



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 13/09930/FUL **Case Officer:** Ms Tamsin Law
Site Notice Posted: 4th Oct 2013 **Consultation Date:** 16th Sep 2013
Date Valid: 4th Sep 2013 **8 Week Target:** 30th Oct 2013
Decision Type: Delegated Decision
Proposal: Alterations to outbuilding and modifying the parking layout to retain a parking facility within the curtilage of the dwelling.
Address: 3 Penyfyddlwyn Lane, Llanelly Hill, Abergavenny

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No comments received.
Heritage Officer (Archaeology)	18th Sep 2013	No archaeological mitigations.
Monmouthshire County Council Highways	7th Oct 2013	<p>The existing house supports 4 parking spaces however the proposal will reduce the available parking to 3 at the most.</p> <p>The converted garage is somewhat confusing to me as the parking space indicated would appear to be on the footprint of the building. If the building is to be made smaller for the parking space, I would require further details.</p> <p>The parking space sizes to not comply with those standards adopted by Monmouthshire SPG. Nor do the number of spaces for each dwelling.</p> <p>The site should at minimum provide three spaces per dwelling to avoid future issues of on street parking even if the street is a private drive.</p>

RECOMMENDATION

The parking spaces be increased in number and dimensions.

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

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
M20938	Proposed new dwelling with garage	Application Permitted	22nd Nov 2005

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 a large detached properties in different styles. The majority of properties are finished with rendered walls, slate roof and timber windows and doors.

Design Considerations:

It is proposed to change the use of the garage to annexe for the host dwelling. It is proposed to replace the existing garage doors with long windows and a door, replace the existing entrance in to the garage with two windows, the insertion of a window in the eastern elevation, the insertion of four roof lights and the addition of a porch to the southern elevation of the building. The proposed porch would be in keeping with the character of the host dwelling in terms of design and finishes and, at 2.1 metres in width by 1.8 metres in depth, with a maximum height of 4 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:

Comments from Monmouthshire Highways Department have been received requesting a minimum of 3 parking spaces. Officers are confident that this can be provided on site, however a condition will be attached to the permission to ensure that a satisfactory parking layout is submitted to the Authority prior to any works commencing on site.

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 and NP3v1) 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 commencement of development a plan detailing a minimum of three parking spaces at 2.6 metres x 4.8 metres shall be submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be retained as such in perpetuity.
- 4 The annexe hereby permitted shall be used solely for purposes incidental to the enjoyment of the dwelling house as such and shall at no time be used as a separate residential dwelling.

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 the interest of highway safety.
- 4 In order to protect residential amenity and in the interests of highway safety.

Informative Notes:

Signed (Case Officer): T Law **Date:** 29.10.13,
 Ms Tamsin Law
 Planning Officer (DC)

Checked (Principal Planner): [Signature] **Date:** 29/10/13

Signed (National Park Authorised Officer): Cy Morgan **Date:** 29th October '13

