



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/10851/FUL **Case Officer:** Miss Kate Davies
Site Notice Posted: 30th May 2014 **Consultation Date:** 29th May 2014
Date Valid: 23rd May 2014 **8 Week Target:** 18th Jul 2014
Decision Type: Delegated Decision
Proposal: Extension to current porch by creating a sunroom.
Address: 8 Club Row, Clydach, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	11th Jun 2014	No Objections as long as the Application conforms to the NPA policies
Monmouthshire County Council Highways	3rd Jul 2014	PROPOSALS AND COMMENTS The sun room would appear to have no adverse effect on the highway or parking at the site.

RECOMMENDATION

There are no adverse comments I would wish to make on this proposal.

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 6th Edition (February 2014)

Technical Advice Note 12: Design (2009)

PLANNING HISTORY

App Ref	Description	Decision	Date
BG12379	Full planning permission for ground floor extension and alterations to roof to provide space for bathroom	Application Permitted	30th Jan 1992

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 conservatory to the principle elevation of 8 Club Row, Clydach. The property is situated within the Level 4 Settlement of Clydach as defined by Brecon Beacons National Park Authority's Local Development Plan (2013), and within the community of Llanelly. The area is characterised by a row of similar houses, some of which have been modified and extended to the front due to lack of space at the rear.

Design Considerations:

The Proposed conservatory would extend from the front elevation of the property, and would add to the existing porch on the principle elevation of the dwelling. The proposal would be in keeping with the character of the host dwelling, and neighbouring properties in terms of design and finishes with the use of a dwarf wall to be constructed in stone to match the existing dwelling, with the use of double glazed frames in rosewood UPVC to match existing windows and door.

At 3 metres in width, 3.2 metres in depth, with a maximum height of 3.15 metres falling to 2.4 metres at the eaves, the extension would also be appropriate in terms of scale and existing dwelling.

Neighbour Amenity:

There are no concerns in terms of neighbour amenity.

Highway Safety:

There are no concerns in terms of 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, 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:

- 1 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.

Signed (Case Officer):

Miss Kate Davies
Development Control Planning
Technician




Date: 15.07.14

Checked (Principal Planner):



Date: 15/7/14

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



Date: 16.7.14

