



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 15/12171/FUL **Case Officer:** Miss Lisa Williams
Site Notice Posted: 13th May 2015 **Consultation Date:** 8th May 2015
Date Valid: 1st May 2015 **8 Week Target:** 26th Jun 2015
Decision Type: Delegated Decision
Proposal: Demolition of existing front porch and garage. Construction of new single storey side extension and front porch
Address: 11 Kennelwood, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	No comments received	
Monmouthshire County Council Highways	No comments received	
Health And Safety Executive	8th May 2015	No Comment

CONTRIBUTORS

N/A

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 7th Edition (July 2014)
Technical Advice Note 12: Design (2014)

PLANNING HISTORY

App Ref	Description	Decision	Date
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OFFICER'S REPORT

Introduction

Planning permission is sought for the demolition of an existing front porch and garage and the construction of a single storey side extension incorporating a front porch.

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 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 located in a residential cul-de-sac situated within the Level 3 settlement of Gilwern as defined by the Brecon Beacons National Park Authority's Local Development Plan (2013), and lies within the community of Llanely. The area is characterised by mostly semi-detached dwellings with adequate private amenity spaces and parking to the front elevation. The majority of the surrounding properties are finished with facing brick, fascia tiles, upvc windows and doors and interlocking roof tiles.

Design Considerations

The proposed single storey extension is to extend from the side elevation of the existing dwelling to replace an existing garage and incorporate a porch on the front elevation of the property.

The proposed development is considered to be in keeping with the character and appearance of the host dwelling in terms of design and finishes using painted render, concrete roof tiles to match the existing and white upvc glazing to match the existing windows and doors.

The proposed extension including the porch is to measure a front width of 5.375 metres and a rear width of 3.425 metres. The proposed development is to measure a length of 8.314 metres, with a ridge height of 3.5 metres, falling to 2.2 metres at the eaves. The proposed front porch is to be constructed slightly lower in height than the attached extension with a ridge height of 2.7 metres and falling to 2.1 metres at the eaves.

The proposed single storey extension and front porch are both considered to be appropriate in terms of size, scale and design of the host dwelling and its surrounding amenity space.

Neighbour Amenity

There are no neighbour amenity concerns due to the orientation and siting of the proposed development.

Highway Safety

Whilst the proposal will result in the loss of an existing garage space, given the level of additional accommodation proposed and the remaining presence of adequate off-street parking, no objections are raised from a loss of parking, highway safety aspect. No comments have been received from Monmouthshire County Council Highways Department.

Protected Species

The proposed development will not have an impact on 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. 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):
Miss Lisa Williams
Planning Services Technician (DC)

LAW Date: 25.6.15

Checked (Principal Planner):

Rice Date: 25.6.15

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

[Signature] Date: 25/6/15

