



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/09555/FUL **Case Officer:** Mrs Vicky Simpson
Site Notice Posted: 13th Jun 2013 **Consultation Date:** 1st Jul 2013
Date Valid: 24th May 2013 **8 Week Target:** 19th Jul 2013
Decision Type: Delegated Decision
Proposal: Two storey extension to the rear of the above property.
Address: 2 Pine Grove, Maesygartha Road, Maesygartha

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways	15th Jul 2013	<p>I have spent some time trying to work out what the plans are showing in relation to parking provision. The existing parking place would appear level to the highway and elevated at the house by approx. half a metre.</p> <p>The footpath is at a different gradient stepping down to the door.</p> <p>The garden on the west is again raised all along the frontage of yours and your neighbours dwelling with it being level at the highway edge.</p> <p>I assume or interoperate that it is your proposal to fill in the footpath to the house and make the garden to the west the same gradient as the eastern parking. The plans would appear to indicate that the retaining wall will be removed and the parking will slope down to the dwelling. If this is the case, I need to see this gradient shown on plan and how the neighbouring dwelling ground will be made secure.</p> <p>A vehicular crossing will have an effect on the drainage route of the adjoining highway and I need to see positive proposals so that no highway water is allowed to run into the property.</p> <p>Full vehicular crossover details will be required to support a Section 128 application.</p> <p>I need to have shown on a plan the dimensions of the proposed parking space and the distance from the house frontage to the back edge of the kerb.</p> <p>If the levels and parking space proposed meets the required standards I would be inclined to support the proposal at this location.</p> <p>I do however need to see clearly shown on a plan what exactly is proposed, the house details are drawn to scale</p>

but highway details are sketch plan only.
I require accurate detailed plans.

Llanelly Community Council	11th Jun 2013	No objections
Heritage Officer (Archaeology)	4th Jun 2013	Consultation of the regional Historic Environment Record and sources held by the Brecon Beacons National Park Authority indicates that no known historic or archaeological features will be affected by this development, and this application is very unlikely to have any archaeological impact. No archaeological mitigations required.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

A site notice has been displayed and the occupiers of two neighbouring properties have been individually notified of the submission of the planning 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
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No relevant planning history.

OFFICER'S REPORT

Introduction

This application seeks full planning permission for a residential extension to the rear of 2 Pine Grove. The site lies within the settlement development limits of Maesygartha, as defined by the Brecon Beacons National Park Unitary Development Plan 2007 ('the UDP').

Site Description

2 Pine Grove is a modest two storey, two bedroom, semi-detached property, which fronts onto the highway. The principal elevation of the property is set back 5m from the edge of the carriageway. The residential area that the application site falls within comprises a mixture of age, type and style of 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 cream. It has an artificial slated roof, and white Upvc window, door frames and rainwater goods. The property does not appear to have

been the subject of any recent extensions, though at some stage it appears as though it may have been subdivided from the adjoining semi-detached property. The property appears to have off-road parking provision for one vehicle within the front garden area (though this parking space does not meet the standards usually required, i.e. 2.4m x 4.8m).

The application site slopes down towards the northern site boundary, the result of which is that the house is set a little below the level of the adjacent carriageway and front garden area. The ground level continues to fall away to the north (rear) of the dwelling.

Proposal Description

This application seeks consent for a two storey extension to the rear (north) of 2 Pine Grove. The extension would project at a right angle from the rear wall of the dwelling by 3.7m, and would have a width of 4.4m. It would have an eaves height of 4m and a ridge height of 6.1m (when measured off the proposed north facing end gable wall).

The roof of the extension would be dual pitched with a central ridgeline. Two dormer windows are proposed within the eastern elevation 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 kitchen/dining room at ground floor level, and a third bedroom and a bathroom at first floor level.

It is also proposed that an additional parking space be provided within front garden area. Amended plans have been submitted of the existing and proposed parking area, the first on 21st June 2013 (NP5-v1), and the second on the 17th July 2013 (NP6-v1, NP5-v2, and NP7-v1). This application is evaluated based upon the content of the most recent plans (17th July 2013), with regard to the proposed alterations to the front garden and parking area.

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 3 main issues to be considered:

- 1) Highway Safety
- 2) Visual Amenity
- 3) Neighbour amenity

Highway Safety

Upon the amended plans (dated 17th July 2013), it is indicated that the existing car-parking space will be retained, and that an additional parking space (with dimensions of 4.8m x 2.6m) be provided on what is currently the front garden / yard area, at an oblique angle to the carriageway. It is proposed that the (currently level) front garden area be re-graded, to a gradient of 3degrees. The proposed parking space would be positioned at an oblique angle upon this surface. No details have been provided on the whether or not the pedestrian route to the property would be retained, nor has

any information been provided on the retaining structure that would be necessary between the application site and the adjoining property as a result of the re-grading. Powys County Council Highways Department have commented that they are not convinced that the dimensions within the frontage can support an additional parking place as shown.

With regard to Highway and pedestrian safety and to car parking provision, policies G3, G6 and ES27 of the approved UDP require that development proposals have no adverse impact upon highway safety, ensure ease of access for all, and that adequate on-site parking be provided for the extended dwelling.

It is not clear, based upon the information that has been submitted, that the proposed additional car-parking space would comply with these policies. It is therefore considered that insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon highway and pedestrian safety, or result in sufficient on-site car parking to serve the proposed three bedroom property. It is therefore considered that the proposed development would conflict with Policies G3 (vi and ix), G6 (vi) and ES27 (ii) of the approved UDP, and Policies G3 (iv and v), G7 (ii) and H14 (ii) of the adopted Brecon Beacons National Park Local Plan (adopted May 1999). The applicant has been advised of the Authority's concerns and been advised that the application be withdrawn to enable these matters to be formerly considered and presented in a resubmission. However, the applicant's agent did not wish to withdraw the application but rather for the application to be determined on the basis of the current plans.

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 and eaves height at the same level as the main dwelling. Whilst the proposal may not be especially subservient to the main dwelling, it is of an appropriate scale to the dwelling increasing its footprint by just 30% (from 52.9 square metres to 69.2 square metres), and does not detract from its character or appearance in any way.

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, in visual amenity terms, 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.

The proposed dormer window, which would be positioned within the first floor western elevation, serving bedroom 2, gives rise to some concern regarding the potential for overlooking of the dwelling and private amenity space associated with the neighbouring single storey property known as Sherwood. It is considered that the resultant level of overlooking may result in a significant loss of privacy to the occupiers of an adjoining property. It is also proposed that bedroom 2 have a double casement window to the rear (north) elevation.

The agent was advised of the concern with regard to the design of the proposed development, but as yet no amended plans have been submitted (upon which this window is omitted from the scheme). Notwithstanding this, in order to eliminate this privacy and amenity based concern it would be considered appropriate to condition this dormer window detail out of any planning permission, were there not also Highway Safety based concerns with regard to the proposed development.

In light of the above considerations, insufficient information has been submitted to demonstrate that the proposed development would not have an adverse impact upon highway and pedestrian safety, nor has adequate on-site parking been indicated to serve the proposed development. In these respects it would conflict with policies G3, G6 and ES27 of the UDP and policies G3, G7 and H14 Local Plan, and is recommended for refusal.

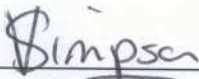


RECOMMENDATION: Refuse

Conditions and/or Reasons:

Reasons:

- I Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon highway and pedestrian safety, or provide adequate on-site car parking to serve the proposed three bedroom property. The proposed development would therefore conflict with Policies G3 (vi and ix), G6 (vi) and ES27 (ii) of the approved Brecon Beacons Unitary Development Plan and Policies G3 (iv and v), G7 (ii) and H14 (ii) of the adopted Brecon Beacons National Park Local Plan (adopted May 1999).

Informative Notes:

Signed (Case Officer): Mrs Vicky Simpson Senior Planning Officer		Date:	19/07/13
Checked (Principal Planner):		Date:	19/7/13
Signed (National Park Authorised Officer):		Date:	19 th July '13