



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 17/15561/FUL **Case Officer:** Joshua Burrows
Site Notice Posted: 3rd Jan 2018 **Consultation Date:** 21st Dec 2017
Date Valid: 20th Dec 2017 **8 Week Target:** 14th Feb 2018
Decision Type: Delegated Decision
Proposal: Updating of conservatory/sky room
Address: St Anton, 4 Broadmead, Gilwern

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Llanelly Community Council		No comments.

CONTRIBUTORS

N/A

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

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

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)

Planning Policy Wales: 9th Edition (November 2016)

Technical Advice Note 12: Design (2016)

PLANNING HISTORY

App Ref	Description	Decision	Date
17/15161/FUL	Alterations and Replacement Extension To Existing Bungalow To Provide Additional Living Accommodation	Withdrawn	21.09.2017

OFFICER'S REPORT

Introduction

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:

- **Planning Policy Wales: 9th Edition** (November 2016)
- **Technical Advice Note 12: Design** (2016)

Local Context

The application is for demolition of the existing conservatory and construction of a new conservatory at St. Anton, 4 Broadmead, Gilwern. The property is situated within the town of Gilwern and within the community of Llanelly as defined by the Brecon Beacons National Park Authority Local Development Plan (2013).

The existing property is a detached 2 storey house, the property is accessed directly off Broadmead, Gilwern. To the rear of the property there are a number of sheds and storage containers. The walls of the property are part brick and part rendered, the windows and doors are white uPVC and the roof of the main dwelling is concrete tiles and the roof of the existing conservatory is corrugated plastic. The existing property has an adequate supply of parking and a reasonable amount of private amenity space.

Proposal

The proposed development is to demolish the existing conservatory and construct a new conservatory at the rear of the property. The proposed conservatory would measure 4.1 metres in width, 4.9 metres in length and 2.1 metres to the eaves rising to 3.269 metres at the ridge. There would be a brick wall at the base of the conservatory measuring 0.9 metres high, the remainder of the conservatory would be white uPVC. The parking and private amenity space would be unaffected by the proposal.

Design Considerations

Policy I: "Appropriate Development in the National Park" (Local Development Plan 2013) 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: “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; b) no loss of on-site parking will result, and adequate on-site parking provisions can be provided for the extended dwelling; c) an area of private amenity space is retained; and d) there is no significant loss of privacy to an adjoining property. Extensions to a dwelling in the countryside must be the subordinate part of the overall finished structure; be appropriate to the scale and design of the existing dwelling and not be dominant or intrusive.

It is considered that the proposed development would be appropriate in terms of size and scale and use of materials would match that of the existing dwelling. The proposed development would not have a detrimental impact on the character and appearance of the host property or surrounding area.

The proposal is compliant with Policy 27 as the development is appropriate in terms of scale and setting, there will be no loss of on-site parking and a reasonable amount of private amenity space is maintained. The proposed development is positioned in a way that reduces its impact on the surrounding area and the visual impact of the public.

Neighbour Amenity

Based on a site visit it is considered that the proposal will have a reasonable relationship to the neighbouring property. It is not considered that there will be a significant reduction in privacy, that the extension would impact on light reaching the neighbouring property or that the extension would be overbearing. There are no other concerns in terms of neighbour amenity.

Highway Safety

There are no concerns in terms of highway safety.

Protected Species

There are no issues in terms of protected species.

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, archaeology or ecology. As such the proposal conforms with Policy 1, Policy 6, Policy 7, Policy 27 of the Local Development Plan 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 no's. Location Plan, Proposed Plan View and Conservatory Spec) 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.

Signed (Case Officer):
Joshua Burrows
Planning Officer (DM)

JBurrows

Date:

13/02/2018

Checked (Principal Planner):

MG

Date:

13/02/2018

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

DMS

Date:

13/02/2018