



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/10078/FUL **Case Officer:** Ms Tamsin Law
Site Notice Posted: 22nd Nov 2013 **Consultation Date:** 29th Oct 2013
Date Valid: 25th Oct 2013 **8 Week Target:** 20th Dec 2013
Decision Type: Delegated Decision
Proposal: Replace existing dormer roof of dwelling
Address: 4 Oakdene Way, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Heritage Officer (Archaeology)	5th Nov 2013	Consultation of the regional Historic Environment Record and sources held by the Brecon Beacons National Park Authority indicates that no known archaeological features will be affected by this development, and this application is unlikely to have any archaeological impact. No archaeological mitigations required.
Llanelly Community Council		No response received
Monmouthshire County Council Highways	14th Nov 2013	There are no adverse comments I would wish to make. It should be brought to the attention of the applicant that in the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via the MCC Highways.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised through the erection of a site notice and through direct neighbour notification. No representations or objections 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)

LPHI 4: "House extensions and ancillary buildings" (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
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No relevant planning history

OFFICER'S REPORT

Whilst the development plan for the area includes the adopted Brecon Beacons National Park Local Plan (1999), it has been largely superseded by the more up to date Brecon Beacons National Park Unitary Development Plan (2007) (UDP) which stopped short of formal adoption but was approved for development control purposes. The UDP therefore provides a more up to date and relevant planning framework. 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 examination into the Brecon Beacons National Park Authority Local Development Plan (LDP) has completed and the Inspector's Binding Report has been received which confirms that the document is sound subject to some changes. Whilst the LDP has not been adopted by the Authority as yet, given the Inspector's Report some weight can be attached to its policies as proposed to be changed. This application is considered against the policies referred to above and relevant policies of the LDP if significantly different from those in the UDP and Local Plan.

Local Context:

The area is characterised by a cul-de-sac of similarly designed bungalows. The majority of properties are finished with a facing brick and natural slate roof.

Design Considerations:

The proposed replacement dormer window would be in keeping with the character of the host dwelling in terms of design and finishes and, at a maximum height of 6.3 metres, 7.1 metres in width, with a maximum depth of 2.3 metres, would be appropriate in terms of its relative scale.

Neighbour Amenity:

There are no neighbour amenity concerns due to the orientation and siting of the development.

Highway Safety:

Sufficient parking exists within the site to accommodate the proposed development.

Protected Species:

There are no concerns in terms of the impact of the proposed development upon protected species.

Conclusion

It is recommended that this application be approved subject to the following conditions:

RECOMMENDATION: Permit


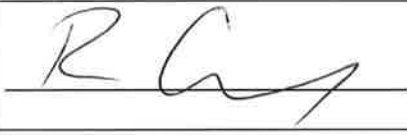
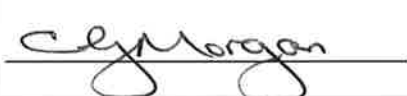
Conditions and/or Reasons:

- 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. NPIVI) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by 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.

Informative Notes:

Signed (Case Officer): Ms Tamsin Law Planning Officer (DC)		Date:	<u>16.12.13</u>
Checked (Principal Planner):		Date:	<u>16.12.13</u>
Signed (National Park Authorised Officer):		Date:	<u>18th Dec. 13</u>

