



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 15/11985/FUL **Case Officer:** Miss Kate Davies
Site Notice Posted: 17th Mar 2015 **Consultation Date:** 12th Mar 2015
Date Valid: 11th Mar 2015 **8 Week Target:** 6th May 2015
Decision Type: Delegated Decision
Proposal: Demolition of existing porch and rebuild new, larger porch/utility room.
Address: 4 Ffynnon-y-Coed , Main Road, Clydach

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
NP Rights Of Way Officer		No comments received
Health And Safety Executive	20th Mar 2015	Commenting
Llanelly Community Council		No comments received

Monmouthshire County Council Highways 16th Apr 2015

PROPOSALS AND COMMENTS

The demolition of the porch in itself does not cause the authority concern.
However I have reservations with the location and size of the proposed rebuild as a utility room.
The proposed building will be in front of the building line and will be immediately adjacent to the footway.
There is a window shown on this façade and as such must be conditioned to be an inward opening window so that there will be no detriment to the users of the adjacent public highway.
The position of the building fronting the main dwelling is similar in design and location to many properties in the immediate vicinity of the site and as such, a precedent has been set for this feature along this highway.

A further concern that the building regulation department is likely to address is that no roof drainage furniture must overhang the footway and not drain onto the highway or into the highway drainage.

The building of the fascia wall must not in any way undermine or affect the footway and the Highway Area Engineer must be consulted, should the proposal be approved, so that the highway inspector can be aware and inspect the works immediately adjacent to the public highway.

The building of the development should be accompanied by a traffic management plan and construction plan, as it is likely that the footway will have to be closed or managed for pedestrian safety during the course of the construction.

For the safety of the pedestrian using the adjacent public highway, it would be preferable that the building line be set back away from the public highway.

RECOMMENDATION

The applicant should address the concerns raised above prior to any approval of the application and submit the requested plans for approval prior to planning application approval.

Welsh Government
Transport Department

20th Mar 2015

The proposed development would have no impact on the existing or future line of the A465. The Welsh Government (Transport) does not therefore object or have any further comments to make.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application has been advertised through the erection of a site notice and through direct neighbour notification. No objections or representations 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)

SP11: *“Sustainable Design”* (Local Development Plan 2013)

Planning Policy Wales 7th Edition (July 2014)

Technical Advice Note 12: Design (2014)

PLANNING HISTORY

App Ref	Description	Decision	Date
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N/A

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:

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

Local Context

The application is for the demolition of an existing porch and the construction of a single storey extension to the front of 4 Ffynnon-Y-Coed, Main Road, Clydach. The property is situated within the Level 4 settlement of Clydach as defined by the Brecon Beacons National Park Authority's Local Development Plan (2013), and within the community of Llanelly.

Design Considerations

The proposed single storey utility room would be to the front of the property situated between the west elevation and the adjoining highway, set back from the public footpath by 20 centimetres to ensure that the roof overhang and rainwater guttering does not project over the public footpath. The proposals would be in keeping with the character of the host dwelling in terms of design and finishes, as the walls of the extension would be finished in Canterbury spar render finish, the roof in fibre cement slates and the windows and doors in dark effect upvc to match the existing dwelling. It is also considered that the proposal would not have a detrimental impact on the surroundings, as many of the neighbouring properties benefit from similar extensions to the front elevation due to the topography of the land to the rear.

At 5.14 metres in length, 2.1 metres in depth, with a maximum height of 2.9 metres falling to 2.1 metres in height at the eaves, the proposed extension is also considered appropriate in terms of scale of the existing dwelling.

Neighbour Amenity

There are no concerns in terms of neighbour amenity.

Highway Safety

Further to a consultation response received from Monmouthshire County Council Highways Department the proposal has been amended to overcome the concerns raised. These alterations include the set back of the extension by 20 centimetres from the adjoining public footpath to ensure the roof and guttering do not overhang the highway; along with the confirmation that the proposed window in the west elevation would be inward opening to ensure there is no obstruction to the footpath. A condition

potential

has also been attached to the decision for the submission of a traffic and construction ^{management} plan to be submitted to the Local Planning Authority prior to the commencement of the development. It is therefore considered that the proposal would not have a detrimental impact on highway safety.

Protected Species

There are no concerns in terms of Protected Species.

Conclusion

It is recommended that this application be approved subject to the following conditions:

RECOMMENDATION: Permit


Conditions and/or Reasons:

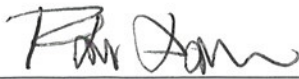
- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NPIv2), unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to the commencement of development, a traffic management plan and construction plan for the adjoining road shall be submitted to and approved in writing by the Local Planning Authority.
- 4 No drainage water from the site shall be allowed to discharge onto the county highway.
- 5 The proposed window on the west elevation of the extension shall only be inward opening as detailed on plan NPIv2 and shall at no time become outward opening.

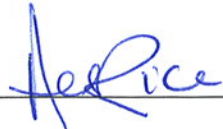
Reasons:

- 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.
- 3 In the interest of highway safety.
- 4 In the interest of highway safety.
- 5 In the interest of highway safety.

Informative Notes:

Signed (Case Officer):  **Date:** 05/05/2015
Miss Kate Davies
Planning Officer (DC)

Checked (Principal Planner):  **Date:** 5/5/15

Signed (National Park Authorised Officer):  **Date:** 6/5/15