



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 14/11167/FUL **Case Officer:** Ms Tamsin Law
Site Notice Posted: 11th Sep 2014 **Consultation Date:** 26th Aug 2014
Date Valid: 12th Aug 2014 **8 Week Target:** 7th Oct 2014
Decision Type: Delegated Decision
Proposal: Proposed two storey side extension, single storey rear extension and front porch
Address: 3 Penallt Estate, Llanelly Hill, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways		No comments received
Llanelly Community Council	15th Sep 2014	Llanelly Community Council wish to make No Objections as long as the Application conforms to the NPA policies.
Natural Resources Wales/Cyfoeth Naturiol Cymru		No comments received

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 2014
Technical Advice Note 12: Design 2014

PLANNING HISTORY

App Ref	Description	Decision	Date
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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 cul de sac of similarly finished semi-detached dwellings that have been altered over time. The majority of properties are finished with a rendered walls, tiled roof and upvc windows and doors.

Design Considerations:

The application seeks full planning permission for the erection of a two storey side extension and a single storey rear extension.

The proposed two storey extension would be in keeping with the character of the host dwelling in terms of design and finishes and, at 4.3 metres in width, 7.5 metres in depth, with a maximum height of 7.1 metres falling to 4.8 metres at the eaves, would be appropriate in terms of its relative scale.

The proposed single storey rear extension would be in keeping with the character and appearance of the host dwelling in terms of design and finishes, and at 2.8 metres in width, 2.1 metres depth, with a maximum height of 3.7 metres falling to 2.6 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: Permit

Conditions and/or Reasons:



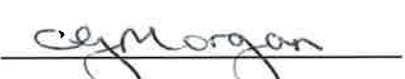
- I The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1 and NP3v1), 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>3.10.14</u>
Checked (Principal Planner):		Date:	<u>7.10.14</u>
Signed (National Park Authorised Officer):		Date:	<u>7th Oct. '14</u>

