

DELEGATED REPORT

DC/2015/01140

EXTENSION AND ALTERATIONS TO EXISTING DWELLING.

THE HILL, ELMS ROAD, RAGLAN, MONMOUTHSHIRE, NP15 2EY.

Case Officer: Elizabeth Bennett

Registered: 03/11/2015

1.0 APPLICATION DETAILS

This application relates to a proposed extension and alterations to the existing dwelling to provide an additional 2 bedrooms to the first floor and create a playroom, a shower room and utility room to the ground floor. The property is located in an elevated position a few miles outside Raglan. The closest neighbour is located on the opposite side of the access lane to the east elevation but is screened from the property by existing hedgerow.

In its current state the existing property has a total volume of 380m³. With the proposed extension the overall volume will increase by 27.5% to 484.05m³.

2.0 RELEVANT PLANNING HISTORY

DC/2011/00364 – MCC Highways Division – Convert Workshops into Offices – Approved

DC/2013/01019 – Elms Cottage – Erection of Rear Porch and Storage – Approved

DC/2014/00853 – Elms Cottage – Discharge of Condition - Approved

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S10 - Rural Enterprise

S13 – Landscape, Green Infrastructure and the Natural Environment

Development Management Policies

EP1 – Amenity and Environmental Protection

DES1 – General Design Considerations
H6 – Extension of Rural Dwellings
LC5 - Protection and Enhancement of Landscape Character
NE1 - Nature Conservation and Development

4.0 REPRESENTATIONS

Consultation Responses

Councillor Penny Jones – Has not responded to date.

Raglan Community Council – Have not responded to date.

Neighbour Consultations

No letters of objection have been received.

Public Rights Of Way Officer

No PROW are affected by the proposal

MCC Biodiversity Officer

I am satisfied that there should be no negative impacts on biodiversity as a result of the proposed development. If you are minded to grant planning permission for this development then suitable planning conditions are advised.

5.0 EVALUATION

Siting / Design

This application relates to a proposed extension and alterations to the existing dwelling to provide an additional 2 bedrooms to the first floor and create a playroom, a shower room and utility room to the ground floor. The property is located in an elevated position a few miles outside Raglan. With the proposed extension and alterations to the property, it will increase in size by 27.5%, the scale of the proposed extension will respect the size and character of the existing property and the proposed materials are to match in with many of the original parts of the property.

Visual Amenity Impact

In terms of the visual impact, it is considered the proposal will not have a detrimental effect upon the surrounding neighbours or the immediate area. The proposed new extension cannot be seen from the highway and are not immediately overlooked by nearby neighbours.

The above proposal has been carefully considered and the proposal is considered to be in accordance with policies EP1, DES1, H6, LC5 and NE1 of the Local Development Plan and is therefore considered to be acceptable.

6.0 RECOMMENDATION: **ACCEPTABLE**

Conditions:

- Standard Five Year Limit
- Development to be built in accordance to any of the approved plans that are listed on the decision notice
- To safeguard species protected under the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended).
- To safeguard roosting and foraging/commuting habitat of Species of Conservation Concern in accordance with Section 40 of Natural Environment and Rural Communities Act 2006 and LDP policies EP3 and NE1.