



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 15/12179/FUL **Case Officer:** Miss Lisa Williams
Site Notice Posted: 13th May 2015 **Consultation Date:** 8th May 2015
Date Valid: 5th May 2015 **8 Week Target:** 30th Jun 2015
Decision Type: Delegated Decision
Proposal: Retrospective Application For Rear Single Storey Conservatory Extension
Address: 32 Crawshay Bailey Close, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	No Comments received	
Monmouthshire County Council Highways	11th May 2015	There are no further 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	8th May 2015	No Comment
Enforcement Officer	No Comments received	

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
10/04542/FUL	Residential development comprising: the erection of dwellings and garages; the installation of roads, footways and drainage; landscaping; biodiversity enhancement (including the construction of a bat house); highway improvements; and all associated building and engineering operations.	Application Permitted (S106 Agreement)	11th Jan 2013

OFFICER'S REPORT

Introduction

Planning permission is sought for the retention of a rear single storey extension at 32 Crawshay Bailey Close, Gilwern.

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 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 Llanelly. The area is characterised by a mix of dwelling types ranging from smaller terraced dwellings to large detached dwellings. The majority of properties are finished in render with a natural slate roof.

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

J. Nettlem

Date: 29th June 2015

