



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08709/FUL **Case Officer:** Mr Lloyd Jones
Site Notice Posted: 10th Dec 2012 **Consultation Date:** 30th Nov 2012
Date Valid: 29th Nov 2012 **8 Week Target:** 24th Jan 2013
Decision Type: Delegated Decision
Proposal: Conversion of attached garage to living accommodation
Address: Wenallt Fach, Twyn-Wenallt, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways		No response
Llanelly Community Council	14th Dec 2012	No objection
Glamorgan Gwent Archaeological Trust	2nd Jan 2013	No objection

CONTRIBUTORS

No response

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

N/A

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)
LPG2: "Allocation of Land for development." (Local Plan 1999)
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)
LPH15: "House extensions and ancillary buildings" (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
10/05649/FUL	Extension to create larger bedroom	Application	21st Dec 2010

OFFICER'S REPORT

Introduction

Full planning permission is sought for the conversion of an existing garage to provide additional residential accommodation at Wenallt Fach, Twyn-Wenallt, Gilwern.

Site Description

The application site is a two storey, detached dwelling located in an area of open countryside to the south-east of Gilwern. The property is positioned on the northern side of Clydach Hill. The property is a double fronted stone faced farmhouse with associated out buildings arranged to the north and north-east. The property benefits from a two-storey rear extension. The dwelling is sited at a lower level than the highway, and an existing hedgerow screens the property when viewing it from the highway.

The property was formally a hotel/ bed and breakfast and is now run as a private dwelling with associated residential/ rehabilitation facilities for young persons.

Proposal

The application details the conversion of the existing garage to provide a living room and utility area. However, conversion works have already commenced, with the existing garage opening being replaced with two window openings and blocked up. Following a discussion on site with the applicant, the window design has been revised to replicate the style of those in the main dwelling. As part of the proposal, a pitched roof has replaced the previous flat roof over the front section of the garage. The remaining roof will be mono-pitched. The roof will have a maximum height of 3.6m and will be finished in slate. All windows will be uPVC to match existing.

Planning Policy Context

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 LPG2, LPG3, LPG7, LPH14 and LPH15 of the Local Plan. Whilst the development proposal will be considered against both the Approved UDP and Adopted Local Plan policies, greater weight shall be given to the more up to date UDP policies unless the Local Plan policies materially differ to warrant a departure from the UDP.

The Brecon Beacons National Park Authority Local Development Plan (LDP) has been published and submitted to the Welsh Government. 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.

Impact on Rural Character of Area

With regards design, policy G3 (iii) and G6 are relevant. Policy G3 (iii) aims to ensure that the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surrounding and will maintain or enhance the quality and character of the Park's landscape and built environment. Policy G6 refers to sustainable design and states that development will be expected to meet the WAGs key design objectives and respond to the local context. In addition, Policy ES27 (i) refers specifically to ancillary buildings and that they should be appropriate to the scale and design of the existing dwelling.

The proposed conversion works are considered to be acceptable and the amended window design ensures that the conversion work is in keeping with the character of the original dwelling. Furthermore, the use of locally distinctive building materials that include stone and slate will enhance the character of the property. Overall, it is considered that the proposals are appropriate to their surroundings and will not affect the character of the surrounding area.

Neighbour Amenity

Policy G3 (v) of the UDP aims to ensure that any proposed development does not have an unacceptable impact on the amenity of the area, adjacent properties or the general public

Due to the location of the property and its position in relation to neighbouring properties there are no issues in relation to any unacceptable impact on neighbour amenity.

Highway Safety

Policy G3 (vii) sets out that the proposed development should be compatible with the National Road hierarchy in that it is within the capacity of the existing approach roads and does not have an unacceptable impact on traffic circulation or highway safety.

No alterations are proposed to the existing access arrangements and ample parking provision will be retained within the curtilage of the property. The proposal is therefore considered to be satisfactory on highway grounds.

Conclusion

Overall, it is considered that the conversion of the garage is acceptable and the alterations to the roof will enhance the character of the property. There are no neighbour amenity issues and the proposal will have no impact on highway safety. The proposal is considered to be in accordance with policies G3, G6 and ES27 of the Unitary Development Plan and policies LPG3, LPG7, and LPH15 of the Local Plan.

RECOMMENDATION: Permit

Conditions and/or Reasons:

- 1 Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the 1990 Town and Country Planning Act (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the above Act, shall have been deemed to have been implemented on 29th November 2012.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP4v1 and NP5v2), 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 garage conversion hereby permitted shall match those used on the existing dwelling.

Reasons:


- 1 To comply with Section 73A of the above Act.
- 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):
Mr Lloyd Jones
Senior Planning Officer (DC)



Date: 15/1/13

Checked (Principal Planner):



Date: 15/1/13

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



Date: 16/1/2013