

ITEM 6

APPLICATION NUMBER:

14/11503/FUL

APPLICANTS NAME(S):

Mr Paul Greatex

SITE ADDRESS:

Lilac Cottage
Govilon
Monmouthshire
NP7 0HS

GRID REF:

E: 324398 N:213180

COMMUNITY:

Llanelly

DATE VALIDATED:

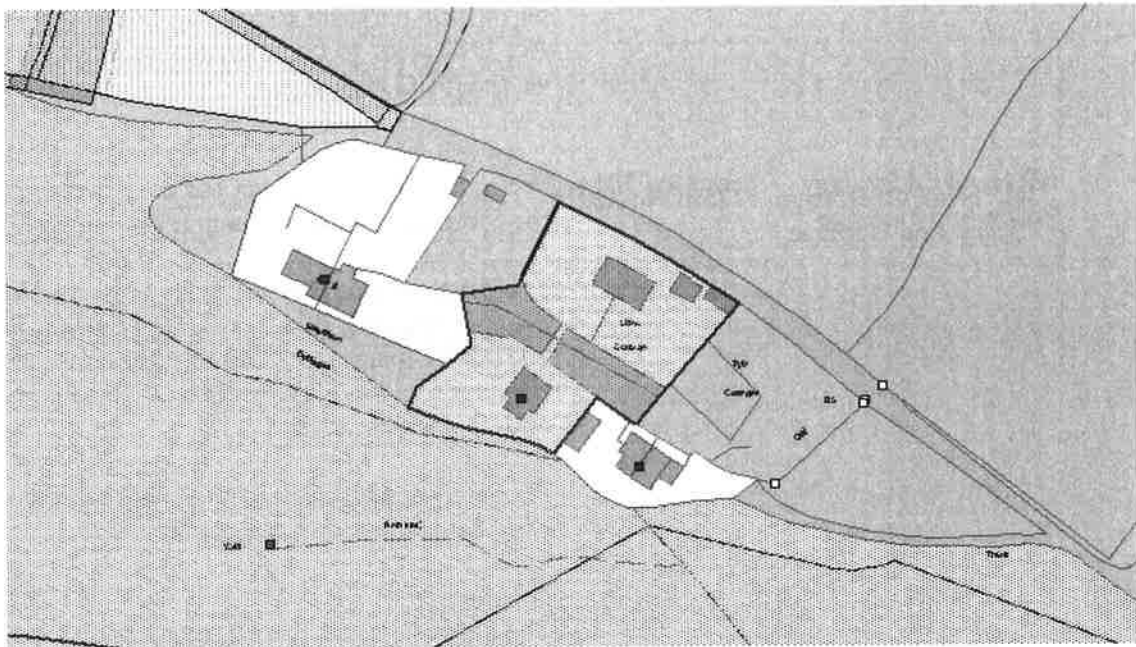
31 October 2014

DECISION DUE DATE:

26 December 2014

CASE OFFICER:

Miss Kate Davies



PROPOSAL Proposed side kitchen extension.

ADDRESS Lilac Cottage, Govilon, Monmouthshire

CONSULTATIONS/COMMENTS

| Consultee | Received | Comments |
|---|---------------|--|
| Llanelly Community Council | | No comments received |
| Monmouthshire County Council Highways | 25th Nov 2014 | <p>PROPOSALS AND COMMENTS</p> <p>The extension does not have any adverse effect on the access and parking on the property.</p> <p>RECOMMENDATION</p> <p>There are no adverse comments I would wish to make.</p> <p>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.</p> |
| NP Head Of Strategy Policy And Heritage | 25th Nov 2014 | <p>I refer to the above which has been forwarded to the Strategy and Policy Team for comment.</p> <p>The development plan for the area is the Brecon Beacons National Park Local Development Plan 2007-2022 (hereafter LDP) which was adopted by resolution of the National Park Authority on the 17th December 2013.</p> <p>My observations relate to the proposals compliance with the strategy and policy of the LDP.</p> <p>Proposal</p> <p>The proposal seeks the extension of an existing dwelling</p> <p>LDP Policy Context</p> <p>The proposal is located in an area of open countryside as defined by the LDP Proposals Map. The LDP defines countryside locations as areas unsuitable to accommodate future development in accordance with the Environmental Capacity of the</p> |

National Park. The LDP defines a 15 year vision for the future of the Countryside which emphasizes the importance of supporting the countryside as a living and working landscape, internationally recognised for its outstanding natural beauty and cultural traditions.

As such, in these areas, there is a presumption against development with the exception given to those development forms where there is a defined essential need for a countryside location. Strategy policy CYD LPI sets out the forms of development that are considered acceptable within these parameters.

Criterion I (a) of CYD LPI enables extensions to existing dwellings where this would result in a net increase of no more than 30% of the original dwelling size. I note from the file that the proposed extension equates to 61% over the original dwelling size, albeit the existing building has already been extended by 48% the existing volume. It is appreciated that the proposed extension is only 13% of the original dwelling, however, it remains that the proposal amounts to 61% of the original dwelling, at almost twice that enabled under the current policy position. There is no justification for the exception to the established policy position and policy and strategy cannot support this proposal.

Recommendation:

The proposal is contrary to the provisions enabled under CYD LPI (1a) and should be refused.

The strategy and policy team highlight that the proposal is contrary to the expected policy position, and as such, are in no position other than to object to the proposal.

As always if you have any concerns relating to the contents of my observations, or require additional clarification of any point please do not hesitate to get in contact.

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.

PLANNING HISTORY

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

N/A

OFFICER'S REPORT

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)

CYD LPI: "Enabling Appropriate Development in the Countryside" (Local Development Plan 2013)

Planning Policy Wales 7th Edition (July 2014)

Technical Advice Note 12: Design (2012)

Introduction

This application is being reported to the Planning, Access and Rights of Way Committee as the proposed extension represents an increase in volume of over 30% of the original property and is therefore contrary to policy CYD LPI of the Brecon Beacons National Park Local Development Plan (2013).

The application seeks full planning permission for a single storey, pitched roof extension to the side of Lilac Cottage, The tilla, Gilwern. The application site is located in an area of open countryside within the community of Llanelly, as defined by the Brecon Beacons National Park Authority Local Development Plan (2013).

Site Description

The application site is comprised of a dwelling, located to the South of the settlement of Gilwern, positioned on the hillside. The original dwelling was a small two storey, detached property and is finished in painted render, with UPVC windows and doors and a slate roof. The property has been extended over time, benefiting from a large two storey, pitched roof extension to the rear, along with a conservatory to the side of the dwelling.

Proposal

The application seeks full planning permission to demolish the existing conservatory and to construct a single storey, pitched roof extension to the side of the dwelling, along with the removal of the existing retaining wall and land directly adjacent to the existing conservatory. The proposed extension would have a gable end, protruding from the South-East elevation. The purpose of the development is to extend the living space of the dwelling.

The proposed extension would measure at a width of 7 metres; the depth of the extension would measure at 4.3 metres, with a maximum height of 4 metres, falling to 2.5 metres at the eaves.

The extension would be finished in painted render to match the walls of the existing dwelling, with the use of stone for the proposed store on the end of the proposed kitchen extension. The proposed windows and doors would be finished in upvc with the proposed roof to be finished in slate to match existing.

Officer Appraisal

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:

- o Planning Policy Wales (PPW, 2014)
- o Technical Advice Note 12 Design (2012)

This application is considered against Policy I, Policy 27, SPI I and CYD LPI of the Local Development Plan 2013 (LDP).

Principle Development

Development within countryside is strictly controlled by virtue of CYD LPI of the LDP which stipulates that proposals for development within countryside locations will be required to contribute positively to their countryside setting and enhance the quality of the landscape without adverse impact on the wildlife, natural beauty, cultural heritage, environmental assets or biodiversity of the area.

CYD LPI (I) (a) looks at extensions to dwellings in open countryside. Proposals for an extension to a dwelling in the open countryside that would increase the size of the original dwelling by more than 30% will be considered to be contrary to Policy CYD LPI. The LDP defines the original dwelling as the dwelling as existing on 1st July 1948 if it was built before that date, and as it was built if built after that date.

The dwelling has benefited from extensions in the past which have in any event exceeded 30% of the original dwelling by representing a 48% increase over time. The proposed extension will increase the overall volume of the property from the original

dwelling from a 48% to 61% and as such would be contrary to this part of policy CYD LPI. However, due to the modest scale and sensitive design of the proposed extension, remaining subservient to the original dwelling, and not having an impact of the amenity of the neighbouring properties or creating any detriment in relation to highway safety, it is considered that on this occasion it is considered acceptable.

It is also considered that the proposed extension that would replace an existing conservatory and represent an overall improvement given the proposed size and design, and as such is considered acceptable.

Character and appearance on the host building and surrounding area

Policy 27 states that extensions to dwellings will be permitted where a) the proposal is appropriate to the scale and setting of the original dwelling; b) no loss of on-site parking will result, and adequate on-site parking provisions can be provided for the extended dwelling; c) an area of private amenity space is retained; and d) there is no significant loss of privacy to an adjoining property. Extensions to a dwelling in the countryside must be the subordinate part of the overall finished structure; be appropriate to the scale and design of the existing dwelling and not be dominant or intrusive.

Although the extension is in excess of 30% of the volume of the original dwelling, the design ensures the appropriate integration of the extension with the host dwelling and surrounding area. The proposed extension will be finished in matching materials in order to ensure that the extensions will blend in with the existing dwelling. The development remains in keeping with the host dwelling, is set down from the ridge height to remain the subordinate part of the overall finished structure and is appropriate to the scale and design of the existing dwelling.

Sufficient private amenity space is retained to the front of the property and the proposal is therefore considered to be of a scale which is considered appropriate to the form and design of the existing dwelling. Sufficient curtilage will also remain for the host dwelling.

The proposal is therefore considered to be in keeping with the surrounding area and the host dwelling and the therefore compliant with Policy 27 (a).

Neighbour Amenity

Policy 27 (d) of the LDP aims to ensure that any proposed development does not have an unacceptable impact on the amenity of the area and adjoining properties.

It is considered that the development would not have a detrimental impact on the privacy or amenity of the neighbouring residents by reason of the overall scale and its relationship with the neighbouring property. It is therefore considered that the proposal would comply with Policy 27 (a), (d) and SPI I of the LDP.

Highway Safety

The host dwelling fronts a gravel track which leads to a further residential property. Although the proposal would provide additional residential floor space at the site, it is considered that the development would not generate an increase or intensified number

of traffic movements to and from the site or be detrimental to the highway safety and free flow of traffic along the existing highways. Following consultation with Monmouthshire Highways Department no objections were received.

It has also been determined that the extension proposed would not encroach upon any of the existing parking of the dwelling. The application is therefore considered compliant with criteria (b) and Policy 27 of the LDP.

The proposed side extension is considered acceptable in that it would not have an unacceptable impact upon the character and appearance of the host dwelling or surrounding area nor would it have a detrimental impact on neighbour amenity or highway safety. As such the proposal conforms to Policy 1, Policy 27, SP11 and CYD LPI of the Local Development Plan and therefore is recommended for approval.

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, NP2v1 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:

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