



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 15/11813/FUL **Case Officer:** Miss Lisa Williams
Site Notice Posted: 2nd Feb 2015 **Consultation Date:** 30th Jan 2015
Date Valid: 27th Jan 2015 **8 Week Target:** 24th Mar 2015
Decision Type: Delegated Decision
Proposal: Replacement of an existing conservatory on the rear elevation.
Address: 2 The Halfpennys, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Dwr Cymru Welsh Water - Developer Services	11th Feb 2015	<p>We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.</p> <p>We would inform you that a public sewer is crossing the application site. We have attached a copy of the public sewer record indicating the location of these assets. We would therefore request that the following be included in any planning consent you are minded to grant:</p> <p>The proposed development site is crossed by a public sewer with the approximate position being marked on the attached record plan. No development (including the raising or lowering of ground levels) will be permitted within the safety zone which is measured either side of the centre line. For details of the safety zone please contact Developer Services 0800 917 2652.</p> <p>The developer must contact us if a sewer connection is required under Section 106 of the Water Industry Act 1991 or any alteration to our apparatus is proposed prior to any development being undertaken.</p> <p>Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that</p>

we are re-consulted and reserve the right to make new representation.

Llanelly Community Council

No comments received

Monmouthshire County Council Highways 3rd Feb 2015

PROPOSALS AND COMMENTS

The replacement conservatory has no adverse effect on the parking or adjacent highway.

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

4th Feb 2015

Does not advise against

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

PLANNING HISTORY

App Ref	Description	Decision	Date
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N/A

OFFICER'S REPORT

Introduction

Planning permission is sought for the replacement of an existing conservatory on the rear elevation of 2

The Halfpenny's, Gilwern.

The existing conservatory measures 3.6m long, 3.3m wide, and the height measuring 2.1m to the eaves and 3.3m to the ridge. The proposed replacement conservatory will increase in length to 4.8m, the width will increase to 4.250m and it will reach a height of 3.5m at the ridge, falling to 2.4m at the eaves. It is proposed that the replacement conservatory will have rosewood UPVC windows and doors with clear glass panels and diamond leading bars. The glass panels on the right side elevation will be obscure glazed. The proposed conservatory will have a white UPVC roof system with grey tinted glass panels. The base of the conservatory will be of brick to match the existing walls.

Policy Context

The 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 application site is situated within the level 3 settlement of Gilwern as defined by the Brecon Beacons National Park Authority's Local Development Plan (2013), and is within the community of Llanelly.

Design Considerations

It is considered that the proposed conservatory would be in keeping with the character of the host dwelling and its increase would be appropriate in terms of scale of the existing property.

Neighbour Amenity

There are no neighbour amenity concerns due to the orientation, siting and distance between the proposed development and the nearby properties. The right side elevation of the proposed conservatory is to be obscure glazed to reduce the impact on the neighbouring property.

Highway Safety

There are no concerns in relation to highway safety.

Protected Species

There are no concerns in terms of the impact of the proposed development upon protected species.

Impacts on the Main Sewer

The application site is crossed by a public sewer which appears to be located under the existing conservatory. DCWW initially suggested that no development should be permitted within the safety zone, which effectively sterilises the application site. However, having regard for the fact that this proposal seeks to replace an existing conservatory, DCWW have since confirmed that the applicant is advised to apply for a build over sewer agreement prior to the commencement of development.

Conclusion

It is recommended that this application be approved.

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 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:

- 1 It has been identified by Dwr Cymru Welsh Water, that the proposed development site is crossed by a public sewer. It is advised that the applicant contact Dwr Cymru Welsh Water, Developer Services on 0800 917 2652 to obtain a build over sewer agreement.

Signed (Case Officer):
Miss Lisa Williams
Planning Services Technician (DC)

LAW **Date:** 20.3.15

Checked (Principal Planner):

[Signature] **Date:** 20.3.15

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

[Signature] **Date:** 20/3/15