



BRECCON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/10702/FUL **Case Officer:** Miss Kate Davies
Site Notice Posted: 24th Apr 2014 **Consultation Date:** 29th May 2014
Date Valid: 15th Apr 2014 **8 Week Target:** 10th Jun 2014
Decision Type: Delegated Decision
Proposal: Proposed double garage and drive
Address: 12 Brynglas, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	13th May 2014	<p>Community Council attending the site visit on the 16th May 2014</p> <p>Would request an extension on the time, to allow the information to be collated and formal response submitted in relation to this application</p> <p>27-05-14 Members considered the application and recommend that the application is refused on the following grounds.</p> <p>The proposed garage by its orientation and design, bulk and scale is out of scale and character with the dwellings in the surrounding area. Llanelly Community Council members also believe the proposed garage will detract from the immediate street scene and the proposed application overall appearance will change the character of the surrounding properties and has no particular regard to the effect on neighbouring property.</p> <p>Concerns were also expressed relating to the access from the proposed site. The access is close to a junction where Monmouthshire County Council has carried out improvements for road users safety. Concern was also expressed over the high close boarded fence that has been erected which will also have an impact on the access.</p> <p>Llanelly Community Council members also expressed concern over the size of the foot print in relation to the existing dwelling. This would appear to be over development of the site.</p>

Monmouthshire County
Council Highways

Natural Resources
Wales/Cyfoeth Naturiol
Cymru

Monmouthshire County
Council Environmental
Health

Llanelly Community
Council

CONTRIBUTORS

Mr and Mrs C Brice

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

Objections were received from the direct neighbour and Llanelly Community Council in relation to the overall size of the proposed garage which would be on the boundary of the neighbouring property. Concern was also raised in relation to highways, the provision of a turning area and drainage issues. Initially the proposed garage was 7 metres in depth; this has been reduced to 6 metres to ensure that the proposal does not have a detrimental impact on light for existing windows on the west elevation of the neighbouring property. The concerns raised in relation to the overall impact of the garage on the neighbour are recognised however it is considered that, on balance, due to the fact that a fence of 2 metres could be erected on the east boundary of the site, or the erection of an out building to the rear of the dwelling using permitted development rights, it is not sufficient to warrant a recommendation of refusal for the application. No comments were received by the Highways Department in relation to drainage or a turning area.

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 6th Edition (February 2014)

Technical Advice Note 12: Design (2009)

PLANNING HISTORY

App Ref	Description	Decision	Date
----------------	--------------------	-----------------	-------------

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:

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

Local Context:

The application is for the construction of a single-storey garage to the side of 12 Brynglas, Gilwern. The property is situated within the level 3 settlement of Gilwern as defined by Brecon Beacons National Park Authority's Local Development Plan (2013), and within the community of Lanelly Community Council.

The property is located and accessed from Brynglas, just off the corner of Common Road, Gilwern. This area is characterised by a range of dwelling types from detached bungalows to the West of the property, and larger semi-detached houses to the East.

Design Considerations:

The application is for a proposed double garage and drive to the side of 12 Brynglas, Gilwern. The garage would be set back to fall in line with the neighbouring property and the proposed drive will make use of the existing driveway entrance from the highway to ensure that it does not have a detrimental impact on the street scene. The proposal would be in keeping with the character of the host dwelling in terms of finishes with the use of tyrolean finish and face brickwork, with brown concrete interlocking tiles on the roof to match the dwellinghouse. The window and door proposed on the west elevation of the garage are to be white upvc.

The garage would be 6 metres in width and 6 metres in depth, with a maximum height of 3.8 metres, falling to 2.3 metres at the eaves, and the proposed drive would also be 6 metres in length and width. Although the insertion of a double garage will take away amenity space, it is considered, on balance, that a satisfactory amount of amenity and garden space will remain due to the overall size of the site. It is therefore considered that the proposed garage and drive are appropriate in terms of scale of the existing dwelling.

Neighbour Amenity:

Whilst the neighbour objections are noted, the increase in overshadowing and the overall size of the proposed garage is not sufficient to warrant refusal of the application.

Highway Safety:

There were no concerns or comments in terms of highway safety raised by Monmouthshire County Council.

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, NP2v2 and NP3v2), 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):
Miss Kate Davies
Development Control Planning
Technician

Kate Davies

Date: *09.06.2014*

Checked (Principal Planner):

Ann Tom

Date: *9/6/14*

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

Ceryn Morgan

Date: *9th June '14*