

ENCLOSURE 5

ITEM NUMBER: 5

APPLICATION NUMBER:

14/10546/FUL

APPLICANTS NAME(S):

Mr Kevin Brown

SITE ADDRESS:

Aberbaiden Lodge
Gilwern
Monmouthshire
NP7 0RF

GRID REF:

E: 325747 N:214764

COMMUNITY:

Llanelly

DATE VALIDATED:

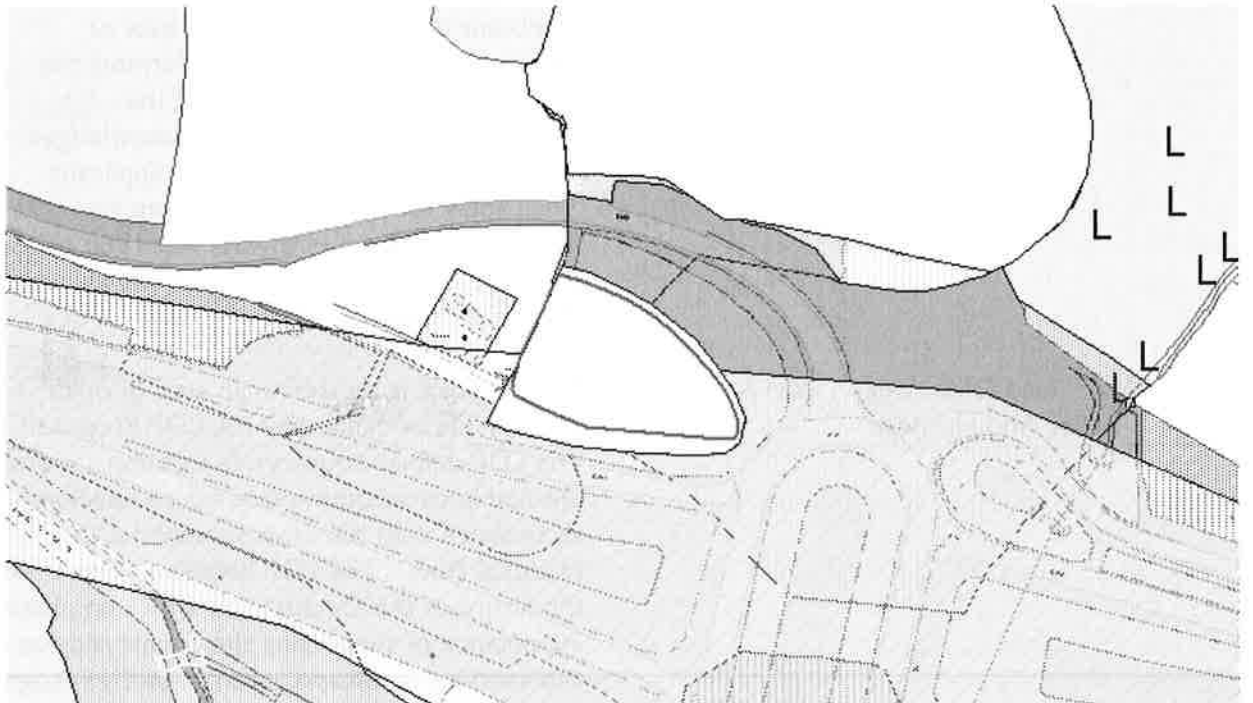
11 March 2014

DECISION DUE DATE:

6 May 2014

CASE OFFICER:

Miss Kate Davies



PROPOSAL Extension to existing dwelling

ADDRESS Aberbaiden Lodge, Gilwern, Monmouthshire

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CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Heritage Officer (Archaeology)	7th Apr 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.
Llanelly Community Council Monmouthshire County Council Highways		<p>No comments received.</p> <p>The proposal would appear to have no adverse effect on the adjacent public highway network. I would offer no adverse comments.</p> <p>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.</p>
NP Head Of Strategy Policy And Heritage	9th Apr 2014	<p>The proposal is located in an area of open countryside as defined by the LDP Proposals Map. The LDP defines countryside locations as areas unsuitable to accommodate future development in accordance with the Environmental Capacity of the National Park. The LDP defines a 15 year vision for the future of the Countryside which emphasizes the importance of supporting the countryside as a living and working landscape, internationally recognised for its outstanding natural beauty and cultural traditions.</p> <p>As such, in these areas, there is a presumption against development with the exception given to those development forms where there is a defined essential need for a countryside location. Strategy policy CYD LPI sets out the forms of development that are considered acceptable within these</p>

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parameters.

Criterion I (a) of CYD LPI enables extensions to existing dwellings where this would result in a net increase of no more than 30% of the original dwelling size. This restriction to the scale of extensions forms a dual purpose; firstly the policy seeks to ensure that the extension is an appropriate scale, form and design, especially as relates to traditional dwelling forms within the open countryside and secondly, the policy seeks to ensure a range of dwelling sizes are available to support a living working landscape.

The proposal seeks an extension representing a volume increase 67.7% of original. This is contrary the excepted policy position by a significant amount. As such this proposal represents a departure from this policy position without any due justification to support the necessity of the increase. As such the strategy and policy team object to this proposal.

Recommendation:

The strategy and policy team object to this proposal as contrary to the requirements of CYD LPI.

Welsh Government
Transport
Department

No comments received.

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 I: *“Appropriate Development in the National Park”* (Local Development Plan 2013)

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

SP11: *“Sustainable Design”* (Local Development Plan 2013)

CYD LPI: *“Enabling Appropriate Development in the Countryside”* (Local Development Plan 2013)

Planning Policy Wales 5th Edition (November 2012)

Technical Advice Note 12: Design (2009)

PLANNING HISTORY

App Ref	Description	Decision	Date
N/A			

OFFICER'S REPORT

Introduction

This application is being reported to the Planning, Access and Rights of Way Committee as the proposed extension combined with existing extensions represents an increase in volume of 67.7% of the original property and is therefore contrary to policy CYD LPI of the Brecon Beacons National Park Local Development Plan (2013).

The application seeks full planning permission for a single storey extension at Aberbaiden Lodge, Gilwern, Monmouthshire. The application site is located on the edge of the settlement of Gilwern within the community of Llanelly, as defined by the Brecon Beacons National Park Authority Local Development Plan (2013).

Site Description

The application site comprises of a dwelling, located on the outskirts of Gilwern and is accessed via a short road leading from Abergavenny Road. The dwelling itself is a two storey property which is finished in smooth render with timber windows and doors painted grey.

Proposal

The application seeks full planning permission to construct a single storey extension to the rear elevation of the property. The purpose of the proposed development is to extend the living space of the dwelling.

The proposed single storey extension to the rear would measure 6.6 metres in width, 4.3 metres in depth, with a maximum height of 3.8 metres falling to 2.9 metres at the eaves.

The extension is to be render, finished in paint to match the existing property. The roof covering of the proposed extension will be slate to match the existing, along with timber windows and doors painted to match the existing property.

Officer Appraisal

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)

This application is considered against Policy 1, Policy 27, SPI I and CYD LPI of the local development plan 2013 (LDP).

Principle Development

Development within countryside is strictly controlled by virtue of CYD LPI of the LDP which stipulates that proposals for development within countryside locations will be required to contribute positively to their countryside setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.

CYD LPI (1) (a) looks at extensions to dwellings in open countryside. Proposals for an extension to a dwelling in the open countryside that would increase the size of the original dwelling by more than 30% will be considered to be contrary to Policy CYD LPI. The LDP defines the original dwelling as the dwelling as existing on 1st July 1948 if it was built before that date, and as it was built if built after that date.

The dwelling has already benefited from extensions in the 1970s which have in any event exceeded 30% of the original dwelling. Whilst the proposed extension equates to a 21.8% increase on the existing dwelling, it would equate to an overall increase in volume of 67.7% of the original dwelling combined with existing extensions, and as such would be contrary to this part of policy CYD LPI. However, on this occasion, due to the size and design of the proposed development it is considered, on balance, that the extension would be acceptable.

Character and appearance on the host building and surrounding area

Policy 27 states that extensions to dwellings will be permitted where a) the proposal is appropriate to the scale and setting of the original dwelling; b) no loss of on-site parking will result, and adequate on-site parking provisions can be provided for the extended dwelling; c) an area of private amenity space is retained; and d) there is no significant loss of privacy to an adjoining property. Extensions to a dwelling in the countryside must be the subordinate part of the overall finished structure; be appropriate to the scale and design of the existing dwelling and not be dominant or intrusive.

The original application proposed a fully glazed UPVC conservatory that was considered

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to have a detrimental impact on the character and appearance of the dwelling. As such, the application as it is now proposed is as a result of negotiation to create an improved overall appearance. Although the extension is in excess of 30% in size, the design of the extension ensures the appropriate integration of the extension with the host dwelling and surrounding area. The proposed extension would be finished in matching materials in order to ensure that the extensions will blend in with the original dwelling. The development remains in keeping with the host dwelling, is the subordinate part of the overall finished structure and is appropriate to the scale and design of the existing dwelling.

The proposal creates an extension to the rear which extends to the south east of the host dwelling by 2.3 metres and is set down from the eaves height. Sufficient private amenity space is retained to the side of the property and the proposal is therefore considered to be of a scale which is considered appropriate to the form and design of the existing dwelling. Sufficient curtilage will also remain for the host dwelling.

The proposal is therefore considered to be in keeping with the surrounding area and the host dwelling and the therefore compliant with Policy 27 (a).

Neighbour Amenity

Policy 27 (d) of the LDP aims to ensure that any proposed development does not have an unacceptable impact on the amenity of the area and adjoining properties. It is considered that the development would not have an impact on the privacy or amenity of the neighbouring residents by reason of the overall scale and its relationship with the neighbouring property. It is therefore considered that the proposal would comply with Policy 27 (a), (d) and SPI I of the LDP.

Highway Safety

The host dwelling is accessed via a roadway which is located to the south west of the site. Although the proposal would provide additional residential floor space at the site, it is considered that the development would not generate an increase or intensified number of traffic movements to and from the site or be detrimental to the highway safety and free flow of traffic along the existing highways. Following consultation with Monmouthshire Highways Department no objections were received.

It has also been determined that the extension proposed would not encroach upon any of the existing parking to the west of the dwelling. The application is therefore considered compliant with criteria (b) and Policy 27 of the LDP.

RECOMMENDATION: Permit

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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, NP2v2 and NP5v1), 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:

