



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/10693/FUL **Case Officer:** Mrs Kate Edwards
Site Notice Posted: 29th Apr 2014 **Consultation Date:** 16th Apr 2014
Date Valid: 15th Apr 2014 **8 Week Target:** 10th Jun 2014
Decision Type: Delegated Decision
Proposal: rear single storey extension
Address: Pantybeiliau Lodge, Church Road, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways		No comments received.
NP Planning Ecologist	24th Apr 2014	<p>C. Comments</p> <ol style="list-style-type: none">1. Thank you for consulting me on the above application. The development proposals are for the construction of a single storey extension to the rear (west) elevation of the property.2. I visited the site earlier this week and have reviewed the documents and drawings submitted with the application. The site is adjacent to a barn complex with a record of a lesser horseshoe bat present; however, these development proposals will not impact the roost.3. The proposed extension is to join the existing lodge just below eaves level and will not affect any features that could support crevice-dwelling bat species; in any event, the eaves are well-sealed along this elevation of the building. <p>D. Recommendations</p> <p>If this application is to be approved, I recommend the inclusion of an informative note to cover the unlikely event of a bat being discovered during works:</p> <p>Informative note:</p> <ol style="list-style-type: none">1. Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. <p>To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at:</p>

NRW, Cantref Court, Brecon Road, Abergavenny, NP7
7AX Tel: 01873 737000

Reasons:

To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan for the BBNP
To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006

Llanelly Community Council 13th May 2014 No Objections

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

No comments received.

RELEVANT POLICIES

Planning Policy Wales (6th edition February 2014)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Policy 1 Appropriate Development in the National Park
Policy 6 Biodiversity and Development
Policy 7 Protected and Important Wild Species
Policy 27 House Extensions and Ancillary Buildings

PLANNING HISTORY

App Ref	Description	Decision	Date
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OFFICER'S REPORT

Local Context:

The application site is a single storey dwelling area located adjacent to a farm complex.

The dwelling's external materials are rendered elevations with decorative stone quoins, the roof material is slate and the windows frames and doors are wood.

Design Considerations:

The proposed extension will be constructed against the rear elevation of the property. The external materials will be rendered and wooden framed windows will be used. The proposed extension will be flat roofed and a lead grey coloured membrane will be used. The extension is asymmetrical in design.

Externally, the proposed extension will measure some 0.8 m wide, increasing to 3.0 m, 4.0 m wide and 2.3 m high.

Flat roof extensions are generally resisted. However, it is considered that, due to the position of the extension, which results in it being hidden by the existing dwelling and the adjacent farm complex, a recommendation of refusal would not be appropriate in this instance.

In terms of scale and subordination it is considered that due to the size and mass of the extension, there will be no detrimental impact upon the host dwelling.

Neighbour Amenity:

There are no neighbour amenity concerns due to the orientation and siting of the development.

Highway Safety:

Sufficient parking exists within the site to accommodate the proposed development.

Protected Species:

A summary of the comments of the National Park Ecologist are provided above. 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, NP3v1, NP5v1, NP7v1, schedule of proposed materials listed in Section 12 of the planning application form received 14/04/14) except where otherwise stipulated by conditions attached to this permission and 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 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.
- 2 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): Mrs Kate Edwards Senior Planning Officer (DC)		Date:	02.06.14
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Checked (Principal Planner):	<u>RAW DGM</u>	Date:	<u>2/6/14</u>
Signed (National Park Authorised Officer):	<u>C. Morgan</u>	Date:	<u>3rd June '14</u>