

Application Ref: NP/20/0407/FUL

Case Officer	Andrew Richards		
Applicant	Mr A Evans		
Agent	Mr R Hyde, Design by Hyde		
Proposal	Demolition of existing garage/workshop, and other extensions. Modernisation of existing building and new two storey extension to form a change in use to provide Key worker accommodation (C3 class) which comprises, 18 No. self-contained studio rooms. The proposal provides 9 No. parking spaces at the front and rear of the property with one being a disabled space. There is also provision for six cycle stands at the rear.		
Site Location	Coed-derw, St. Brides Hill, Saundersfoot, Pembrokeshire, SA69 9NP		
Grid Ref	SN13570440		
Date Valid	24-Aug-2020	Target Date	18-Oct-2020

This application is presented to committee based on the call in from a Member of the committee.

Consultee Response

Saundersfoot Community Council: Objecting on overbearing, overlooking and over development issues

PCNPA Tree and Landscape Officer: No comment

PCNPA Planning Ecologist: Conditional consent

PCNPA Buildings Conservation Officer: Support

PCC Transportation and Environment: Conditional consent

PCC Drainage Engineers: SAB approval required

PCC Public Protection: No adverse comments subject to informative

Dwr Cymru Welsh Water: Conditional consent

Natural Resources Wales: No objection

Cadw: No adverse comments

Mid and West Wales Fire and Rescue Service: Conditional consent

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Correspondence has been received from 2 members of public which raises the following concerns:

- Loss of privacy and overlooking
- Loss of open aspect
- Design/appearance
- Layout/density
- Noise and disturbance

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- Parking and Highways

The above concerns have been addressed in the main report below.

Policies considered

Please note that these policies can be viewed on the Policies page
Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP2 Policy 01 - National Park Purposes and Duty
LDP2 Policy 04 - Saundersfoot Local Centre
LDP2 Policy 08 - Special Qualities
LDP2 Policy 10 - Sites and Species of European Importance
LDP2 Policy 11 - Nationally Protected Sites and Species
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 31 - Minimising Waste
LDP2 Policy 32 - Surface Water Drainage
LDP2 Policy 33 - Renewable Energy & Low Carbon Energy
LDP2 Policy 34 - Flooding and Coastal Inundation
LDP2 Policy 38 - Visitor Economy
LDP2 Policy 48 - Affordable Housing
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
PPW10
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG11 - Coal Works - Instability
SPG12 - Parking
SPG13 - Archaeology
SPG22 - Seascape Character
SPG23 - Enabling Sustainable Development in Welsh NPAs
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport

TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m
Special Protection Area - within 500m
Biodiversity Issue
Ancient Monument - within 500m
Potential for surface water flooding
LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Low Coal Risk
Surface Coal
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Background and History

The site comprises a large residential property which has been converted at some point in the past to provide some holiday accommodation which included rear extensions to provide additional accommodation and fire exits.

The planning history of Coed Derw does not appear to have had formal consent for any use beyond a residential dwelling with B&B accommodation as ancillary to the use of the dwelling.

The following planning history has been identified for this site:

- NR3824 - Addition of Dormer windows – Approved
- NP/331/74 - Bedrooms over garage – Refused

Current Proposal

Planning approval is sought for the demolition of existing garage/workshop, and other extensions to the side and rear. Modernisation of existing building and new two storey extension to form a change in use to provide accommodation (Sui Generis) which comprises, 18 No. self-contained studio rooms. The proposal provides 9 No. parking spaces at the front and rear of the property with one being a disabled space. There is also provision for six cycle stands at the rear.

Key Issues

The application raises the following planning matters:-

- Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Impact on Scheduled Ancient Monuments
- Affordable Housing

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- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage and Flooding
- Other Material Considerations

Principle of Development:

The site is within the Centre boundary for Saundersfoot, as defined in the Local Development Plan 2 (LDP2). Policy 4 of LDP2, sets out the priorities for Saundersfoot including providing for and facilitating the delivery of affordable housing for the needs of the local area, protecting the town's facilities and ensuring developments contribute to the protection and enhancement of the town's special qualities.

The development would create 18 bed-sit flats for staff accommodation. Should permission be granted, the property will need to be conditioned to ensure that it used only for the purpose intended – i.e. to accommodate staff working at the St Brides Hotel. The proposal is considered to be acceptable in principle.

The proposal will also require a Section 106 agreement to detail the linking of the property known as Coed Derw and St Brides Spa Hotel to ensure that the proposed site for staff accommodation is tied to the hotel facility it is serving. The legal agreement has not been chased at this time given the concerns raised by officers and due to the recommendation of refusal. However, a completed legal agreement would be required prior to any consent being granted, should the proposal be approved.

Visual Amenity and Special Qualities of the National Park:

In considering the application the impact of the proposal on the National Park landscape is a key consideration and Policies 8 and 14 are particularly relevant.

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Criteria 'b and c' seeks to ensure that the identity and character of towns and villages is not lost, through coalescence and ribboning of development or through poor design and layout of development and is wherever possible enhanced. In addition, the pattern and diversity of the landscape is protected and wherever possible enhanced.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a and c' resisting development that would cause

significant visual intrusion; and/or failing to harmonise with, or enhance the landform, landscape and seascape character of the National Park.

The proposed scheme to re-develop site to form new accommodation units in one building will increase the massing of the existing development and extend a significant distance into the rear of the site with a two-storey flat roof extension.

The design philosophy is to retain the character of the dwelling and its architectural features as much as possible to the front when viewed in the street scene. To the side and rear the existing previous extensions will be removed and replaced with a two-storey block of new accommodation comprising 8 units and will have the form of a box with a concealed flat roof. The design and materials have been proposed to add a contemporary appearance which will complement the existing traditional finishes of painted render and slate. Whilst this approach is welcomed on this site and will also remove some unsightly structures to the rear of the building, the proposed extension with its scale, mass and bulk extending such a distance into the rear of the site, will when viewed from surrounding areas to the west, north and east dominate the outlook from neighbouring buildings and amenity areas.

As such, the current design is considered to have an adverse impact on the visual amenity of this site and its surrounding landscape. The proposed development also fails to conserve or enhance the special qualities of this area of the National Park and is therefore contrary to policy 8 criterion 'b', and policy 14 criteria 'a & c' of LDP 2.

Impact on Scheduled Ancient Monuments:

Cadw has confirmed that the proposed development is located some 210m northwest of scheduled monument PE458 Rhode Wood Shaft Mounds, but intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the setting of scheduled monument PE458. Cadw therefore had no comments to make.

Affordable Housing:

Policy 48 of LDP2 seeks to ensure that all new residential development will either provide affordable housing or contribute towards this provision within the locality. However, there are certain developments that are exempt from the requirement to this financial contribution. These comprise accommodation limited in its occupation by condition. The current proposal for 18 No. self-contained studio rooms to serve the staff at a local hotel if approved would be controlled through a planning condition to ensure that these accommodation units are only occupied by staff working at St Brides Hotel within the village and in that case would be exempt from any financial contribution towards affordable housing.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', and 'd' resisting development that would cause significant visual intrusion, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

Saundersfoot Community Council consider that the proposed development would cause over development of the plot. Correspondence also received from members of the public raise concerns on overdevelopment of the site, excessive numbers of residential units on the site, design of the extension out of character with host dwelling, over bearing impact, out of scale and completely incongruous to the area, loss of open aspect to the rear gardens and the development will not be in-keeping with other properties within the area.

The retention of the character of the attractive façade is welcomed as the property is a good example of the Victorian suburban villas built in this part of the village and deserving of careful conservation. The siting of any extension is supported to the rear of the host dwelling and the pallet of external materials and colours can also be supported.

The current proposed two storey extension will extend into the garden area approximately 16.5 metres when measured from the rear elevation of the original dwelling. This is considered by officers to have a scale, form and mass that is excessive within this location and will result in a significant adverse impact on the character of the rear open gardens to the immediate vicinity of the site and is viewed as a development which results in overdevelopment of the site.

In addition the scale, mass and form of the extension will also result in an overbearing impact on neighbours properties and is not considered to be in-keeping with the scale of other residential extensions visible within this area.

Officers have discussed the concerns raised with the applicant's agent at pre-application stage and also during the current application process. Whilst it is noted that the current scheme has been slightly amended based on pre-application discussions there is scope to further reduce the scale of the extension whilst retaining the overall number of accommodation units proposed. However, the agent has indicated that they would not want to amend the scheme further at this point to fully address the concerns raised.

Therefore, based on the concerns raised above in respect of scale, form and massing these are sufficient in this instance to result in a scheme which officers are not able to support. As such, the proposed scheme will not meet

the requirements of Policy 8 (Special Qualities) criterion 'b', Policy 14 (Conservation of the Pembrokeshire Coast National Park) criteria 'a & c' and Policy 29 (Sustainable Design) criterion 'a' of LDP2.

Amenity and Privacy:

Policy 30 of the LDP2 refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where:

Criteria 'a' - the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or

Criteria 'b' the development is of a scale incompatible with its surroundings; and/or

Criteria 'c' – the development leads to an increase in traffic, noise, odour or light which has a significant adverse effect; and/or

Criteria 'd' - the development is visually intrusive.

In the Welsh Government guidance on houses in multiple occupation (HMO's), it states that;

'Concerns can arise with the management of HMOs because of the transient nature of many tenancies, with many residents on low incomes and/or from vulnerable groups, the intensive use of shared facilities and lack of interaction between residents who may be complete strangers to each other. Consequently, HMO use of a house will generally be more intensive than single household use. This may have an impact not just on the residents in an HMO but on the wider neighbourhood and the likelihood of this increases where there are high concentrations of such properties.'

However, in this instance, whilst it is proposed to provide staff accommodation, this is not quite the same as a true HMO. The persons to be accommodated are persons employed in an existing business located in the village, and thus this is not quite the same as accommodating persons who otherwise work in different jobs with no connection. The agent has also indicated that there will be a senior member of staff living within the proposed development who will take on an overseeing role within the accommodation to ensure that the units are well managed to limit any issue with adjoining properties.

Saundersfoot Community Council consider that this proposed extension is overpowering to the neighbouring properties and proposed extension overlooks the neighbouring properties with direct sight into existing windows. Correspondence also received from members of the public raise concerns on the development having a loss of amenity and privacy impact which will also include impacts from noise and disturbance.

The correspondence indicates that the existing structures within the rear garden of the host site are single storey and neighbour privacy is currently maintained. Whilst it is recognised that the design of the side fenestration

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within the extension incorporates features to limit the overlooking from the new extension concerns are raised that the design will not prevent complete overlooking of the private amenity areas and fenestration on an adjacent residential property.

The correspondence indicates that in addition to the general level of disturbance from the 18 residential units, vehicles and pedestrians will also be accessing the whole of the rear garden area with motor vehicles and cycles that will also result in an adverse impact on privacy and amenity currently enjoyed by neighbouring properties. These movements will also result in adverse disturbances in noise on the amenity of neighbours at all times of the day and night given that the occupants will likely to be working in shifts over the course of 24 hours.

The correspondence also raises concerns with the lack of internal communal amenity areas for the residents of the site and the possible greater impact of residents gathering externally to socialise. Waste issues were also mentioned which resulted in rubbish being spread over the site and neighbours property. It is noted that both of these concerns are not material considerations to the current application and would be monitored and controlled by separate legislation.

No details have been submitted to indicate any proposed external lighting within the proposed scheme. It is recognised that any external lighting could have a significant adverse impact on the amenity of immediate neighbouring dwellings. This aspect could be controlled through a planning condition to minimise any disturbance to neighbours if the application was approved.

Officers consider that the proposed development in particular the rear extension in its current form and extending approximately 16.5 metres into the rear garden will cause an adverse impact on neighbouring dwellings in terms of its scale, bulk and form. This impact will result in a significant overbearing impact to surrounding properties.

Whilst the extension is set in off the northern boundary by some 3.5 metres and the neighbouring dwelling is also set off the same boundary by 5 metres, the mass of the new extension will still have an overshadowing impact from the south west on one of the neighbouring dwellings habitable rooms as annotated by the agent on the submitted drawing references 1801-PL-01-RevA and 1801-PL-03-RevA. Whilst it is noted that this overshadowing impact is small and at a distance of approximately 17 metres, it is recognised as an impact on the neighbour which cannot be mitigated by the current proposed scheme.

The concerns raised on overlooking are not shared by officers as the proposed scheme is considered to incorporate a fenestration design on the side elevations to limit the potential impact on neighbours. Whilst it is noted that there may be a perceived impact on overlooking from neighbouring amenity areas, officers consider that the level of impact from this fenestration is not one that would be considered to be significant in this instance. The

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proposed fenestration to the rear of the extension will be a distance of 18 metres from a neighbouring dwelling with apex windows at a similar level and this distance together with the associated angle is considered to assist in protecting the privacy of this neighbouring property.

In respect of the impact from privacy from multiple residents having access to the very rear of the host site with motor vehicles and cycles the agent has indicated a new boundary timber fence (close boarded) will be erected to all of the rear boundary walls and will extend to a height of 2 metres to ensure that the impact on privacy to neighbours from these areas is minimised. To date only one drawing has been submitted to indicate this new boundary treatment and indicates a 1.8 metres high timber fence. Therefore, if the application was to be approved a condition would be imposed to cover the provision of a 2 metres high fence on all rear boundaries to protect neighbours privacy.

Based on the concerns raised above in respect of amenity impact officers consider that there are sufficient concerns in this instance to result in a scheme which cannot be supported by officers. As such, the proposed scheme is considered to be contrary to Policy 30 (Amenity) criteria 'a, b, c & d' of LDP2 and this will form a reason for refusal.

Highway Safety and Access:

Correspondence has been received which raises concerns on limiting the parking within the site strictly for residents within the accommodation building only.

Pembrokeshire County Council Transportation and Environment section has indicated that the current scheme can be supported subject to a condition to ensure that the proposed off-street parking facilities on the submitted drawings are provided prior to first occupancy of the new development and thereafter retained for no other purpose. Whilst this does not address the concerns raised officers consider that this condition could be strengthened to cover resident only parking if the application is approved to ensure that the concerns raised are addressed.

Landscaping:

The current proposed scheme is considered to be acceptable in terms of the protection of existing landscaping features and the provision of new soft landscaping with the site in this instance.

Biodiversity:

PPW, TAN5 and LDP2 policies 10 and 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

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Natural Resources Wales raises no objection to the current scheme in term of ecological matters. The PCNPA Ecologist has commented on the application stating that based on the report submitted in support of the application there is very little potential to support bats and where a very small number of potential roost features do exist, these areas will not be affected by the proposal. Those areas which will be affected hold negligible potential to support bats.

However, it is suggested that advisory notes inform the developer and their contractors of their duties in respect of protected species be added to any consent. Conditions will also be needed to control the development to ensure the works are carried out in accordance with section 10 of the submitted bat report if the proposal is approved. In addition conditions could require that the development also incorporates a biodiversity enhancement scheme and that any external lighting should be agreed. Subject to the suggested imposition of conditions, the proposal would conform to the relevant requirements of PPW, TAN5 and LDP2 policies 10 & 11.

Land Stability:

The site is located within an area defined by The Coal Authority as containing potential hazards arising from coal mining. Based on this the current application is not required to provide a Coal Mining Risk assessment as land instability from former coal workings will be considered under other legislation. In this respect an informative will be added to any consent issued to inform the applicant of this.

Land Drainage and Flooding:

Natural Resources Wales raises no objection to the current scheme in term of land drainage.

Welsh Water has indicated that they offer no objection to the current proposal subject to a condition to ensure that no surface water or land drainage is allowed to connect with the public sewerage network.

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to exceed 100 square metres, the proposed works will require SAB approval prior to the commencement of any works on site relating to this application. A note will be added to any consent to advise the applicant of the above information.

Other Material Considerations:

Mid and West Wales Fire and Rescue Service has indicated that the developer will need to ensure that the site has sufficient access for firefighting appliances to connect to an appropriate water supply.

The application submitted includes the term 'Key Workers' in the description and it is considered that this use is misleading as the proposal is for hotel staff

which are not considered to fall under the umbrella of key workers as defined by the Government which in respect of hotel workers only covers hotel staff supporting vulnerable groups which officers believe is not the case in this instance.

Conclusion

It is clear that the principle of the proposals is acceptable and would have no additional impact on the character of the building when viewed from the street scene. However, it is considered that the proposed scale, form and overall mass of the new rear extension which will result in an overbearing impact on the amenity of neighbours and constitutes over development of the site. The proposed development will also result in an overshadowing impact to a neighbouring dwelling. As such, the proposed development in its current form cannot be supported by officers in this instance and is considered to be contrary several policies within LDP2.

Recommendation

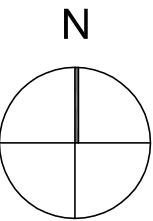
That the application be refused for the following reasons:

1. Policy 30 of the Pembrokeshire Coast National Park Local Development Plan 2 does not support development where it has an unacceptable impact on amenity, particularly where the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact. The proposed development is considered to cause an adverse impact on neighbours' amenity and will result in an overshadowing impact on one of the neighbouring dwellings habitable rooms. The application is therefore considered to be contrary to the adopted Local Development Plan 2, Policy 30 (Amenity).
2. The development by virtue of its excessive scale, form and massing will have a significant overbearing impact on the visual amenity of this site and its surrounding landscape. The proposed development also fails to conserve or enhance the special qualities of this area of the National Park. The application is therefore considered to be contrary the adopted Local Development Plan 2, Policy 8 (Special Qualities), Policy 14 (Conservation of the Pembrokeshire Coast National Park), Policy 29 (Sustainable Design) and Policy 30 (Amenity).
3. The proposed two storey extension will extend into the garden area some 16.5 metres when measured from the rear elevation of the original dwelling. This is considered by officers to have a scale of development that results in overdevelopment of the site. The application is therefore considered to be contrary the adopted Local Development Plan 2, Policy 8 (Special Qualities), Policy 14 (Conservation of the Pembrokeshire Coast National Park), Policy 29 (Sustainable Design) and Policy 30 (Amenity).



Ordnance Survey - 1:1250 Scale

0 50 100



Planning Application
Coed Derw, St Brides Hill, Saundersfoot



Existing Block Plan - 1:500 Scale

0 10 20 30

DESIGN by **HYDE**
m: 07859 036206 / e: thehyderanger@sky.com

PLANNING - OSM AP

204440 E N
213540 E

213560 E

213580 E

213600 E

213620 E

204440 N

204420 N

204420 N

204400 N

204400 N

204380 N

204380 N

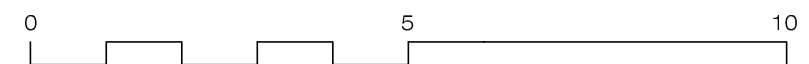


Topographical Survey

Coed Derw, St Brides Hill, Saundersfoot

DESIGN by HYDE

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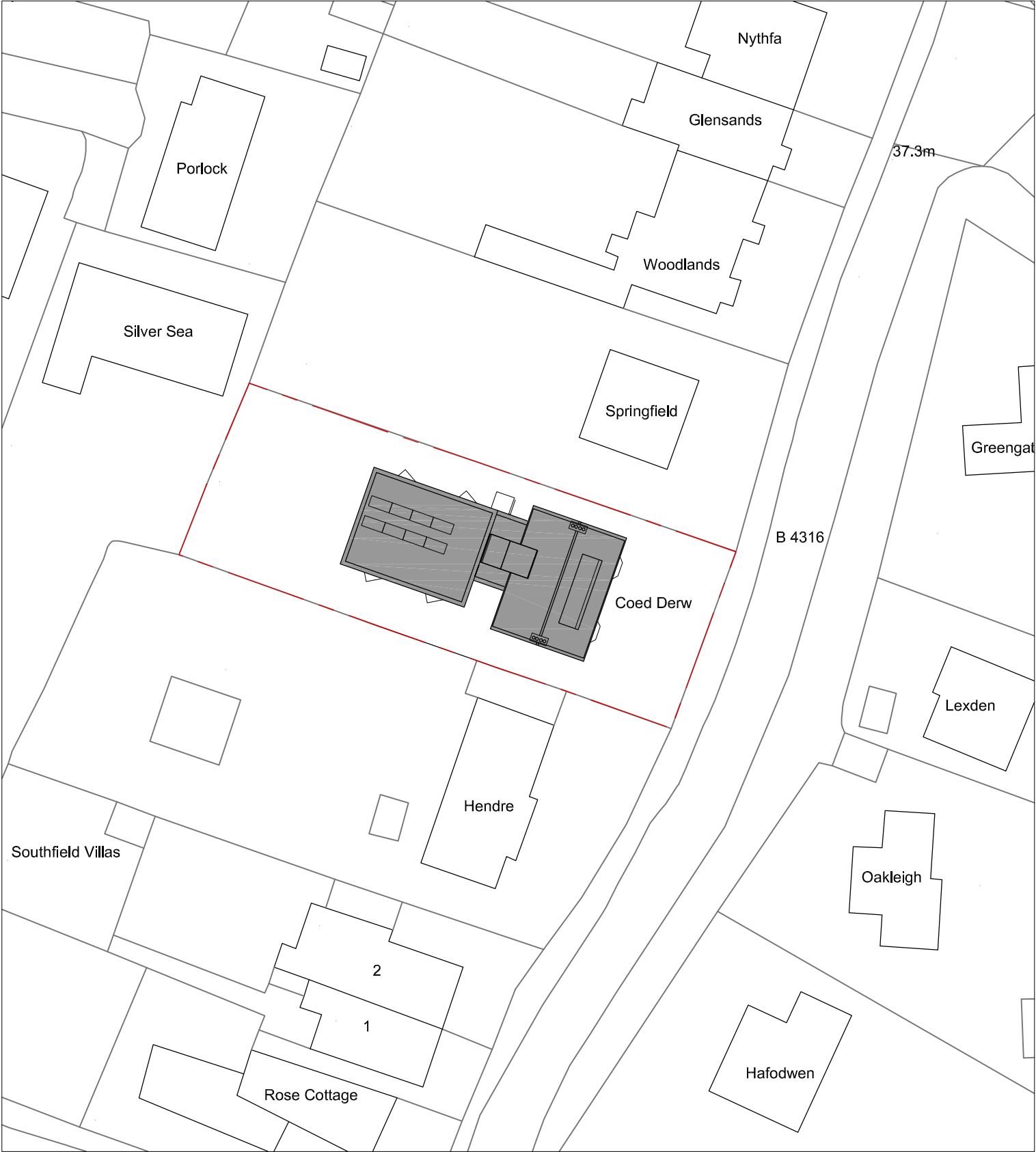
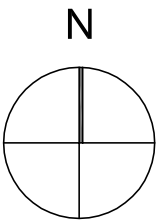


PLANNING - Topographical survey

DRAWING NO. 1801-SU00 / SCALE: 1:100 @ A2 Page 67 of 120 REV: A



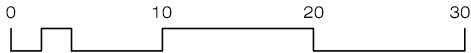
Existing Block Plan - 1:500 Scale



Proposed Block Plan - 1:500 Scale

DESIGN by HYDE

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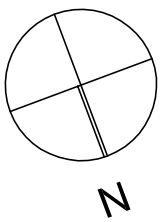


PLANNING - PROP & EXIST BLOCK PLANS

Ground Floor Plan
Note - Hatched walls denotes studwork construction

First Floor Plan
Note - Hatched walls denotes studwork construction

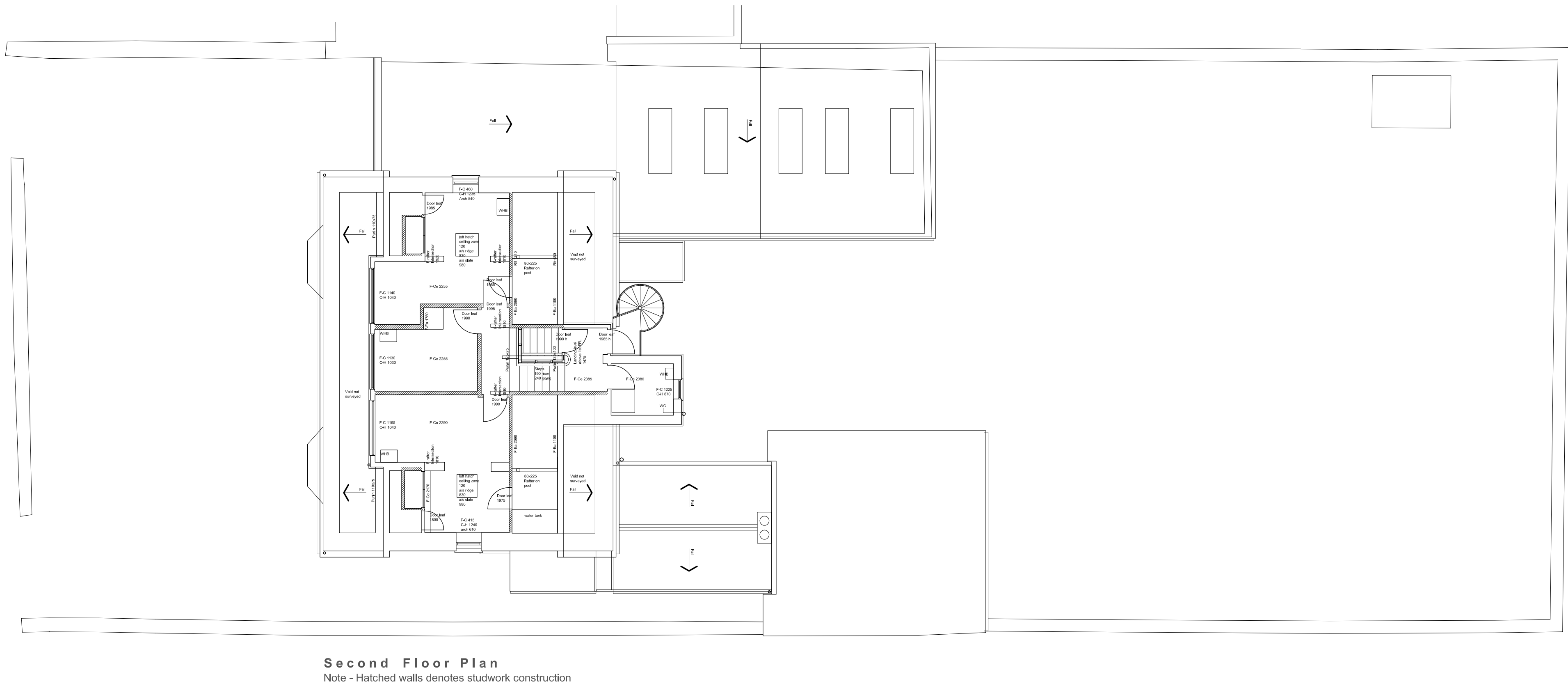
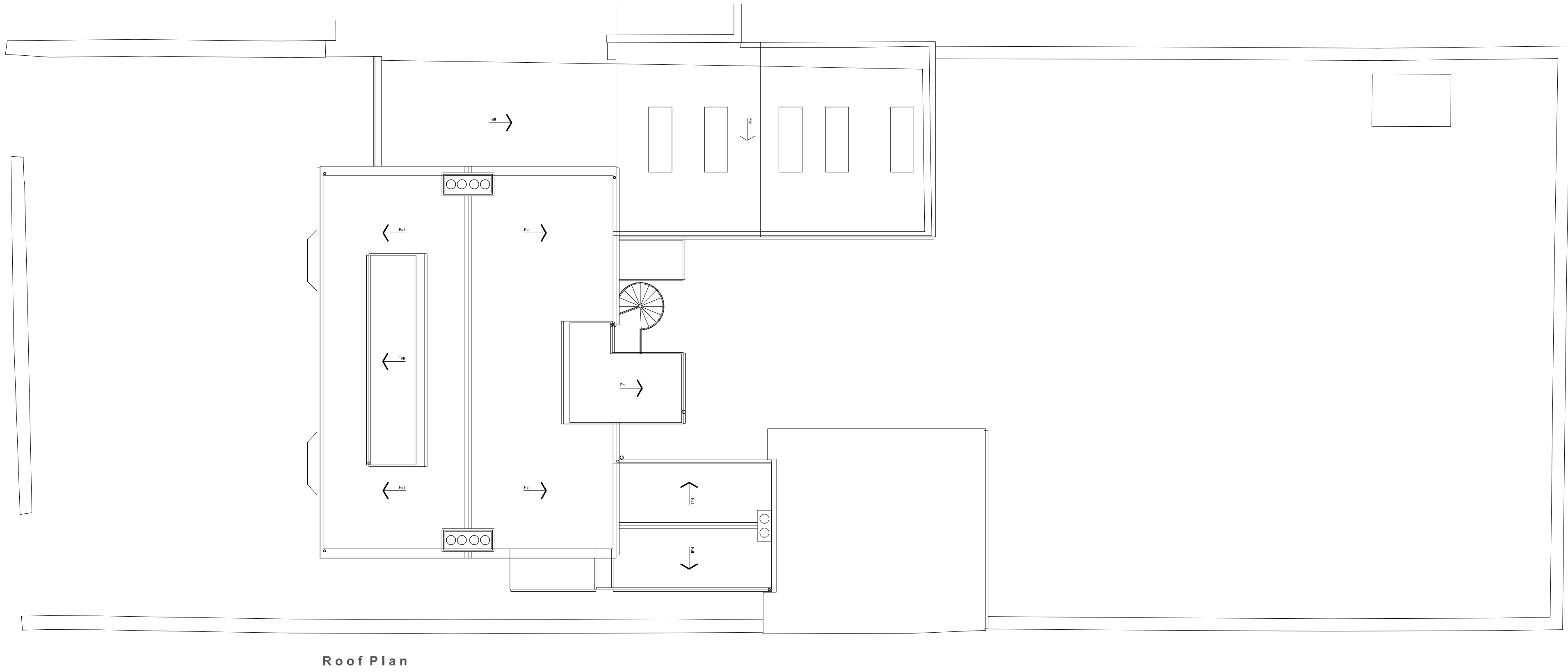
DESIGN by **HYDE**
m: 07859 036206 / e: thehyderanger@sky.com

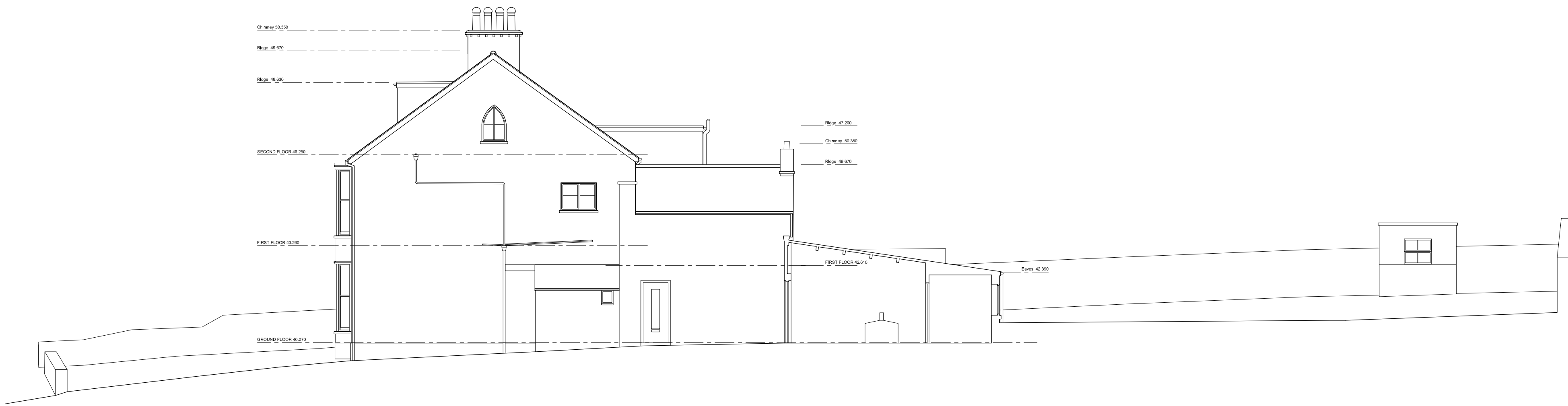


0 5 10

SURVEY - GROUND & FIRST FLOOR PLANS

DRAWING NO. 1801-SU01 / SCALE: 1:100 @ A1 / 01.02.18 / REV: /





North Facing Elevation



East Facing Elevation



South Facing Elevation



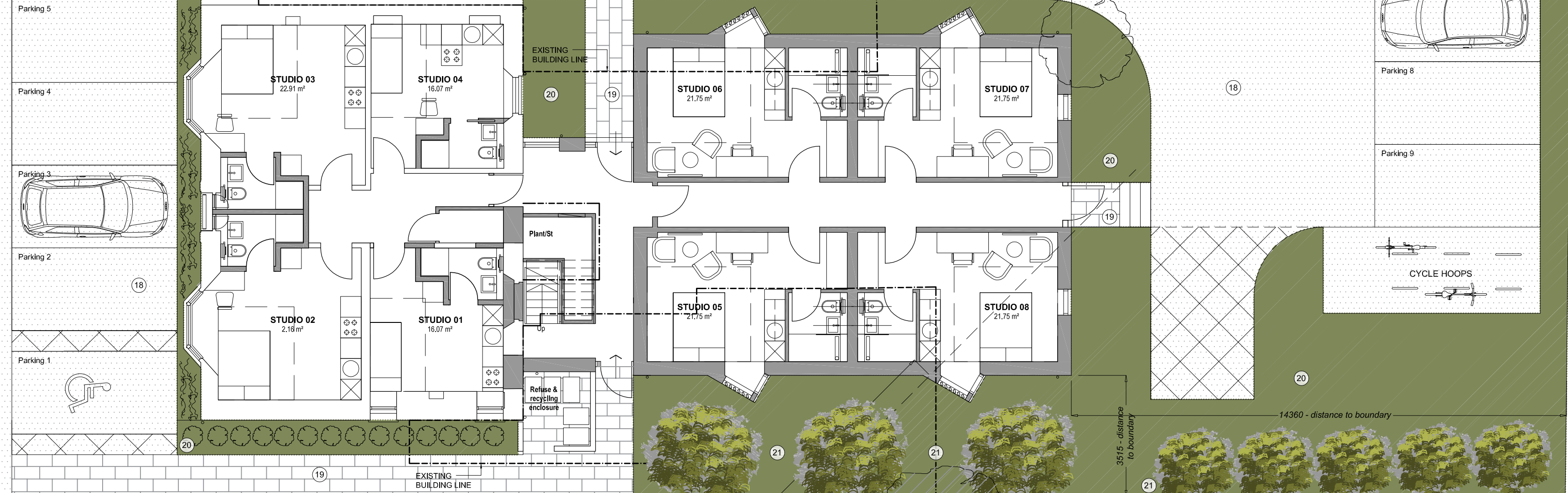
West Facing Elevation



Section AA



Section BB



Footprint Zones	sq. ft	m ²
Total site	9607.65	892.58
Existing Garage & Workshop <i>(to be demolished)</i>	903.30	83.92
Bathroom Extension <i>(to be demolished)</i>	52.65	4.89
Kitchen/Living quarters Extension <i>(to be demolished)</i>	764.77	71.05
Existing retained house	1232.14	114.47
Total existing foot print to be demolished	1720.71	159.86
Proposed Extension <i>(excluding ancillary zones i.e. bin enclosure, cycle area)</i>	1587.35	147.47

Note - Hatched walls denotes new wall constructions

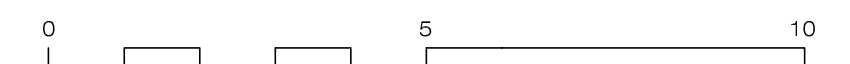
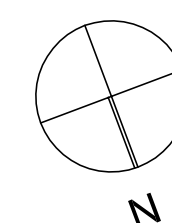
Coed Derw, St Brides Hill, Saundersfoot

Materials

1. Existing repainted render off white colour
2. Existing windows repainted light grey colour
3. Aluminium P.P.C. doors mid dark grey colour
4. Aluminium P.P.C. windows/glazing mid grey colour
5. Metal round downpipes, brackets and hoppers, existing replaced to match. Dark grey colour
6. Fascia and soffit dark grey colour
7. Metal standing seam metal cladding mid grey colour
8. Infill panels glazed fixed obscured glass panels to top and timber infills lower down. Light blue colour;
9. Rainscreen cladding boards dark grey colour
10. Rainscreen cladding boards light grey colour
11. Timber/composite louvered fins
12. Timber cladding natural stain finish
13. New windows to match existing light grey colour
14. Aluminium P.P.C. coping light/dark grey to suit cladding
15. Existing slate roof retained and made good
16. Flat roof membrane light grey colour
17. P.V. solar panels
18. Tarmac/driveway access road and carparking bays (open grade)
19. Paved footpath
20. Soft landscaping
21. Indigenous tree boundary planting comprising Hornbeam, Birch & Beech

DESIGN by HYDE

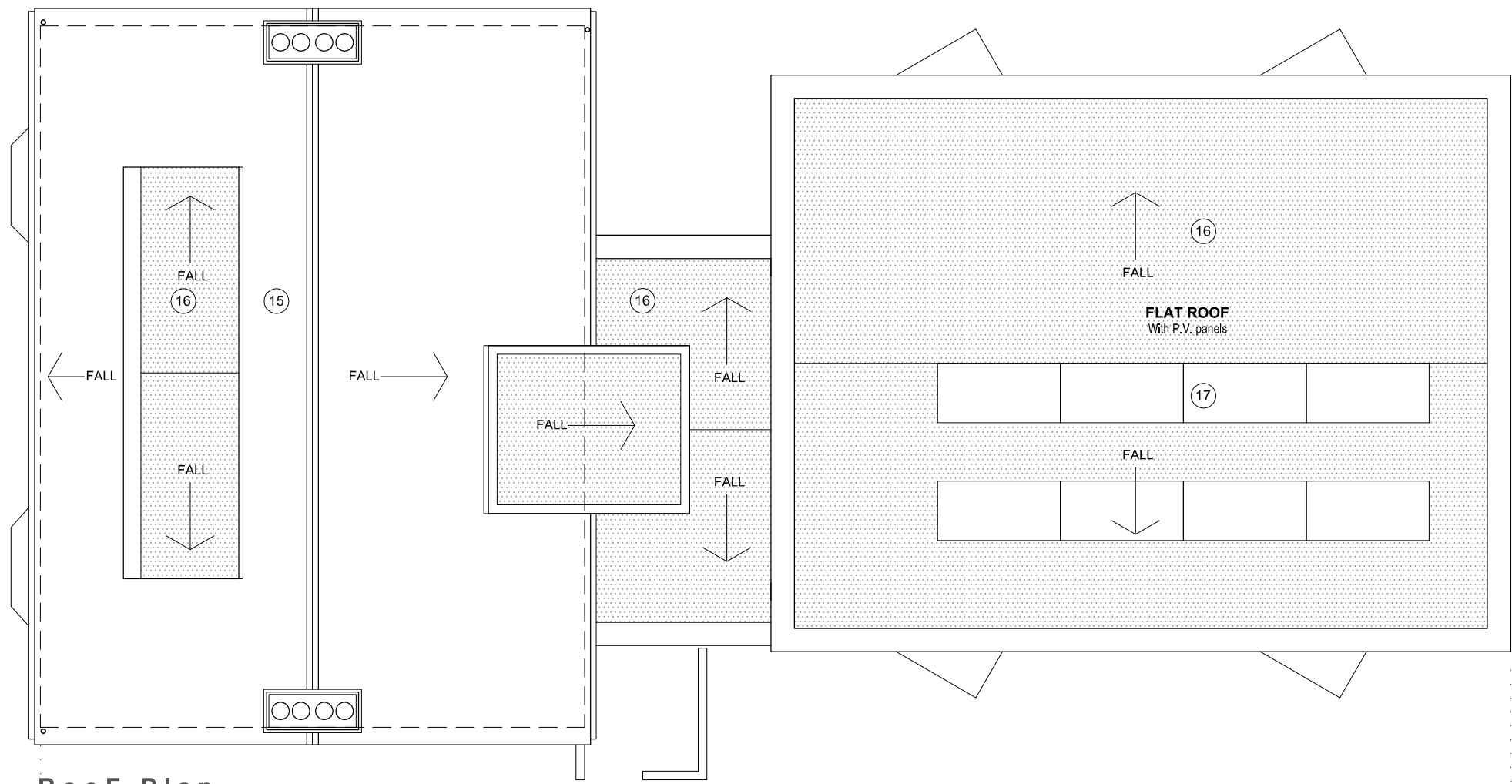
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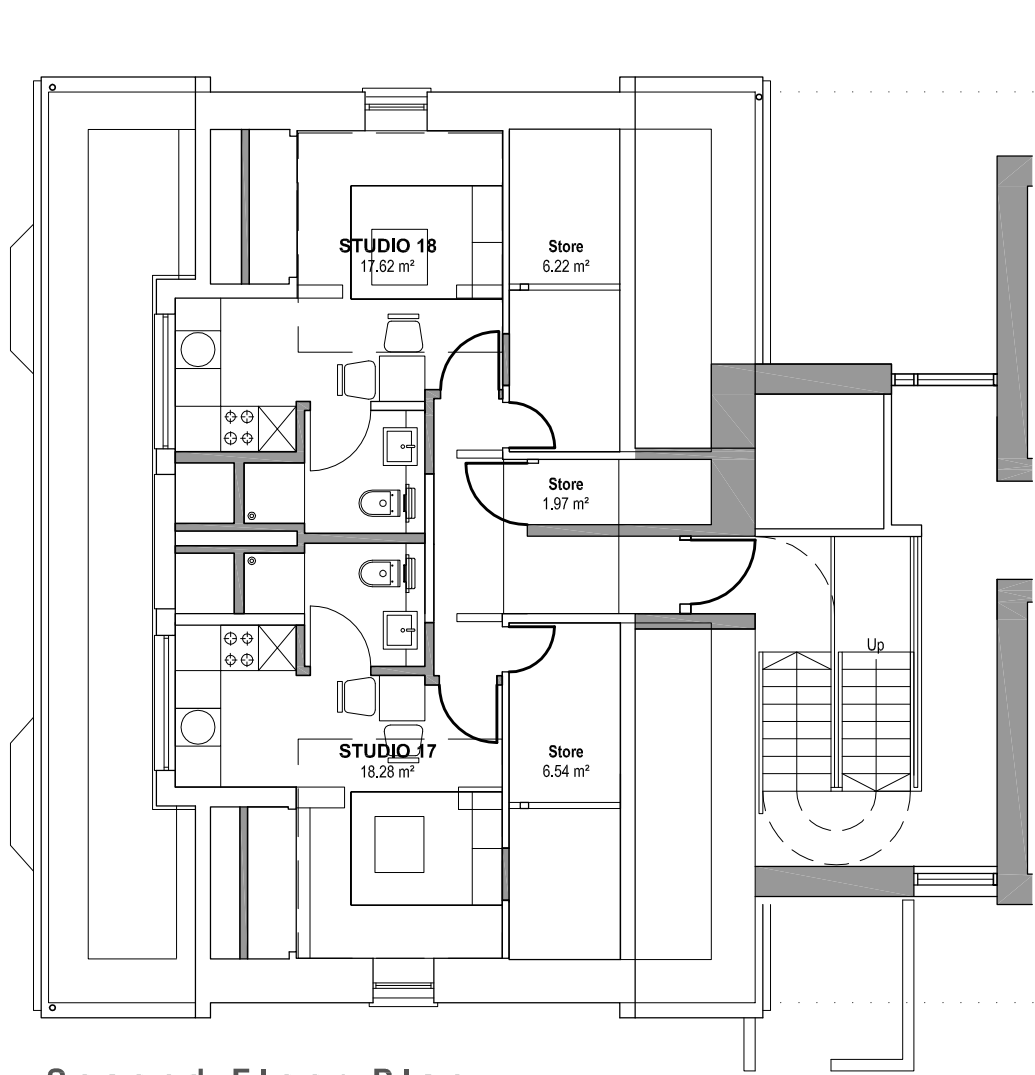
PLANNING - GROUND FLOOR PLAN

DRAWING NO. 1801-PL-01 / SCALE: 1:100 @ A2 / 07-11-19 / REV: A

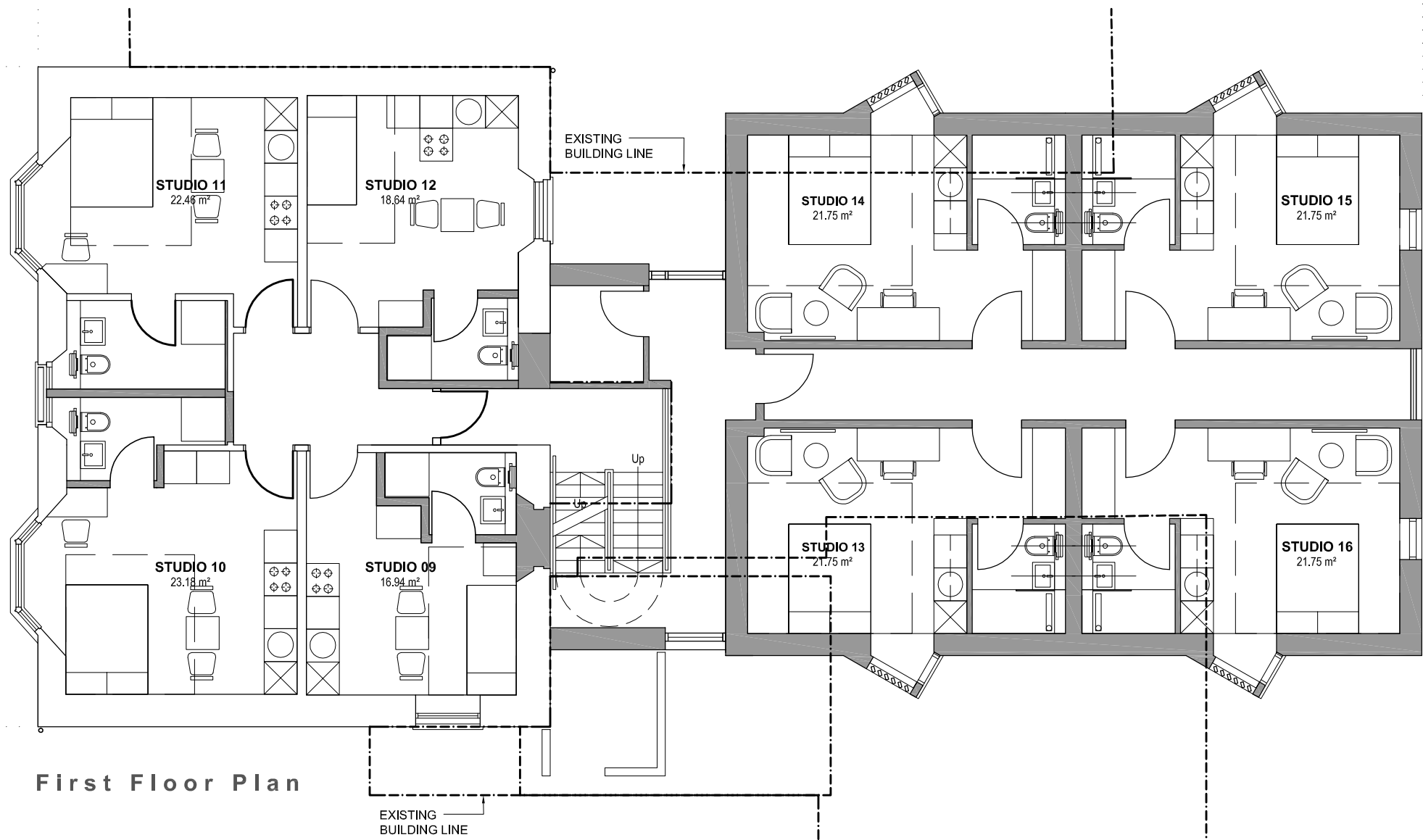
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 - 21. Indigenous tree boundary planting comprising Hornbeam, Birch & Beech



Roof Plan

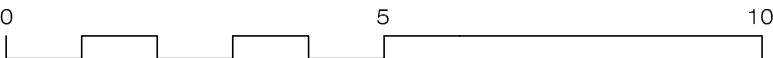
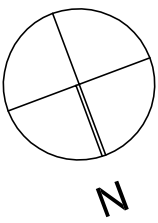


Second Floor Plan



First Floor Plan

DESIGN by **HYDE**
m: 07859 036206 / e: thehyderanger@sky.com

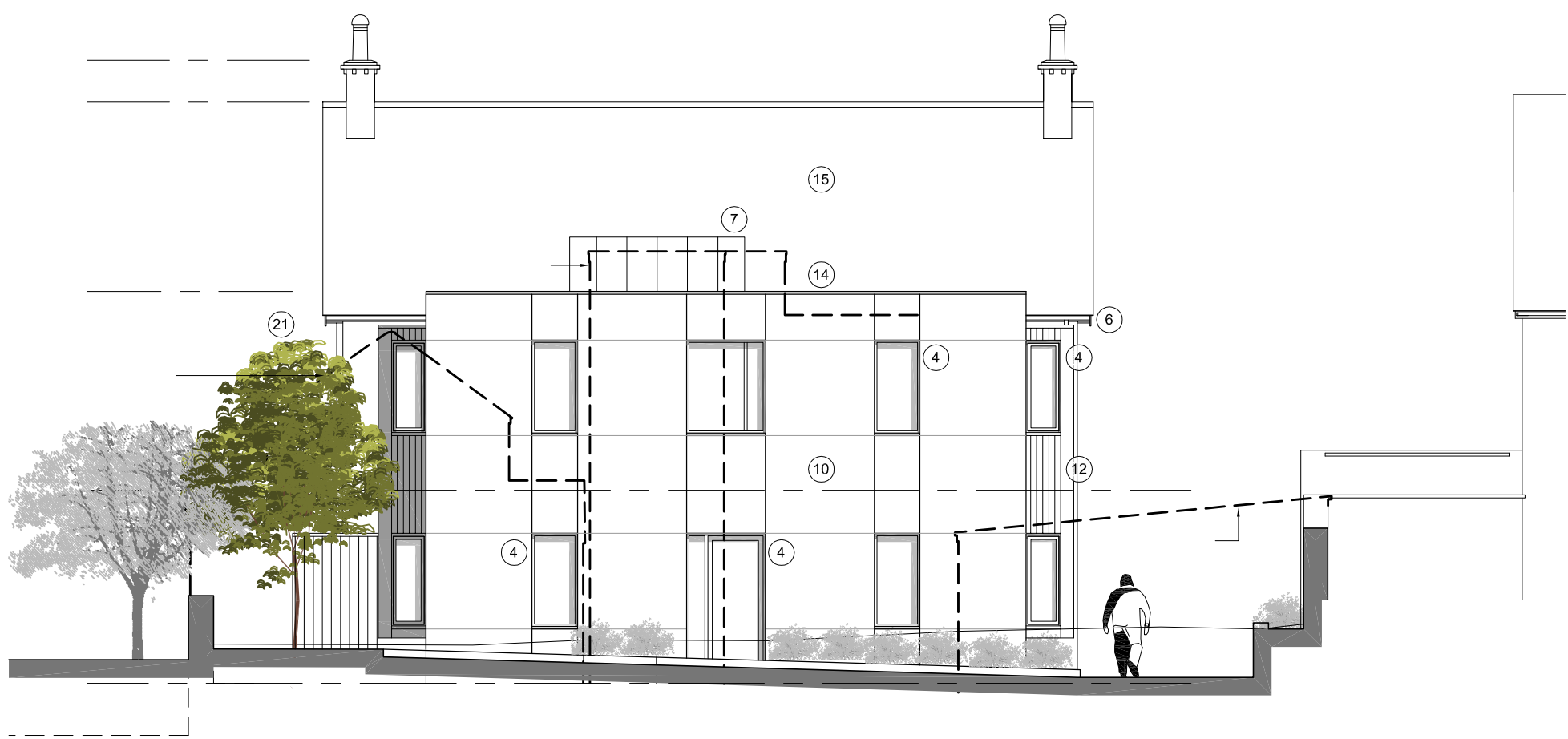


PLANNING - 1st, 2nd FLOORS & ROOF PLANS

DRAWING NO. 1801-PL-02 / SCALE: 1:100 @ A2 / Page 73 of 120 / REV: A



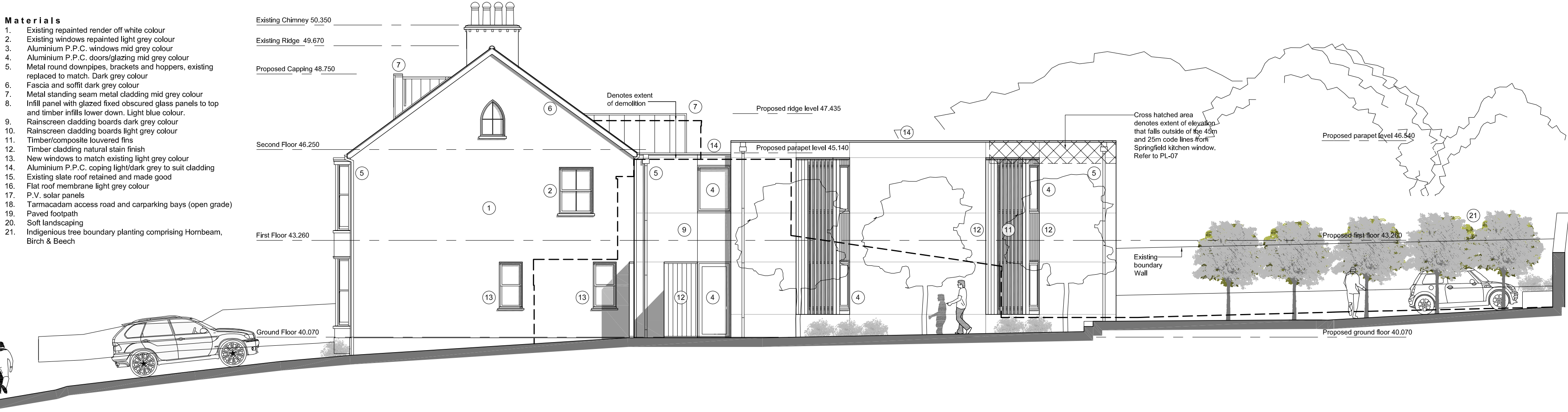
South East Facing Elevation



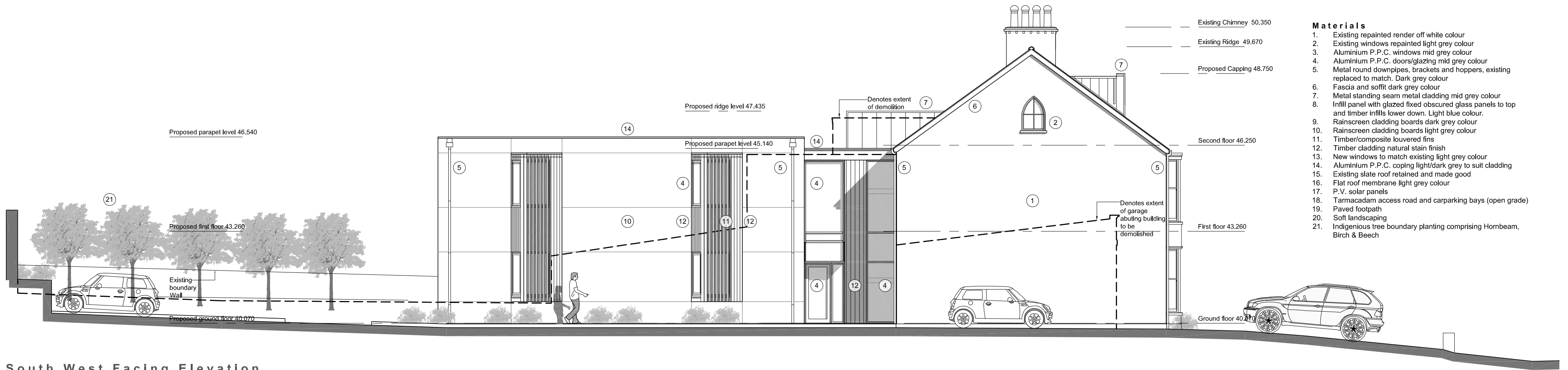
North West Facing Elevation

Materials

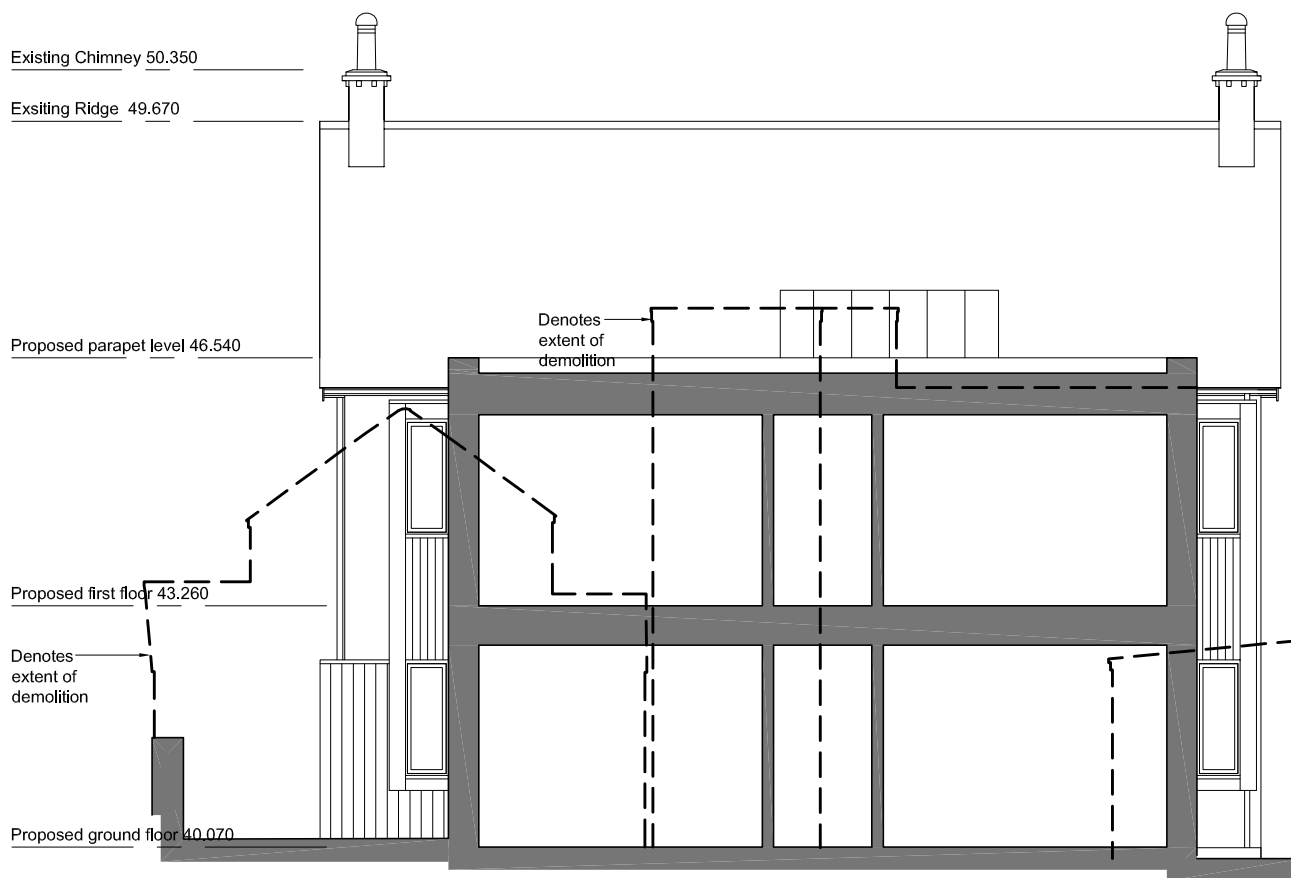
1. Existing repainted render off white colour
2. Existing windows repainted light grey colour
3. Aluminium P.P.C. windows mid grey colour
4. Aluminium P.P.C. doors/glazing mid grey colour
5. Metal round downpipes, brackets and hoppers, existing replaced to match. Dark grey colour
6. Fascia and soffit dark grey colour
7. Metal standing seam metal cladding mid grey colour
8. Infill panel with glazed fixed obscured glass panels to top and timber infills lower down. Light blue colour.
9. Rainscreen cladding boards dark grey colour
10. Rainscreen cladding boards light grey colour
11. Timber/composite louvered fins
12. Timber cladding natural stain finish
13. New windows to match existing light grey colour
14. Aluminium P.P.C. coping light/dark grey to suit cladding
15. Existing slate roof retained and made good
16. Flat roof membrane light grey colour
17. P.V. solar panels
18. Tarmacadam access road and carparking bays (open grade)
19. Paved footpath
20. Soft landscaping
21. Indigenous tree boundary planting comprising Hornbeam, Birch & Beech



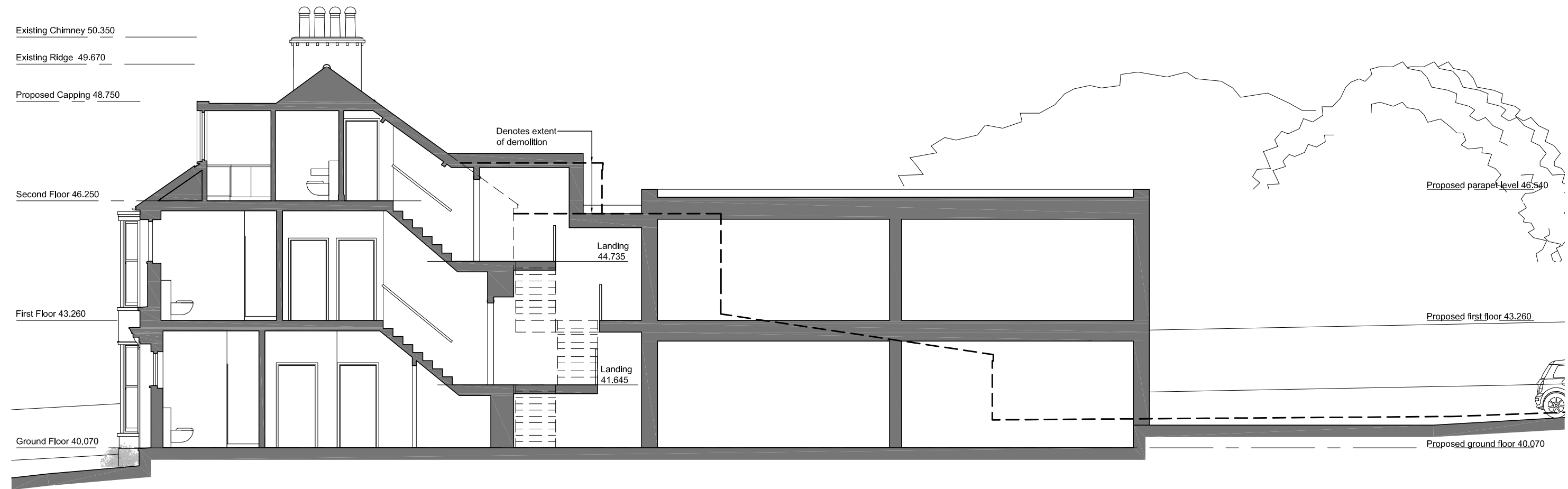
North East Facing Elevation



South West Facing Elevation



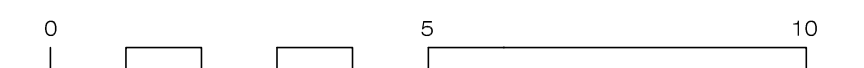
Section AA



Section BB

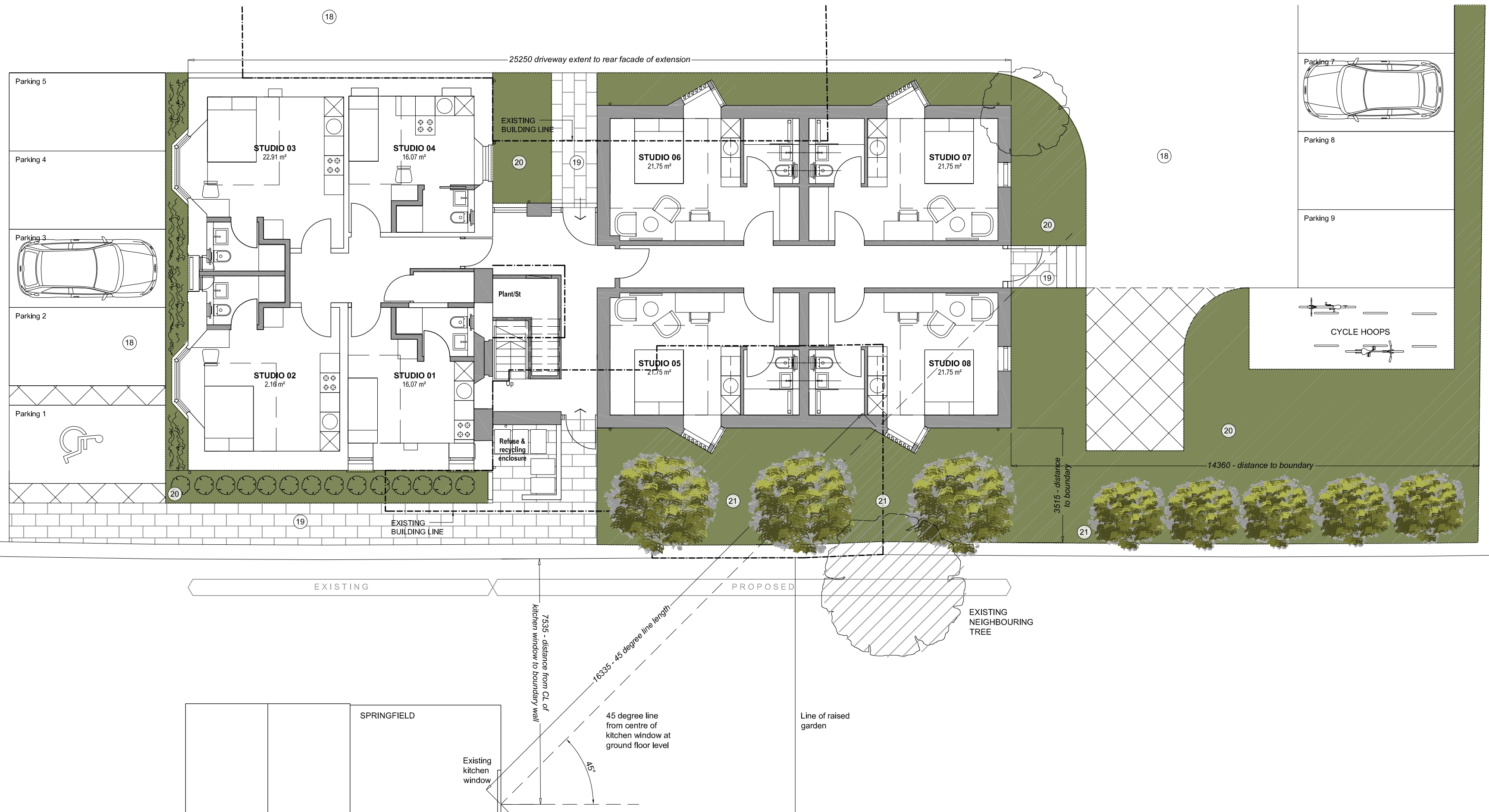
DESIGN by HYDE

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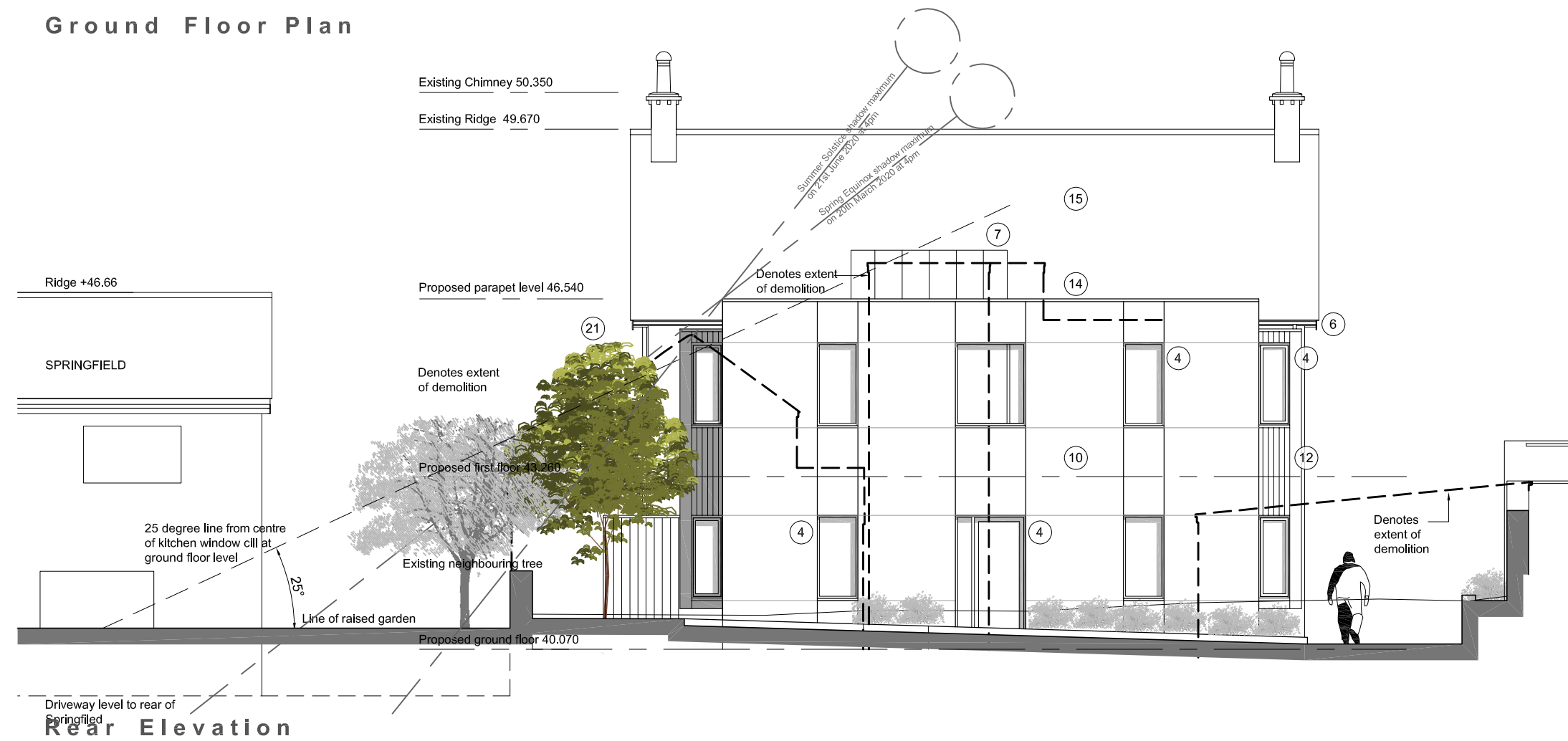


PLANNING - ELEVATIONS & SECTIONS

DRAWING NO. 1801-PL-04 / SCALE: 1:100 @ A2 / 07.11.19 / REV: A
Page 75 of 120



Ground Floor Plan



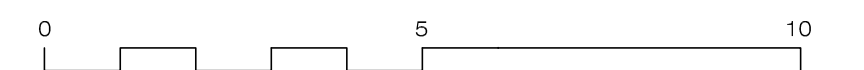
Rear Elevation

Materials

- Existing repainted render off white colour
- Existing windows repainted light grey colour
- Aluminium P.P.C. windows mid grey colour
- Aluminium P.P.C. doors/glazing mid grey colour
- Metal round downpipes, brackets and hoppers, existing replaced to match. Dark grey colour
- Fascia and soffit dark grey colour
- Metal standing seam metal cladding mid grey colour
- Infill panel with glazed fixed obscured glass panels to top and timber infills lower down. Light blue colour.
- Rainscreen cladding boards dark grey colour
- Rainscreen cladding boards light grey colour
- Timber/composite louvered fins
- Timber cladding natural stain finish
- New windows to match existing light grey colour
- Aluminium P.P.C. coping light/dark grey to suit cladding
- Existing slate roof retained and made good
- Flat roof membrane light grey colour
- P.V. solar panels
- Tarmacadam access road and carparking bays (open grade)
- Paved footpath
- Soft landscaping
- Indigenous tree boundary planting comprising Hornbeam, Birch & Beech

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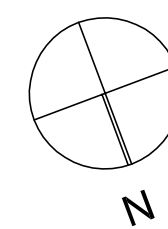
PLANNING - Proposed Ground Plan & Rear Elevation
45 & 25 degree line review

DRAWING NO. 1801-PL-07 / SCALE: 1:100 @ A Page 76 of 120 REV: A

Planning Application

Note - Hatched walls denotes new wall constructions

Coed Derw, St Brides Hill, Saundersfoot





North East Facing Elevation - as viewed from Springfield

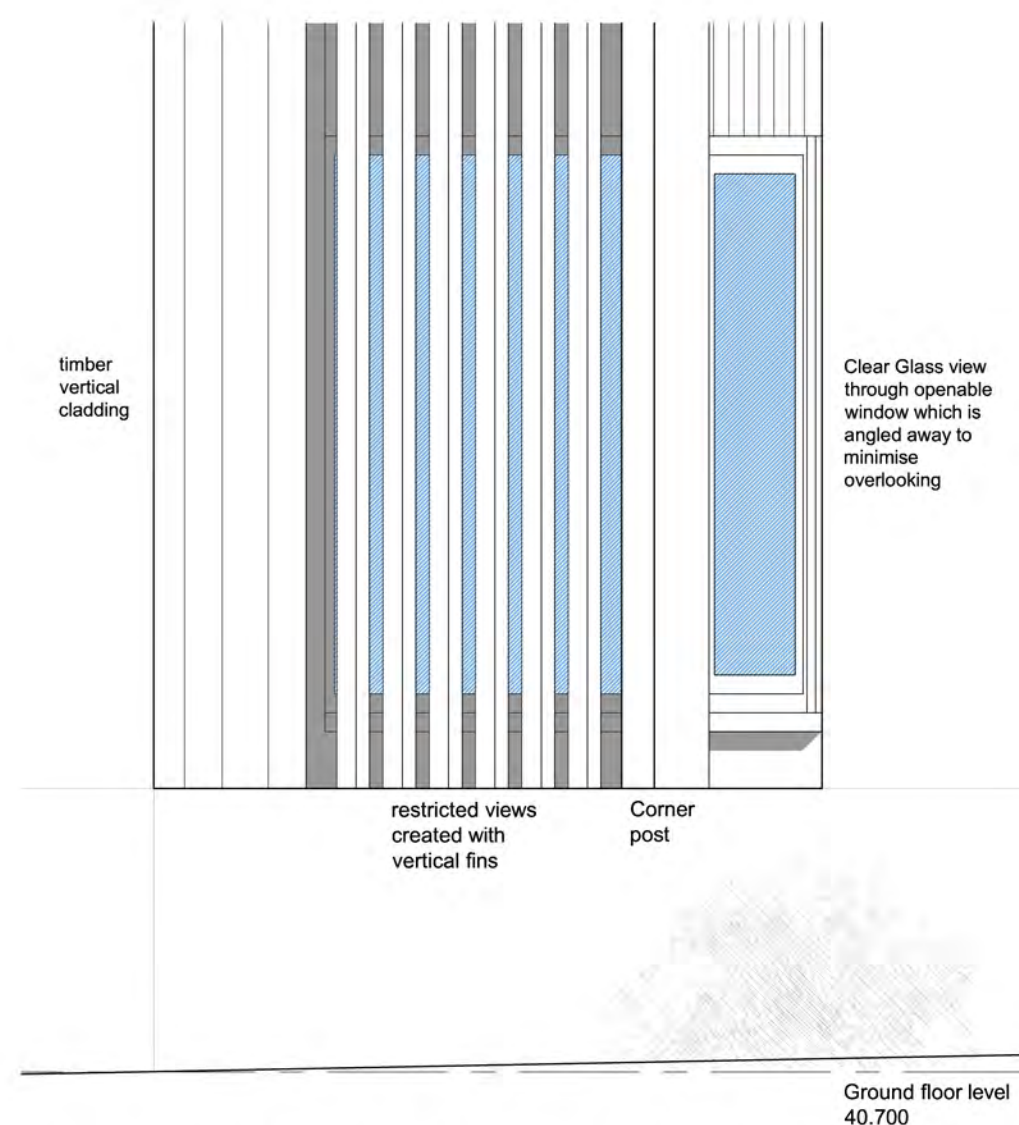
- Materials**
- 1. Existing repainted render off white colour
 - 2. Existing windows repainted light grey colour
 - 3. Aluminium P.P.C. windows mid grey colour
 - 4. Aluminium P.P.C. doors/glazing mid grey colour
 - 5. Metal round downpipes, brackets and hoppers, existing replaced to match. Dark grey colour
 - 6. Fascia and soffit dark grey colour
 - 7. Metal standing seam metal cladding mid grey colour
 - 8. Infill panel with glazed fixed obscured glass panels to top and timber infills lower down. Light blue colour.
 - 9. Rainscreen cladding boards dark grey colour
 - 10. Rainscreen cladding boards light grey colour
 - 11. Timber/composite louvered fins
 - 12. Timber cladding natural stain finish
 - 13. New windows to match existing light grey colour
 - 14. Aluminium P.P.C. coping light/dark grey to suit cladding
 - 15. Existing slate roof retained and made good
 - 16. Flat roof membrane light grey colour
 - 17. P.V. solar panels
 - 18. Tarmacadam access road and carparking bays (open grade)
 - 19. Paved footpath
 - 20. Soft landscaping
 - 21. Indigenous tree boundary planting comprising Hornbeam, Birch & Beech



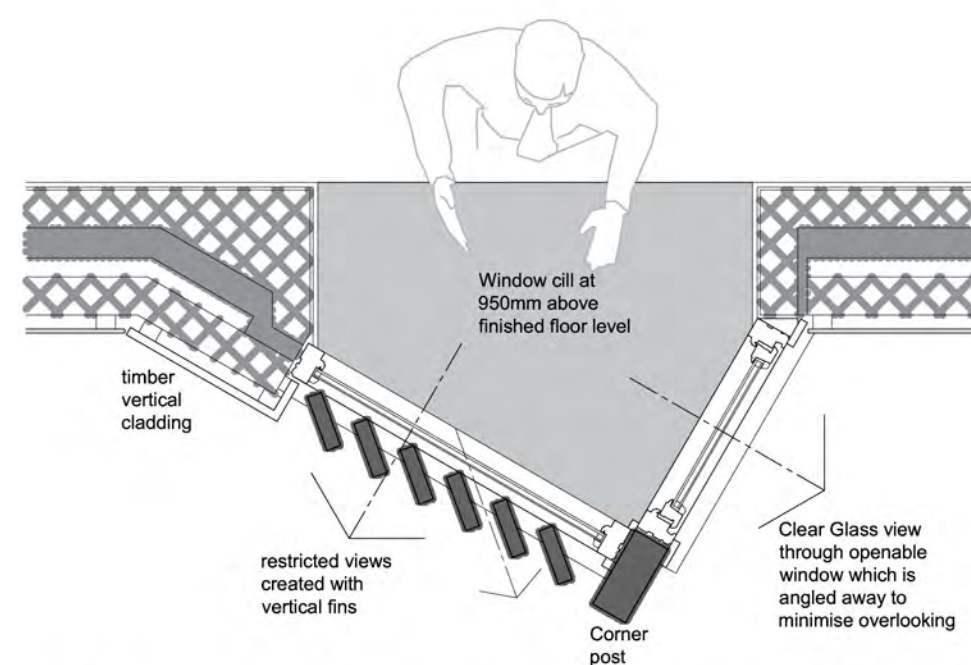
North East Facing Elevation - as viewed from Springfield

Materials

1. Existing repainted render off white colour
2. Existing windows repainted light grey colour
3. Aluminium P.P.C. windows mid grey colour
4. Aluminium P.P.C. doors/glazing mid grey colour
5. Metal round downpipes, brackets and hoppers, existing replaced to match. Dark grey colour
6. Fascia and soffit dark grey colour
7. Metal standing seam metal cladding mid grey colour
8. Infill panel with glazed fixed obscured glass panels to top and timber infills lower down. Light blue colour.
9. Rainscreen cladding boards dark grey colour
10. Rainscreen cladding boards light grey colour
11. Timber/composite louvered fins
12. Timber cladding natural stain finish
13. New windows to match existing light grey colour
14. Aluminium P.P.C. coping light/dark grey to suit cladding
15. Existing slate roof retained and made good
16. Flat roof membrane light grey colour
17. P.V. solar panels
18. Tarmacadam access road and carparking bays (open grade)
19. Paved footpath
20. Soft landscaping
21. Indigenous tree/hedge boundary planting comprising Hornbeam, Birch & Beech
22. 1.8m high timber fence



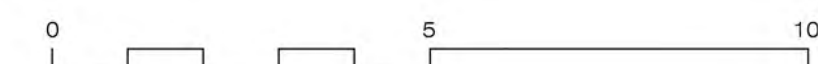
Projecting bay window elevation - Scale 1:20



Projecting bay window plan - Scale 1:20

DESIGN by HYDE

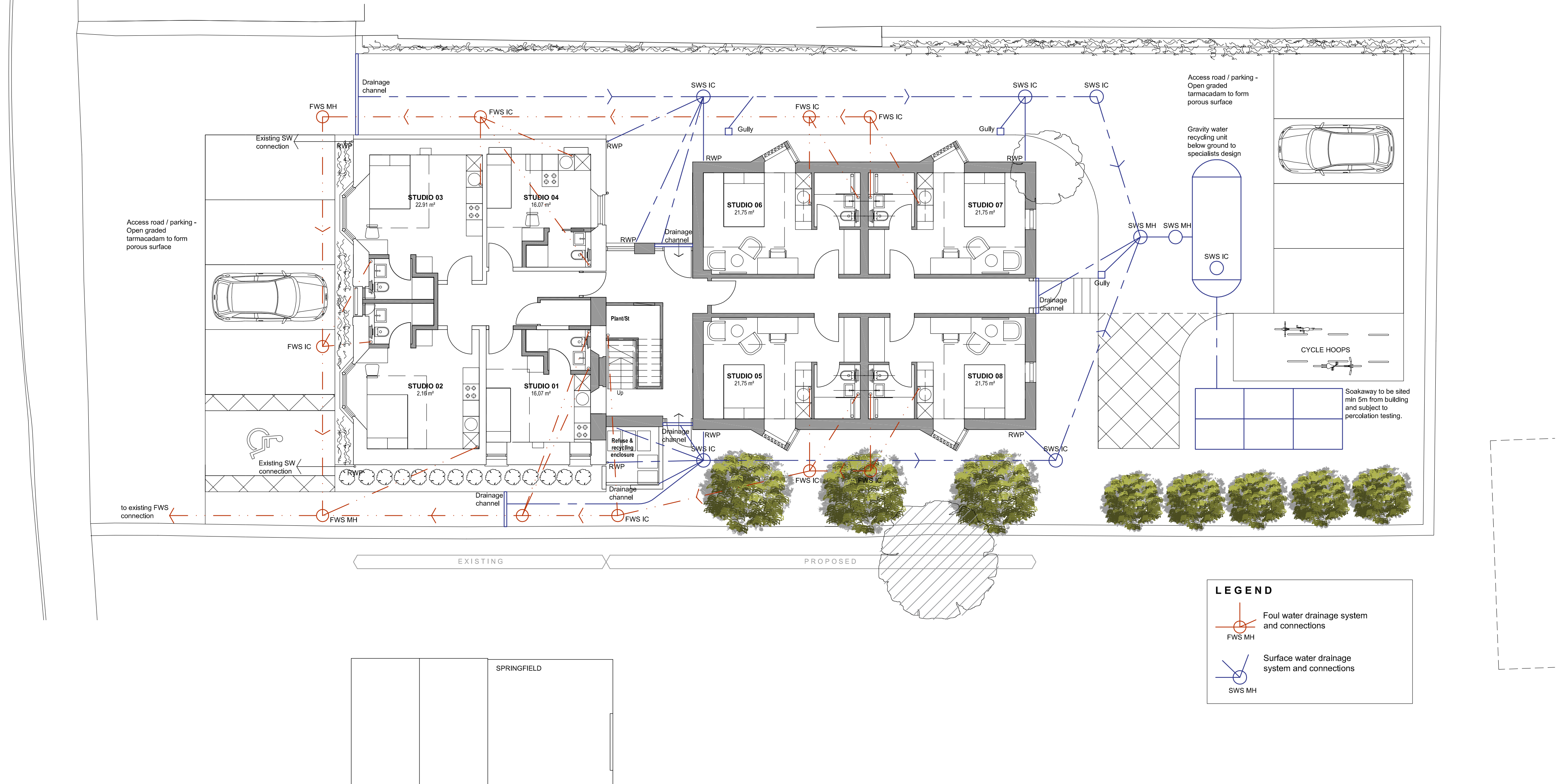
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PLANNING - N/E BOUNDARY ELEVATION


DRAWING NO. 1801-PL-09 / SCALE: 1:100 @ A2 / 01.08.20 / REV: B
REV: B 09/12/20 FENCE AND HEDGING ADJ

Planning Application
Coed Derw, St Brides Hill, Saundersfoot

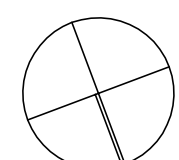


LEGEND

 Foul water drainage system and connections
FWS MH

 Surface water drainage system and connections
SWS MH

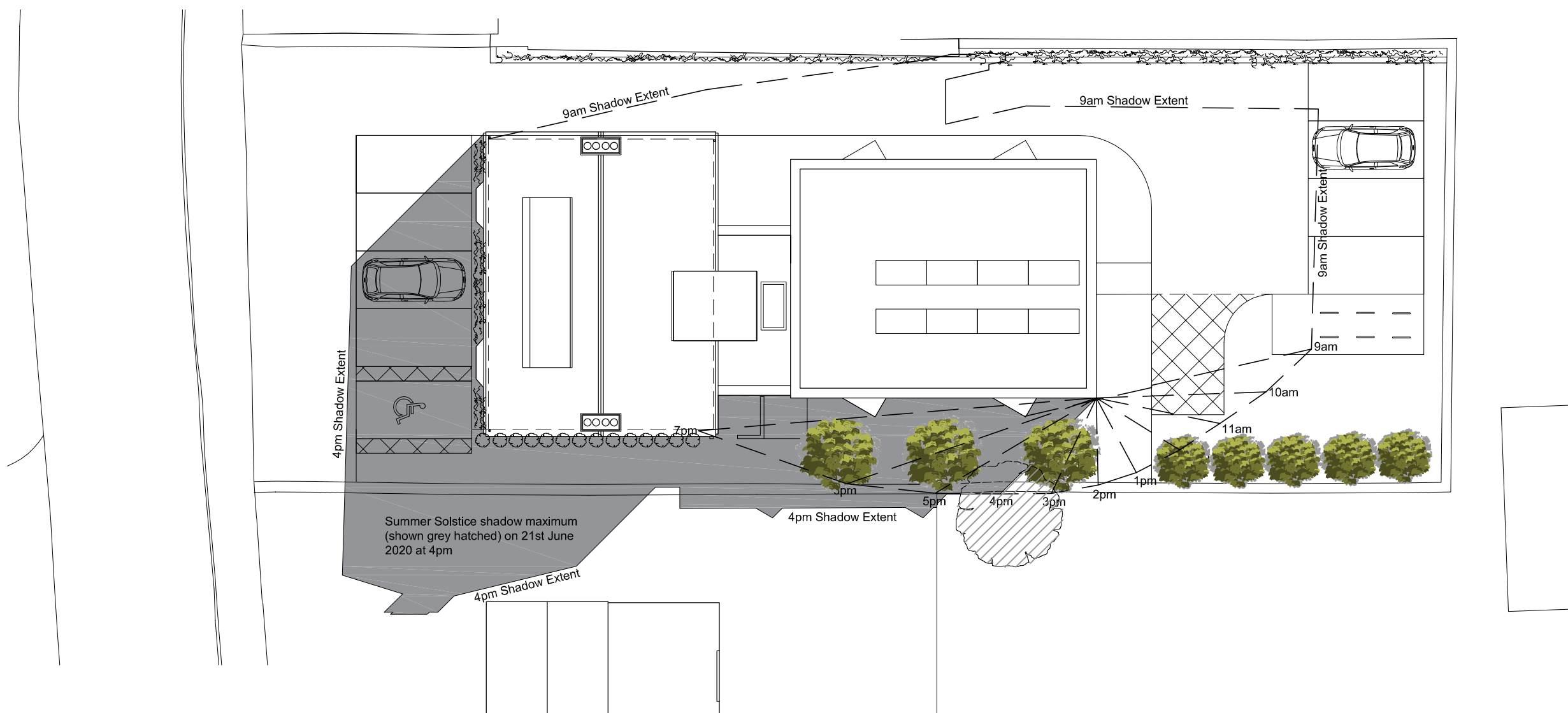
DESIGN by **HYDE**
m: 07859 036206 / e: thehyderanger@sky.com

 N

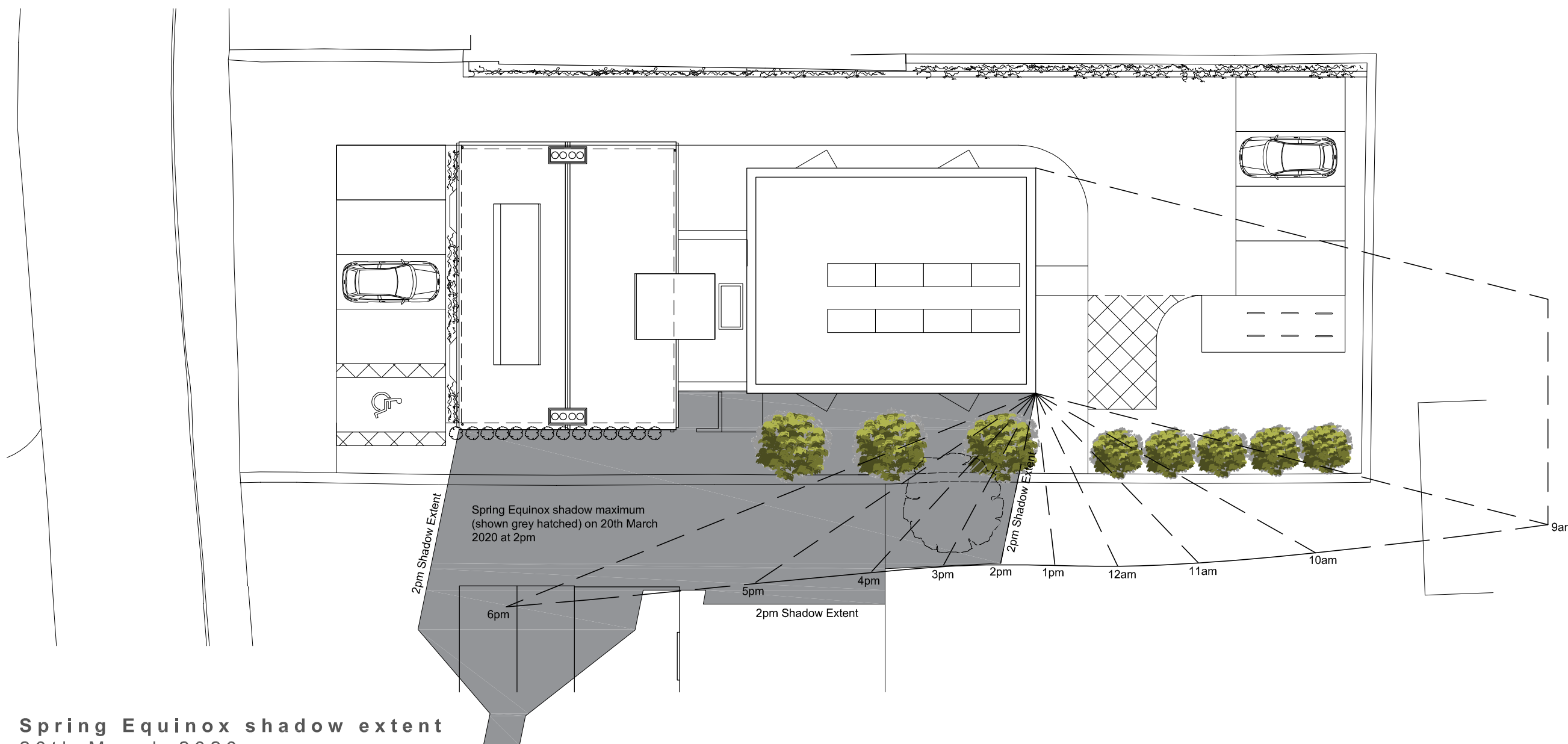
0 5 10

PLANNING - Sustainable & Foul drainage layout

DRAWING NO. 1801-PL-10 / SCALE: 1:100 @ A1 / 4796301 REV: A



Summer Solstice shadow extent
21st June 2020



Spring Equinox shadow extent
20th March 2020

