



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08682/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 26th Nov 2012 **Consultation Date:** 23rd Nov 2012
Date Valid: 21st Nov 2012 **8 Week Target:** 16th Jan 2013
Decision Type: Delegated Decision
Proposal: Replace existing open-fronted, flat roof porch with new enclosed, pitched roof porch.
Address: 21 Fairhome, Gilwern, Abergavenny

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	14th Dec 2012	No objection.
Monmouthshire County Council Environmental Health		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)

OFFICER'S REPORT

INTRODUCTION

The application seeks full planning permission to replace an existing open-fronted, flat roof porch with an enclosed pitched roof porch at 21 Fairholme Gilwern. The property is located within the village and settlement development limits of Gilwern 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 site is a detached, two storey dwelling with associated single storey rear extension and garage, positioned at the eastern end of a rectangular shaped plot that has a road frontage of 13.6m and a depth of approximately 33m. The property is located on the western side of a vehicular highway that serves approximately 35+ other properties of varying sizes and designs.

Due to the property's position within the plot, it benefits from a front garden to the east, which is surfaced with block pavements and used for the parking of vehicles and a larger enclosed rear garden to the west. Additional off street parking is provided within the flat roof garage that adjoins the northern (gable) elevation of the property. Externally the property is finished with painted rough cast render, white upvc windows and doors and concrete tiled roof.

The residential area, within which the application site forms part, has been developed on a plateau area of land below the wider settlement of Gilwern to the south. As a result the dwelling is level with the adjacent properties (numbers 22 to the north, 7, 8 and 9 to the east and 20 Fairholme to the south and numbers 2 and 3 The Halfpennys to the west).

APPLICATION DETAILS

The application seeks full planning permission for the replacement of an existing open-fronted, flat roof porch with an enclosed pitched roof porch on the eastern (front) elevation of the dwelling.

The development would measure 3.45m wide, 1.6m deep, with a maximum height of 3.1m falling to 2.1m at eaves level. Externally the development would be completed with painted render elevations with a centrally positioned white upvc front door with windows either side and a concrete tiled roof. No windows are proposed in the northern and southern elevations. The development would be positioned 3.8m to the south of the boundary with number 22, 3.4m to the west of the eastern boundary of the plot and 5.8m to the north of the boundary with number 20.

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.

Given the position of the application site within the defined settlement development limits of Gilwern 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 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

Impact on host property and surrounding area

Policy G3 requires that: (i) proposed development must not have an unacceptable impact on, nor detract from or prevent the enjoyment of, the special qualities, natural beauty, wildlife and cultural heritage of the National Park and (iii) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's landscape and built environment

Policy ES27 requires that (i) the proposal is ~~of~~ appropriate to the scale and design of the existing dwelling.

The host property is a detached two storey dwelling set within a well-established residential area of Gilwern that contains a variety of property types and design. At the time of inspection it was noted that several properties within the immediate vicinity have porch extensions with a relatively equal split of enclosed and open designs. Although the proposal would be apparent from the public

highway to the east of the site, and would make use of slightly different fenestration design in relation to the host dwelling, it is considered that the development would be of a size, scale, design and finish complimentary to the host dwelling and would not be detrimental to the overall character and appearance of the surrounding area.

On the basis of the above the application is considered compliant with criteria (i) and (iii) of policy G3, criteria (ii) of policy G6 and criteria (i) of policy ES27 of the UDP.

Residential amenity

Policies G3 (v) and ES27 (iv) of the UDP aim to ensure that any proposed development does not have an unacceptable impact on the amenity of the area, adjacent properties or the general public.

Given the size scale and position of the proposal on the eastern (front) elevation of the dwelling, replacing an existing porch, it is considered that the proposal would not generate any increased overshadowing or loss of light to the closest residential properties. Although in theory the provision of an enclosed space could allow for the area to be used more intensively and would bring the front door closer to the highway than the existing arrangement, being mindful of the principle use of the space as a porch area, it is considered that the development would not generate an increased level of 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 criteria v) of policy G3 and criteria iv) of policy ES27 of the UDP.

Highway safety

Criteria (vii) of policy G3 specifies that the a development should not have an unacceptable impact on traffic circulation or highway safety whilst (ii) of policy ES27 identifies that in order to be considered acceptable a development should not result in the loss of an on-site parking.

As specified above the garden area to the east (front) of the dwelling is currently surfaced with block pavements and is used for the parking of cars. Based on the plans submitted it is noted that the proposal would be slightly deeper (0.05m) than the existing open fronted porch canopy. Although the development would encroach further into the parking area than the existing, it is considered that sufficient space would be retained to the east of the dwelling for the parking of vehicles. Being mindful of the size scale and use of the development, it is considered that the proposal would not generate an increased demand for parking at the site and would not have a detrimental impact on the highway safety and free flow of traffic within the area. The development is therefore considered compliant with criteria (vii) of policy G3 and (ii) of policy ES27 of the UDP.

CONCLUSION

In conclusion it is considered that the development proposed would not have a detrimental impact on the character of the building or area, the residential amenity of surrounding residents or the highway safety and free flow of traffic in the area. The application is therefore considered compliant with the relevant criteria of policy G3, G6 and ES27 of the UDP and recommended for approval subject to conditions.

RECOMMENDATION: Permit Conditions and 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 NP4v1) except where otherwise stipulated by

conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing building

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 To ensure the external materials harmonise with the existing building.

Signed (Case Officer):


Ms Helen Lillow
Planning Officer (DC)

 Date: 08.01.13

Checked (Principal Planner):

 Date: 08.01.13.

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

 Date: 3/1/13