

# Brecon Beacons National Park Authority



## Town and Country Planning Act 1990

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

## REFUSAL OF PERMISSION FOR DEVELOPMENT

**Applicant/Agent:**

Mr Andrew Bevan  
A B Planning  
AB Planning  
2a High Street  
Crickhowell  
NP8 1BW  
United Kingdom

**Application Reference:**

17/14741/FUL

**REFUSE**

In pursuance of its powers under the above mentioned Act, the Brecon Beacons National Park Authority (hereinafter called 'the Local Planning Authority') hereby **REFUSES** to grant consent for the following development:

**“Erection of dwelling” (Full Application) at Norcott , Common Road, Gilwern, NP7 0DR**

for the following reason(s):

- 1 The scale, form, mass and design of the proposed dwelling is disproportionately large in comparison to neighbouring properties and would not maintain or enhance the quality and character of the Park's Natural built environment. The proposed dwelling fails to meet with the requirements of Brecon Beacons National Park Authority Local Development Plan Policy 1 criterion i).
- 2 The proposed garage is inappropriately located and would result in an incongruous feature in the street scene, it would not maintain or enhance the quality and character of the Park's Natural built environment. It is considered that the proposed garage fails to meet with the requirements of Brecon Beacons National Park Authority Local Development Plan Policy 1 criterion i).
- 3 The location, scale, form and mass of the proposed dwelling would be detrimental to the occupants of Glen View and result in development that is overbearing. The proposed dwelling fails to meet with the requirements of Technical Advice Note 12: Design March 2016.
- 4 Without a Tree Survey the potential impact on trees cannot be established. It is considered that the proposed garage fails to meet with the requirements of Brecon Beacons National Park Authority Local Development Plan Policy 8.
- 5 The siting, scale and massing of the proposed dwelling are considered likely to result in a reduction in the light reaching the rear elevation of the adjoining property known as Glen View. Insufficient information is available to assess the potential impact of the development on Glen View and an assessment that there is likely to be an unacceptable impact has been reached based on the submitted plans and a site visit. The proposed dwelling fails to meet with the requirements of Technical Advice Note 12: Design March 2016.
- 6 No agreement has been made with respect to an affordable housing contribution. The development does not meet with the requirements of Brecon Beacons National Park Authority Local Development Plan policy 28 Affordable Housing Contributions and Supplementary Planning Guidance adopted September 2014.

**Policies considered relevant to this decision:**

Local Development Plan

Policy 1 Appropriate Development in the National Park  
Policy 8 Trees and Development  
Policy 28 Affordable Housing Contributions and Supplementary Planning Guidance adopted  
September 2014  
Policy 59 Impacts of Traffic  
Policy 61 Dwelling Density

Signed:



**National Park Authorised Officer**

Date:

1<sup>st</sup> June 2017

**Brecon Beacons National Park Authority**

**NOTES TO APPLICANT**

**Appeals to the National Assembly for Wales**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the National Assembly for Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).

If you wish to appeal, then you must do so within six months of the date of this notice, using a form which you can obtain from the Planning Inspectorate at Crown Buildings, Cathays Park, Cardiff CF10 3NQ or you can submit your appeal online via their website at [www.planningportal.gov.uk/planning/appeals/appeals](http://www.planningportal.gov.uk/planning/appeals/appeals)

The National Assembly for Wales can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The National Assembly for Wales need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the National Assembly for Wales does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

**Purchase Notices**

If either the local planning authority or the National Assembly for Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the local planning authority in whose area the land is situated. This notice will require the local planning authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

**Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the National Assembly for Wales on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990 (as amended).