

DC/2017/00090

PROPOSED INTERNAL REORGANISATION AND EXTENSION TO EXISTING DWELLING

LINDSEY, THE NARTH, MONMOUTH, NP25 4QN.

RECOMMENDATION: APPROVE

Case Officer: Joanne Clare
Date Registered: 26.01.2017

1.0 APPLICATION DETAILS

- 1.1 This application relates to a previously extended bungalow in the village of The Narth just outside Monmouth. It is proposed to erect an extension to the rear of the bungalow which would measure approximately 7m x 5.7m and 4.1m to the ridge. The reorganisation would mostly take place to the bedroom and kitchen area where the layout will be altered to make it more practical. The extension and alterations to the dwelling would be consist of textured, cream-coloured render with oak boarding, concrete tiles to the roof and dark grey aluminium windows and doors.
- 1.2 The application is reported to Committee because the applicant is an employee of the Council's Development Management Team.

2.0 RELEVANT PLANNING HISTORY

DC/2002/00018 – Single storey garage extension to existing bungalow and alterations to existing porch roof – Approved 27/02/2002

DC/1997/00318 – Replace existing flat roof over garage with new pitched roof, convert garage to bedroom – Approved 17/06/1997

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

Development Management Policies

EP1 Amenity and Environmental Protection
DES1 General Design Considerations
LC4 Wye Valley AONB

4.0 REPRESENTATIONS

4.1 Consultations Replies

Trellech Community Council – Recommends approval

SEWBREC Search Results - No significant ecological record identified

4.2 Neighbour Notification

No objections received.

5.0 **EVALUATION**

5.1 Principle of the proposed development

5.1.1 Lindsey is situated in The Narth which is within the Wye Valley Area of Outstanding Natural Beauty. It is proposed to erect a single storey extension to the rear of the existing dwelling and reorganise the layout of the current bungalow to make a more cohesive and practical layout, all of which is considered to be acceptable.

5.2 Visual Amenity

5.2.1 The proposed extension is considered to be a modest domestic addition that is not harmful to the character or appearance of the dwelling. The proposal would be of an appropriate scale and form, and would be constructed with sympathetic materials that integrate well with the property ensuring that the extension does not appear as an alien addition. The proposed extension would be contained entirely to the rear of the property and would have an acceptable visual impact that would not be harmful to the wider area. The extension and internal alterations are of an acceptable standard of design that respect the form of the existing dwelling in accordance with policies DES1 and LC4 of Monmouthshire's Local Development Plan (MLDP).

5.3 Residential Amenity

5.3.1 The proposed development would not harm any other party's residential amenity. The development would not result in any windows overlooking any other dwellings and no party's privacy will be affected. The proposed extension would not obstruct any other party's access to natural light. The relatively minor form of domestic development would not harm any other party's residential amenity and would be in accordance with Policy EP1 of MLDP. There have been no objections to this proposal.

5.4 Response to the Representations of the Community/ Town Council (if applicable) Well-Being of Future Generations (Wales) Act 2015

5.4.1 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.

6.0 **RECOMMENDATION: APPROVE**

Conditions:

1. The development shall be carried out within 5 years of the date of this approval.
2. The development shall be carried out in accordance with the approved plans listed in the table below.