



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/09630/FUL **Case Officer:** Mrs Vicky Simpson
Site Notice Posted: 27th Jun 2013 **Consultation Date:** 1st Aug 2013
Date Valid: 14th Jun 2013 **8 Week Target:** 9th Aug 2013
Decision Type: Delegated Decision
Proposal: Proposed detached dwelling.
Address: Lleuad Newydd, Station Road, Clydach

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Building Control		No response to date
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. However, this development is in close proximity (within c.100m) to Scheduled Ancient Monument number BR161 - The remains of Clydach Ironworks, and therefore there may be issues to consider in relation to the setting of the Scheduled Ancient Monument, which Cadw should be consulted on.
Llanelly Community Council		No response to date
Monmouthshire County Council Highways	10th Jul 2013	PROPOSALS AND COMMENTS The plan submitted GP/1p1 is a very detailed plan and offer much information, however its highway related detail is not comprehensive and I would wish to have detailed further information. The driveway will be at a gradient off the highway and I require cross sections to detail any required retaining features that may affect the highway and its stability. I need to have for approval, detailed plans of how the surface water from the highway is to be controlled so as not to enter the property/driveway. Details of the available visibility, needs to be indicated,

not just 2.4m set back. To where?

The existing site has a vehicular access to the north western corner of the site. This appears to become a pedestrian gate, I need to see details of the closure of a vehicular access and a creation of a pedestrian access.

RECOMMENDATION

The application as presented can't be supported. I required further details to be able to justify supporting the proposal.

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.

Dwr Cymru Welsh
Water - Developer
Services

3rd Jul 2013

No objections subject to conditions

NP Tree Consultant

9th Aug 2013

I have been out to take a look and have spoken with Wynne Davies who undertook the Tree Survey. I can confirm that I have no objections to raise as the Arboricultural Impact assessment provided by Wynne is acceptable.

The development will not result in the net loss of significant trees on site.

Monmouthshire County
Council Building
Conservation

No response to date

CADW Ancient
Monuments

9th Aug 2013

The advice set out below relates only to those aspects of the proposal, which fall within Cadw's remit as a consultee on planning applications - the impact of developments on scheduled monuments or Registered Historic Landscapes, Parks and Gardens. Our comments do not address any potential impact on the setting of any listed building, which is properly a matter for your authority. These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

The proposed development is located adjacent to the scheduled ancient monument known as Clydach ironworks (remains) and Smart's Bridge (BR161).

The proposed development site lies immediately to the east of the scheduled area; the closest element of the

monument is the section affected by construction of the cement works. There is extensive tree cover around the scheduled monument. While it will be located close to the scheduled monument, in Cadw's opinion the construction of the new property will not have an adverse impact on the setting or presentation of the Ironworks.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

A site notice was displayed. 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)

Q10: "Nationally Import. Archaeological Remain" (Unitary Development Plan 2007)

Q11: "Sites of Archaeological Importance" (Unitary Development Plan 2007)

Q12: "Archaeological Evaluation" (Unitary Development Plan 2007)

LPG3: "Development in the National Park." (Local Plan 1999)

LPG7: "Design and energy conservation." (Local Plan 1999)

LPH2: "New housing in larger settlements." (Local Plan 1999)

LPCL8: "Archaeology and cultural features." (Local Plan 1999)

LPCL9: "Archaeology and cultural features." (Local Plan 1999)

LPCL10: "Archaeology and cultural features." (Local Plan 1999)

G4: "Development Affecting Trees" (Unitary Development Plan 2007)

PLANNING HISTORY

App Ref	Description	Decision	Date
M19414	Erection of single storey extension for swimming pool	Application Withdrawn	28th Apr 2004

OFFICER'S REPORT

Introduction

This application seeks full planning permission for a detached dwelling adjacent to Lleuad Newydd, Station Road, Clydach. The application site lies within the settlement development limits of Clydach as defined by the Brecon Beacons National Park Unitary Development Plan 2007 ('the UDP').

Site Description

The application site which has an area of 0.11 hectares lies on the edge of the village of Clydach, and currently forms part of the residential curtilage of Lleuad Newydd.

The site, which is roughly rectangular in shape, lies between Station Road (to the west) and the Nant Dyar (to the east). Lleuad Newydd (a two storey, extended dwelling) lies directly to the south of the site. The southern site boundary is not currently delineated in any way on the ground. The northern site boundary can be identified by the meeting of the Nant Dyar and Station Road. To the northwest of the application site, on the opposite side of Station Road, is located the Clydach Ironworks scheduled ancient monument (number BR161).

The site slopes relatively steeply downwards in a northerly direction, and more gently downwards across the site in an easterly direction. Along the eastern boundary of the site the ground level falls away steeply to the Nant Dyar.

An established beech hedge lies along the western site boundary between the site and Station Road, and there are a number of mature trees and shrubs within the site.

Proposal Description

It is proposed that a detached dwelling be constructed, which would have accommodation over three levels. The house would be 'L' shaped, and whilst the 'front' door, porch and pedestrian access to the property would be to its northern elevation, the principle elevation is considered to be the western elevation, which fronts onto Station Road.

The maximum ridge height would be 8.5metres, and the eaves height would be 4.8m. The total footprint of the dwelling would be approximately 159square metres. The construction of the dwelling and parking area as proposed would require the excavation and levelling of parts of the site.

Internally it is proposed that the lower ground floor would accommodate an open plan kitchen/dining/family area, a lounge, a study/utility, a plant room and a shower room on the lower ground floor; three bedrooms (one en-suite), a bathroom, a dayroom, and a double garage on the ground floor; and one bedroom and a bathroom on the first floor.

Externally, it is proposed that the northern, southern and western walls of the dwelling be of stone with brick quoins, and that the eastern elevation wall be painted render. The roof would be covered in natural slate. External fenestration would be mainly colour coated aluminium framed (with a timber framed feature arch window to the south west elevation), and all external doors would be timber.

A new private vehicular access would be formed to serve the proposed dwelling, approximately 4.5m to the north of the existing access which serves Lleud Newydd.

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, G4, G6, Q10, Q11 and Q12 of the UDP and policies G3, G7, H2, CL8, CL9 and CL10 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 5 main issues to be considered:

- 1) The principle of the development
- 2) Design and amenity considerations
- 3) Highway safety considerations
- 4) Impact upon archaeological interests
- 5) Impact upon Trees

The principle of development

The application site lies within the settlement limits of Clydach, adjacent to the residential property known as Lleud Newydd. The size of the plots which would be retained by Lleud Newydd, and

afforded to the proposed dwelling would ensure that more than adequate levels of private amenity spaces would be afforded to both the existing and the proposed dwelling. As a result of these considerations it is considered that the principle of the residential development of the site for one dwelling would be acceptable, and in accordance with Policies G3(ii), and G6 in these respects.

Design and Amenity Considerations

Criterion (iii) of UDP policy G3 requires that '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.

The north elevation of the property has the appearance of a large traditional farmhouse, having a central front door and porch and a symmetrical appearance, as well as dormer windows to the first floor accommodation directly over the lower ground and ground floor windows. The western elevation, which would front onto Station Road, would have a much more complicated appearance, with a 7.8m projecting gable (6.8m wide), as well as a feature dormer window, and a second 0.3m projecting gable (width 6m).

There are a number of residential properties fronting on to the lower eastern side of Station Road. These properties are all of a traditional local vernacular, having a simple form and constructed of stone with slate roofs with white/yellow brick quoins to window surrounds and at building corners.

Although the materials which would be used in the proposed dwelling would relate well to those of neighbouring properties, the large scale and bulk of the dwelling, coupled with its orientation, at an edge of settlement location combined with the complicated design and form of the house, including features such as the large roadside projecting gables, and feature windows, would fail to respect or respond to the established character of the area within Clydach, and as such would conflict with Policies G3 (iii) and G6 (ii) of the approved Brecon Beacons National Park approved Unitary Development Plan, and policies G3 (i) and G7 (i) of the Brecon Beacons National Park Local Plan (1999).

Highway Safety Considerations

Monmouthshire County Council Highways (MCCH) Officer has raised concern with regard to the proposed development, on the basis that insufficient information has been submitted in order for the highway and pedestrian safety impacts of the development to be fully assessed. Cross sections of the driveway, details of any necessary retaining features that may affect the highway and its stability, details of the control of surface water over the driveway, further details of proposed visibility splays, and details of the closure of the vehicular access to the north of the site were all requested by the MCCH Officer. These requests for further information were passed on to the agent, but to date no further details have been provided. It is not therefore possible to be confident that the proposed development would not have a detrimental impact upon highway and pedestrian safety, and for this reason it is concluded that the proposal would conflict with Policies G3 (vii and ix) and G6 (vi) of the approved Brecon Beacons Unitary Development Plan, and policies G3 (iv and v) and G7 (ii).

Impact upon archaeological interests

Although the application site itself is not subject to any known historic or archaeological features, it is noted that the scheduled ancient monument, known as the remains of the Clydach Ironworks (BR161), lies within 100m of the application site. Whilst the National Park's Heritage Officer has offered no objection, or proposed mitigation to the proposed development, it was recommended that Cadw be consulted on the application. To date, we have received no response from Cadw, but given that the application site is some distance from the Scheduled Ancient monument, it is envisaged that appropriately worded conditions could have been added to any planning permission, were it not for the concerns with regard to the design of the dwelling and highway and pedestrian safety.

Impact upon Trees

An arboricultural assessment was submitted in support of the planning application. The findings of the survey are that the development would not result in the net loss of significant trees on site. The National Park's Arboricultural consultant agrees with the findings of the report. In light of this, it is considered that subject to the imposition of a number of appropriate conditions the proposed development would comply with Policy G4 of the Unitary Development Plan.

Conclusion

Whilst the provision of a new dwelling within this settlement location would be acceptable in principle, it is considered that by virtue of the orientation, design, form and excessive bulk and scale of the proposed dwelling relative to the modest simplistic dwellings along the existing immediate streetscene, the proposal would have a detrimental impact on the character and appearance of the area. It is therefore considered that the proposal would conflict with policies G3, G6 the approved UDP and policies G3 and G7, of the Brecon Beacons Local Plan, and is recommended for refusal.

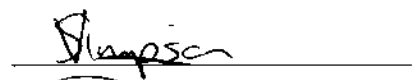
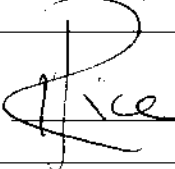
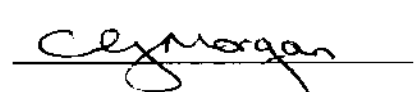
RECOMMENDATION: Refuse

Conditions and/or Reasons:

Reasons:

- 1 The proposed dwelling, by reason of its orientation, design, form and excessive bulk and scale fails to positively respond to the established character, scale and appearance of its surroundings. It would instead appear unrelated to and out of keeping with the existing dwellings in the immediate street scene to the detriment of the overall character and appearance of this part of Clydach. As such the proposed development would conflict with Policies G3 (iii) and G6 (ii) of the approved Brecon Beacons National Park approved Unitary Development Plan, and policies G3 (i) and G7 (i) of the Brecon Beacons National Park Local Plan (1999), as well as guidance within Technical Advice Note 12 (Design).
- 2 Insufficient information has been submitted to demonstrate that the proposed development would not have a detrimental impact upon highway and pedestrian safety. The proposed development is therefore deemed to conflict with Policies G3 (vii and ix) and G6 (vi) of the approved Brecon Beacons Unitary Development Plan, and policies G3 (iv and v) and G7 (ii).

Informative Notes:

Signed (Case Officer): Mrs Vicky Simpson Senior Planning Officer		Date:	<u>9/08/13</u>
Checked (Principal Planner):		Date:	<u>9/8/13</u>
Signed (National Park Authorised Officer):		Date:	<u>9th August '13</u>