

## **Brecon Beacons National Park Authority – Scrutiny – Planning Pre Application Advice**

### **Planning Surgery – Observation - September 2013**

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*The observation took place on a Wednesday morning in September starting with an appointment at 10:00am through to an appointment at 12 – in total five appointments were observed. Two planning officers were on duty with one taking the morning sessions and the other covering those after 12.*

*There were a total of eight advice sessions on this day – an unusually high number likely to be due in part to there having been no planning surgery the previous week due to a staff training day.*

#### **Applicant A**

The Applicant required advice on solar panel installation to a residential property (applicant considering 14 panels in total)

The Planning Officer advised that there is no stipulation on the installation of solar panels on roofs – it would be considered ‘Permitted Development’ and as such there is no need for planning consent.

In addition, the applicant enquired whether as to the possibility of converting a double garage into a ‘granny flat’. The Planning Officer advised him that planning would be required taking into account how many cars could be parked within the site and continued with further guidance on what would be required to achieve planning consent. Also the applicant was informed that Powys CC Highways would have to agree to the proposal.

#### **Applicant B**

Applicant B requested advice on off-road parking issues. They had previously been advised by Powys CC Highways that their request may be possible. The applicant provided plans he had drawn up. The Planning Officer advised him that involving PCC Highways at this stage was the right thing to do as they would be the main statutory consultee and that there was a very good chance of planning consent. The applicant had sought advice from two local agents who advised him to utilise this planning surgery facility.

The applicant enquired whether a fee was applicable as this application was based on medical grounds. The Planning Officer was not certain but would make some enquiries and telephone him later that afternoon with an answer.

#### **Applicant C**

Applicant C would like to convert existing garage into playroom for son and also build another garage. The applicant had plans with them. The Planning Officer advised the applicant that planning consent would be required and that they should consult an architect to obtain detailed plans. The Planning Officer could not foresee any major issues with this project.

### **Applicant D**

The Applicants' house currently has a car port – the enquiry was as to whether planning permission is required to convert the car port into a garage. Previous planning permission for converting car port had lapsed. The Planning Officer went upstairs to consult with colleagues/research and returned to advise the applicants that they should apply for new planning consent and advised them how to do this. Further, the Planning Officer thought there should be no issues in achieving consent.

### **Applicant E**

The Applicants' residence is currently a three bedroom bungalow but they would like to add sun lounge and enquired if planning consent is required. They were advised that they would indeed need planning consent as the extension is near a highway. They were advised to submit a Householder Application.

*The Observer commented that all the enquiries presented were straightforward and where the Officer was unsure of an answer they went to consult colleagues and returned with an answer. None of the appointments exceeded the 30 minute allotted time slot and all applicants appeared satisfied with the surgery session format and advice received.*