



BRECAN BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/08934/FUL **Case Officer:** Mrs Vicky Simpson
Site Notice Posted: 8th Mar 2013 **Consultation Date:** 8th Mar 2013
Date Valid: 18th Feb 2013 **8 Week Target:** 15th Apr 2013
Decision Type: Delegated Decision
Proposal: Proposed single storey extension at property to provide sunroom/additional living space. Works include replacement of existing windows/doors.
Address: Linwood, 1 The Close, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No response to date
Powys County Council Highways		No response to date

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

A site notice was displayed and the occupiers of three neighbouring properties were individually notified of the submission of the application. No third party representations have been received to date.

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
---------	-------------	----------	------

OFFICER'S REPORT

Introduction

This application seeks full planning permission for a residential extension to the rear of Linwood, 1 The Close, Gilwern. The dwelling is located on a small C.1970's residential estate in Gilwern, within the settlement development limits as defined by the Brecon Beacons National Park Unitary Development Plan 2007 ('the UDP').

Site Description

Linwood is a relatively modest detached bungalow which is one of three that front onto a small private drive accessed from Common Road. The property appears to have been built Circa Mid 1970's. The residential area that the application site falls within comprises a mixture of mainly detached bungalows and semi-detached two storey properties. To the immediate north of the application site is a front garden area and driveway which serves the neighbouring residential property (a converted single storey stone outbuilding).

The exterior walls of the property are rendered and painted white. It has dark grey/brown cement roof tiles and white Upvc window, door frames and rainwater goods. The bungalow does not appear to have been the subject of any previous extensions, though at some stage it appears as though first floor accommodation has been provided within the roof void. The property has off-road parking for at least two vehicles within the curtilage.

The application site slopes relatively significantly down towards the northern site boundary, the result of which is that the ground floor of the northern elevation of the bungalow appears elevated above the ground level at the rear by approximately 80cm.

Proposal Description

This application seeks consent for a single storey extension to the rear (north) of Linwood. The extension would project at a right angle from the rear wall of the dwelling by 5.3m, and would have a width of 4.5m. It would have an eaves height of 3.9m and a ridge height of 5.6m (when measured off the proposed north facing end gable wall). A raised decking area is proposed accessed from a pair of patio doors in the western elevation of the extension. The decking would run the full length of the extension and would have a depth of 1.85m.

The roof of the extension would be dual pitched with a central ridgeline. Two roof-lights are proposed within the roof of the extension, one each on the east and west facing roof-planes. It is proposed that the walls of the extension be rendered and painted to match the walls of the existing dwelling, that the roof be tiled (to match the existing) and that fenestration details and rain water goods be white UPVC. Internally the extension would comprise a living / sunroom which would provide 20square metre of living accommodation.

Officer Appraisal

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 Local Plan policies. 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 in draft and is currently undergoing 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.

There are 2 main issues to be considered:

- 1) Visual Amenity
- 2) Neighbour amenity

Visual Amenity

Policy G3 sets out the development control function to ensure that all development complies with the UDP's aims and objectives to protect the natural beauty and resources of the Park. Criterion (iii) indicates 'the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's landscape and built environment'.

With specific emphasis on design, Policy G6 of the BBNP UDP indicates that applications for development will be expected to meet the Welsh Government's key design objectives and respond to local context. Criterion ii of the policy states 'Proposals will be required to demonstrate where appropriate how they sustain or enhance character in townscape and landscape by responding to and reinforcing, where appropriate, locally distinctive patterns and form of development'

Policy ES27 of the BBNP UDP refers to house extensions and criterion (i) indicates that the proposal should be of an appropriate scale and design of the existing dwelling.

The proposed extension would be constructed onto the rear of the property in materials to match the existing dwelling. In this regard it would relate well to the existing property. It would have a ridge height significantly below that of the dwelling, with its eaves height at the same level as the main dwelling. The pitch of the proposed roof is 37° which is the same as that upon the original dwelling. In comparison to the footprint of the original property (100square metres), the proposed extension would result in a 20% increase in the footprint of the whole dwelling.

It is therefore considered that the bulk and massing of the proposed extension would result in it being subservient to the dwelling, and its design and appearance would relate well to both the character of the dwelling and its surroundings. The proposed development would not therefore have any adverse impact on the character and appearance of the property or the visual amenities or character of the area. As a result, the proposed extension would comply with policies G3 (iii), G6 and ES27 (i) of the BBNP UDP.

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 and ES27 (iv) there is no significant loss of privacy to the adjoining property.

It is considered likely that the proposed development will result in the creation of a degree of overlooking from the proposed decking area and pine end window in the extension, over the front garden and parking area of the neighbouring dwelling to the north. This is because the ground level of the application site is elevated above that of the neighbouring property. It is noted however that there is a separation distance of 20metres between the decking area and the front of the neighbouring dwelling, and at such a distance it is not considered that any resultant overlooking of the house would have an unacceptable detrimental impact upon the amenities enjoyed by the occupiers of the neighbouring property. Similarly it is considered that any overlooking resulting from the pine-end window, would be over the front portion of the front garden area (which is already visible from the public highway), so would not result in any unacceptable loss of privacy to the occupiers of the neighbouring property.

It is therefore considered that the proposal would comply with policies G3, G6 and ES27 of the UDP and policies G3, G7 and H14 Local Plan and is recommended for approval.

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), 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

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.

Informative Notes:

Signed (Case Officer):

Mrs Vicky Simpson
Senior Planning Officer

Simpson Date: 03/05/13

Checked (Principal Planner):

RW Date: 7/5/13

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

CH Date: 7/5/13