



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 17/14414/FUL **Case Officer:** Miss Kate Davies
Site Notice Posted: 10th Feb 2017 **Consultation Date:** 16th Mar 2017
Date Valid: 30th Jan 2017 **8 Week Target:** 24th Apr 2017
Decision Type: Delegated Decision
Proposal: Demolition of garage and erection of single storey rear and side extension together with some internal modifications and the replacement of UPVC doors and windows
Address: 2 Cae Meldon, Gilwern, Monmouthshire

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	23rd Mar 2017	<p>Comments: Morning Dani Sorry my mistake with the house number was correct; I attached the incorrect application number. The application number should been 17/14414/FUL I have just looked on the NPA web-site again, and no information relating to the amendments are accessible. The only information on the web page is the: Application Cover letter Planning statement Therefore at this stage no observations can be made relating to the above Planning Application without the relevant documents. I have attached the community councils observations again. Sorry for the confusion with the house numbering Can you please acknowledge receipt of this document</p>
Llanelly Community Council	23rd Mar 2017	<p>Comments: Further to the above Planning Application. This consultation response is provided by Llanelly Community</p>

Council as a Consultee, and based on information available on the date of the response.

Concern must be expressed over the demolition of the onsite garage facility; the Planning Application as it stands only provides limited parking within the cartilage. Parking should be provided and the driveway, by virtue of its length, should accommodate 2 or more cars parking end to end in this provision. If this provision cannot be met the allocation cannot be supported.

If an applicant/s wishes to create or alter the vehicular access, the applicant should apply for permission under Section 184 of the Highways Act 1980 prior to commencement of access works

via the Highways Authority. These requirements of Section 184 of the Highways Act 1980 must be acknowledged and should be satisfied.

The Observations made are based upon the information provided by the Local Planning Authority, and information published on the Planning Authority website for consultation purposes. The views and conclusions contained in this response may be subject to review and amendment by Llanelly Community Council if additional or new information is provided by the Applicant or their agent and or the Local Planning Authority for consultation purposes.

Can you please acknowledge receipt of this document

Llanelly Community
Council

No comments received

Monmouthshire County Council Highways 7th Feb 2017

Concerns have been identified (see below for how those concerns can be addressed by the applicant
OBSERVATIONS / COMMENTS

The application site abuts a County Class III highway of strategic importance.

This important road would therefore indicate that on street parking would be an unsatisfactory element at this corner location.

The application form suggests there is no proposal to amend the parking on the site.

However, the application proposes to remove a parking space in the form of a garage. The applicant has not indicated that this space is to be provided anywhere else within the site or on the footprint of the garage space.

The applicant has also indicated that the site is to accommodate his family including children and a third generation therefore confirming that the property would accommodate a three bedroom facility.

As such the parking proposed would be inadequate to support the parking required at this site should the application be approved.

For highway safety reasons, I am unable to support the proposal.

Health And Safety
Executive

3rd Feb 2017

The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

Unidentified Pipelines

There is at least one unidentified pipeline in this Local Authority Area. You may wish to check with the pipeline operator where known or the Local Authority before proceeding. The details HSE have on record for these pipelines is as follows:

14312_ Dow Corning Ltd Chlorosilane line between Dow Corning & Cabot site

HSL-170203135835-433 Date enquiry processed :03 February 2017 (324746,215214)

This advice report has been generated using information supplied by Jane Pashley at Brecon Beacons National Park Authority on 03 February 2017.

NP Planning Ecologist

22nd Feb 2017

A. Planning Policy & Guidance

o To comply with Planning Policy Wales (2016), section 5.5 and also Technical Advice Note (TAN) 5, biodiversity considerations must be taken into account in determining planning applications. Planning permission should be refused if the proposals will result in adverse harm to wildlife that cannot be overcome by adequate mitigation and compensation measures.

o The adopted Local Development Plan for the Brecon Beacons National Park includes the following policies regarding ecological issues and safeguarding biodiversity:

o SP3 Environmental Protection - Strategic Policy

o Policy 3 Sites of European Importance

o Policy 4 Sites of National Importance

o Policy 5 Sites of Importance for Nature Conservation

- o Policy 6 Biodiversity and Development
- o Policy 7 Protected and Important Wild Species
- o Policy 8 Trees and Development
- o Policy 9 Ancient Woodland and Veteran Trees
- o Policy 12 Lighting
- o The Brecon Beacons NPA has produced the following Supplementary Planning Guidance (SPG) documents regarding biodiversity issues and development (available on the BBNPA website):
 - o Biodiversity and Development SPG (September 2016)
 - o Biodiversity in the Towns of the Brecon Beacons National Park SPG (March 2014)

B. Legislation

- o Environment Act 1995 - the first Statutory Purpose of the National Park is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park
- o The Environment (Wales) Act came into effect in March 2016 - from 21st May 2016, Section 6 requires public authorities to seek to maintain and enhance biodiversity. A list of species and habitats of principal importance in Wales is published under Section 7.
- o Conservation of Habitats & Species Regulations 2010 (as amended) - Regulation 9 requires local authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.
The three tests that must be satisfied are:
 - i. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
 - ii. That there is "no satisfactory alternative"
 - iii. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

C. Comments

- I. Thank you for consulting me on the above application. The development proposals are for the demolition of a flat-roofed garage and the construction of a single-storey extension to the side and rear (south and east) elevations of the existing two-storey house.

2. I have reviewed the documents and drawings submitted with the application, and note that the garage does not appear to be suitable for bat roosting. The proposed extension does not affect the eaves or roof of the existing house.

3. The Biodiversity Information Service for Powys and the Brecon Beacons National Park does not hold any records for bats at the site and given the nature of the existing structure as well as the proposed works, I am 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).

4. 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

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

D. Recommendations

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 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.

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

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

Llanelly Community
Council

21st Mar 2017

Comments:

Further to your email date 16 March.

I have looked on the NPA website to inspect the amended plan/s showing the changes to the of road parking. It would appear that no amended plans have been uploaded for observations.

Therefore at this stage no observations can be made relating to the above Planning Application without the relevant documents.

Can you please acknowledge receipt of this document

Monmouthshire County
Council Highways

10th Apr 2017

Concerns have been identified (see below for how those concerns can be addressed by the applicant

OBSERVATIONS / COMMENTS

The application site abuts a County Class III highway of strategic importance.

This important road would therefore indicate that on street parking would be an unsatisfactory element at this corner location.

The application form suggests there is no proposal to amend the parking on the site.

However, the application proposes to remove a parking space in the form of a garage. The applicant has not indicated that this space is to be provided anywhere else within the site or on the footprint of the garage space.

The applicant has also indicated that the site is to accommodate his family including children and a third

generation therefore confirming that the property would accommodate a three bedroom facility.

As such the parking proposed would be inadequate to support the parking required at this site should the application be approved.

For highway safety reasons, I am unable to support the proposal.

10/04/2017

Further to the aforementioned comments the applicant has submitted a revised drawing which demonstrates the parking lost as a consequence of the development has been provided directly to the front of the property.

Based on the revised drawing submitted we are satisfied that the existing car parking provision has been retained therefore the development proposal will have no negative impact on the existing situation.

In light of the aforementioned comments there are no highway grounds to sustain an objection to the application.

NOTES TO APPLICANT

It should be brought to the attention of the applicant that in the event of a new or altered vehicular access being formed, the requirements of Section 184 of the Highways Act 1980 must be acknowledged and satisfied. In this respect the applicant shall apply for permission pursuant to Section 184 of the Highways Act 1980 prior to commencement of access works via MCC Highways.

NP Planning Ecologist

CONTRIBUTORS

Jane Williams, 3 Cae Meldon, Gilwern

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

The application was advertised through the erection of a site notice and through direct neighbour notification. One representation was received raising concerns in relation to the impact on privacy the creation of a window in the side elevation would have on the neighbouring dwelling and in relation to the loss of parking at the host property. These issues have been dealt with through the provision of amendments and additional information submitted as part of the planning application.

RELEVANT POLICIES

The relevant policies and supplementary planning guidance are highlights below:

Policy I: *“Appropriate Development in the National Park”* (Local Development Plan 2013)

Policy SP3: *“Environmental Protection”* (Local Development Plan 2013)

Policy 6: “Biodiversity and Development” (Local Development Plan 2013)

Policy 7: “Protected and Important Wild Species” (Local Development Plan 2013)

Policy 27: “House Extensions and Ancillary Buildings” (Local Development Plan 2013)

SP11: “Sustainable Design” (Local Development Plan 2013)

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

Planning Policy Wales 9th Edition (2016)

Technical Advice Note 5: *Nature Conservation and Planning* (2009)

Technical Advice Note 12: *Design* (2016)

PLANNING HISTORY

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

OFFICER’S REPORT

This application was considered against the adopted policies of the Brecon Beacons National Park Authority Local Development Plan (2013). In making a recommendation on this application, I have taken into consideration the relevant policies of the Development Plan and the comments made by the consultees and other interested parties and the following national guidance:

- **Planning Policy Wales** 8th Edition (January 2016)
- **Technical Advice Note 5:** *Nature Conservation and Planning* (2009)
- **Technical Advice Note 12:** *Design* (2016)

Local Context

The application is for the demolition of an existing flat roof garage and the construction of a single storey side and rear extension along with further alterations to 2 Cae Meldon, Gilwern. The site is situated within the level 3 settlement of Gilwern and within the community of Llanelly as defined by the Brecon Beacons National Park Authority Local Development Plan (2013).

The property is situated on the corner plot of Cae Meldon. The property is finished in rendered blockwork with a faced brick plinth, with white upvc windows and doors and a brown tiled roof. The host dwelling benefits from a driveway for the parking of 1 car which adjoins the highway.

Design Considerations

The proposal is for the demolition of the existing flat roof garage and the construction of a single storey side and rear extension, with alterations and replacement of existing windows and doors. The existing

white upvc windows and doors would be replaced with grey upvc frames. The existing door in the south facing elevation would be replaced with an obscurely glazed window.

The proposed extension would be finished in rendered block work with a faced brick plinth, a brown tiled roof and grey upvc windows and doors to match the existing dwelling. The proposed extension would measure at a maximum length of 8.8 metres, only protruding from the south facing elevation by 2.5 metres. The depth of the proposed extension would be a maximum of 6 metres falling to 3.3 metres as seen from the north facing elevation. The maximum height of the extension would be 3.6 metres falling to 2.5 metres at eaves height.

It is proposed to remove a section of the existing wall to the front of the property and provide an extended area of parking finished in block paving.

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.

It is considered that the proposed extensions and alterations would be appropriate in terms of size and scale and use of materials of the existing dwelling and would not have a detrimental impact on the character and appearance of the host property or surrounding area.

The proposals are therefore compliant with Policies 1 and 27 of the Local Development Plan (2013).

Neighbour Amenity

Due to the nature of the proposals and the relationship the property has with neighbouring properties, there are no concerns in terms of neighbour amenity. Concerns were raised in relation to the inclusion of a window within the side of the dwelling at ground floor level, however it is now annotated on the plan that this window would be obscurely glazed.

The application is therefore compliant with Policy 27 of the Local Development Plan (2013) and Planning Policy Wales.

Protected Species

The Local Development Plan includes the following policies regarding ecological issues and safeguarding biodiversity are as follows:

- **Policy SP3:** "*Environmental Protection*" (Local Development Plan 2013)
- **Policy 6:** "*Biodiversity and Development*" (Local Development Plan 2013)
- **Policy 7:** "*Protected and Important Wild Species*" (Local Development Plan 2013)

To comply with Planning Policy Wales (2016), biodiversity considerations must be taken into account in determining planning applications. Planning permission should be refused if the proposals will result in adverse harm to wildlife that cannot be overcome by adequate mitigation and compensation measures.

The National Park Planning Ecologist was consulted as part of the planning application and it was considered that the proposal would not cause detriment to protected species. A condition would be attached to the decision in relation to the provision of the biodiversity enhancement measures at the site as seen on plan NP2v2.

Given the above, the application is considered compliant with Policies 6 and 7 of the Local Development Plan (2013).

Highways Safety

Further to consultation with Monmouthshire County Council Highways Department initial concerns were raised in relation to the loss of a parking space with the demolition of the existing garage. Further to this objection, details of additional parking has been received. Monmouthshire County Council Highways Department have considered this provision of parking acceptable and have raised ~~their~~ no objection. P

The application is therefore considered acceptable in terms of highway safety.

Conclusion

The proposed extension and alterations are considered acceptable in that it would not have an unacceptable impact upon the character and appearance of the host dwelling or surrounding area nor would it have a detrimental impact on neighbour amenity or highway safety. As such the proposal conforms with Policy 1, Policy 27, Policy 6 and Policy 7 of the Local Development Plan and Planning Policy Wales (Edition 9) and therefore is recommended for approval.

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. Site Location Plan dated 24th January 2017 (NP1v1), Existing and Proposed Site Layout Plans dated 15th March 2017 (NP2v2), Proposed Elevations dated 15th March 2017 (NP3v2) and Proposed Floor Plan dated 24th January 2017 (NP4v1)), unless otherwise agreed in writing by the Local Planning Authority.
- 3 One open-fronted bird box and one round-hole entrance bird box shall be installed on the existing shed as shown on drawing NP2v2 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.
- 4 Prior to the beneficial use of the proposed extension the additional parking provision shall be carried out and completed in accordance with the details in the proposed layout plan dated 15 March 2017 (NP2v2).

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
- 4 In the interests of highway safety.

Informative Notes:

- 1 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

Signed (Case Officer):

Miss Kate Davies
Planning Officer (DC)

KED Date: 11/04/2017

Checked (Principal Planner):

MG Date: 11/4/2017

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

DMS Date: 18/04/2017

