



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 16/13568/FUL **Case Officer:** Ms Alexandra Lavagna
Site Notice Posted: 7th Jun 2016 **Consultation Date:** 6th Jun 2016
Date Valid: 1st Jun 2016 **8 Week Target:** 27th Jul 2016
Decision Type: Delegated Decision
Proposal: Erection of a Conservatory
Address: Tanglewood, Forge Row, Maesygartha

CONSULTATIONS/COMMENTS

| Consultee | Received | Comments |
|---------------------------------------|---------------|--|
| Llanelly Community Council | 15th Jun 2016 | The Llanelly Community Council wish to make No Objections as long as the Application conforms to the NPA and Highway policies. If you have any concerns relating to the observations, or require additional clarification of any point please do not hesitate to get in contact |
| Monmouthshire County Council Highways | | No comments received. |

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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

RELEVANT POLICIES

The relevant policies and supplementary planning guidance are highlighted below:

Policy I Appropriate Development in the National Park
SP11 Sustainable Design
Policy 27 House Extensions and Ancillary Buildings

In the determination of a planning application, regard 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 3

Making and Enforcing Planning Decisions

Planning Policy Wales Chapter 4

Planning for Sustainability

Planning Policy Wales Technical Advice Note 12

Design

PLANNING HISTORY

No relevant planning history.

OFFICER'S REPORT

This application seeks planning permission for the erection of a conservatory at Tanglewood, Forge Row, Maesygartha.

SITE DESCRIPTION

The application site is located within the Level 4 settlement boundary of Maesygartha, as defined by the Brecon Beacons National Park Local Development Plan 2013. The site is positioned approximately 75 metres to the North West of the A465 trunk road, and is accessed via a single-width unclassified highway of around 400 metres in length, which runs parallel to the A465. Public Right of Way 52/108/1 runs adjacent to the Southern boundary of the application site.

The site comprises a South-Easterly facing detached dwelling positioned in the centre of the residential plot, with a relatively large garden amenity space surrounding the property. The property is situated within an established residential area and is surrounded by properties of varying character, scale and appearance.

PROPOSED DEVELOPMENT

The proposed development comprises the erection of a single-storey conservatory on the eastern gable of the property known as 'Tanglewood', Forge Row, Maesygartha. The conservatory measures 3.2 metres in width, 3.62 metres in depth, and 3.38 metres in height. It will be constructed above an existing patio area on a 600mm dwarf cavity wall, which will be finished with render to match the existing dwellinghouse. The windows, doors and roof of the conservatory will be finished in a pale green uPVC frame.

DESIGN CONSIDERATION

The proposed conservatory, by reason of its position, design, and modest scale, would not have a detrimental impact upon the character and appearance of the host dwellinghouse, or wider residential area. As such, it is considered that the proposal would comply with Policy 1 of the Local Development Plan 2013.

NEIGHBOUR AMENITY

It is not considered that the proposal will impact upon the existing levels of neighbour privacy or amenity, being single storey, and so there are no concerns which relate to neighbour amenity.

HIGHWAY SAFETY

Monmouthshire County Council's Highways Department have not provided comments on the proposal. Therefore, no concerns are raised which relate to highway safety.

CONCLUSION

The application is considered to be of an appropriate scale and design, and is in accordance with Policy I of the Local Development Plan 2013. The proposal conservatory will not cause a detrimental visual impact to the character and appearance of the area, and it is therefore recommended that the application be approved.

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. 'Site Location Plan' (NP1v1), 'Block Plan' (NP2v1), RJ0416B (NP3v1), RJ0416D (NP6v1), RJ0416H (NP10v1), RJ0416k (NP12v1), RJ0416M (NP14v1)), 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.

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

A Lavagna

Date: 05/07/2016

Checked (Principal Planner):

JMB

Date: 05/07/2016

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

P. Wetten

Date: 7/7/16