

ENCLOSURE 8

BRECON BEACONS NATIONAL PARK AUTHORITY DEVELOPMENT CONTROL COMMITTEE

Summary of Appeals

Appeal lodged

Ref	Date	Applicant	Dev/Location	Description of Development
07/01264/ OUT	21/8/2008	Mr Brian Wyatt	17 Lime Trees Avenue, Llangattock Crickhowell	1 No dwelling
07/01416/ FUL	3/9/2008	Mr CCE Rumsey	30 Dan y Crug Crickhowell	Larger front porch to replace existing porch
07/01421/ FUL	9/9/2008	Mr J Bult	Cwm House Llangynidr	Demolition of shed and woodstore and replacement with garage/store with home working office over

Appeal Decision

Ref	Date	Applicant	Dev/Location	Description of Development
07/01229/ FUL	1/9/2008	Mr and Mrs Haver	Brynderwen Barns Talylyn	Construction of a home working studio APPENDIX 1 APPEAL: DISMISSED
08/01623/ REM	21/8/2008	Mr and Mrs E Jones	Glebe Farm, Maes Ffynnon, Llanbedr	New 2 storey house with parking area APPENDIX II APPEAL: DISMISSED

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Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 8/8/08

Appeal Decision

Site visit made on 8/8/08

gan/by P G Horridge BSc DipTP FRICS MRTPI

Arolygydd a benodwyd gan y Gweinidog
dros yr Amgylchedd, Gynaliadwyedd a
Thai, un o Weinidogion Cymru

an Inspector appointed by the Minister for
Environment, Sustainability and Housing,
one of the Welsh Ministers

Dyddiad/Date 01/09/08

Appeal Ref: APP/P9502/A/08/2074777

Site address: Brynderwen Barns, Tallylyn LD3 7SY

The Minister for Environment, Sustainability and Housing has transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Haver against the decision of Brecon Beacons National Park Authority.
- The application ref. 07/01229/FUL, dated 20 September 2007, was refused by notice dated 30 January 2008.
- The development proposed is the construction of a home working studio.

Decision

1. I dismiss the appeal.

Main issues

2. At issue is the effect of the proposal on the appearance of the surroundings and the setting of the adjoining listed buildings, having regard to the duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Reasons

3. The proposed building represents an ingenious way of providing a home working studio close to the dwelling that has been created out of the listed cartshed and granary. However, the low monopitch roof, sloping towards rather than away from the boundary wall to which it is attached, is at odds with the mainly double-pitched roofs on the host property and the other listed buildings in whose setting it would be seen: the neighbouring barn, which is in the process of conversion, and the three-storey house, Glynderi, to whose boundary wall it would be attached. This incongruity would adversely affect the setting of these buildings, and thereby the appearance of the wider area, contrary to policies of the emerging Brecon Beacons National Park Unitary Development Plan (UDP), notably Policies G3(i), G6 and Q16. I note that monopitch roofs are found elsewhere in the area but mainly in the form of lean-to roofs, such as that between the

proposed building and the listed cartshed and granary, and the conservatory addition to Glynderi, rather than the half gull-wing roof proposed here. I appreciate that the design of the roof seeks to minimise the shading of the outdoor sitting area of Glynderi just behind the boundary wall, that the building has been designed to be carbon-efficient, and the importance of facilitating home working, but these factors do not outweigh the harm that I have identified.

Peter Horridge

Inspector

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Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 8/8/08

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Arolygydd a benodwyd gan y Gweinidog
dros yr Amgylchedd, Gynaliadwyedd a
Thai, un o Weiniogion Cymru

Appeal Decision

Site visit made on 8/8/08

an Inspector appointed by the Minister for
Environment, Sustainability and Housing,
one of the Welsh Ministers

Dyddiad/Date 21/08/08

Appeal Ref: APP/P9502/A/08/2073669

Site address: Glebe Farm, Maes Ffynnon, Llanbedr NP8 1SR

The Minister for Environment, Sustainability and Housing has transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure of the local planning authority to give notice of its decision within the appropriate period on an application for the approval of matters reserved under an outline planning permission.
- The appeal is made by Mr & Mrs E Jones against Brecon Beacons National Park Authority.
- The application ref. 08/01623/REM was dated 11 February 2008.
- The development proposed is a new 2-storey house with parking area (no demolition).

Procedural Matters

1. The application is for the approval of reserved matters in respect of planning permission 06/00458/OUT. This granted outline planning permission for "new house (to replace previous approval K14371)". Although the completed application form suggests that approval is being sought in respect of all the standard reserved matters, the siting and means of access were approved at outline stage and only design, external appearance and landscaping were reserved for subsequent approval. This is reflected in condition 2 of the outline planning permission.
2. Condition 3 of the outline planning permission states that: "*The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. 02/A and 01/B received 06.10.06 and 08.12.06)*". Drawing 01/B shows the approved siting of the dwelling.
3. As submitted, the application for approval of reserved matters indicated a different position for the dwelling, closer to the northern boundary. Moreover, the footprint of the proposed dwelling is different to that on the approved plan: the width and depth of the building are larger and the proposal incorporates a two-storey projection in the front elevation that is not shown on the approved plan.
4. During the course of the appeal a revised drawing was submitted showing the dwelling repositioned approximately equidistant between the northern and

southern boundaries and in the location shown on the drawing approved at outline permission stage.

5. While the building is now in the approved location, the inconsistencies in the shape and size of the footprint remain. It does not therefore accord with the siting approved as part of the outline planning permission. Given the requirement in the planning permission that the development be carried out strictly in accordance with the approved plan, the application for approval of reserved matters is not within the scope of the outline planning permission and I am unable to entertain the appeal further.

Decision

6. I dismiss the appeal and refuse to grant the approval of reserved matters.

Peter Horridge

Inspector