



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

**Application No:** 14/10530/FUL      **Case Officer:** Ms Tamsin Law  
**Site Notice Posted:** 2nd Apr 2014      **Consultation Date:** 5th Mar 2014  
**Date Valid:** 4th Mar 2014      **8 Week Target:** 29th Apr 2014  
**Decision Type:** Delegated Decision  
**Proposal:** Proposed two storey gable end extension and single storey rear extension.  
**Address:** 2 Crossroads Cottages, Abergavenny Road, Gilwern

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No response received
Welsh Government Transport Department		No response received
Canal And River Trust		No response received
Heritage Officer (Archaeology)	20th Mar 2014	Consultation of the regional Historic Environment Record and sources held by the Brecon Beacons National Park Authority indicates that no known archaeological features will be affected by this development, and this application is unlikely to have any archaeological impact. No archaeological mitigations required.
Monmouthshire County Council Highways	23rd Apr 2014	<b>PROPOSALS AND COMMENTS</b> The proposal will adversely affect the parking arrangements at the site. The proposed parking spaces are available for use of the existing arrangement with the addition of the available garage space. I am concerned that no retaining wall details have been submitted for protection of the private Usk Drive.

### RECOMMENDATION

I would therefore recommend that the garage is retained if the extended bedroom space is allowed above.

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 the 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

**Policy 1:** "Appropriate Development in the National Park" (Local Development Plan 2013)

**Policy 27:** "House Extensions and Ancillary Buildings" (Local Development Plan 2013)

**SPI 1:** "Sustainable Design" (Local Development Plan 2013)

**Planning Policy Wales 6<sup>th</sup> Edition** (February 2014)

**Technical Advice Note 12: Design** (2009)

## PLANNING HISTORY

App Ref	Description	Decision	Date
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## OFFICER'S REPORT

This application was considered against the adopted policies of the Brecon Beacons National Park Authority Local Development Plan (2013). In making a recommendation on this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the following national guidance:

- o Planning Policy Wales (PPW, 2014)
- o Technical Advice Note 12 Design (2009)

### Local Context:

The area is characterised by a mix of dwelling types ranging from terraced to detached bungalows. The majority of properties are finished with a facing brick or render and natural slate roof.

### Design Considerations:

The proposed extension would be in keeping with the character of the host dwelling in terms of design and finishes and, at 4.3 metres in width, 7.2 metres in depth, with a maximum height of 6.1 metres falling to 4.4 metres at the eaves, 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:**

The application will remove an existing garage and will remove a boundary wall to provide a driveway to provide off-street parking. An objection has been received from Monmouthshire Highways Department stating that the application should retain the garage as the off-street parking is available. This however is incorrect as the proposed development involves the provision of off street parking resulting in the net gain of one off-street parking space.

It is therefore considered that the proposed development is an improvement on highway safety.

**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, NP4v2 and NP5v2), 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:**

**Signed (Case Officer):**

Ms Tamsin Law  
Planning Officer (DC)

  
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**Date:** 29.4.14

**Checked (Principal Planner):**

  
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**Date:** 29.4.14

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

  
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**Date:** 29<sup>th</sup> April '14

