

FRINGE APPLICATIONS DELEGATED TO THE NATIONAL PARK OFFICERS

App No.	Grid Ref.	Applicant, proposal, type, address	Decision	Date Issued	Decision Type
19/17617/FRI	N: 230079 E: 300083	Rhys Evans for Erection of an outbuilding for ancillary domestic use (Fringe Consultation) at Siloam Shalom, Aberysgir, Brecon Powys LD3 9NW	Fringe Comments	5 August 2019	Fringe Comments

The dwellinghouse itself and much of the area used in association with the dwellinghouse is in the planning area of the Brecon Beacons National Park. The site of development is shown to be limited to the area immediately around the proposed pool building; the site does not extend to the public highway or include the full curtilage of the dwellinghouse. The site of development abuts the boundary of the Brecon Beacons National Park to its south east; the boundary follows the southern edge of the disused railway line on which the development is located. It is noted that if new or altered access is to be provided to the development this will be within the Brecon Beacons National Park planning area and may need planning permission. As the site of development does not appear to extend into the Brecon Beacons National Park, the Authority has considered this proposal as a fringe application for householder development.

Consideration

The proposal is a relatively large building and sited in a position that does not appear well related to the existing dwellinghouse. The new building could be seen as a distinct visual element within the landscape and as somewhat incongruous due to its scale and positioning. Due to the curtilage of the property straddling the National Park boundary it is considered that this would impact the National Park. The design of the building two storey, however the further information regarding the surrounding topography illustrates that the building will be set down in the former railway cutting. As such the location takes advantage of the surrounding land form to reduce the landscape and visual impact of development. It is viewed that any potential residual landscape and visual impact can be effectively mitigated by the existing vegetation screening the site along the former railway line.

The National Park Authority therefore supports the retention of the screening vegetation to minimise the impact of the development and support any measures that your authority is able to take to protect and maintain the screening vegetation.

Conclusion

The National Park Authority considers that the proposal will not be detrimental to the special qualities of the National Park and has no objection to the proposed development subject to the comments made on the application above and the retention of screening vegetation around the site.