



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 15/12384/FUL **Case Officer:** Ms Alexandra Lavagna
Site Notice Posted: 21st Jul 2015 **Consultation Date:** 16th Jul 2015
Date Valid: 8th Jul 2015 **8 Week Target:** 2nd Sep 2015
Decision Type: Delegated Decision
Proposal: Proposed alteration of approved dwelling to include rear conservatory extension
Address: plot 17 , The Alders, Ty Mawr Lane Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No comments received.
Monmouthshire County Council Highways		No comments received.

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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

RELEVANT POLICIES

The relevant policies and supplementary planning guidance are highlighted below:

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

In the determination of a planning application, regards should also 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 determination of this planning application:

Planning Policy Wales Chapter 4 Planning for Sustainability
Planning Policy Wales Technical Advice Note 12 Design

PLANNING HISTORY

App Ref	Description	Decision	Date
13/10295/FUL	The development proposal comprises the construction of 92 residential units and associated works, including a new road, public open space and recreational space.	Application Permitted (S106 Agreement)	7th Oct 2014

OFFICER'S REPORT

Full planning permission is sought for the alteration of approved dwelling to include a rear conservatory extension at Plot 17, The Alders, Ty Mawr Road.

The North-Easterly facing two-storey property is located within the Level 3 settlement of Gilwern, as defined by the Brecon Beacons National Park Local Development Plan 2013.

The dwelling is located within a residential development of 92 properties, and once completed, will be surrounded by two-storey properties of similar scale and design.

PROPOSED DEVELOPMENT

The proposed development is located on the South-Western elevation of the property and comprises the erection of a single-storey conservatory, measuring 4 metres in depth, 3.4 metres in height at its highest point, and 3.6 metres in width. The conservatory will be finished with white uPVC windows and doors to match the existing property, and will have a brick base to match the host dwelling.

DESIGN CONSIDERATION

The proposed single-storey rear conservatory, by reason of its position, intended finish to match the existing property, and modest scale would not have a detrimental impact on the character and appearance of the host dwelling, or the wider residential area. As such, it is considered that the proposal would comply with Policy 1 of the Local Development Plan.

NEIGHBOUR AMENITY

There will be no detrimental impact upon the amenity of neighbouring properties.

HIGHWAY SAFETY

No comments have been received from Monmouthshire County Council Highways Development Control.

CONCLUSION

The application is considered to be of appropriate scale and design in accordance with Policy 1 of the Local Development Plan 2013. The proposed conservatory will not cause a detrimental impact to the character and appearance of the area, and is therefore recommended that the application be approved subject to the following 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, NP2v1 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:

- 1 The developer shall note if there are changes to the plans hereby approved due to building regulation requirements or any third party requirements, details should also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work.

Signed (Case Officer):
Ms Alexandra Lavagna
Planning Officer (DM)

Alexandra Lavagna Date: 12/08/2015

Checked (Principal Planner):

H. Rice Date: 12 August 2015

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

M. Mottlen Date: 12/8/2015

