic and ribbon settlement pattern with early ironworkers' dwellings; non-conformist Chapel; mid-20th century pre-fab dwellings; industrial rail; bridges; and industrial water supply.

As the proposed work will not adversely affect the character or appearance of the Landscape, and will be essentially a modification of the same use, we have no objection to the application.”

On the whole, it is considered that the development proposed would not have a significantly detrimental impact on the overall character and appearance of the host building and is therefore considered compliant with the criteria iii) of policy G3 and criteria i) and iii) 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 or the visual and historic amenity of the wider area. 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:

- I 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, NP6v2, NP7v1, NP8v2 and NP9v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.
- 3 All windows frames and doors hereby approved shall be made from timber sourced from a Forest Stewardship Council (FSC) accredited source. No development shall take place until details of each type of window (inclusive of cross-sections, mullions, transoms, glazing bar profiles, glazing details along with window furniture and details of finished treatment(s) and reveals) and samples of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be maintained as such thereafter. Any future replacements shall be of a similar material and external finish, unless otherwise agreed in writing with the Local Planning Authority.
- 4 Prior to the commencement of development, details and samples of the proposed balustrading to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved plans and shall be maintained as such thereafter 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.
- 3 In the interests of the character and appearance of the application site and the visual amenity of the wider area.
- 4 In the interests of the character and appearance of the dwelling and the visual amenity of the wider area.

Signed (Case Officer):

Ms Helen Lillow
Planning Officer (DC)



Date: 2.10.12

Checked (Principal Planner):



Date: 3.10.12

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



Date: 3/10/12

