



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/10633/FUL **Case Officer:** Mr Jonathan James
Site Notice Posted: 4th Apr 2014 **Consultation Date:** 2nd Apr 2014
Date Valid: 31st Mar 2014 **8 Week Target:** 26th May 2014
Decision Type: Delegated Decision
Proposal: Erection of stables/agricultural feed store
Address: Ty Dan Y Ffynon Farm, Twyn-Wenallt, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No comment received

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised by the erection of a site notice. No objections or representations have been received.

RELEVANT POLICIES

SPI	National Park Policy
Policy I	Appropriate Development in the National Park
CYD LPI	Enabling Appropriate Development in the Countryside
Policy 39	Equestrian Facilities

PLANNING HISTORY

App Ref	Description	Decision	Date
12/07627/FUL	Single storey timber general purpose shed and garage.	Application Permitted	28th Mar 2012
12/07889/FUL	Timber stable (retrospective)	Application Permitted	26th Jun 2012
14/10499/AGR	Agricultural feeding shed. 7.3m x 3.0m (27m ²).	Application Withdrawn	10th Mar 2014

OFFICER'S REPORT

Site description and proposal

The application site comprises a 6.5 hectare (16 acre) small holding with detached, two storey dwelling and associated garden that wraps around the property. The holding as a whole is located approximately 540m to the south-east of the settlement of Maesygartha. The dwelling and site of the proposed building are accessed via a 155m long twin track concrete surface driveway that passes centrally through one of the applicants fields and adjoins with the county highway to the north-east of the site. The building would be positioned within the field to the west (rear) of the main dwelling perpendicular to section post and rail fencing that defines the western boundary of the garden.

The site is located on the northern slope of Gilwern Hill, the topography of the land slopes down to the north and up to the south. The site of the proposed building is therefore below the level of the dwellings and former agricultural buildings to the south and south-east, is level with the dwelling to the east and is raised in relation to the county highway, dwellings and former railway line to the north-east and north of the site.

The proposal is for an extension to an existing stable block sited 21.5m to the west of the dwelling and is to aid in housing the applicants six horses.

The extension measures 7.3m long and 3m deep with a 0.5m deep overhang on the northern elevation. The building has a pitched roof with a maximum height of 3.3m falling to 2.4m at eaves level. Externally the building would be finished to match the existing stable block.

Appraisal

The Brecon Beacons National Park Authority Local Development Plan (LDP) has been adopted as of the 17th December 2013, this is now the determining plan for development proposals.

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)

No adverse comments have been received in writing from any statutory consultees or neighbouring properties. It is considered that the proposed development would not have a detrimental impact on the amenity of the area or on neighbouring properties. The proposed development does not impact upon the existing parking and turning areas for the property and would unlikely lead to an increase in traffic to the site.

Principle of development

The application seeks full planning permission for the extension of an existing stable block within a field to the west (rear) of Ty Dan-y-Ffynnon. Policy 39 advises that development proposals to provide accommodation for equestrian activities will be permitted where: the facility is grouped within an existing farm complex or is sited as close as possible to existing buildings.

It is considered that the principle of extending an existing stable block recently granted consent is considered compliant with the requirements of Policy 39 of the LDP (2013).

Character and appearance of the area

Although the application site is located in an area of open countryside beyond the closest settlement development limits there are a number of dwellings with associated outbuildings of various sizes and designs, in close proximity to the site. The development orientation has been chosen to follow the

contours of the land and the line of the existing stable block and therefore minimise the cut and fill, as a result of the topography of the field which falls more steeply from south to north than the adjacent garden.

It is considered that the position of the stable would not create a visually obtrusive element within the landscape. The position of the stable to the rear of the existing dwelling helps screen the development and adds to its ancillary visual impact, whilst the topography of the area which falls from south to north and an existing hedge along the southern boundary of the applicants landholding, helps screen the proposal when viewed from the closest public highway to the south of the site.

On the basis of the above it is considered that the proposal is not so visually incongruous or apparent in the landscape to be considered detrimental to the character or visual amenity of the area.

Conclusion

On balance it is considered that the development proposed does not have a significantly detrimental on the character and appearance of the area and is not detrimental to the neighbouring amenity or highway safety and free flow of traffic in the area. The application is therefore considered compliant with the relevant criteria of Policies I, 39 and CYD LPI of the Local Development Plan (2013) and is recommended for approval subject to 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. NPI\VI), unless otherwise agreed in writing by the Local Planning Authority.
- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used on the existing building
- 4 The stables shall be used to accommodate the applicant's own horses only and shall not be used for any commercial riding, breeding, training or other equestrian enterprise.

Reasons:

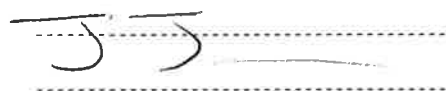
- 1 Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To ensure the external materials harmonise with the existing building.
- 4 In order to safeguard the residential amenity of the area.

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.

Signed (Case Officer):

Mr Jonathan James
Senior Planning Officer (DC)



Date:

14/5/2014

Checked (Principal Planner):

H. Rice

Date:

15/5/14

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

C. Morgan

Date:

16th May '14