



## BRECON BEACONS NATIONAL PARK AUTHORITY

### DELEGATED DECISION REPORT

<b>Application No:</b>	17/15492/FUL	<b>Case Officer:</b>	Lisa Williams
<b>Site Notice Posted:</b>	13th Nov 2017	<b>Consultation Date:</b>	4th Dec 2017
<b>Date Valid:</b>	6th Nov 2017	<b>8 Week Target:</b>	1st Jan 2018
<b>Decision Type:</b>	Delegated Decision		
<b>Proposal:</b>	Rear Two Storey Extension		
<b>Address:</b>	Ty Mwyraweu, Maesygartha Road, Maesygartha		

### CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council	14th Nov 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 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.</p> <p>Therefore Llanelly Community Council, has no concern and wish to offer no objection with the proposed Planning Application submitted.</p> <p>Can you please acknowledge receipt of this correspondence</p>
Monmouthshire County Council Highways		
Health And Safety Executive	8th Nov 2017	HSE - no interest as site does not cross any consultation zones
NP Planning Ecologist	28th Nov 2017	D. Recommendations

The issues outlined in C3 above need to be clarified:

- a) Is there a roof lining?
- b) Can the extension be built whilst retaining the roof lining and avoiding disturbance to the existing roof void?

If there isn't a roof lining and there is evidence of bat roosting, the applicant will need to commission an ecological survey to establish whether the proposed development will have impacts on protected species. 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 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:

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

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

None

## 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 advertisement.

## 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 1:** “*Sustainable Design*” (Local Development Plan 2013)

**Planning Policy Wales 9<sup>th</sup> 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 two storey extension to the rear of Ty Mwyraweu, Maesygartha Road, Maesygartha.

### 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 SPII of the Local Development Plan 2013 (LDP).

### **Site Description**

The application site is located within the Level 4 settlement of Maes Y Gwartha as defined by the proposals maps within the Brecon Beacons National Park Authority Local Development Plan (2013). The property is a fairly substantial detached dwelling and is situated in an elevated position above Maesygartha Road. The dwelling itself is finished in painted render with a concrete tiled roof and brown uPVC glazing. The property benefits from amenity space to the side and the rear and off road parking to the front of the site.

### **Proposal**

This application relates to the construction of a two storey extension to the rear of the existing dwelling. The proposed extension will provide a garden room at ground floor level and an additional bedroom at first floor level. The proposed extension will protrude from the rear of the dwelling by a maximum of 7.56 metres and will measure a length of 4.5 metres. The overall height of the extension will measure 7.35 metres falling to 5 metres at eaves height. The proposed extension will be finished in matching materials using blocks and render, a concrete roof tiles and brown uPVC glazing throughout.

### **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 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 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.

### **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 consultation was undertaken with the National Park Ecologist and comments were received requesting clarification as to whether there was a roof lining and whether there would be any interference with the roof void. The applicant confirmed that there is a roof lining and that the extension can be constructed without affecting the existing roof void. Based on this information and the information provided with the application, it is considered that a bat survey is not required in this instance. It will be requested that a biodiversity enhancement scheme including two features for bird nesting or bat roosting be submitted and approved by the Local Planning Authority. This will be secured through a planning condition.

### **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. Site Location Plan, Existing and Proposed Site Plan, No. 4 Proposed Floor Plan and No. 2 Proposed Elevations), 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 and 7 of the adopted Local Development Plan for the Brecon Beacons National Park

