

Draft Minutes of Llangors Community Council Planning Application Decision meeting
held at the Llangors Triangle on Saturday 15th February 2025 at 9.45 am

Members present: Cllr G Beaven, Cllr A Jevons (chair), Cllr D Jones, Cllr D Scully

In attendance: none

1. Welcome and participation rules for the meeting.

2. Apologies for absence: Cllr Mrs C Owen, Cllr Helen Quarrell, Cllr S Bailey. Hannah Davies (Clerk).

3. Absent: Cllr S Evans.

4. Declaration of Interest for agenda items as per Members' Code of Conduct: Cllr Mr C Preece.

5. Consideration of the application, following members having viewed it online and the site prior to the meeting: -

BBNPA 25/23542/FUL

Replace conservatory with single storey extension. Westdale, Llangorse, Brecon LD3 7UD.

Members present recognised that the property is a bungalow located in the heart of the village with limited frontage. The proposed single storey extension will largely be screened by existing fencing although the provision of a new first floor window to an existing bedroom will be visible from the highway and the next door property. The longish rear garden backs onto farmland.

The proposed extension features a flat roof which is normally to be avoided in the National Park but the alternative of a pitched roof could not be accommodated without significantly reducing the footprint of the extension. The existing roof mounted solar panels would also be impacted. In the circumstances it was considered by the members that the proposed flat roof was acceptable.

The additional side window is needed to provide essential ventilation to an existing windowless bedroom. An existing window in the same elevation is currently screened by an existing hedge and providing similar screening in the form of a new fence panel or similar will address any adverse impact of the new window on the neighbouring property. With this in mind the members considered that this feature was also acceptable.

After careful consideration the members agreed that the application would be supported.

Cllr Beaven to respond to the consultation.

6. Consider any other planning applications received.

None were considered.

There being no other business the meeting closed at 10.00am.