



BRECCON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/10260/FUL **Case Officer:** Mrs Kate Edwards
Site Notice Posted: 17th Dec 2013 **Consultation Date:** 11th Dec 2013
Date Valid: 10th Dec 2013 **8 Week Target:** 4th Feb 2014
Decision Type: Delegated Decision
Proposal: Proposed alteration of approved dwelling to include rear conservatory extension
Address: Plot 14 , Ty Mawr Lane, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No comments received.
Heritage Officer (Archaeology)	7th Jan 2014	Summary: It must be noted that despite the site being potentially of archaeological importance and significance, no archaeological mitigation was attached to the larger scheme as part of planning permission, and as work has already begun no mitigations can be put in place at this stage in order to reduce the impact of the scheme as a whole. Therefore, no archaeological mitigation required for the addition of the conservatory to the approved dwelling.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

No comments received.

RELEVANT POLICIES

Policy 1 Appropriate Development in the National Park
Policy 27 House Extensions and Ancillary Buildings
Planning Policy Wales (5th edition November 2012)
Technical Advice Note 12: Design (2009)

PLANNING HISTORY

App Ref	Description	Decision	Date
---------	-------------	----------	------

10/04542/FUL Residential development comprising: Application Permitted (S106) 11th Jan 2013
the erection of dwellings and garages; the installation of roads, footways and drainage; landscaping; biodiversity enhancement (including the construction of a bat house); highway improvements; and all associated building and engineering operations.

OFFICER'S REPORT

Site Description

The application site is a two storey detached dwelling (currently under construction). The dwelling is part of a larger residential development.

The dwelling is located on the northern boundary of the housing development. The elevations of the dwelling are rendered, the window frames and doors will be white painted timber and the roof will be slate.

Proposal Description & Appraisal

The application seeks full planning permission to construct a single storey conservatory against the rear elevation of the property. The proposed conservatory extension will measure 2.5 m deep, 6.9 m long, 2.3 m to eaves level and 3.0 m to ridge height. The frame of the conservatory will be painted timber. The frame will be supported by a 0.6 m high wall.

As there will be no material increase in traffic using the access to the adopted highway this proposal does not fall within the parameters of Schedule 4 of the Town and Country Planning (General Development Management) (Wales) Order 2012. Powys County Council Highway Department, as the Local Highway Authority has not, therefore, been consulted on the proposed development.

Neighbour Amenity

Plots 13 and 15 are located on either side of the planning application site. Views from the conservatory will be obscured by garages which will be located either side of the application site. In addition to the garages screening the neighbouring properties private amenity areas, approved plans show that the boundary treatment for each private garden area will be 2 m high fencing.

It is considered that the requirements of the above policies are met.

Design Considerations

It is considered that the materials, scale and design of the proposal are appropriate to the existing dwelling and the surrounding area.

It is considered that the proposal meet with the requirements of the above Policies.

Archaeology

The comments of the National Park Archaeologist are provided above. Constraints did not raise any issues regarding Archaeological sites or interest.

It is considered that this proposal does not represent detrimental impact on archaeology.

Conclusion

Recommendation is one of consent.

RECOMMENDATION: Permit

Conditions and/or Reasons:

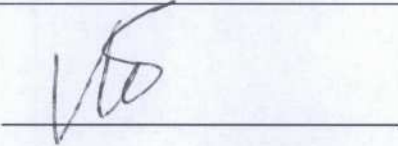
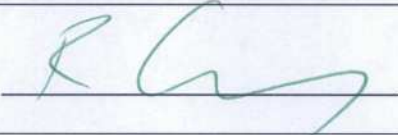
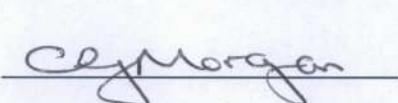
- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1, NP3v1 and schedule of materials contained in section 10 of the planning application form received 04/12/13), 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 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.
- 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.

Signed (Case Officer): Mrs Kate Edwards Planning Officer (DC)		Date:	<u>14.01.14</u>
Checked (Principal Planner):		Date:	<u>15.1.14</u>
Signed (National Park Authorised Officer):		Date:	<u>15th Jan. 14</u>

Confidential not for upload

Signed (Case Officer):

Mrs Kate Edwards

Senior 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:-

Checked (Principal Planner):

Date:

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

Date: