



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/10954/FUL **Case Officer:** Ms Tamsin Law
Site Notice Posted: 8th Jul 2014 **Consultation Date:** 23rd Jun 2014
Date Valid: 17th Jun 2014 **8 Week Target:** 12th Aug 2014
Decision Type: Delegated Decision
Proposal: Garage extension with pitched roof and porch
Address: 9 Elm Grove, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	5th Aug 2014	No Objection

Monmouthshire County Council Highways	18th Jul 2014	
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PROPOSALS AND COMMENTS

The proposed garage extension would be towards the rear of the property and away from the point of access. The proposal increases the available on site parking provision and therefore subject to it being retained for the purpose of parking a vehicle, I would support the proposal.

RECOMMENDATION

There are no adverse comments I would wish to make.

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.

Health And Safety Executive	23rd Jun 2014	Commenting
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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)

Planning Policy Wales 7th Edition 2014

Technical Advice Note 12 Design 2014

PLANNING HISTORY

App Ref	Description	Decision	Date
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No relevant planning history

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 (2014)

Local Context:

The area is characterised by a mix of dwelling types ranging from terraced to detached bungalows. The majority of properties are finished with a facing brick and concrete interlocking roof tiles.

Design Considerations:

The proposed garage extension and alterations to the roof line of the garage would be in keeping with the character of the host dwelling in terms of design and finishes. The proposed extension would enlarge the garage by 4.15 metres to the rear and would remain the same width of 3.5 metres. The alterations to the roof would alter the garage from being a flat roof at 2.4 metres in height, to a pitch roof measuring 2.2 metres to the eaves and 2.8 metres to the ridge. The alterations would also increase the garage/porch element to being 6.35 metres in width.

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:

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 and NP4v1), 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): Ms Tamsin Law Planning Officer (DC)		Date:	<u>11.8.14</u>
Checked (Principal Planner):		Date:	<u>11.8.14</u>
Signed (National Park Authorised Officer):		Date:	<u>12/8/14</u>

