



FILE COPY

## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

**Application No:** 15/12185/FUL      **Case Officer:** Miss Kate Davies  
**Site Notice Posted:** 13th May 2015      **Consultation Date:** 7th May 2015  
**Date Valid:** 5th May 2015      **8 Week Target:** 30th Jun 2015  
**Decision Type:** Delegated Decision  
**Proposal:** Proposed Bay Window and Internal works  
**Address:** 3 Exford Grove, Gilwern, Abergavenny

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways		No comments received
Llanelly Community Council		No comments received
Health And Safety Executive	7th May 2015	No Comment

### 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)

**SPI I: "Sustainable Design" (Local Development Plan 2013)**

**Planning Policy Wales 7th Edition (July 2014)**

**Technical Advice Note 12: Design (2014)**

## **PLANNING HISTORY**

<b>App Ref</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
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N/A

## **OFFICER'S REPORT**

### **Introduction**

Planning permission is sought for the addition of a bay window on the front elevation of the property along with the inclusion of a wood burning stove and flue to the side of the property and other associated works at 3 Exford Grove, 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 property is located in a residential cul-de-sac within the Level 3 Settlement of Gilwern as defined by the Local Development Plan (2013), and is within the community of Llanelly. The area is characterised by a cul-de-sac of similar designed two storey properties that have been modified or altered over time. The properties are finished in red brick and brown concrete roof tiles.

### **Design Considerations**

The proposed bay window would have a hipped roof and is to extend from the front elevation of the property. It is considered to be in keeping with the character of the host dwelling in terms of design and finishes with the use of red brick to match the existing walls, brown concrete tiles to match the existing roof and white UPVC to match the existing windows. The bay window is to be 2.8 metres in width, 1.2 metres in depth, with a maximum height of 3.15 metres falling to 2.3 metres at the eaves. The proposed addition of a bay window is considered appropriate in terms of scale of the existing dwelling.

The proposed wood burning stove would be positioned within the ground floor living room against the side wall of the property. The proposed flue pipe would be positioned against the side wall, fixed to the

brick wall with proprietary brackets and be approximately 20cm in width. The flue would be 10 metres in height in total and would not protrude higher than the ridge height of the dwelling.

The proposals also include internal alterations, with the provision of a new toilet at ground floor level. As the property is not a listed building the internal alterations do not require planning consent.

### Highway Safety

There are no concerns in relation to Highway Safety.

### Neighbour Amenity

There are no concerns in relation to neighbour amenity.

### 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, NP2v1, NP3v1, NP4v1, NP5v1 and NP6v1), 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 Kate Davies  
Planning Officer (DC)

  
\_\_\_\_\_  
**Date:** 09/06/2015

**Checked (Principal Planner):**

  
\_\_\_\_\_  
**Date:** 9/6/15

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

  
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**Date:** 10/6/15

