



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/09610/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: Erection of conservatory.
Address: 24 Dan Y Bryn, 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	11th Jun 2013	No objections.
Monmouthshire County Council Highways	13th Jun 2013	The proposed location of the conservatory is above the level of the highway and any glare will be unlikely to have an adverse effect on the adjacent highway. And is south of the highway.

RECOMMENDATION

There are no adverse comments I would wish to make.

It should be brought to the attention of the applicant that in the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via MCC Highways.

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development plan for the area includes the adopted Brecon Beacons National Park Local Plan (1999), it has been largely superseded by the more up to date Brecon Beacons National Park Unitary Development Plan (2007) (UDP) which stopped short of formal adoption but was approved for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 an estate of similar semi-detached dwelling types. The majority of properties are finished with a facing brick, spar and dash render, upvc windows and doors and concrete tile roof. Due to the topography of the land sloping from south to north, the dwellings to the north of the road are at a higher level than the road and the properties to the south of the road.

Design Considerations:

The proposed extension would be in keeping with the character of the host dwelling in terms of design and finishes and, at 3.5 metres in width, 4 metres in depth with a maximum height of 3.3 metres, would be appropriate in terms of its relative scale.

Neighbour Amenity:

The eastern (side) elevation will not project any closer to the adjacent property (22 Dan y Bryn). However the existing store does not benefit from any windows in the side elevation and the proposed conservatory has glazed windows along the eastern (side) elevation. This could increase the perception of overlooking in to the rear garden of 22 Dan y Bryn. Officers will therefore condition the glazed elements in the eastern (side) elevation to be obscure glazed, and to remain so.

Highway Safety:

Parking is currently provided through on-street parking bays, no change is proposed to the current parking arrangements.

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

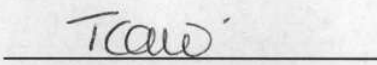


Conditions and/or Reasons:

- 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. NP1v1, NP2v1, NP4v1, NP5v1 and NP6v1) except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to the beneficial use of the side extension hereby permitted, and at all times thereafter, windows inserted in the eastern (side) elevation of the approved extension shall be glazed with level 3 obscure glass only and maintained as such in perpetuity.

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 In order to protect the residential amenity of adjacent properties.

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>