



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

<b>Application No:</b>	16/13783/FUL	<b>Case Officer:</b>	Ms Alexandra Lavagna
<b>Site Notice Posted:</b>	26th Jul 2016	<b>Consultation Date:</b>	1st Sep 2016
<b>Date Valid:</b>	25th Jul 2016	<b>8 Week Target:</b>	19th Sep 2016
<b>Decision Type:</b>	Delegated Decision		
<b>Proposal:</b>	Proposed single storey extension		
<b>Address:</b>	Roseville , Brunant Road, Clydach		

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
NP Planning Ecologist	14th Sept 2016	<p>I can confirm that the proposed biodiversity enhancement scheme is acceptable. My recommended planning condition should be amended to:</p> <ol style="list-style-type: none"><li>The biodiversity enhancement scheme as submitted by email on 1st September 2016 shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.</li></ol>
Llanelly Community Council	2nd Aug 2016	<p>Further to the above planning application. The community council next meeting will be convened in September 2016 which will be outside the consultation period.</p> <p>The community council would ask if a deferral is considered for a further four weeks, this is due to the holiday recess. This time limit will enable elected members to consider the proposed application.</p>

Can you please acknowledge receipt of this request?

NP Planning Ecologist 10th Aug 2016

Thank you for consulting me on the above application. The development proposals are for the construction of a single-storey extension to the side (north-east) elevation of a two-storey, semi-detached house and the creation of an internal doorway to the existing "external" toilet. The site is in a group of houses to the north of the village of Clydach and is surrounded by open countryside with pasture and woodland habitats.

I visited the site today and have reviewed the documents and drawings submitted with the application, and note that there are unlikely to be any impacts on bat roosting features as a result of these proposals; I am therefore of the opinion that a bat survey is not required in support of this application. In the unlikely event that a bat is discovered during the course of the development, works must cease and advice sought from Natural Resources Wales; to continue working may constitute an offence under the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended).

There will be opportunities to accommodate biodiversity enhancement measures such as a bat brick or gaps for bat roosting behind weatherboarding; further guidance on this is provided by the Bat Conservation Trust at: [http://www.bats.org.uk/pages/accommodating\\_bats\\_in\\_buildings.html](http://www.bats.org.uk/pages/accommodating_bats_in_buildings.html)

I recommend that at least two features for bats or nesting birds are specified (type and location) by the applicants.

If this application is to be approved, I recommend the inclusion of planning conditions and informative notes to cover the following issues:

1. Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least two features for bat roosting and/or bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details unless otherwise agreed in writing by the

Local Planning Authority. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.

The applicants may wish to submit this information prior to determination of this application to avoid the need to discharge a pre-commencement planning condition for which there will be an additional planning fee.

Informative notes:

- I. Work should halt immediately and Natural Resources Wales (NRW) contacted for advice in the event that protected species are discovered during the course of the development. To proceed without seeking the advice of NRW may result in an offence under the Conservation of Habitats and Species Regulations 2010 and/or the Wildlife & Countryside Act 1981 (as amended) being committed. NRW can be contacted at: NRW, Cantref Court, Brecon Road, Abergavenny, NP7 7AX Tel: 0300 065 3000

Reasons:

- To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan for the BBNP

NP Strategy And Policy 17th Aug 2016

As previously discussed strategy and policy have no objection to this proposed development.

The scale of the proposal is appropriate in keeping with the requirements of CYD LPI.

## NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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

## RELEVANT POLICIES

The relevant policies and planning guidance are outlined below:

**Policy 1**  
**Policy 6**

Appropriate Development in the National Park  
Biodiversity and Development

**Policy 7**  
**CYD LPI**  
**Policy 27**  
**Supplementary Planning Guidance**

Protected and Important Wild Species  
Enabling Appropriate Development in the Countryside  
House Extensions and Ancillary Buildings  
Enabling Appropriate Development in the Countryside

In the determination of a planning application, regard should also be given to the requirements of National Planning Policy's 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 5**

Nature, Conservation and Planning

**Planning Policy Wales Technical Advice Note 12**

Design

## **PLANNING HISTORY**

<b>App Ref</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
M19702	Proposed new vehicle access and erection of garage	Application Permitted	21st Apr 2004

## **OFFICER'S REPORT**

This application seeks full planning permission for the erection of a single storey extension on the side North-Eastern elevation of the property known as Roseville, Brunant Road, Clydach.

## **SITE DESCRIPTION**

The application site is located within the countryside, as defined by the Brecon Beacons National Park Local Development Plan 2013. It is positioned approximately 200 metres to the East of the Level 4 settlement boundary of Clydach, and is around 250 metres to the South East of the A465 trunk road. Public Right of Way 52/125/1 runs from East to West approximately 8 metres to the South of the application site.

The site comprises a South-Easterly facing, semi-detached dwelling, positioned on the South-Western boundary of the residential plot. The residential plot is around 216 square metres. The property is situated within a small residential area, and is surrounded by open countryside with pasture and woodland habitats to the North and East.

## **PROPOSED DEVELOPMENT**

The proposed development comprises the erection of a single-storey extension on the North-Eastern elevation of the property, which measures 3.5 in width, 5.7 metres in depth and 4.3 in height. The eaves height of the extension measure 2.8 metres. The extension will be finished with timber cladded elevations, with a slate finish roof. The windows will be double glazed in a colour to match the existing.

## **PRINCIPLE OF DEVELOPMENT**

Policy CYD LPI of the Local Development Plan 2013 states the following:

*“Outside of defined settlements within the LDP the following forms of development will be permitted subject to all other relevant LDP Policies:-*

- 1. Proposals that capitalize on improving the existing building stock and/or utilizes previously developed land and/or re-uses redundant buildings, including :-
  - a) Proposals for the extension of residential dwellings appropriate in scale and design to the countryside location where this would result in a net increase of no more than 30% of the original dwelling size”**

The proposed development is compliant with Policy CYD LPI, since it represents a net increase of 14% of the original dwellinghouse.

### **DESIGN CONSIDERATION**

The proposed side extension, 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 area. The proposed materials, although different to the host dwellinghouse, will enhance the side elevation of the property and compliment the stone façade. It is considered that the proposal complies with Policy I of the Local Development Plan 2013.

### **NEIGHBOUR AMENITY**

The proposal development will not impact upon existing levels of privacy, being single storey, and so there are no concerns which relate to neighbour amenity.

### **ECOLOGY**

The National Park's Planning Ecologist was consulted on the application, and commented as follows:

*“I visited the site today and have reviewed the documents and drawings submitted with the application, and note that there are unlikely to be any impacts on bat roosting features as a result of these proposals: I am therefore of the opinion that a bat survey is not required in support of this application.*

*There will be opportunities to accommodate biodiversity enhancement measures such as bat brick or gaps for bat roosting behind weatherboarding. I recommend that at least two features for bats or nesting birds are specified (type and location) by the applicants.”*

The applicants submitted a biodiversity enhancement scheme on 1<sup>st</sup> September 2016, which was approved by the National Park's Planning Ecologist. The application is therefore considered to be compliant with Policies 6 and 7 of the Local Development Plan 2013.

### **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 side extension 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:** 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. RG-01 (NP1v1) and RG-02 (NP2v1)), unless otherwise agreed in writing by the Local Planning Authority.
- 3 The biodiversity enhancement scheme as submitted by email on 1st September 2016 shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to 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.
- 3 To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan for the BBNP. To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Environment (Wales) Act 2016.

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

*A Lavagna*

**Date:** 15/09/2016

**Checked (Principal Planner):**

*DMB*

**Date:** 16.09.2016

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

*RLW*

**Date:** 17.9.16