



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 16/13982/FUL **Case Officer:** Miss Lisa Williams
Site Notice Posted: 29th Sep 2016 **Consultation Date:** 23rd Sep 2016
Date Valid: 16th Sep 2016 **8 Week Target:** 11th Nov 2016
Decision Type: Delegated Decision
Proposal: Single storey extension to the side of the existing dwelling
Address: 19 Brynglas, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	28th Sep 2016	Comments: Further to the above planning application. I would like to make the following observation; the coving letter is dated 16 September 2106. The community council next meeting will be convened in October 2016 which will be outside the consultation period. The community council would ask if a deferral of ten days, this will enable elected members to consider the proposed application. Just a observation relating to the NRA reply, that reply refers to number 9 not 19 Brynglas Can you please acknowledge receipt of this document
Monmouthshire County Council Highways		No comments received
Health And Safety Executive		HSE does not need to be consulted.
Llanelly Community Council	13th Oct 2016	Comments: Further to the above planning application. The Llanelly Community Council wish to make No Objections as long has the Application conforms to the NPA and Highway policies. If you have any concerns relating to this application, or

require additional clarification please do not hesitate to contact me.
Can you please acknowledge receipt of this document

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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

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 8th Edition (January 2016)

Technical Advice Note 12: Design (2016)

PLANNING HISTORY

App Ref	Description	Decision	Date
---------	-------------	----------	------

N/A

OFFICER'S REPORT

Introduction

Planning permission is sought for the construction of a single storey side extension to the existing dwelling currently known as 19 Brynglas, Gilwern.

Policy Context

The application is considered against the adopted policies of the Brecon Beacons National Park Authority Local Development Plan (2013), the comments made by consultees, other interested parties and the following National guidance:

- Planning Policy Wales (PPW, 2016)
- Technical Advice Note 12, Design (2016)

Site Description

The application site lies within a residential cul-de-sac within the level 3 settlement of Gilwern as defined by the Brecon Beacons National Park Authority's Local Development Plan (2013), and is within the community of Llanelly. The area is made up of a range of dwelling types, including detached bungalows

and semi-detached dwellings. The property is accessed from Brynglas, just off the corner of Common Road, Gilwern.

The dwelling is a semi-detached property, situated on a corner plot within the cul-de-sac and benefits from private amenity space to the front, side and rear and is finished in painted render, white upvc glazing and a red clay tiled roof.

Description of Development

This application seeks full planning permission to construct a single storey side extension at 19 Brynglas, Gilwern. The proposed extension will provide a ground floor bed/sitting room to the existing dwelling.

The proposed extension will protrude from the existing side elevation by 4 metres and will measure a length of 3.6 metres. The overall ridge height of the extension will measure 3.7 metres and will fall to 2.2 at the eaves. The development proposed will be finished in materials to match those of the existing dwelling.

Design Considerations

Policy 1(i) requires that the scale, form, design, layout, density, intensity of use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment.

Policy 27 (a) requires that the proposal is appropriate to the scale and design and setting of the original dwelling.

The proposed extension is considered acceptable in terms of its size, scale, design and finishes in relation to the host dwelling. It is therefore determined that the proposal would not have a detrimental impact on the character and appearance of the host dwelling and surrounding area.

Neighbour Amenity

Policy 27: House Extensions and Ancillary Buildings of the Local Development Plan requires ancillary buildings to be; a) appropriate to the scale and design and setting of the original dwelling; b) that there is no loss of onsite parking and adequate parking space can be provided for the extended dwelling; c) that the area of private amenity retained is reasonably proportionate to the proposed size of the dwelling; and d) there is no significant loss of privacy to an adjoining property.

It is considered that there would be no significant loss of privacy to the neighbouring properties or there would be no loss of onsite parking. Whilst the proposal will cause the loss of a section of private amenity space, it is deemed that sufficient space remains within the curtilage of the dwelling. It is therefore considered that the proposal conforms to Policy 27 of the Local Development Plan (2013).

Highway Safety

Due to the nature and scale of development proposed it is unlikely to have a detrimental impact upon the existing parking arrangements. It is considered that there will be no increase in traffic, apart from throughout the construction as a result of the proposed development.

Protected Species

Given the nature and siting of the development proposed and that there will be no intrusive works carried out to the roof of the dwelling; it has been considered that there will be no detrimental impact upon protected species.

Conclusion

On the basis of the above report, it is considered that the development proposed conforms to Policies 1, 27, and SP11 of the Local Development Plan and should therefore be approved subject to 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 (Site Location Plan) and NP3v1 (Proposed Elevation), 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):
Miss Lisa Williams
Planning Services Technician (DC)

LAW **Date:** 09.11.2016

Checked (Principal Planner):

JMB **Date:** 09.11.2016

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

M/W **Date:** 11/11/16