



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

**Application No:** 17/15457/FUL      **Case Officer:** Lisa Williams  
**Site Notice Posted:** 1st Nov 2017      **Consultation Date:** 27th Oct 2017  
**Date Valid:** 23rd Oct 2017      **8 Week Target:** 18th Dec 2017  
**Decision Type:** Delegated Decision  
**Proposal:** Proposed Garage/Hobby Room, Garden Room and Store.  
**Address:** 3 The Halfpennys, Gilwern, Monmouthshire

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	31st Oct 2017	Further to the above Planning Application. Llanelly Community Council would like to make the following observation relating to the covering letter is dated 27 October. The Community Council next meeting will be convened on the 13 November. The Community Council would ask if a deferral of seven days can be considered, this will enable elected members to consider the proposed application.
Monmouthshire County Council Highways	7th Nov 2017	No objection (subject to any specified conditions below) <b>OBSERVATIONS / COMMENTS</b> The application is for an extension to the existing property to provide a garage/hobby room, garden room and store room.  The site is served by an existing detached double garage and driveway. As part of the proposed development it is proposed to create a new section of driveway to serve the extension which leads from the existing driveway.  As a result of the proposed development the property will benefit from additional parking provision therefore there are no highway grounds to sustain an objection to the

application.

Health And Safety  
Executive

Llanelly Community  
Council

13th Nov 2017

Comments

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 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, wish to offer no objection with the proposed Planning Application submitted.

Can you please acknowledge receipt of this correspondence

## 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 to the scheme have been received as a result of the advertisement.

## RELEVANT POLICIES

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

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

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

**Planning Policy Wales 9<sup>th</sup> Edition** (Nov 2016)

**Technical Advice Note 12: Design** (2016)

**BBNPA Householder Design Guide** April 2017

## PLANNING HISTORY

App Ref	Description	Decision	Date
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N/A

## **OFFICER'S REPORT**

### **Introduction**

Planning permission is sought for the construction of a single storey extension to incorporate a garage/hobby room, store and garden room at 3 The Halfpenny's, Gilwern.

### **Policy Context**

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:

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

This application is considered against Policies 1, 27, and SP11 of the Local Development Plan 2013 (LDP).

### **Site Description**

The application site is located within the Level 3 settlement of Gilwern as defined by the proposals maps within the Brecon Beacons National Park Authority Local Development Plan (2013), and is situated in the community of Llanelly. The dwelling forms part of a cul de sac of primarily detached two storey properties which are brick finished. The property itself benefits from a private driveway, existing garage and private amenity space to the side and the rear. The property and associated garage are finished in brick with a concrete tiled roof and brown uPVC glazing.

### **Description of Development**

Planning permission is sought for the construction of a single storey extension on the eastern elevation of the property incorporating a garage/hobby room along with a store and garden room. The extension proposed will measure a maximum length of 6.3 metres with a width of 9.1 metres. The eaves height of the extension will measure 2.3 metres with a further 2.95 metres to ridge height. The extension will be finished in materials to match those of the existing dwelling, using faced brick, concrete roof tiles and brown uPVC glazing.

### **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 single storey extension is considered acceptable in terms of its size, scale, design and overall finishes in relation to the host dwelling and surrounding area. It is considered that the proposal would not have a 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/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 space 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, given the proposed location of the development in relation to neighbouring properties and the existing boundary treatments. There would be no loss of on-site parking as a result of the proposal neither would the proposal cause the loss of a large section of private amenity space.

### **Highway Safety**

Monmouthshire County Council Highways Department were consulted on the application, the following comments were received:

*'The application is for an extension to the existing property to provide a garage/hobby room, garden room and store room.*

*The site is served by an existing detached double garage and driveway. As part of the proposed development it is proposed to create a new section of driveway to serve the extension which leads from the existing driveway.*

*As a result of the proposed development the property will benefit from additional parking provision therefore there are no highway grounds to sustain an objection to the application.'*

Based on the comments received it is considered that the development proposed would not cause a detrimental impact upon highway safety.

### **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.

Due to the nature of the development proposed it is considered there would be no impact upon protected species as there would be no interruption to the eaves or roof of the existing dwelling.

### **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, 27 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. Site Location Plan, Existing and Proposed Site Plan and No.2 Proposed Floor Plan and Elevations), 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:**

<b>Signed (Case Officer):</b> Lisa Williams Planning Officer (DC)	 _____	<b>Date:</b> <u>14.12.2017</u> _____
<b>Checked (Principal Planner):</b>	 _____	<b>Date:</b> <u>14.12.2017</u> _____
<b>Signed (National Park Authorised Officer):</b>	 _____	<b>Date:</b> <u>18.12.2017</u> _____