



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/09609/FUL **Case Officer:** Ms Tamsin Law
Site Notice Posted: 13th Jun 2013 **Consultation Date:** 5th Jun 2013
Date Valid: 3rd Jun 2013 **8 Week Target:** 29th Jul 2013
Decision Type: Delegated Decision
Proposal: Two storey extension to semi detached dwelling.
Address: 10 Tyr Common, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Heritage Officer (Archaeology)	19th 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.
Llanelly Community Council		No response received
Monmouthshire County Council Highways		No response received
Health And Safety Executive	6th Jun 2013	Does not advise against

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)

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

PLANNING HISTORY

App Ref	Description	Decision	Date
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development plan for the area includes the adopted Brecon Beacons National Park Local Plan (1999), it has been largely superseded by the more up to date Brecon Beacons National Park Unitary Development Plan (2007) (UDP) which stopped short of formal adoption but was approved for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 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. This application is considered against the policies referred to above.

Local Context:

The area is characterised ^{by} similar semi-detached dwellings. Several dwellings in the immediate area have benefitted from similar two storey side extension (namely 12 Ty'r Common and 6 Fairhome). The majority of properties are finished with a render, upvc windows and concrete tile roof.

Design Considerations:

The proposed extension would demolish the existing adjoined garage, which currently measures 2.6 metres wide and 8.8 metres deep with a maximum height of 2.7 metres. The proposed extension would be in keeping with the character of the host dwelling in terms of design and finishes and, at 2.6 metres in width, 9.3 metres in depth and with a maximum height of 7.1 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. NP2v1, NP4v1 and NP5v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

Confidential not for upload




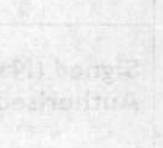
Signed (Case Officer):

Ms Tamsin Law

Planning Officer (DC)

Date:

In the case of Householder Developments give the reasons why the report and recommendation has not been made within the Authority's 6 week internal target:-

			
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Checked (Principal Planner):

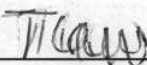
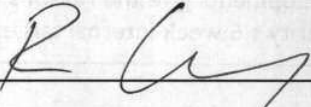
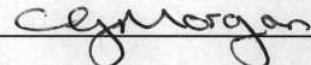
Date:

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

Date:

- 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>9.7.13</u>
Checked (Principal Planner):		Date:	<u>9.7.13</u>
Signed (National Park Authorised Officer):		Date:	<u>9th July 13</u>