



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 17/15631/FUL **Case Officer:** Kittie Powell
Site Notice Posted: 9th Jan 2018 **Consultation Date:** 8th Jan 2018
Date Valid: 19th Dec 2017 **8 Week Target:** 13th Feb 2018
Decision Type: Delegated Decision
Proposal: Construction of a aluminium Skyroom conservatory
Address: Sunnycroft , 14 Main Road, Gilwern

CONSULTATIONS/COMMENTS

| Consultee | Received | Comments |
|----------------------------|-----------------|--|
| Llanelly Community Council | 15th Jan 2018 | Comments Further to the above Planning Application. Llanelly Community Council would like to make the following observation relating to the coving letter is dated 19 December 2017. The Community Council next meeting will be convened on the 12 February. The Community Council would ask if a deferral of ten days can be considered, this will enable elected members to consider the proposed application. Can you please acknowledge receipt of this correspondence |
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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 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 |
|---------|-------------|----------|------|
|---------|-------------|----------|------|

No relevant planning history.

OFFICER'S REPORT

INTRODUCTION

This application seeks full planning permission for the construction of a single storey rear extension at Sunnycroft, 14 Main Road, Gilwern.

SITE DESCRIPTION

The development site is located within the Level 3 Settlement of Gilwern, as defined by the Brecon Beacons National Park Local Development Plan (2013), and is within the community of Llanelly. It is positioned adjacent to the A4077 Abergavenny Road, approximately 118 metres north of the Brecon and Monmouthshire Canal, and 142 metres north of the A465 trunk road.

The site comprises of a detached property finished with white rendered walls, white uPVC windows and brown concrete roof tiles. The parking is situated on the western elevation, with a large garden behind. According to the Design and Access Statement the property was originally built as a terrace of three cottages around 1900.

PROPOSED DEVELOPMENT

The proposed development comprises of the construction of a single-storey rear Skyroom style conservatory/orangery which will open onto the garden. The proposed extension will be finished in white render to match the existing dwelling, with a double hipped roof. The glass used for the roof, windows and doors will be high performance double glazed glass with anthracite grey powder coated aluminium frames and guttering.

The proposed extension will measure approximately 4 meters in depth, and 4.3 metres in width. The total height will be 3.3 metres and eaves height will measure 2.23 metres.

The window on the eastern elevation will measure approximately 0.4 metres in width and 1.01 metres in height, 1.73 metres above ground level. The windows on the western elevation will measure approximately 1.01 metres in width and 1.46 metres in height, 0.64 metres apart, and 0.76 metres above ground level. The bi-fold doors will measure approximately 2.98 metres in width and 2.1 metres in height.

The proposed extension is compliant with the requirements of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (As amended); the Permitted Development rights for the property remain intact. As such, this proposal would not have required planning permission, but the agent confirmed that they wished to proceed with the planning application.

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.

The proposed extension will be of an appropriate scale, height and design. The extension will not have a detrimental visual impact upon the character or appearance of the 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" (Local Development Plan 2013) states:

- b) no loss of on-site parking space will result, and adequate on-site parking provision can be provided for the extended dwelling;
- c) an area of private amenity space is retained that 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 any neighbouring properties, given the proposed location in relation to the neighbouring properties. There would be no loss of on-site parking as a result of the proposal.

HIGHWAY SAFETY

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

PROTECTED SPECIES

On the basis that the proposed single storey extension does not directly affect the existing roof of the dwelling, it is considered that the proposed development would not have a detrimental impact upon protected species.

CONCLUSION

The proposed extension works 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 or highway safety. As such the proposal conforms to Policies 1 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. GOODGAME OS 001, GOODGAME I-500 001, MCCNP70APIB – PROPOSED GROUND FLOOR PLAN, MCCNP70APID – PROPOSED REAR (NORTH) ELEVATION, MCCNP70APIF – PROPOSED SIDE (WEST) ELEVATION, MCCNP70APIK – PROPOSED SIDE (EAST) ELEVATION, MCCNP70APIM – PROPOSED ROOF PLAN), 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):
Kittie Powell



13.02.2018

Date:

Checked (Principal Planner):



13.02.2018

Date:

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



13.02.2018

Date: