



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 12/08747/FUL **Case Officer:** Ms Helen Lillow
Site Notice Posted: 21st Dec 2012 **Consultation Date:** 11th Dec 2012
Date Valid: 10th Dec 2012 **8 Week Target:** 4th Feb 2013
Decision Type: Delegated Decision
Proposal: Re-submission single storey extension and garage extension
Address: Bluebell Cottage, Llanelly Hill, Abergavenny

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways		No response received.
Llanelly Community Council	17th Jan 2013	Raise no objections
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)
LPH15: "House extensions and ancillary buildings" (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
12/08445/FUL	Single storey extension and single garage	Application Refused	5th Nov 2012
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 single storey extension adjoining the dwelling and a garage 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 accommodating 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 an extension to the existing detached garage building.

The proposed house 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 extension would measure 2.9m wide, 5.1m deep with a cross gable, pitch roof with a maximum height of 4.35m falling to 2.3m at eaves level. The extension would adjoin the southern side elevation of the existing garage and would be finished with smooth painted render, with a lower level brick plinth and a slate tiled roof. An up and over garage door would be provided in the north-eastern (front) elevation.

The application is a resubmission following the refusal of application 12/08445/FUL on the 5th November 2012. The application was refused for the following reason:

1. *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).*

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 to the dwelling and 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, highway safety considerations and whether the development has overcome the previous reasons for refusal.

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.

The previous application (12/08445/FUL) sought consent for a single garage to be sited between the existing garage and boundary hedge. It was felt that the size, scale and position of the development would create an awkward, cramped and overly restricted form of development that would have a detrimental impact on the character and appearance of the area. The current application seeks consent for a development that would be attached to the southern elevation of the existing dwelling and is 0.4m narrower and 0.9m shallower that would be attached to the existing garage with a ridge line 0.8m higher than the structure previously refused. The front and rear elevations would be set back 0.5m from the gable elevations of the main garage. Although the limited dimensions of the plot in association with the hedgerow along the south-eastern boundary (which is indicated as being retained as part of the proposed site layout plan) would restrict the development, being mindful of the reduced width and depth of the development in association with its attached position, that would allow more space to be retained around the building and overall design that is more in keeping with that of the existing dwelling and garage, it is considered that the development proposed would not be so detrimental to the character and appearance of the application site and wider area to warrant refusal of the application on such grounds.

On the basis of the above, it is considered that the revised design of the garage has overcome the previous reasons for refusal and the application is considered compliant with 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.

At the time of inspection it was noted that the garage extension would be developed adjacent to the north-eastern (side gable) elevation of Hillside View, 6 Penyddydlwyn Lane. Although the property has a porch and first floor window on the north-eastern gable, as the proposed garage extension would not project any further south than the principle elevation of the dwelling, it is considered that the proposal would not have a detrimental impact on the residential amenity of the property.

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. Being mindful of the size of the proposed garage extension, in association with the limited dimensions of the plot, 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.

Following consultation, no response has been received from Monmouthshire County Council Highways department. 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 developments would not have a detrimental impact on the character and appearance of the application site or wider area, the residential amenity of those living closest to the site or the highway safety and free flow of traffic within the area. It is also considered that the revised design and size of the proposed garage extension has also overcome the previous reason for refusal. The application is therefore determined as compliant with the relevant criteria of policies G3, G6 and ES27 of the Approved Brecon Beacons National Park Unitary Development Plans (2007) and policies G3, G6, H14 and H15 of the of the Adopted Brecon Beacons National Park Local Plan (1999) and is recommended for approval subject to conditions.

RECOMMENDATION: Permit

Conditions and/or 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, NP3v1, NP5v1 and NP6v1) 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
- 4 No development shall take place until fencing has been erected, in a manner to be agreed in writing with the Local Planning Authority, along the northern side of the south-eastern boundary, between the hedge and the site of the proposed garage extension. No works shall take place within the area inside that fencing without the consent of the Local Planning Authority.

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.
- 4 In order to protect the hedgerow during development.

Signed (Case Officer):

Ms Helen Lillow
Planning Officer (DC)

H. Lillow

Date: 28.01.13

Checked (Principal Planner):

Date:

Signed (National Park Authorised Officer):

A. Yaver

Date: 31/1/13

