



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No:	17/15083/FUL	Case Officer:	Kittie Powell
Site Notice Posted:	11th Aug 2017	Consultation Date:	27th Jul 2017
Date Valid:	18th Jul 2017	8 Week Target:	12th Sep 2017
Decision Type:	Delegated Decision		
Proposal:	Replacement roof to garage		
Address:	7 Winsford Grove, Gilwern, NP7 0RL		

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	9th Aug 2017	<p>Llanelly Community Council would like to make the following observation relating to the coving letter dated 27 July 2017. The community council's next meeting will be convened on the 11 September 2017. The community council would ask if a deferral of ten working days can be agreed. It would appear this correspondence was delivered to incorrect address and redirected and received this morning.</p> <p>To enable Llanelly Community Council members to convene a meeting to consider this Planning Application before the next scheduled meeting this will enable elected members to consider the proposed application.</p>
NP Planning Ecologist	11th Aug 2017	<p>D. Recommendations</p> <p>If this application is to be approved, I recommend the inclusion of the following planning conditions and informative notes:</p> <p>I. 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</p>

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:

- o To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5 and Policies SP3, 6, 7 and 12 of the adopted Local Development Plan for the BBNP
- o 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

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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

RELEVANT POLICIES

Policy 1: “*Appropriate Development in the National Park*” (Local Development Plan 2013)

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

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

Policy 12: “*Light Pollution*” (Local Development Plan 2013)

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

SP 3: “*Environmental Protection*” (Local Development Plan 2013)

Planning Policy Wales: 9th Edition (November 2016)

Technical Advice Note 12: *Design* (2016)

PLANNING HISTORY

App Ref	Description	Decision	Date
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No relevant planning history

OFFICER'S REPORT

INTRODUCTION

This application seeks full planning permission for the construction of a new porch and a replacement roof to garage at 7 Winsford Grove, Gilwern.

SITE DESCRIPTION

The development site is located within Level 3 Settlement of Gilwern, as defined by the Brecon Beacons National Park Local Development Plan (2013), and is within the community of Llanelly. The site is positioned approximately 284 metres north of the A465.

The site comprises of a detached two-storey property situated on the corner plot of a residential cul-de-sac characterised by similar styled two-storey dwellinghouses that have been modified or altered over time within Winsford Grove. The plot is approximately 510 square metres in size and has a gentle north-westerly gradient at the front of the house leading downhill onto the cul-de-sac.

PROPOSED DEVELOPMENT

The proposed development comprises of the replacement of the existing felt flat roof covering the protruding front ground floor and garage, and the construction of a porch. The proposed pitched roof extension will be finished in brown concrete tiles to match the existing property, with PPC aluminium outer frame rooflights with clear double glazing, the brickwork on the garage and porch will be red brick to match the existing property. The garage roof extension will reach a height of 3.1 metres above the garage and a total height of 6.25 metres. The proposed roof extension of the front of the property will reach a height of 1 metre above the protruding front ground floor, forming a catslide roof joining the garage. There will be four rooflights, two on either roof plane, measuring approximately a width of 1.1 metres and a length of 1.3 metres. The porch will measure a depth of 1.2 metres from the front elevation, 4.05 metres in width, an eaves height of approximately 2.05 metres and a total height of 3.25 metres, meeting the slope of the ground floor roof.

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.

Policy 27's Householder Design Guide SPG (April 2017); 3.3 Extending your house states that: Pitched roofs are a traditional and practical feature of houses in Wales and give a visual sense of soundness and finish to the building.

Pitched roofs provide a double line of defence against weather penetration.

Policy 27's Householder Design Guide SPG (April 2017); 3.6 Roof Lights recommends that when more than one roof light is inserted into a roof plane, they should be located at similar positions and match one another in terms of design and size;

The proposed alterations will be finished in materials that match the existing dwellinghouse, will be of an appropriate scale, height and design. The proposed alterations will not have a detrimental impact upon the character and appearance of the area. As such, it is considered that the proposal would comply with Policies 1 and 27.

VISUAL/RESIDENTIAL AMENITY

Given the scale and the location of the proposal it is considered that there will be no significant impact on neighbouring properties and the surrounding area. The application is therefore compliant with Policy 27 of the local Development Plan and Planning Policy Wales.

HIGHWAY SAFETY

Due to the nature of the application it is considered that there would be no impact to highway safety.

PROTECTED SPECIES

The National Park Ecologist was consulted as part of the planning application process, it was considered that the proposal would not cause detriment to protected species. However it has been recommended that a condition be attached to any permission requiring the provision of biodiversity enhancement measures.

CONCLUSION

The proposed extension is considered acceptable in that it would not have unacceptable impact upon the character and appearance of the host dwelling or surrounding area nor would it have a detrimental impact on neighbour enmity or highway safety. As such the proposal conforms to Policies 1, 6, 7, 12 and 27 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. Location Plan, Block Plan, Existing and Proposed Floor Plans, Revised Elevations and Roof Plans), unless otherwise agreed in writing by the Local Planning Authority.
- 3 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.

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, 7 and 12 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

Informative Notes:

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):
Kittie Powell



11.09.2017

Date:

Checked (Principal Planner):



12.09.2017

Date:

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

Date: