

**Application Number:** DM/2019/01069

**Proposal:** Workshop extension to existing garage.

**Address:** 7 Graig View, Cross Ash, Abergavenny, NP7 8PG

**Applicant:** Mr. Lenny Lane

**Plans:** Site Plan 2636-BP01 - , Elevations - Existing 2636-01 - , Elevations - Proposed 2636-02 - ,

**RECOMMENDATION: APPROVE**

Case Officer: Ms Lowri Hughson-Smith  
Date Valid: 29.07.2019

**This application is presented to Planning Committee because the applicant is employed by Monmouthshire County Council**

**1.0 APPLICATION DETAILS**

1.0 The application site is a semi-detached dwelling located in the village of Cross Ash which has an associated garage and car port location to the west of the dwelling within the property curtilage.

1.2 This application seeks permission for an extension to the garage to provide a workshop and removal of the existing car port. The extension will project from the north of the garage and has the following dimensions:

- o Depth: 7m
- o Width: 5.6m
- o Height: 4.3m to ridge, 2.55m to eaves

1.3 The proposed materials include:

- o Concrete tiles to match existing roof;
- o Painted rendered walls;
- o White UPVC windows;
- o Black UPVC rainwater goods; and
- o Timber fascia and bargeboards.

**2.0 RELEVANT PLANNING HISTORY (if any)**

<b>Reference Number</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
DC/2009/00837	Single storey garage	Approved	14.10.2009

DC/1993/00813

Two Storey Extension Bedroom And  
Lounge Single Storey Sun Room

Approved

06.10.1993

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

#### **Strategic Policies**

S13 LDP Landscape, Green Infrastructure and the Natural Environment  
S17 LDP Place Making and Design

#### **Development Management Policies**

DES1 LDP General Design Considerations  
EP1 LDP Amenity and Environmental Protection  
NE1 LDP Nature Conservation and Development

### **4.0 NATIONAL PLANNING POLICY**

#### **Planning Policy Wales (PPW) Edition 10**

4.1 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

4.2 The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

### **5.0 REPRESENTATIONS**

#### 5.1 Consultation Replies

**Llangattock-Vibon-Avel Community Council:** No response received.

#### 5.2 Neighbour Notification

No response received.

### **6.0 EVALUATION**

#### Strategic Planning/ Development Plan context/ Principle of Development

6.1 The application site is located in the settlement boundary of Cross Ash and the proposed garage extension is acceptable in principle subject to material planning considerations. The relevant material planning considerations in this case are:

- o Good Design/ Place making
- o Impact on Amenity
- o Biodiversity

#### Good Design/ Place making

6.2 The proposed garage extension is simple in form following the design of the existing garage and the scale of garage/workshop extension would remain subservient to the main dwelling. The garage will not, therefore, look out of place within the curtilage of the main dwelling.

6.3 The finishing materials include concrete tiles to match existing roof, painted rendered walls, white UPVC windows, black UPVC rainwater goods and timber fascia and bargeboards. The appearance of the extension and proposed materials are in keeping with the main dwelling and surrounding dwellings

6.4 It is considered the design, form and appearance of the proposed garage is in keeping with the surrounding area and accords with the LDP, specifically Policy DES1.

### Visual Impact

6.5 The proposed extension is located to the rear of the existing garage and will be partially built into the land form which slopes upwards from the site access. The extension will remain the same height as garage and will not be visible from outside of the site limits. Given the modest scale of garage and its discreet positioning, it would not be widely visible from outside of the site and any possible views would be limited and not harmful.

6.6 The visual impact of the proposals extension is acceptable and accords with Policy DES1.

### Impact on Amenity/ Promoting Healthier Places

6.7 The application site is located on the edge of the settlement with existing neighbours to the east and south. The property to the east, no. 8 Graig View, is located approximately 19m away from the proposed garage extension and separated by the application property. The impact of the proposed extension on this property would be negligible. This conclusion is further supported by the limited scale of the extension which will partly be building in the ground having a further reduced impact.

6.8 The properties to the south (no. 3 to 6 Graig View) are located approximately 23m away and are at a significantly lower level. Given the ample separation distance and change in ground levels, there is no adverse impact anticipated on the amenity of these dwellings.

6.9 It is concluded the proposal will not have an impact on surrounding properties and accords with policies DES1 and EP1 of the LDP.

### Biodiversity

6.10 A Bats in Building Form Part A was completed and submitted with the application. Following review of the submitted form, it was concluded that a bat survey was not required due to the well-maintained nature of the roof, age of building and high level of internal and external lighting of the building.

6.11 An informative relating to bats will be attached to the planning permission.

6.12 The proposal is considered acceptable in accordance with Policy NE1.

### **Well-Being of Future Generations (Wales) Act 2015**

6.13 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

### **Conclusion**

6.14 The proposal has been assessed as acceptable in regard to the material planning considerations, namely, the relevant planning policy, appropriateness of the design and the impact on residential amenity. It is recommended the application is approved.

## **7.0 RECOMMENDATION: APPROVE**

### **Conditions:**

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

## **INFORMATIVES**

1 Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).