



BRECAN BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08551/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 10th Oct 2012 **Consultation Date:** 10th Oct 2012
Date Valid: 5th Oct 2012 **8 Week Target:** 30th Nov 2012
Decision Type: Delegated Decision
Proposal: Front extension.
Address: 2 Club Row, Clydach, Abergavenny

CONSULTATIONS/COMMENTS

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

CONTRIBUTORS

Mr and Mrs Dance, 3 Club Row, Clydach

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by direct neighbour notification and the erection of a site notice. One letter of objection has been received and is summarised as follows:

There is no garage at the front of the property;
The windows are not painted timber;
There are not details of the materials contained on the plans and the description provided on the application form is not descriptive;
No landscaping details have been provided;
No details of rainwater goods from the new extension or storm water discharge have been provided;
In context elevation drawings have not been provided and we cannot be sure of the proximity of the extension to the side of our existing porch;
Proposal has not been considered in the full context of the locality and specifically Club Row. A number of properties have been extended but none has taken the step to build across the entire frontage thus completely concealing the aesthetic of the original elevation. The proposal as it stands would change the massing and make this house look very different from every other house in the row;

It doesn't from our estimated measurements appear to result in a loss of amenity- either light or view- to our property but we would want this clarified by the planning authority.

We are unable to support the proposals and the application in its present form. We do not object to an extension on the property per se but do not deem the current proposals to be of a design quality befitting of the existing building.

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
BG11204	Full planning permission for domestic garage	Application Permitted	25th Apr 1990

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission for the extension and alteration of 2 Club Row, Clydach. The property is located within the defined settlement development limits of Clydach and the community 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 comprises a mid-terrace, two storey dwelling, of traditional double fronted design, that currently accommodates a living-dining room with kitchen and breakfast area at ground floor ~~area~~ with three bedrooms (one of which is used as an office) and a bathroom at first floor level. The property measures 7.55m wide, 7.8m deep with a maximum height of 5.3m falling to 4.05m at eaves level. A centrally positioned pitched roof porch, that measures 2.25m wide 1.3m deep with a maximum height of 2.85m falling to 2.25m at eaves level, adjoins the north-western (front) elevation. Externally the property is finished with natural stone elevations with white upvc framed windows and doors and a slate tiled roof.

The property is positioned at the south-eastern end of a rectangular shaped plot that measures at its greatest 7.55m wide and 28.3m deep. Although the property benefits from a small yard adjacent to the south-eastern (rear) elevation the majority of the garden is provided to the north-west (front). The space is largely laid to lawn with a shed and parking area at the north-western end, adjacent to the unclassified but adopted no through road that provides access to the terrace. The boundaries of the plot are defined by mature hedges to the south-west and north-east with a timber palisade fence, stone wall, metal railings and steps up to the garden, from the parking space area, provided on the north-western boundary.

The application site and wider area have been developed on a slope falling from south-east to north-west. As a result the property is below the level of the residential properties Hillcrest, Greenfield and Hillside Cottage to the south-east and a field that adjoins the rear boundary of the plot, is level with the properties either side (Numbers 1 and 3 Club Row) and is raised in comparison to the shed, parking area and highway to the north-east. There are a number of flat and pitched roof porches as well as conservatory extensions attached to the front elevations of a number of properties within the terrace.

APPLICATION DETAILS

The application seeks full planning permission to demolish the existing porch and erect a ground floor extension measuring 7m wide, 2.7m deep. The development would be largely finished with a lean to roof with a maximum height of 3m falling to 2.25m at eaves level with a centrally positioned front door porch/ gable feature with a maximum height of 3.35m falling to 2.75m at eaves level. The development would be set 0.25m off the party boundaries with the adjoining properties

Externally the development would be finished with stone elevations with white upvc farmed windows and doors and a slate tiled roof. The left hand side would contain a pair of 2.1m high 1.8m wide, outward opening patio doors. The existing front door would be repositioned into the centre of the extension below the gable feature with the existing dining room window repositioned to the right hand side of the elevation. The centre and left hand side of the development would be used to provide a new hallway and extension to the living room with a store area on the right hand side.

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 and H4 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 Clydach. As a result, the principle of developing an extension 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 and impact on the residential amenity of those living closest to the site.

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.

Policy G6 further reinforces this perspective advising

"Proposals for development will be expected to meet the WAG's key design objectives and respond to the local context. Proposals will therefore be required to demonstrate where appropriate how they:

ii) sustain or enhance character in townscape and landscape by responding to and reinforcing where appropriate, locally distinctive patterns and form of development, landscape, culture and diversity."

As identified above the application site comprises a modest, two storey, mid terrace. Although there are a variety of porches and small conservatory extensions and alterations evident on a number of dwellings within Club Row, the original double fronted design of the modest, hill side cottages is still predominant.

Although the proposal is relatively modest, concerns are raised in relation to the mass and design of the proposal and its impact on the character appearance and architecture of the host dwelling. It is

considered that the full width design of the proposal creates an excessively horizontal emphasis relative to the original architecture of the dwelling. Whilst it is appreciated that the development seeks to create a double fronted design, it is considered the mass of the extension across the full width of the principle elevation would appear as an incongruous feature on the front elevation of the dwelling that would fail to integrate and assimilate with the original character, appearance and architecture of the host dwelling and terrace as a whole.

Following direct neighbour consultation and the erection of a site notice, one letter of objection has been received which raises the following concerns:

“We understand the desire to extend properties but we feel these proposals have not been considered in the full context of the locality and specifically of Club Row. A number of houses in the row (our included) have been extended over the 250 odd years these ironworkers cottages have stood- some more successfully than others- but none has taken the step to build across the entire frontage thus completely concealing the aesthetic of the original elevation. A design that does not obliterate the front elevation but shows off its features would surely be better. We are not fans of traditional conservatories but these have been built on the houses in Club Row in the past and at least they still allow the existing building form to be seen. The proposal as it stands would change the massing and make this house look very different from every other house in the row.”

As identified above there are a number of conservatory extensions and alterations to the front elevations of properties within the terrace. With the exception of the development at number 10, there appears to be no planning history for the remainder.

On the basis of the above it is considered that the mass and scale of the extension would create an overly horizontal emphasis that would appear as an incongruous feature on the front elevation of the dwelling that would fail to integrate and assimilate with the original character, appearance and architecture of the host dwelling and terrace as a whole. The application is therefore considered contrary to criteria iii) and v) of policy G3 and criteria i) of ES27 of the UDP, and criteria i) of policy G3 and criteria i) of policy H14 of the Local Plan.

Neighbouring amenity

As identified above the proposed extension would be recessed 0.25m off the party boundaries. Based on the plans submitted it would appear that the proposal would cross the 25 and 45 degree light angle lines associated with the closest ground floor window of number one and the 25 degree light angle of the window in the porch of number 3. However, being mindful of the size and scale of the development it is considered that the extent of overshadowing and loss of light generated would not be sufficient to materially harm the residential amenity of numbers 1 and 3 and therefore warrant refusal of the application on such grounds.

Although the proposed extension would include a set of full height outward opening patio doors, in comparison to the existing arrangement, it is considered that the development would not generate an increased level of overlooking or infringement of privacy of the adjacent gardens so significant to warrant refusal of the application such grounds.

CONCLUSION

It is considered that the design and mass of the extension proposed would have an overly horizontal emphasis and as a result would create an incongruous development on the front elevation of the dwelling that would fail to integrate and assimilate with the original character, appearance and architecture of the host dwelling and terrace as a whole. The application is therefore considered contrary to criteria iii) and v) of policy G3 and criteria i) of ES27 of the Adopted Brecon Beacons National Park Unitary Development Plan (2007), and criteria i) of policy G3 and criteria i) of policy H14 of the Adopted Brecon Beacons National Park Local Plan and is recommended for refusal for the following reasons.

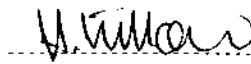
RECOMMENDATION: Refuse

Reasons:

- 1 The extension proposed as a result of its massing, size, scale and design would have an overly horizontal emphasis that would create an incongruous development on the front elevation of the dwelling that would fail to integrate and assimilate with the original character, appearance and architecture of the host dwelling and terrace as a whole. The application is therefore considered contrary to criteria iii) and v) of policy G3 and criteria i) of ES27 of the Adopted Brecon Beacons National Park Unitary Development Plan (2007), and criteria i) of policy G3 and criteria i) of policy H14 of the Adopted Brecon Beacons National Park Local Plan.

Signed (Case Officer):

Ms Helen Lillow
Planning Officer (DC)



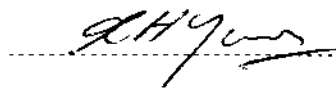
Date: 27/11/12

Checked (Principal Planner):



Date: 28/11/12

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



Date: 29/11/12

