



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

**Application No:** 15/12250/FUL      **Case Officer:** Miss Lisa Williams  
**Site Notice Posted:** 5th Jun 2015      **Consultation Date:** 28th May 2015  
**Date Valid:** 20th May 2015      **8 Week Target:** 15th Jul 2015  
**Decision Type:** Delegated Decision  
**Proposal:** To replace open porch with white UPVC glazed porch on rendered dwarf wall and poly glazed roof. To construct decking area with containing wall and timber panel over front garden concrete hard stand void  
**Address:** 18 Dan Y Bryn, Gilwern, Monmouthshire

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	No Comments received	
Monmouthshire County Council Highways	10th Jun 2015	<p><b>PROPOSALS AND COMMENTS</b></p> <p>The proposal will remove the parking hard standing available to the dwelling but does not replace this facility elsewhere.</p> <p>The applicant proposes to build a retaining wall without offering any detail or calculations.</p> <p>There is a severe problem of lack of parking in the vicinity and this proposal will do nothing to alleviate this problem.</p> <p>The application form states that the proposal will not have an effect on the existing parking.</p> <p><b>RECOMMENDATION</b></p> <p>As presented, I am unable to support the proposal.</p>

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.

## 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 7<sup>th</sup> 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

### Introduction

Planning permission is sought for a replacement front porch and the construction of a decking area over an existing hard standing at 18 Dan Y Bryn, 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 site is located in a residential cul-de-sac within the level 3 settlement of Gilwern as defined by Brecon Beacons National Park Authority's Local Development Plan (2013), and is within the community of Llanelly.

The area is characterised by an estate of similar semi-detached dwelling types. The majority of properties are finished with a facing brick, spar and dash render, upvc windows and doors and concrete tile roof. Due to the topography of the land sloping from south to north, the dwellings to the north of

the road are at a higher level than the road and the properties to the south of the road.

### **Design Considerations**

The proposed front porch would be in keeping with the character of the host dwelling in terms of design and finishes and, at 2 metres in width, 1.1 metres in depth with a maximum height of 2.1 metres falling to 1.3 metres at the eaves, would be appropriate in terms of its relative scale.

The proposed decked area will be a maximum width of 4.1 metres and 4.4 metres in length and will be constructed using a treated structural grade timber support structure with timber access steps from the existing patio level. The existing opening will be closed up using a block retaining wall and timber fencing to match the height and appearance of the existing boundary treatments.

### **Highway safety**

It is considered that the proposed development will not have a detrimental effect on highway safety. However, an objection has been received from Monmouthshire County Council Highways Department due to the proposal featuring the removal of an existing off street parking space and the potential impact on parking within the vicinity. Whilst this point is noted, the existing parking space is currently unused and is considered inadequate in terms of the sizing of an off street parking space. The guidelines state that an off street parking space is to be 2.4 metres in width and 4.8 metres in length. The existing parking space conforms in terms of its width; however the length only reaches a maximum of 4.5 metres. It is considered that adequate off street parking is available for use by the property and the objection raised by MCC Highways does not raise a strong enough reason for refusal.

*and thus it is not considered that this proposal exacerbates the situation.*

### **Neighbour Amenity**

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

### **Protected Species**

There are no concerns in relation to the impact of the proposed development upon 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, NP2v1, 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 Lisa Williams

Planning Services Technician (DC)

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**Date:**

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**Checked (Principal Planner):**

*L. Williams*

**Date:**

*13/7/15*

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

*L. Williams*

**Date:**

*14/7/15*