

DELEGATED

DC/2012/00881

26 SUNNYVALE ROAD, RAGLAN

RETENTION AND ALTERATIONS OF STRUCTURE FOR USE AS HOME OFFICE

Case Officer: Craig O'Connor

Registered: 03/12/2012

1.0 APPLICATION DETAILS

The application seeks retrospective for the erection of a portakabin structure within the residential curtilage of 26 Sunnyvale Road, Raglan. The structure has a footprint measuring 6m x 2.74m. The proposed development includes alterations to the portakabin including cladding the structure with timber boarding and erecting a pitched slate roof. The structure would be utilised as a home office ancillary to the dwelling house, 26 Sunnyvale Road, Raglan.

2.0 RELEVANT PLANNING HISTORY

None

3.0 UNITARY DEVELOPMENT PLAN POLICIES

DES1

ENV1

E6

4.0 REPRESENTATIONS

Consultation Responses

Raglan Community Council – No objections to the proposals but that the Planning Authority should consider the following: -

- The applicant should be given a fixed term license
- Once the applicants employment ceases the port a cabin is removed

Third Party Correspondence

There was one letter of support for the application that outlined the following:-

I cannot believe that there is a problem with this building. It is only visible from a small part of the Usk road and is not unsightly. I also think it is within size and distance limits of existing roads and residential property. There are many other more unsightly and obtrusive garden buildings which are not even used for any productive purpose in the area. This one is for a mother to carry out her job without the use of a vehicle and therefore is better for the environment.

5.0 EVALUATION

Visual Impact

The proposed use of the structure as a home office is considered to be acceptable. The visual impact of the existing portakabin structure is considered to be unacceptable and the structure harms the character and appearance of the locality. The applicants have agreed to conduct alterations on the existing structure to ensure that it is more appropriate for the area. The structure will be timber cladded and it would have a slate pitched roof which would be more appropriate for the locality. The resultant structure would be of an appropriate design and form and it would appear as an ancillary garden outbuilding. The resultant structure would appear as a domestic outbuilding that is characteristic of residential dwellings. The structure would not be out of keeping with the area and it would not appear be alien to the locality. The applicant has also agreed to provide landscaping at the site to further screen the resultant structure. The proposed alterations to the portakabin structure and the proposed landscaping at the site would result in the structure being more appropriate for the site. On balance providing that the proposed alterations and landscaping is implemented the resultant structure is considered to have an acceptable visual impact that would not be detrimental to the area.

Residential Amenity

The resultant structure would not harm any party's residential amenity. The outbuilding would not result in any overlooking issues for any neighbouring property and it would not obstruct any natural light that any party receives. There have been no objections to the proposals.

Response to comments from Raglan Community Council

The Planning Authority needs to determine whether or not the proposed structure would be acceptable or not, the Planning Authority would not issue a temporary consent. In addition the structure construction should not be determined on whether or not the applicant is in employment it should be considered acceptable on its visual impact on the area. If the applicant was in other employment the building could be utilised for other uses ancillary to the dwelling house. On balance providing that the

proposed alterations and the landscaping proposed is implemented the development would be acceptable to the Planning Authority.

Conclusion

The proposed alterations and proposed landscaping would result in the structure having an acceptable visual impact and would ensure that the structure integrates with the character and appearance of the locality and is not visually intrusive. The structure would appear as a domestic garden outbuilding that is ancillary to the dwelling, 26 Sunnyvale Road. The proposed use as a home office is considered to be acceptable and the outbuilding would be conditioned so that it is ancillary to the dwelling. The proposed development would be in accordance with the relevant Policies of the Monmouthshire Unitary Development Plan.

6.0 RECOMMENDATION: **Approve**

Conditions:

1. Landscaping to be implemented
2. Ancillary structure
3. The proposed alterations to the structure approved on the plan shall be implemented within three months of the date of the consent.