

DELEGATED REPORT

DC/2015/01329

RAGLAN FORD CAR SALES, HIGH STREET, RAGLAN

DEMOLITION OF PATHWAY, WALL, STEPS AND PORTION OF SIDE ELEVATION TO EXISTING SHOWROOM. CONSTRUCTION OF NEW SIDE EXTENSION TO EXISTING SHOWROOM.

Case Officer: Andrew Jones

Registered: 30/10/2015

1.0 APPLICATION DETAILS

This application relates to a Raglan Car Sales which is located centrally in the village along High Street. The site is also located within the Raglan Conservation Area as designated by Policy HE1 of the Monmouthshire Local Development Plan.

It is proposed to construct a single storey side extension to the showroom, to facilitate this it is require to demolish part of the existing showroom, steps, wall and pathway. The proposed extension would be finished with painted brickwork, roof felt and white UPVC joinery.

2.0 RELEVANT PLANNING HISTORY

DC/2005/00532	Replacement Of Existing Signs And Two Additional Signs
(Amended Scheme)	Approved 07/02/2006

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

HE1 – Development in Conservation Areas

4.0 REPRESENTATIONS

Consultation Responses

Councillor Penny Jones – Has not responded to date.

Raglan Community Council – Have not responded to date.

Conservation Officer – The proposed development is unlikely to have any impact on the Conservation Area.

Highways Engineer – Has not responded to date.

Royal Commission on the Ancient and Historical Monuments of Wales – Provided the following comments:

- Although within the Conservation Area the features proposed for demolition are not noted for having significant historical or architectural interest.
- If consent for demolition is granted we will not need to make a special record of this site before demolition.

Welsh Water – A public sewer main is crossing the application site. The developer is advised to contact DCWW if a sewer connection is required.

Neighbour Consultation Responses

No responses have been received following the consultation period.

5.0 EVALUATION

Visual Impact

Whilst the site falls within the Raglan Conservation Area (CA) and is prominently located along High Street, the building is not of historical or architectural merit.

The proposed single storey lean to extension is considered to be of modest scale and form, it would read clearly as a secondary element to the main building.

Although the proposed extension would not be finished with traditional materials (e.g. white UPVC) these would match those existing and therefore it would not fail to preserve the character of the CA.

Residential Amenity

No issues of this type are anticipated.

Biodiversity Considerations

It is considered on balance that the building has low ecological potential with no internal evidence. An informative is to be attached to the decision advising the applicants of the protected status of bats in the unlikely event they are encountered during works.

6.0 RECOMMENDATION: **APPROVE**

Conditions:

- Standard Five Year Limit
- Development to be carried out in accordance with the approved plans

Informatives

- Bats
- Welsh Water