



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

**Application No:** 13/08914/FUL      **Case Officer:** Ms Helen Lillow  
**Site Notice Posted:** 25th Feb 2013      **Consultation Date:** 18th Feb 2013  
**Date Valid:** 14th Feb 2013      **8 Week Target:** 11th Apr 2013  
**Decision Type:** Delegated Decision  
**Proposal:** Replace existing conservatory with a single storey extension and also replace existing garage (detached) with a two storey extension  
**Address:** Bay Cottage, 15 Bank Crescent, Gilwern

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No response received.
Monmouthshire County Council Highways		No response received.

### CONTRIBUTORS

Mrs P Palmer, 14 Bank Crescent, Gilwern

### NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by direct neighbour notification and the erection of a site notice. One letter of objection has been received and is summarised as follows:

I object strongly against this scheme for a two storey building.  
The development will impact directly on my property. I will be overlooked by two windows which will invade my privacy.  
The garage demolition will cause chaos, havoc and an amount of debris, dust and noise right behind my wooden panels.  
Workman at number 15 previously parked all around Bank Crescent which is small.  
This two storey extension will become an added eyesore to the one there.

### 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)

### PLANNING HISTORY

App Ref	Description	Decision	Date
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None

## **OFFICER'S REPORT**

### **INTRODUCTION**

The application seeks full planning permission for the erection of a two storey and single storey extension at Bay Cottage, 15 Bank Crescent, Gilwern. The property is located within the settlement development limits of Gilwern and the 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 site comprises a detached dormer bungalow located in the southern most corner of a cul de sac of 16 properties within the village of Gilwern. The property is positioned almost centrally within a roughly rectangular shaped plot with a width of 25.5m and a depth of 32m with access gained via a shared driveway leading from Bank Crescent to the north east. The property is enclosed on three sides by other properties namely the Corn Exchange Inn, the former Penybont Shop (that is now a dwelling), Corn Exchange Cottage and Penybont Cottage to the south-west, The Poplars and West House which are accessed from Crickhowell Road and number 16 Bank Crescent to the north-west and number 14 Bank Crescent to the north-east. The adopted highway, known as Glangrwyney Road is located adjacent to the south-eastern boundary of the site.

The property is orientated to face north-east over the shared driveway and cul de sac and as such benefits from an area of parking to the north-east (front) with a detached flat roof garage to the north-east (side) and an enclosed rear garden to the south-east (rear) and south-west (side). The property has previously benefitted from a large conservatory extension that adjoins the south-eastern (rear) elevation and a pitched roof porch that adjoins the north-western (front) elevation. The boundaries of the plot are defined by timber fencing of various heights and designs, mature conifer and beech hedges and stone walls.

Externally the dwelling is finished with painted render elevations, white upvc windows and doors and a concrete tiled roof.

The application site and surrounding area have been developed on a slope falling gently from south-west to north-east. As a result the dwelling is level with numbers 14-17 Bank Crescent to the north-east and north-west, is slightly below West House, The Poplars and The Corn Exchange Inn to the south-west and is raised in comparison to Glangrwyney Road to the south-east.

### **APPLICATION DETAILS**

The application seeks full planning permission for the demolition of the detached garage located to the north-east of the dwelling, erection of a two storey side extension and the replacement of the existing conservatory with a single storey extension.

Due to the limitations of the plot, the two storey extension would be wedge shaped in design with the north-western (front) elevation having a maximum width of 2.1m increasing to 3.5m along the south-eastern (rear) elevation. The development would be set back 0.35m from the principle elevation. The ridge would be set at 5.8m, 0.25m below that of the main dwelling with an eaves level of 2.2m.

Externally the development would be finished with smooth painted render with one window serving the ensuite bathroom and a large garage style doorway provided in the north-eastern side elevation and a pedestrian access door provided in the south-eastern (rear) elevation. The roof would be finished with concrete roof tiles and would contain four roof lights two in each roof plane. The development would be used to provide a dressing room and ensuite to serve the existing ground floor bedroom and a utility room/ garden store, with additional storage / study accessed via the master bedroom at first floor level. A pathway with a minimum width of 1m would be maintained

between the extension and the party boundary with number 14 which would be redefined by a 2m high fence.

The proposed single storey extension would measure 5.8m wide, 6.0m deep with a pitched, cross gable roof design with a maximum height of 4.0m falling to 2.15m at eaves level. The north-eastern (side) elevation would contain a large window (2m wide 1.2m high) and fully glazed door with a large window and set of outward opening doors also provided in the south-western (side) elevation. The south-eastern (gable) elevation would contain two large panels of glazing that would partially extended into the pediment of the extension. As specified above the development would replace an existing hipped roof conservatory.

## 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 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.

Being mindful that the host property comprises an established residential dwelling located within the settlement development limits of Gilwern, the principle of extending the dwelling is considered acceptable. The key considerations with regards to the application have therefore been determined as the impact on the character and appearance of the area, impact on the residential amenity of those living closest to the site and highway safety considerations.

### Character and appearance

In relation to the impact of the proposal on the host dwelling and the character and appearance of the surrounding area, the application will be assessed in relation to G3i), G3iii), G3iv), G6ii), ES27i) and ES27iii) of the UDP.

As specified above the application site comprises a detached dormer bungalow located in the corner of a cul de sac of bungalow properties. Although the proposed two storey extension would increase the width of the dwelling, it is considered that the size and scale of the proposal in association with its setback front elevation and reduced ridge line would help the development appear subservient and subordinate to the dwelling and would be of a design in keeping with the overall character and appearance of the property.

Although the proposed single storey rear extension is substantial in floor area, being mindful of the overall size of the dwelling it is considered that the extension would be proportional to the main property, whilst its single storey height would prevent it from being an overly conspicuous development within the overall locality.

Being mindful of the overall scale of the plot, it is considered that sufficient private garden space would be retained to the north-west (front) and south-east (rear) to prevent the appearance of overdevelopment of the plot.

On the basis of the above the application is considered compliant with the requirements of criteria iii of policy G3 and criteria i of policy ES27 of the UDP.

### Residential amenity

As specified above the property is enclosed on three sides by a number of residential properties. Being mindful of the position of the extensions and orientation of the site, in comparison to the

existing arrangement, it is considered that the extensions and alteration would not generate any increased overshadowing or loss of light to those living closest to the site. However, it is considered that the two storey extension could have an impact on the residential amenity of number 14 Bank Crescent to the north-east as a result of its proximity. Following direct neighbour notification and the erection of a site notice a letter of objection has been received from the owner/ occupier of number 14 on the basis that the development would generate increased overlooking and would invade their privacy.

As specified above, the proposed two storey extension would accommodate a dressing room, ensuite and utility room at ground floor level with a storage area to serve the existing master bedroom at first floor level. The window serving the ensuite would be the opening most closely situated to the number 14. It is acknowledged that the window would look directly onto the boundary with number 14. However, being mindful that the opening would serve an ensuite and as such is highly likely to be obscure glazed, the ground floor level of the window and the provision of a 2m high boundary between the extension and number 14 it is considered that the new opening would not allow for a level of overlooking or infringement of privacy significantly detrimental to the residential amenity of the property.

The proposed elevations of the rear single storey extension indicate that the south-eastern elevation would also contain a fully glazed single door and window. However, based on the plans submitted a minimum distance of 10.5m would be maintained between the development and the boundary with number 14. Again being mindful of the provision of a 2m high fence along the boundary the ground floor level of the extension and the distance maintained, it is considered that the extension would not allow for an increased or intensified level of overlooking of number 14 to warrant refusal of the application on such grounds. However, to ensure the privacy of the adjacent residential property is maintained and being mindful of the existing intact permitted development rights at the site, it is considered reasonable and necessary to impose two limiting conditions on any grant of consent. The first relates to the provision and maintenance of a 2m high fence between the development and number 14, in accordance with details to be submitted. The second relates to the removal of permitted development rights to prevent the insertion of any additional windows in the gable elevation of the two storey extension hereby approved in order to prevent the potential for future overlooking.

Although the north-western (front) and south-eastern (rear) roof planes of the two storey extension would contain two roof lights each, being mindful that these would serve a storage area and the orientation of the site, it is considered the view from them would be of the front garden and parking area of number 14 and the rear garden of the applicant's own property. Being mindful the front garden and parking area of number 14 is already visible from the shared driveway, it is considered that the development would not generate such an increased level of overlooking or infringement of privacy to warrant refusal of the application on such grounds.

At the time of inspection it was noted that number 14 have a conservatory extension adjoining the south-eastern corner of their property. Whilst the proposed two storey extension would be visible from this development it is considered that the provision of a 2m high boundary and maintenance of approximately 3.5m distance between the extension and number 14s conservatory in association with the stepped ridge height of the extension relative to that of the main dwelling would help offset the extension and prevent it from being so overbearing to warrant refusal of the application on such grounds.

The objector also raises concerns in relation to potential devaluation of their property and disruption during demolition and construction. Whilst it is appreciated that these raise particular concerns for the neighbour they are not material planning considerations.

On the basis of the above it is considered that the development proposed would not have such a detrimental impact on the residential amenity of those living closest to the site to warrant refusal of the application on such grounds. The application is therefore considered compliant with policies G3 v) and ES27iv) of the UDP.

## Highway Safety

The property currently benefits from an area of parking to the north-west (front) of the dwelling and within a garage to the north-east (side) which would be demolished as part of the development. The proposed site layout plan indicates the retention of three parking spaces to the north-west of the dwelling. Although the proposed extension would increase the habitable space of the dwelling the works would not increase the number of bedrooms contained in the property. As such it is considered that the development would not generate an increased number of vehicles movements or demand for parking at the site that could not be accommodated through the existing provision.

Following consultation, no response has been received from Monmouthshire County Council Highways Department. It is therefore considered that the development proposed would not have a detrimental impact on the highway safety and free flow of traffic within the area and is therefore compliant with the requirements of 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 developments proposed as a result of the massing, size, scale, position and design would not have a detrimental impact on the character and appearance of the host property or wider area, would not have a detrimental impact on the residential amenity of those living closest to the site or the highway safety and free flow of traffic within the area. The application is therefore considered compliant with all the relevant criteria of policies G3, G6 and ES27 of the Approved Brecon Beacons National Park Unitary Development Plan (2007) and 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 and NP2v1) 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 Prior to the commencement of development details of the 2m high boundary fence to be erected between the site and number 14 Bank Crescent shall be submitted to an approved in writing by the Local Planning Authority. The development shall only proceed in accordance with the approved plans and shall be maintained as such thereafter. The fence shall be permanently erected prior to the first beneficial occupation of the two storey extension hereby approved.
- 5 Notwithstanding the provisions of Schedule 2, Part 1 Class A, of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending and re-enacting that Order) no windows shall be inserted in the north-eastern (gable) elevation of the extension hereby approved without the written permission 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 the interests of protecting the residential amenity of number 14 Bank Crescent.
- 5 In the interests of the residential amenity of those living closest to the site.

**Signed (Case Officer):**

Ms Helen Lillow  
Planning Officer (DC)

*H. Lillow*

Date: 17.06.13

**Checked (Principal Planner):**

*Prin. Planner*

Date: 28/4/13

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

*[Signature]*

Date: 25/4/13