



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No:	12/08445/FUL	Case Officer:	Ms Helen Lillow
Site Notice Posted:	10th Oct 2012	Consultation Date:	18th Sep 2012
Date Valid:	13th Sep 2012	8 Week Target:	8th Nov 2012
Decision Type:	Delegated Decision		
Proposal:	Single storey extension and single garage		
Address:	Bluebell Cottage, Darren Ffelyn, Llanelly Hill		

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
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)
- LPH14:** "House extensions and ancillary buildings" (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
07/00995/FUL	Proposed garage	Application Permitted	13th Aug 2007
M21140	Proposed detached garage	Application Permitted	22nd Nov 2005
M17569	Approval of reserved matters pursuant to M17063 new dwelling	Application Permitted	11th Jul 2001
M17063	New dwelling	Application Permitted	2nd Aug 2000

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission for the development of a garage and single storey extension at Bluebell Cottage, Darren Ffelyn, Llanelly Hill. The property is located within the defined settlement development limits, community of Llanelly as defined by the Proposals Maps of 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 comprises a two storey, detached, double fronted property positioned centrally within a wedge shaped plot that measures at its greatest 35m wide and 49m deep. The property was granted planning permission via outline consent M17063 which was approved on the 2nd August 2000 with the subsequent reserved matter consent, M17569 approved on the 11th July 2001. The property is positioned at the eastern end of a row of two storey terraced dwellings known as New Rank and to the north east of a cul de sac of larger, two storey, detached properties. The front elevation of the dwelling faces north-east, overlooking the Clydach valley. The non-adopted public highway adjoins the south-eastern (side) boundary of the plot.

Externally the dwelling is finished with smooth painted render elevations with dark brown timber framed windows and doors and a slate tiled roof. The northern and western boundaries of the plot are defined by a combination of concrete block and render walls and a native deciduous hedge that runs along the south-eastern boundary. The residential curtilage warps around the dwelling with an area of lawn to the north, a patio area to the west and an area of hard standing with an existing detached, pitched roof garage to the south.

Off street parking is currently provided on a tarmac driveway to the north-east of the dwelling, capable of parking at least three vehicles, within the garage and on the hardstanding to the south (rear) of the dwelling.

The application site and surrounding area have been developed on a slope falling from south to north and east to west. As a result the internal ground floor level of the dwelling is below that of the garage and residential properties to the rear (south) and is raised in comparison to the properties to the west and the highway to the north that serves New Rank.

APPLICATION DETAILS

The application seeks full planning permission to erect a ground floor extension that would adjoin the western (gable) elevation of the dwelling and a detached pitched roof garage to the south-east of the existing garage building.

The proposed extension would measure 3.9m wide, 5.6m deep with a maximum height of 4.7m falling to 2.3m at eaves level. The extension would be positioned 0.6m behind the northern (front) and southern (rear) elevations. Externally the extension would be finished with painted render with a slate tiled roof with a set of 2.5m wide, 2.2m high timber framed bi-fold doors provided in the northern elevation, a 2.3m wide, 1.3m high window in the western (side) elevation and a 1.1m wide and 1m high window in the southern (rear) elevation. The development would be used as a garden room leading from the existing kitchen-diner.

The proposed garage would measure 3.3m wide, 6m deep with a maximum height of 3.55m falling to 2.3m at eaves level. The development would be finished with smooth painted render, with a lower level brick plinth and a slate tiled roof. A vehicle access doorway would be provided in the north-eastern (front gable) elevation with a pedestrian doorway provided in the northern (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 H14 of the Local Plan. 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.

As identified above the application site is located within the settlement development limits of Llanelly. As a result the principle of developing an extension and domestic garage is considered acceptable, subject to a number of other material considerations being satisfied. The key considerations with regards to the application have been determined as the impact of the proposal upon the character and appearance of the host property and surrounding area, impact on the residential amenity of those living closest to the site and highway safety considerations.

Host property and surrounding area

Whilst not wishing to be unduly restrictive to householders wanting to modify their properties, the National Park Authority are keen to ensure that extensions to dwellings remain the subordinate part of the overall finished structure and not be dominant or intrusive. Criteria iii) of Policy G3 of the UDP specifies that developments will be permitted where:

“the scale, form, design, layout, density and intensity of use and use of material will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park’s landscape and built environment.” These requirements are largely echoed by criteria i) of policy ES27.

As identified above the application site comprises a modern two storey, detached, double fronted dwelling set at the widest end of a wedge shaped plot. Although the residential curtilage wraps around the dwelling, the topography of the plot does limit the usable space. The proposed extension would be developed on a plateau area of land immediately adjoining the western (gable) elevation of the dwelling, a space that is currently used as a patio/ external seating area. Although the development of the extension would further limit the usable curtilage space of the property, on balance it is considered that the size, scale and design of the development proposed with its recessed position relative to the principle elevation of the host dwelling would create a subservient, subordinate form of development in keeping with the overall character, appearance and architecture of the dwelling and wider area.

However, concerns are raised in relation to the proposed garage development. The proposed structure would be developed 1.2m to the south-east of the existing double garage set at an angle approximately 1m behind the established building line. At the time of inspection it was noted that the site of the proposed building was restricted and immediately adjacent to the hedge that defines the south-eastern boundary of the plot. Although it may be possible to squeeze the development into the space, it is considered that such works could place significant pressure on the hedge immediately adjacent to the site and as such could have a detrimental impact on the long term viability of hedge. It is considered highly likely that the proximity of the garage to the boundary could result in its partial removal at least during the development stage, to the detriment of the character and appearance of the application site and wider area.

Being mindful of the size and scale of the existing garage (4m wide, 6m deep with a maximum height of 5m falling to 2.3m at eaves level) it is considered that the size and scale of the development proposed in association with its limited site and arrangement would create an awkward, cramped and overly restricted form of development that would fail to assimilate visually with the existing building and as such would create an incongruous form of development that would fail to compliment or enhance the existing character and appearance of the host property or wider area.

On the basis of the above the development is considered contrary to criteria iii) of policy G3 of the UDP and criteria i) of policy G3 of the Local Plan.

Neighbouring amenity

As specified above the dwelling is positioned to the east of a row of two storey terrace properties known as New Rank and to the north-east of a modern cul-de-sac of larger two/ two and a half storey properties. Being mindful of the size and position of the proposals in association with the orientation of the site and topography of the area it has been determined that the developments would not generate any increased overshadowing or loss of light to the closest residential properties.

Although the window in the western elevation of the proposed extension would be adjacent to the boundary with 1 New Rank, it is noted that the window would largely overlook the gable elevation of a small outbuilding within the adjacent properties garden. Being mindful of the single storey height of the proposal, it is considered that the development would not generate an increased level of overlooking or loss of privacy significantly detrimental to the residential amenity of number 1. 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 criteria v) of policy G3, and criteria iv) of policy ES27 of the UDP.

Highway Safety

As specified above onsite parking is currently provided via a tarmac driveway to the north-east capable of accommodating at least three cars, in the existing garage and on the hard-standing area to the south of the dwelling. Although the proposed extension would increase the habitable accommodation of the dwelling, it is considered that the development would not generate an increased demand for off street parking that could not be satisfied by the existing arrangement. Although the application proposes a garage development as part of the works, being mindful of the restricted position of the proposal, it is considered unlikely that the space would be used for the parking of a vehicle. However, as specified above being mindful of the existing provision, it is considered that the development would not have a detrimental impact on the highway safety and free flow of traffic in the area.

Despite consultation, Monmouthshire County Council Highways department have not provided a response to the application. As such it is assumed that no objection to the development is raised and the application is therefore compliant with criteria ix) of policy G3 and criteria ii) of policy ES27 of the UDP.

CONCLUSION

On the basis of the above, it is considered that the proposed extension would not have a detrimental impact on the character and appearance of the application site or wider area. However, it is considered that the garage development proposed as a result of its size, scale and position would create an awkward, cramped and overly restricted form of development that would fail to assimilate visually with the existing building and would create an incongruous form of development that would fail to compliment or enhance the existing character and appearance of the host property or wider area. The application is therefore determined as contrary to criteria iii) of policy G3 of the Approved Brecon Beacons National Park Unitary Development Plans (2007) and criteria i) policy G3 of the Adopted Brecon Beacons National Park Local Plan (1999).

RECOMMENDATION: Refuse Conditions and/or Reasons:

Reasons:

- I The garage development proposed as a result of its size, scale and position would create an awkward, cramped and overly restricted form of development that would fail to compliment or enhance the character and appearance of the host dwelling or surrounding area contrary to the requirements of criteria iii) of policy G3, Approved Brecon Beacons National Park Unitary Development Plan (2007) and criteria i) of policy G3 of the Adopted Brecon Beacons National Park Local Plan (1999).

Signed (Case Officer):


Ms Helen Lillow
Planning Officer (DC)

 Date: 05.11.12

Checked (Principal Planner):

 Date: 05.11.12

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

 Date: 5/11/12

