



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/08822/FUL **Case Officer:** Mr Lloyd Jones
Site Notice Posted: 30th Jan 2013 **Consultation Date:** 23rd Jan 2013
Date Valid: 15th Jan 2013 **8 Week Target:** 12th Mar 2013
Decision Type: Delegated Decision
Proposal: Annexe to existing dwelling providing ground floor accommodation for dependant relative (wheelchair/disabled use)
Address: Draen Farm, The Tyla, Govilon

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways		No response
Glamorgan Gwent Archaeological Trust	8th Feb 2013	We identified a possible archaeological issue for this planning application when we inspected your weekly planning list, consequently we have consulted the detailed information contained on your website.

The Historic Environment Record notes that the house is of 18th century origin, and retains internal features such as a fireplace stair, and the original animal house to the northern end has been converted as part of the house. The current proposals involve works to demolish an extension and create further residential space without altering the extant features.

The house is not in a Registered Landscape of Outstanding Historic Importance, although the boundary is less than 50m to the south of the Registered Landscapes of Cwm Clydach and Blaenavon, and we have therefore considered any impact on the setting of the Registered Landscape; as the proposed work will not adversely affect the character or appearance of the area, and will be a similar use, we have no objection to the application.

The record is not definitive, and previously unknown archaeological features may still be disturbed during the course of the proposed development. Should this occur, please contact this Division of this Trust.

Llanelli Community Council

No response

Powys County Council 23rd Jan 2013
Highways

Please ensure Monmouthshire receive the appropriate consultation.

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)

LPG3: "Development in the National Park." (Local Plan 1999)

LPG6: "Development in the National Park." (Local Plan 1999)

LPH14: "House extensions and ancillary buildings" (Local Plan 1999)

PLANNING HISTORY

App Ref	Description	Decision	Date
10/04831/CPE	All the buildings and land within the current actual curtilage of the property, as outlined in red on the enclosed site plan are residential	Application Permitted	20th Mar 2012
09/03521/FUL	Two storey rear extension	Application Refused	11th Sep 2009
08/01622/FUL	Single storey extension	Application Withdrawn	12th Jun 2008
08/01931/FUL	Two storey annex for family accommodation	Application Refused	9th Oct 2008

OFFICER'S REPORT

Introduction

Full planning permission is sought for the provision of annex residential accommodation at Draen Farm, Govilon.

Site Description

Draen Farm consists of a two storey dwelling finished with natural stonework on the walls, a slate roof and brown aluminium windows and doors. The northernmost element of the property comprises the original dwelling and the adjoining southernmost element is a converted barn. The adjoining barn was converted to additional residential accommodation, and this has recently been regularised through the issuing of a certificate of lawfulness (10/04831/CPE) on 20th March 2012. The certificate of lawfulness also regularised the rear conservatory and defined the extent of the

residential curtilage and associated residential garden land. It should be noted that part of the annex residential accommodation falls within land defined as associated residential garden land. The property is accessed via a narrow lane which also serves a number of other dwellings.

Proposal

The application details the demolition of an existing utility area and garden room off the rear elevation of the dwelling and the provision of a side extension that will wrap around the rear of the property. The extension will be set back 5.4m off the front elevation of the dwelling and have the maximum dimensions of 7.6m by 13.6m. At the front of the property, a pitched roof to complement the design of the roof over the main dwelling is proposed that will have a maximum height of 2.9m. A gabled roof is proposed at the rear with full height glazing under the apex. The exterior of the extension will be finished in stone and slate. All windows and doors will be timber.

Two additional parking spaces are proposed in front of the extension, and a traditional stone wall is proposed around the edge of the parking area.

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 LPG3, LPG7 and LPH11 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 is now at public examination. 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.

Principle of Development

Policy G3 refers to Development in the National Park and provides a series of general criteria against which proposals will be assessed. Criterion ii) requires proposals to be within the "white areas" of settlements shown on the Proposals Map (which accompany the text of the UDP), with the exception of those developments covered by policies which enable development in the countryside. Draen Farm is not within the "white area" of a settlement and therefore has to be considered against a policy which enables development in the countryside. In the case of an extension to a dwelling this would be policy ES27 of the UDP.

On this occasion, the principle of the provision of an extension on part of the site classed as associated residential garden land is considered to be acceptable. However, in order to ensure that the additional accommodation remains as an ancillary use to the existing dwelling house, an appropriately worded condition will be added to any planning permission to ensure that this remains the case. Due to the overall size of the extension there are no concerns with regards the accommodation becoming a separate residential unit, which in any event would require planning permission.

Impact on Character and Appearance

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.

Policy ES27 of the UDP relates to extensions and that extensions to dwellings shall be appropriate to the scale and design of the dwelling. The property lies outside the “white areas” as defined by policy G3(ii) of the UDP and is therefore considered as being located within the open countryside, and the Guidance Notes on Policy ES27 relating to extensions to dwellings in the countryside is relevant. This guidance identifies that all proposals to extend dwellings in the countryside must:

- Be considerably smaller than the existing dwelling;
- Be lower than the existing dwelling in relation to ridge height;
- Be of similar form to the existing dwelling and constructed with materials to match; and
- Be subordinate to the existing dwelling with the original form of the dwelling being clearly recognisable when the new works are completed.

Moreover, the Guidance Note also prescribes that “proposals for an extension to a dwelling in the countryside that would increase the volume of the building by more than 30% will be contrary to Policy ES27.” It then goes on to say that an exception to the size limits set out above may be considered appropriate where the existing dwelling is relatively small (i.e usually less than 250 cubic metres). In such circumstances a larger percentage increase may be negotiated.”

The volume of the existing dwelling is 676 cubic metres, and following the provision of annex residential accommodation, the proposal will have a cubic capacity of 843 cubic metres, thus the proposal will increase the volume of the existing dwelling by 167 cubic metres or 25%. The proposal therefore satisfies the 30% threshold set out in the Guidance Note. With regards the design of the proposal, it is considered to be of a sympathetic design, and with the appropriate use of materials, the original form of the building will be clearly visible and recognisable. Officers consider that the proposed extension will appear as being subservient to the existing dwelling and will ultimately preserve the character of this part of the National Park.

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 in relation to neighbouring properties, it is considered that the proposal would have no adverse impact on neighbouring amenity.

Access and Parking

Policy G3 (ix) requires development to provide adequate means of access and parking space to cater for the traffic generated by the proposal.

No alterations are proposed to the access arrangements, but additional on-site parking is proposed at the property. It is considered that the provision of additional on-site parking in this rural location will not have a detrimental impact on highway safety.

Conclusion

The provision of annex accommodations at this location is considered to be an appropriate form of development that will maintain the character of the surrounding rural landscape. The proposal will have no impact on neighbour amenity or 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 LPH1 I of the Local Plan.

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 and NP5v1, NP6v1 and NP7v1), unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until details or samples of materials to be used externally on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential dwelling known as Draen Farm as identified on the approved Drawing Number NP1v1.

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 that the materials harmonise with the surroundings.
- 4 It would be contrary to policy to allow a separate unit of residential accommodation at this location

Signed (Case Officer):
Mr Lloyd Jones
Senior Planning Officer (DC)

 _____ **Date:** 1/3/13

Checked (Principal Planner):

 _____ **Date:** 8/3/13

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

 _____ **Date:** 8/3/13

