

DC/2015/00989

REMOVE AND REPLACE EXISTING CONSERVATORY WITH NEW SINGLE STOREY GLASS ROOM STYLE CONSERVATORY

RAGLAN ARMS, LLANDENNY, NP15 1DL

Case Officer: Prospero Planning

Registered:

1.0 APPLICATION DETAILS

The application site is the Raglan Arms, Llandenny. An existing historic pub located in the Llandenny Conservation Area. There is an existing conservatory to the rear of the pub, which is 6.5m deep and 4.1m wide with a lean to roof.

The application is for the replacement of the existing conservatory with a slightly larger single storey conservatory, 6.5m deep and 6m wide, also with a lean to roof with sliding doors to the end elevation towards the existing beer garden, to allow greater use. The materials proposed include aluminium frame and glazing.

2.0 RELEVANT PLANNING HISTORY

DC/2015/00501 – Replacement conservatory – Application withdrawn

3.0 LOCAL DEVELOPMENT PLAN POLICIES

S13 – Landscape, Green Infrastructure and the Natural Environment

S17 – Place Making and Design

EP1 – Amenity and Environmental Protection

DES1 – General Design Considerations

HE1 – Development in Conservation Areas

4.0 REPRESENTATIONS

Consultation Responses

Raglan Community Council – No comments received

Conservation - The replacement extension appears to be in character with the existing and therefore the proposals do not fail to preserve the character of the conservation area.

Neighbour Consultation Responses

No letters received

5.0 EVALUATION

Visual Amenity

Policy DES1 of the Adopted Local Development Plan (LDP) refers to General Design Considerations with criterion C requiring development to respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings.

The proposed replacement of the existing conservatory at the rear of the existing Raglan Arms public house has a neutral impact on visual amenity. The design and materials selected will ensure that the proposal respects the existing form, scale, siting, materials and layout of its setting. The conservatory is only visible from the rear car park of the pub and will replace a slightly run down conservatory to improve the overall appearance.

Neighbouring Amenity

Criterion d) of Policy DES1 of the LDP specifically seeks to maintain reasonable levels of privacy and amenity for the occupiers of neighbouring properties.

The proposal is for the replacement of an existing conservatory adjacent to the existing beer garden of the Raglan Arms. It is considered that such a proposal will maintain reasonable levels of amenity for occupiers of neighbouring properties.

No letters of objection have been received.

Historic Environment

Policy HE1 refers to Development in Conservation Areas. The site is within the Llandenny Conservation Area.

Given that the proposal involves the replacement of an existing conservatory of a similar size and in largely the same location it is considered that the character and appearance of the conservation area will be preserved. Furthermore whilst the materials proposed are aluminium frame, replacing the existing timber frame, this is considered an acceptable alternative to timber.

6.0 RECOMMENDATION

Approve subject to conditions

1. NC01

2. Plans

Drawings:

Drawing no. LA04.01 – Site Location Plan

Drawing no. LA04.02 – Site Block Plan

Drawing no. LA04.03 – Existing Ground Floor Plan

Drawing no. LA04.04 – Proposed Ground Floor Plan

Drawing no. LA04.05 – Proposed Roof Plan

Drawing no. LA04.06 – Existing west elevation

Drawing no. LA04.07 – Existing north elevation

Drawing no. LA04.08 – Proposed west elevation

Drawing no. LA04.09 – Proposed north elevation

Received 12th August 2015