



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08650/CON **Case Officer:** Mrs Vicky Simpson
Site Notice Posted: 23rd Nov 2012 **Consultation Date:** 19th Nov 2012
Date Valid: 12th Nov 2012 **8 Week Target:** 7th Jan 2013
Decision Type: Delegated Decision
Proposal: Renewal of planning permission - Application Ref 07/01057/FUL dated 18/02/2008 - Extension to dormer bungalow.
Address: Lawnswood, Station Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	14th Dec 2012	No Objection
Monmouthshire County Council Highways		No response to date
CADW Ancient Monuments		No response to date

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The Owners /Occupiers of three neighbouring properties (Solitaire, Treetops and The Manse) were individually notified of the submission of the application, and a site notice was erected. No third party representations have been received to date.

RELEVANT POLICIES

ES27: "House Extensions and Ancillary Buildings" (Unitary Development Plan 2007)
G3: "Development in the National Park" (Unitary Development Plan 2007)
G6: "Design" (Unitary Development Plan 2007)

PLANNING HISTORY

App Ref	Description	Decision	Date
07/01057/FUL	Extension to existing dormer bungalow	Application Permitted	18th Feb 2008
06/00590/FUL	Alterations to house to include new	Application	8th Jan 2007

french doors to patio and extension Permitted
to existing dormer window.
Proposed summer house.

M18965 Construction of new garage Application 22nd Jul 2003
Permitted

OFFICER'S REPORT

This application is for the renewal of the planning permission granted under planning permission reference 07/01057/FUL (through varying condition 1). No amendments are proposed as part of the current application to the scheme which was conditionally approved under planning permission 07/01057/FUL.

PRINCIPLE OF DEVELOPMENT AND PLANNING POLICY FRAMEWORK

Whilst the development plan for the area includes the adopted Local Plan (1999), it has been largely superseded by the more up to date UDP (2007) which stopped short of formal adoption but was adopted for development control purposes.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, G6, 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.

Given that there have been no material changes in the status of Local Planning Policy since the approval granted in 2008 (07/01057/FUL), that there appear to have been no material alterations to the application site since application 07/01057/FUL was considered, that this earlier permission is still extant, and that within the current application no changes are proposed to the approved scheme, the only consideration which is relevant to this application is whether there have been any changes to National Planning Policy which might result in a different recommendation being made upon the application. It is not considered that the contents of Planning Policy Wales (Edition 5) or TAN 12 (Design) would in any way change the recommendation that was formerly made upon this application, as the proposed extension is deemed to relate well to the existing dwelling and its setting. Based upon the above considerations, it is therefore recommended that this application be conditionally approved.

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.

Reasons:

- I Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

Informative Notes:

- I This decision not ice shall be read in conjunction with planning permission 07/01057/FUL. Conditions 2 and 3 of the planning permission 07/01057/FUL remain extant, and therefore must be complied with.

Signed (Case Officer):
Mrs Vicky Simpson
Senior Planning Officer

Simpson **Date:** *4/01/13*

Checked (Principal Planner):

Jace **Date:** *4/01/13.*

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

CH Jones **Date:** *7/01/2013.*

