



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 17/15212/FUL **Case Officer:** Lisa Williams
Site Notice Posted: 22nd Aug 2017 **Consultation Date:** 11th Aug 2017
Date Valid: 9th Aug 2017 **8 Week Target:** 11th Oct 2017
Decision Type: Delegated Decision
Proposal: Rear two story extension to semi-detached 2 bedroom house. New front porch. Car parking space to front garden with dropped kerb access.
Address: 21 Penallt Estate, Llanelly Hill, NP7 0RA

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No comments received
Monmouthshire County Council Highways		No comments received
NP Planning Ecologist	1st Sep 2017	<p>D. Recommendations</p> <p>The applicant will need to commission a preliminary ecological survey to establish whether the proposed development will have impacts on protected species. If no evidence of or potential for presence or impacts is found, a report detailing these findings should be submitted, along with any suitable biodiversity enhancement measures.</p> <p>If evidence of or potential for protected species is found, further ecological surveys must be undertaken to establish species present, populations and details such as exact roosting sites and flight lines for bats. The methodology of the surveys should follow the latest best practice guidelines for the species concerned. A final report must detail mitigation, compensation and enhancement measures (including landscape design or retention). As protected species are a 'material consideration', Brecon Beacons</p>

National Park Authority cannot determine this application until all the necessary survey, mitigation, compensation and enhancement information are received. In summary, the applicant will need to submit a report to the BBNPA detailing the following:

- o A full visual assessment of the site for the presence of protected species (bats, nesting birds etc.)
- o If necessary, further surveys to establish species present and population sizes
- o Mitigation and compensation strategies for any species found to be present - these will also need to be shown on architectural drawings
- o Biodiversity enhancement measures that can be incorporated

The biological records provided in the ecological report will be forwarded to the Biodiversity Information Service for Powys and Brecon Beacons. This application cannot be approved in the absence of this information and should either be withdrawn or refused.

Reasons:

- o 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 Brecon Beacons National Park
- 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

Health And Safety
Executive

11th Aug 2017

HSE - no interest in development, does not cross any consultation zones

NP Planning Ecologist

3rd Oct 2017

B. Recommendations

If this application is to be approved, I recommend the inclusion of the following planning conditions and informative notes:

- I. The development shall be carried out strictly in accordance with the recommendations in Section 9 of the Bat Scoping Survey report dated September 2017 and biodiversity enhancement measures in Section 3 of the Bat and nesting bird mitigation strategy unless otherwise agreed in writing with the Local Planning Authority. The biodiversity mitigation measures shall be undertaken and/or installed prior to first use of the development. Following the installation of the mitigation, a report

confirming their adequate installation shall be submitted to the Local Planning Authority.

2. No external lighting shall be installed until an external lighting plan is submitted to and approved in writing by the Local Planning Authority. The scheme shall avoid conflict with bat mitigation/enhancement measures and wildlife corridors and shall be implemented as approved.

Informative note:

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

Reasons:

o 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 Brecon Beacons National Park

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

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 2013)

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

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

SPI I: “*Sustainable Design*” (Local Development Plan 2013)

Planning Policy Wales 9th Edition (Nov 2016)

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

Technical Advice Note 12: *Design* (2016)

BBNPA Householder Design Guide April 2017

BBNPA Biodiversity and Development SPG (Sept 2016)

PLANNING HISTORY

App Ref	Description	Decision	Date
None			

OFFICER’S REPORT

Introduction

Full planning permission is sought for the construction of a rear two storey extension, a new front porch and a car parking space to the front of the property known as 21 Penallt Estate, Llanelly Hill.

Policy Context

The 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 consultees and other interested parties and the following National guidance:

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

This application is considered against Policies 1, 6, 7, 27, SP3 and SPI I of the Local Development Plan 2013 (LDP).

Site Description

The application site lies within the Level 4 settlement of Llanelly Hill as defined by the Brecon Beacons National Park Authority Local Development Plan (2013) and is within the community of Llanelly. The property is situated within a cul de sac of primarily semi-detached properties, mostly finished in render with private amenity space to the front and rear. The majority of properties benefit from off road parking and a garage.

21 Penallt Estate is a two storey rendered finished property. The dwelling benefits from private amenity space to the front and the rear, however there is no off road parking serving the dwelling. The property has a concrete tiled roof and white uPVC glazing throughout.

Proposal

The proposal includes 3 elements, these are a two storey rear extension, a new front porch and a car parking space to the front of the dwelling.

The proposed two storey extension is to be constructed to the rear of the property to provide a larger kitchen/dining room and two additional bedrooms. The extension will protrude from the rear of the existing dwelling by 5 metres and will span a length of 5.68 metres. The extension will protrude from the existing roof plane by 2.9 metres. The overall height of the extension will reach 7 metres, falling to 4.6 metres at eaves height. The extension will be finished in masonry render painted a white/cream colour, with white uPVC glazing and a concrete tiled roof.

The proposed front porch will protrude from the existing front elevation by 1.88 metres and will reach a length of 2.50 metres. The overall height will reach 3.3 metres falling to 2.2 metres at eaves height. The porch will be finished in matching materials to those of the existing dwelling.

The proposed parking space is to be situated to the front of the dwelling and will reduce the amount of the front amenity space. The proposed parking space is to be 4 metres in width and 5.5 metres in length.

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 construction of a two storey extension, new front porch and new car parking space are considered acceptable in terms of their size, scale, design and overall finishes in relation to the host dwelling and surrounding area. It is considered that the proposal would not have detrimental impact upon the character and appearance of the host dwelling or wider residential area. As such, it is considered that the proposal would comply with policies 1 and 27 of the Local Development Plan (2013).

Visual Amenity/Residential 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 confirms to Policy 27 of the Local Development Plan (2013).

Highway Safety

A consultation was carried out with Monmouthshire County Council Highways Department and no comments were received as a result of the consultation. It is therefore determined that the proposed development does not raise any concerns with regards to highway safety. However, it is considered that the car parking space hereby approved should be finished in porous or permeable materials, in order to reduce the area of surface water run off onto the highway.

Protected Species

Both Policies 6 and 7 of the Local Development Plan (2013) look at protected species and biodiversity and state the proposals on land or buildings that support protected species will only be permitted where the need for the development outweigh nature conservation importance of the site and positive measures are provided to contribute to species and habitat conservation.

A preliminary ecological assessment was received following a consultation with the National Park Ecologist requesting that an assessment for any impact on protected species should be carried out. The submitted report highlighted that there was no evidence of bat roosting at the property and that no further surveys was necessary. A mitigation strategy was also submitted which has been considered acceptable. A planning condition will be imposed on the consent to ensure that the mitigation is implemented appropriately. It is therefore determined that the proposed development complies with Policies 6 and 7 of the Local Development Plan (2013).

Conclusion

The proposed development is 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, highway safety or protected species. As such, the proposal conforms with Policies 1, 6, 7, 27, SP3 and SP11 of the Local Development Plan (2013) and is therefore 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. 15-023 01 (Site Location Plan) and 15-023 03A (Proposed Plans)), unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development shall be carried out strictly in accordance with the recommendations in Section 9 of the Bat Scoping Survey report dated September 2017 and biodiversity enhancement measures in Section 3 of the Bat and nesting bird mitigation strategy unless otherwise agreed in writing with the Local Planning Authority. The biodiversity mitigation measures shall be undertaken and/or installed prior to first use of the development. Following the installation of the mitigation, a report confirming their adequate installation shall be submitted to the Local Planning Authority.
- 4 No external lighting shall be installed until an external lighting plan is submitted to and approved in writing by the Local Planning Authority. The scheme shall avoid conflict with bat mitigation/enhancement measures and wildlife corridors and shall be implemented as approved.
- 5 Notwithstanding the submitted detail in relation to the materials to be used for the car parking space, the car parking space hereby approved shall be finished in porous or permeable materials.

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 Brecon Beacons National Park

