



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/09621/FUL **Case Officer:** Mrs Kate Edwards
Site Notice Posted: 13th Jun 2013 **Consultation Date:** 13th Jun 2013
Date Valid: 11th Jun 2013 **8 Week Target:** 6th Aug 2013
Decision Type: Delegated Decision
Proposal: Proposed two storey extension to create further bedroom accommodation for dependent relatives and minor additions to fenestration.
Address: Grosvenor , Crickhowell Road, Gilwern

CONSULTATIONS/COMMENTS

| Consultee | Received | Comments |
|--|---------------|---|
| Natural Resources Wales/Cyfoeth Naturiol Cymru | 21st Jun 2013 | Natural Resources Wales do not object to the proposal. The LPA should be mindful of bats as the structure may offer the potential of roosting bats. A Guidance Note regarding environmental planning and regulatory issues is enclosed. |
| Llanelly Community Council | | No comments received. |
| Monmouthshire County Council Highways | | No comments received. |
| Heritage Officer (Archaeology) | 25th 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 unlikely to have any archaeological impact. No archaeological mitigations required. |

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

One letter from a third party stating they have no comments to make.

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)
Q4: "Protected and Important Wild Species" (Unitary Development Plan 2007)
H4: "Notifiable Installations" (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)
LPPU8: "Fuel and Power Supply" (Local Plan 1999)

PLANNING HISTORY

| App Ref | Description | Decision | Date |
|---------|-----------------------------------|-----------------------|---------------|
| BG7423 | Pitched roof to replace flat roof | Application Permitted | 22nd Apr 1985 |

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development plan for the area includes the adopted Brecon Beacons National Park Local Plan (1999), it has been largely superseded by the more up to date Brecon Beacons National Park Unitary Development Plan (2007) (UDP) which stopped short of formal adoption but was approved for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.

Constraints highlight the proximity of the site to the Peterstow to Gilwern pipeline. Policy H4 applies to this constraint. The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 has been considered and, due to the type and scale of development it is considered that this proposal does not fall within the parameters of Schedule 4. The pipeline operator has not, therefore, been consulted on the proposed development.

Introduction

Grosvenor is a two storey, semi-detached dwelling located in the settlement of Gilwern.

Planning permission is sought for the provision of a two storey extension. The house has had the benefit of a two storey rear extension. The proposed extension is to be constructed against the north-western elevation of the existing two storey extension.

The plans also show that two windows will be inserted at first floor level into the rear gable elevation of the existing extension. The planning history has been considered and there are no restrictions regarding the provision of windows in the extension. It is considered that the proposed windows do not require planning permission.

Local Context:

The dwellings in the area are two storey but there is a range of materials that have been used on the external elevations. The application property has rendered elevations, slate roof and uPVC window frames and doors.

Design Considerations:

The proposed two storey extension will measure some 5.1 m wide, 3.6 m deep, 5.4 m to eaves level and 7.3 m to ridge height. The external materials will match those used on the existing house.

It is considered that by reason of the location, size and scale of the proposed extension the proposed development meets with the requirements of the above policies.

Neighbour Amenity:

The insertion of two windows in the rear gable has been addressed above. It is proposed to provide windows in the north-east elevation of the proposed extension. There are no concerns regarding the ground floor window. In respect of the first floor window, by reason of distances between dwellings and that the area is urban in character, it is considered that there would be no detrimental impact on the residential amenities of the occupants of dwellings located to the north-east of the application site.

It is considered that the proposed development meets with the requirements of the above policies.

Highway Safety:

The on site parking is unaffected by the proposed development. No objections have been received from the Highway Authority.

It is considered that the proposed development meets with the requirements of the above policies.

Protected Species:

The condition of the roof effected by the proposed extension was carefully examined during the site visit. There appears to be no areas which would be used by bats.

It is considered appropriate that a note explaining that Natural Resources Wales should be contacted if bats are discovered is attached to any consent.

It is considered the proposed development meets with the requirements of the above Policy.

Waste buffer

Constraints indicate that the site is within the Glaslyn Farm waste buffer zone. In accordance with their check list Natural Resources Wales (NRW) has been consulted. The response provided by NRW is summarised above.

It is considered appropriate that by the addition of a note to the decision notice attention is drawn to the guidance note provided by NRW.

It is considered the proposed development meets with the requirements of the above Policy.

Conclusion

It is recommended that this application be approved subject to the following conditions:

RECOMMENDATION: Permit

Conditions and/or Reasons:

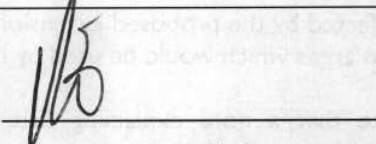
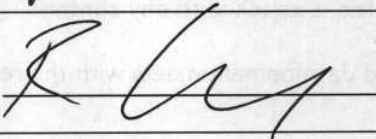
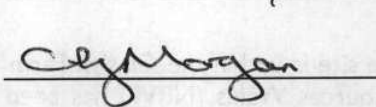
- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP2v1, NP7v1, NP9v1, NP10v1, NP11v1, NP13v1 received 10/06/13 and schedule of materials contained in Section 11 of the submitted planning application form), unless otherwise agreed in writing by 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.

Informative Notes:

- 1 Natural Resources Wales (NRW) have provided a Guidance Note for your attention. Please note any queries arising from the Guidance Note need to be first clarified with NRW.
- 2 Without the appropriate licence it is a criminal offence to harm or disturb many protected species of mammal (for example bats), reptile, amphibian, bird, plant and habitat. It is also an offence to disturb the nests or eggs of any wild bird during their breeding season. For further information about protected species visit www.naturalresourceswales.gov.uk. If, during any works in relation to the development hereby permitted any protected species are discovered or nesting birds disturbed, works must immediately cease and Natural Resources Wales be contacted.
- 3 The developer shall note if there are changes to the plans hereby approved due to building regulation requirements or any third party requirements, details should also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work.

| | | | |
|---|--|--------------|---------------------------|
| Signed (Case Officer): Mrs Kate Edwards Senior Planning Officer (DC) |  | Date: | 08.07.13 |
| Checked (Principal Planner): |  | Date: | 8.7.13 |
| Signed (National Park Authorised Officer): |  | Date: | 10 th July '13 |