



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/10994/FUL **Case Officer:** Ms Tamsin Law

Site Notice Posted: 14th Aug 2014 **Consultation Date:** 5th Aug 2014

Date Valid: 22nd Jul 2014 **8 Week Target:** 16th Sep 2014

Decision Type:

Proposal: Remove existing timber and glass porch from rear elevation. Remove brick outside WC to erect mahogany UPVC conservatory on masonry dwarf wall with fully glazed side panels and glass roof.

Address: Brookwood Cottage, 6 Forge Row, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No response received
Monmouthshire County Council Highways		No response received
NP Senior Heritage Officer (Building Conservation)		No response received

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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)

PLANNING HISTORY

App Ref	Description	Decision	Date
14/10995/LBC	Remove existing timber and glass porch from rear elevation. Remove brick outside WC to erect mahogany UPVC conservatory on masonry dwarf wall with fully glazed side panels and glass roof.	Pending Decision	

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 dwellings. The majority of properties are finished with a rendered walls and a natural slate roof.

Design Considerations:

The proposed extension would be in keeping with the character of the host dwelling in terms of design and finishes and, at 5 metres in width, 3.8 metres in depth with a maximum height of 3.1 metres falling to 2.1 metres at the eaves, would be appropriate in terms of its relative scale.

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:

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, NP2v1, NP4v2, NP6v2, NP8v2, NP10v2 and NP12v2), 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:	
Checked (Principal Planner):		Date:	
Signed (National Park Authorised Officer):		Date:	
			

