



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

**Application No:** 15/12301/FUL      **Case Officer:** Ms Alexandra Lavagna  
**Site Notice Posted:** 11th Jun 2015      **Consultation Date:** 10th Jul 2015  
**Date Valid:** 5th Jun 2015      **8 Week Target:** 31st Jul 2015  
**Decision Type:** DELEGATED  
**Proposal:** Demolition of existing garage and front porch canopy. Construction of single storey side extension and front porch canopy.  
**Address:** 16 Kennelwood, Gilwern, Monmouthshire

#### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Highways		No response received.
Llanelly Community Council	20th Jul 2015	Llanelly Community Council wish to offer No Objections as long as the application conforms to the NPA policies.
Monmouthshire County Council Highways	22nd Jun 2015	The proposal cannot be supported if the parking provision on site is not retained. There has been no plan submitted to show where the existing parking is provided and where the replacement additional space is to be located.
Health And Safety Executive		No comments received.

#### NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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

#### RELEVANT POLICIES

The relevant local plan policies and supplementary planning guidance are highlighted below:

**Policy I**            Appropriate Development in the National Park  
**Policy 27**         House Extensions and Ancillary Buildings

In the determination of planning applications, regard should be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan. The following Welsh Government Planning Policy is relevant to the determinations of this planning application:

**Planning Policy Wales Chapter 4**            Planning for Sustainability  
**Planning Policy Wales Chapter 12**         Design

## **PLANNING HISTORY**

No planning history.

## **OFFICER'S REPORT**

Full planning permission is sought for the demolition of an existing domestic garage and front porch canopy, and construction of a single-storey side extension and front porch canopy at 16 Kennelwood, Gilwern.

The South-Westerly facing semi-detached dwelling is located within the settlement boundary of Gilwern, as defined in the Brecon Beacons National Park Local Development Plan 2013. The property occupies an end plot, with a garden space to the front and rear, and is finished with smooth render and cladding tiles. It is located within an established residential area, and is surrounded by semi-detached properties of similar scale and design. Opposite the dwellinghouse, detached bungalows with a smooth render finish are the dominant property type.

## **PROPOSED DEVELOPMENT**

The proposed development is positioned on the Northern elevation of the property, and will initially involve the demolition of the existing single-storey detached garage. In addition, the proposal includes the construction of a single-storey side extension, which will comprise the addition of a utility room, a ground floor shower room, home office and storage space. It will measure 2.7 metres in length, 0.7 metres in width, and 3.5 metres in height, and will be finished with smooth render walls, white uPVC windows and doors, and Marley-Eternit Wessex roof tiles.

## **DESIGN CONSIDERATION**

The proposed single-storey extension, by reason of its position, intended finish to match the existing property, and modest scale, would not have a detrimental impact upon the character and appearance of the building. In addition, the proposed single-storey extension will not have a detrimental impact upon the character and appearance of the area due to its scale and position on the dwelling. The single-storey extension will improve the existing façade of the building, and will enhance the principle elevation of the property.

## **NEIGHBOUR AMENITY**

There are no concerns in relation to neighbour amenity.

## **HIGHWAY SAFETY**

During a consultation with Monmouthshire County Council Highways Development Control, it was observed that the application could not be supported because no plan has been submitted to show where the existing parking is provided, and where the replacement additional space is to be located to ensure the proposal does not impact the existing parking. As acknowledgement of this, the planning agent submitted a second 'as proposed' plan, and highlighted the area in which an additional parking space would be created. Monmouthshire County Council Highways Development Control were subsequently reconsulted, however no comments have been received.

As a plan has been submitted to demonstrate the location of the replacement additional parking space, it is considered that this is sufficient to overcome the concerns of the Highway Engineer, and it is therefore considered acceptable.

## CONCLUSION

The application is considered to be of appropriate scale and design in accordance with Policy I of the Brecon Beacons National Park Local Development Plan 2013. The proposed extension will not cause a detrimental impact to the character and appearance of the area, and it is therefore recommended that the application be approved subject to the following planning conditions.

**RECOMMENDATION:** Approve.

### 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 NP2v2), 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):**

Ms Alexandra Lavagna  
Planning Officer (DM)

Alavagne Date: 30/07/15.

**Checked (Principal Planner):**

RAM Jam Date: 30/7/15

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

Alice Date: 30.7.15

