



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 17/14998/FUL **Case Officer:** Miss Kittie Powell
Site Notice Posted: 7th Jul 2017 **Consultation Date:** 23rd Jun 2017
Date Valid: 15th Jun 2017 **8 Week Target:** 10th Aug 2017
Decision Type: Delegated Decision
Proposal: Proposed Alteration Of Approved Dwelling To Include Rear Conservatory Extension
Address: (Plot 48) The Alders, 1 Hoopers Close, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	11th Jul 2017	<p>Comments</p> <p>Thank you for consulting Llanelly Community Council regarding the above planning application. This consultation response is provided by Llanelly Community Council as a Consultee, the observations made are also based on the information provided to the Community Council by the Local Planning Authority and information published on the Planning Authority website for consultation purposes. Therefore Llanelly Community Council has no concern and wish to offer no objection with the proposed planning application submitted.</p> <p>The views 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.</p> <p>Can you please acknowledge receipt of this correspondence</p>
Monmouthshire County Council Highways	2nd Aug 2017	<p>No comment</p> <p>OBSERVATIONS / COMMENTS</p> <p>The application site is located on a strictly private housing development. Based on the fact that the proposed development has no bearing on the nearest publicly maintainable highway the Highway Authority have no comments to make on this</p>

application.

Dwr Cymru
Welsh Water -
Developer
Services

28th Jun 2017

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

SEWERAGE

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal we request the applicant contacts us on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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

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)

CYD LPI: "*Enabling Appropriate Development in the Countryside*" (Local Development Plan 2013)

Planning Policy Wales: *9th Edition* (November 2016)

Technical Advice Note 12: *Design* (2016)

Well-being of Future Generations (Wales) Act (2015)

PLANNING HISTORY

App Ref	Description	Decision	Date
16/13791/DISCON	Discharge Condition 3 Pursuant to Planning Permission 13/10295/FUL	Application Permitted	18th Aug 2016
15/12338/CON	Variation of condition 2 of planning permission 13/10295/FUL to allow for minor material amendments to the layout, external works and house finishes layout of plots 1, 2, 64, 65, 66, 67, 68 and 69.	Application Permitted	18th Aug 2015
14/11697/DISCON	Discharge condition 3 pursuant to planning permission 13/10295/FUL	Application Permitted	13th Apr 2015
14/11695/DISCON	Discharge conditions 9 and 17 pursuant to planning permission 13/10295/FUL	Application Permitted	25th Jun 2015
14/11516/DISCON	Discharge conditions 20 and 26 pursuant to planning permission 13/10295/FUL.	Application Permitted	24th Mar 2015
14/11411/DISCON	Discharge conditions 8, 12, 14 and 28 pursuant to planning permission 13/10295/FUL	Application Permitted	13th Apr 2015
13/10295/FUL	The development proposal comprises the construction of 92 residential units and associated works, including a new road, public open space and recreational space.	Application Permitted (S106 Agreement)	7th Oct 2014

OFFICER'S REPORT

INTRODUCTION

This application seeks full planning permission for the construction of a rear conservatory at 1 Hoopers Close, Gilwern (Plot 48, The Alders).

SITE DESCRIPTION

The development site is located within the Level 3 Settlement of Gilwern, as defined by the Brecon Beacons Local development Plan (2013).

1 Hooper Close is part of a wider housing development which is still currently under construction. Planning permission reference 13/10295/FUL enabled the construction of 92 dwellings. 1 Hooper Close is located towards the western area of the site.

The site comprises of a detached property situated on the entrance to the Hooper Close cul-de-sac

accessed from Mamez Grove. The plot is approximately 269 square meters in size, and approximately 290 metres north of the A465 trunk road.

PROPOSED DEVELOPMENT

The proposed conservatory will measure approximately 3.95 metres in depth, 6.05 metres in width, 2.2 metres to the eaves and a total ridge height of 3.2 metres. The conservatory will be finished with white uPVC windows and doors to match the existing property, and will have brick walls and a brick base to match the existing property. An extension of this size could fall under the remit of permitted development, but as this and other properties included in the original planning application have had their permitted rights removed, an application is required.

DESIGN CONSIDERATION

Policy 1: "Appropriate Development in the National Park" (Local Development Plan 2013) requires that the scale, form, design, layout, density, intensity of use and 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: "House Extensions and Ancillary Buildings" (Local Development Plan 2013) states that extensions to dwellings will be permitted where a) the proposal is appropriate to the scale and setting of the original dwelling.

The proposed single storey rear conservatory, by reason of its position, intended finish to match the existing property, and modest scale would not have a detrimental impact on the character and appearance of the host dwelling, or the wider residential area. As such, it is considered that the proposal would comply with Policy 1 and 27 of the Local development Plan (2013).

VISUAL/RESIDENTIAL AMENITY

Given the scale and the location of the proposal it is considered that there will be no detrimental impact on the existing levels of neighbour privacy or amenity. The application is therefore compliant with Policy 27 of the Local Development Plan and Planning Policy Wales.

HIGHWAY SAFETY

Monmouthshire County Council's Highways Department were consulted as part of the application process, and did not provide comments on the planning application, so it is considered to be acceptable in highways terms.

CONCLUSION

The proposed conservatory is considered to be appropriate character and appearance of the host dwelling or surrounding area. As such the proposal conforms with Policy 1 and 27 of the Local development Plan 2013.

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. 16431 Plot 48 The Alders Location Plan 001, 16431 Plot 48 The Alders Block Plan

001, 16431 Plot 48 Ex and Proposed Plans), 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.

Informative Notes:

Signed (Case Officer): K. Powell **Date:** 07.08.2017
Miss Kittie Powell

Checked (Principal Planner): MG **Date:** 07.08.2017

**Signed (National Park
Authorised Officer):** J. Mutton **Date:** 8.8.2017

