

Application Ref: NP/20/0436/FUL

Case Officer Sara Thomas
Applicant Mr J Gowin
Agent Mr M Bool, Oochitecture
Proposal Proposed rear extension and front porch to the existing property. New double garage and summerhouse.
Site Location Rhydyfferm, U3133 Junction C3019 Llangloffan To Junction U3129, Castle Morris, Haverfordwest, Pembrokeshire, SA62 5UX
Grid Ref SM89463468
Date Valid 11-Sep-2020 **Target Date** 11-Jan-2021

This application is before committee as the officer recommendation of approval is contrary to the views of the Community Council and through the extended delegation powers the Chair has requested it be referred to Committee for determination.

Consultee Response

Pencaer Community Council: Objecting for the following reason - In our meeting Councillors raised concerns over the size and placement of the building and the need of a Summer house on a garage. Will this make way for the building to be turned into a dwelling in the future?

PCNPA Tree and Landscape Officer: Conditional Consent

PCNPA Planning Ecologist: Conditional consent

PCC - Transportation & Environment: Conditional consent

Dyfed Archaeological Trust Ltd: Conditional consent

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012. Comments were received from Pencaer Community Council raising concerns over the size and placement of the building and the need of a summer house on a garage and whether this will this make way for the building to be turned into a dwelling in the future.

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 07 - Countryside

LDP2 Policy 08 - Special Qualities

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LDP2 Policy 12 - Local Areas of Nature Conservation/Sites of Geological Interest

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 60 - Impacts of Traffic

PPW10

SPG05 - Sustainable Design

TAN 05 - Nature Conservation and Planning

TAN 10 - Tree Preservation Orders

TAN 12 - Design

Constraints

Safeguarding Zone

Hazardous Zones

Potential for surface water flooding

Recreation Character Areas

Affordable Housing Submarkets

Landscape Character Area

Officer's Appraisal

Site and Context

The application site is situated at Rhydyfferm, Castle Morris, Haverfordwest. The site relates to a single storey 'U-shaped' property which provides off-street car parking within an enclosed forecourt to the front of the property. An additional access is provided to the south west of the property. The site is situated outside the settlement boundary, within open countryside. The surrounding area is fairly rural in terms of its character.

Relevant History

None relevant.

Current Proposal

Planning permission is being sought for the erection of a single storey extension, to be sited to the rear of the property and a porch to the front. The application also proposes the erection of a detached double garage and summerhouse.

The proposed extension will provide a kitchen and dining room and consists of a pitched roof, which meets the ridge of the existing property. The extension projects by approximately 2.3 metres. Glazing is proposed to all elevations, with velux rooflights. Proposed materials are render with roof tiles to match the

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existing. The proposed porch consists of a pitched roof and is of a timber construction.

The garage and summerhouse are proposed to be sited to the south west of the existing property adjacent to an existing tractor shed and is 'L-shaped' measuring 13 metres in width, by 6.2 metres in depth extending to 9.2 metres. The proposed development is a timber frame with horizontal timber cladding, timber frame windows and a slate roof. A level access is proposed to the garage, with a stepped access proposed to the summerhouse as a result of a difference in levels.

A gravel parking and turning area are also proposed to the east of the proposed building, adjoining the existing gravelled access track.

Key Issues

The primary issues in the considerations of this application are:

- Impact on the character of the existing dwelling and surrounding area
- Residential amenity
- Highway safety
- Biodiversity

Impact on the character of the existing dwelling and surrounding area

The proposed extension is situated to the rear of the existing dwelling and therefore is screened from the highway by the dwelling. The proposed extension is relatively small scale and is considered acceptable in terms of its design. Furthermore, the render finish is in-keeping with the existing dwelling. The proposed porch will be more visible, situated to the front of the dwelling. Nonetheless, the porch is small scale and although the timber finish is not in-keeping with the existing dwelling, it is not considered that the porch will adversely affect the character of the existing dwelling.

The proposed garage and summerhouse are situated to the south west of the dwelling and are significantly set back from the highway. The development is situated adjacent to an existing tractor store and is accessed from an existing gravel track, therefore it is considered that this is the most appropriate siting for the development. The development consists of a double garage and summerhouse, which results in the building being quite large in scale and is relatively high. However, the hipped roof design and also the provision of a hipped roof above the garage and a hipped roof above the summerhouse linked with a roof which is lower in height, reduces the overall bulk of the development. Furthermore, the 'L-shaped' design also reduces the bulk of the development. Similar to the proposed porch, the development proposes a timber finish with a natural slate roof, the timber cladding is considered to be characteristic of buildings within rural settings.

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Concerns have been raised by Pencaer Community Council regarding the size and placement of the building and the need of a summer house on a garage and whether this will make way for the building to be turned into a dwelling in the future. The scale and siting of the building has been addressed above. It is recognised that concerns would be raised to the use of the detached building as a new dwelling and therefore a condition is imposed to ensure that it remains ancillary to the existing dwelling.

The new parking and turning area is not considered to be excessively large and the gravel finish is encouraged.

Residential Amenity

The proposed development is situated a significant distance from any neighbouring properties and therefore residential amenity will be not affected.

Highway Safety

Access to the garage is gained through an existing access from the highway and the proposed turning area provides space for vehicles to turn within the site and leave in a forward gear, however the access is near a bend and visibility is restricted due to visibility splays. A condition is imposed relating to the improvement of visibility.

Biodiversity

A bat survey has been submitted to support the application. The survey concluded that provided all of the recommended measures are implemented, the risks of adverse impacts to bats are negligible.

Conclusion

The proposed development is considered acceptable in terms of its scale, design, siting and materials which will not detrimentally affect the residential amenity of the neighbouring dwellings or the visual amenities of the National Park in accordance with the policies of the Local Development Plan.

Recommendation

APPROVE, subject to the following conditions

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Number RHY001 Rev B 'Location Plan & Design Statement' dated 11/08/2020

Drawing Number RHY002 Rev B 'Proposed Site Plan' dated 11/08/2020

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Drawing Number RHY003 Rev B 'Proposed Plans' dated 11/08/2020
Drawing Number RHY004 Rev B 'Proposed Elevations' dated 11/08/2020
Drawing Number RHY005 Rev B 'Proposed Perspectives' dated 11/08/2020
Drawing Number RHY_201 Rev A 'Proposed Ground Floor Plan' dated 08/09/2020
Drawing Number RHY_211 Rev A 'Proposed Elevations' dated 08/09/2020
Drawing Number RHY_220 Rev A 'Proposed Axonometric' dated 09/09/2020
Drawing Number RHY_221 Rev A 'Perspective Views' dated 08/09/2020
Drawing Number RHY222 'Porch Perspective'
GOULD ECOLOGY Ecological Consultants Bat Scoping Survey dated November 2020
Tree Protection Measures dated 18th November 2020

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Rhydyffern.
Reason: In order to be clear on the type of accommodation sought and approved as the development would not be approved as a separate dwelling in the countryside. Policy: Local Development Plan 2 – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
4. Works must be carried out in strict accordance with Section 7 of the submitted Bat Survey dated 18th November 2020.
Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016
5. Two bird or bat boxes must be installed in an appropriate location, which shall first be submitted to and agreed in writing by the local planning authority prior to its installation on site. The bird or bat box shall be retained on site thereafter.
Reason: In the interests of biodiversity. Policy: Local Development Plan – Policy 12 (Local Areas of Nature Conservation or Sites Geological Interest).
6. Any external lighting must be low level, downward facing, hooded and on a short PIR activated timer.
Reason: To maintain and enhance biodiversity and, in order to meet obligations set out within the Environment (Wales) Act 2016.

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7. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by strong fencing in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations for the duration of the development. The fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

8. Before development commences details of the driveway visibility to the highway shall be submitted to the Local Planning Authority for approval. The dwelling(s)/building(s) shall not be occupied nor the use commenced until the visibility splays have been constructed and is available for use in accordance with the approved plans. There shall be no obstructions to visibility exceeding 0.6 metres in height within the splayed areas.

Reason: In the interests of highway safety. Local Development Plan - Policy 60 (Impacts of Traffic)

9. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.

Reason: To protect historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

Notes:
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| Rev. | Purpose of issue | Date |
| B | Planning | 08/09/2020 |
| A | Planning (Draft) | 11/08/2020 |

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Client **Mr & Mrs J Gowin**
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 Castlemorris,
 SA62 5UX

Project **Garage & Summer house**

Title **Proposed Site Plan**

| | | | |
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| Original Scale | Drawn | Michael Bool | Rev |
| 1 : 200 | Date | 11/08/2020 | B |

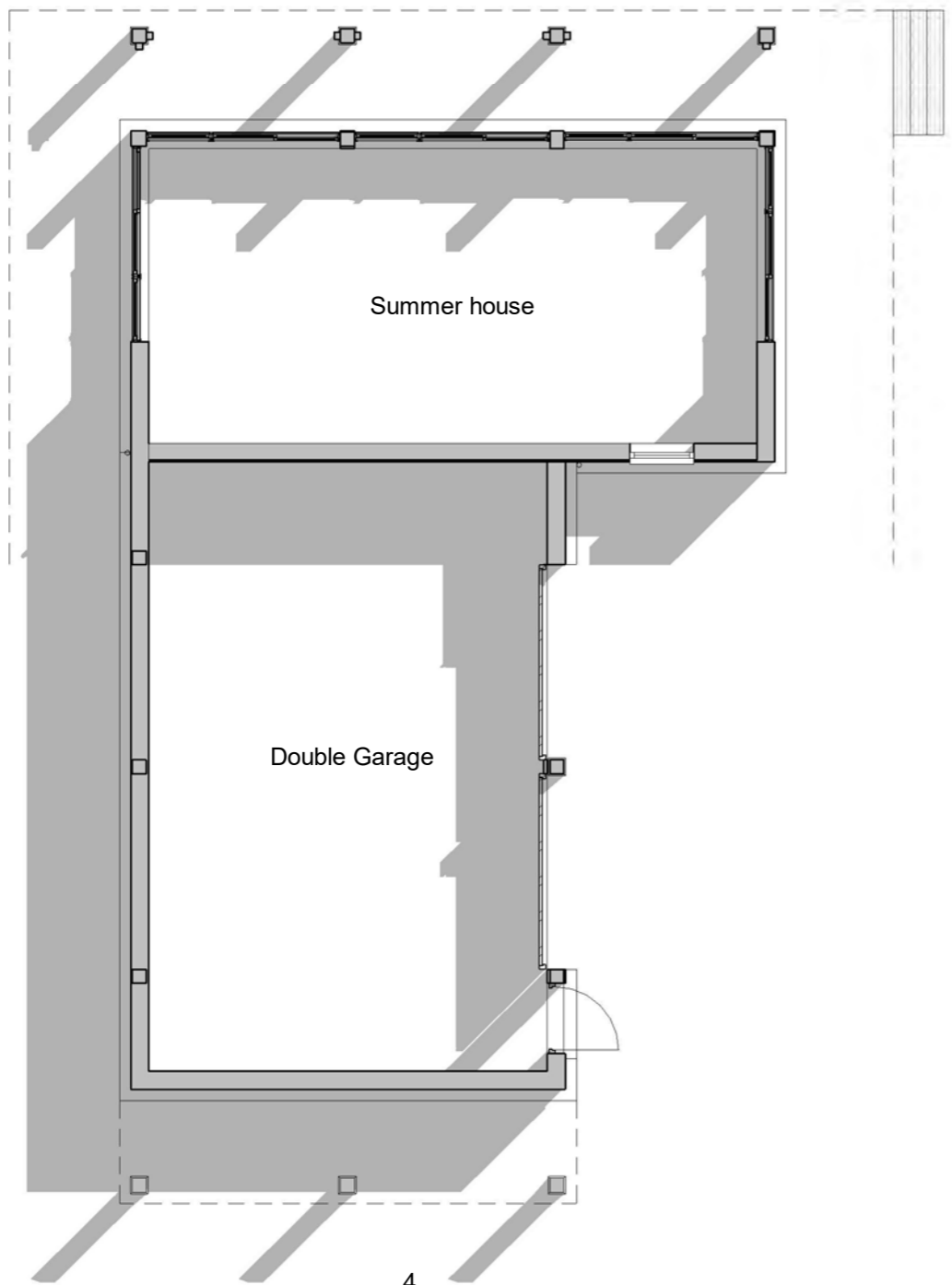
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1

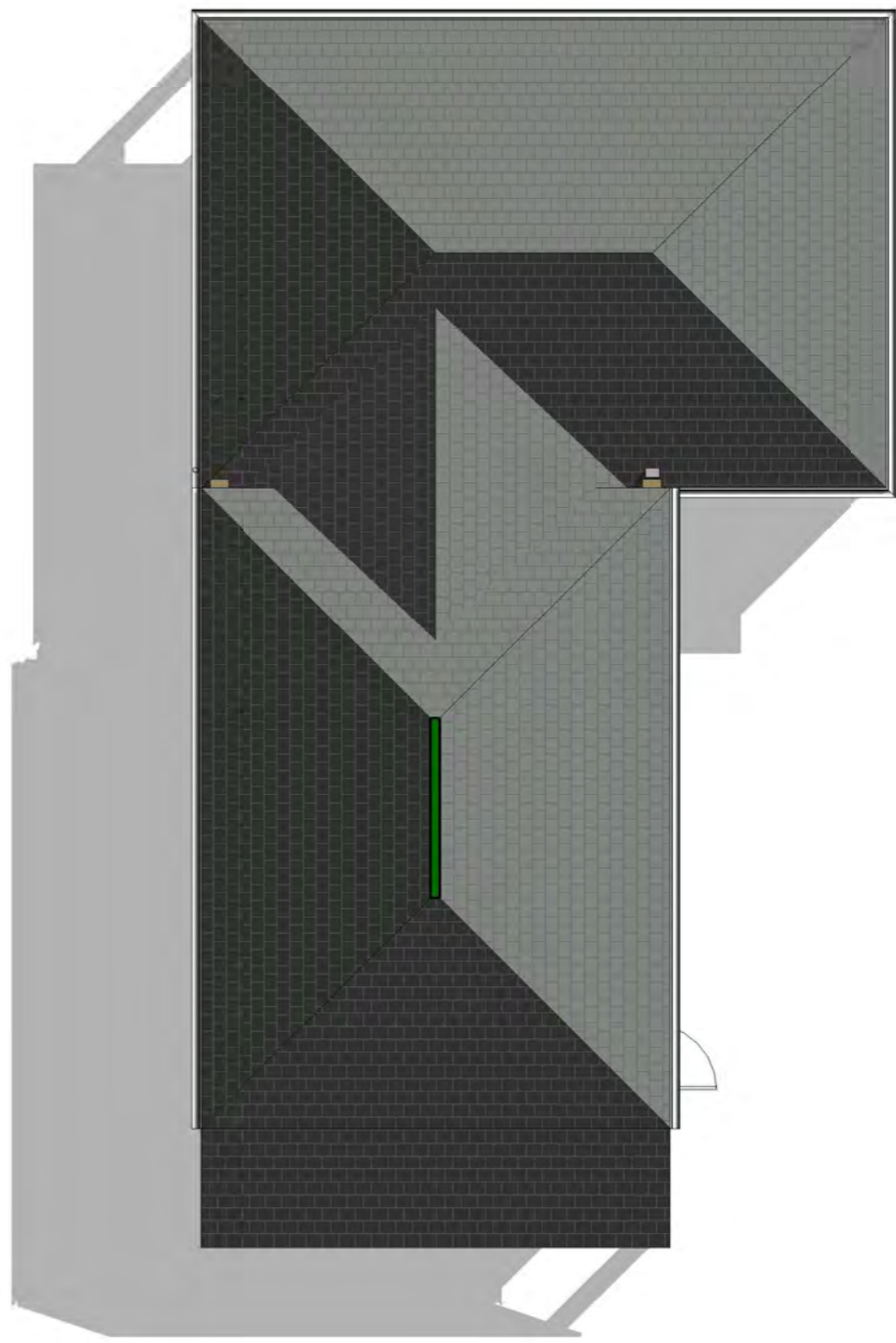


RHY004 2

3 RHY004

RHY004
4

Ground Floor Plan
1 : 100



Roof Plan
1 : 100



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Project
Garage & Summer house

Title
Proposed Plans

| | | |
|---------------------------|------------------------------|-----|
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Slate roof (Dark grey clay ridge with butt joint)
 Galvanised/Cast iron effect Rainwater goods
 Timber frame
 Horizontal timber cladding / Timber frame windows
 Staddle Stones
 Brick plinth and steps

Powdercoated roller door
 Natural finish Ledge & brace doors



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Project **Garage & Summer house**

Title **Proposed Perspectives**

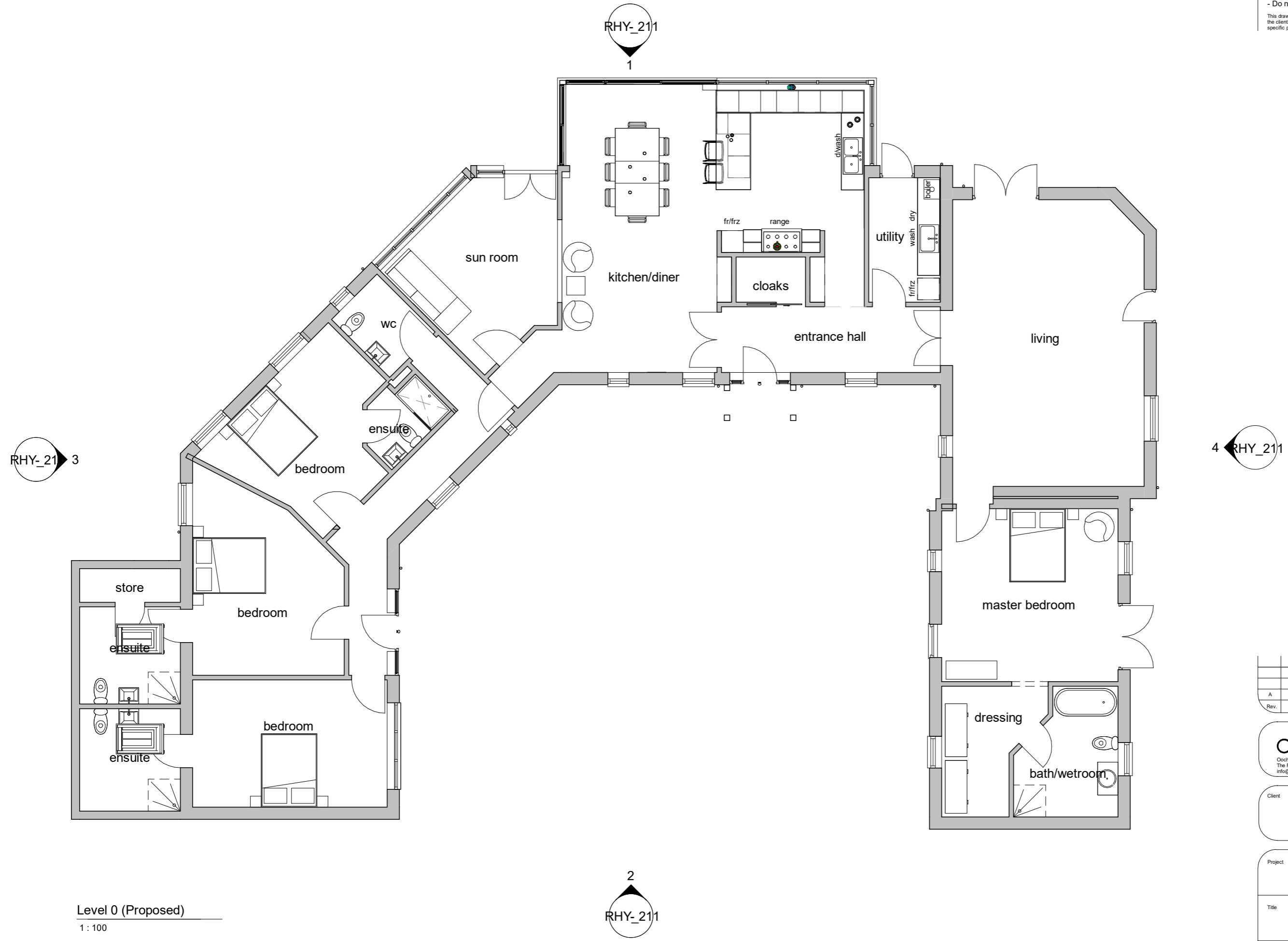
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Level 0 (Proposed)

1 : 100



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Client **Mr & Mrs J Gowin**
 Rhyd y Fferm
 Castlemorris,
 SA62 5UX

Project **Rhyd y Fferm Remodel & Extension**

Title **Proposed Ground Floor Plan**

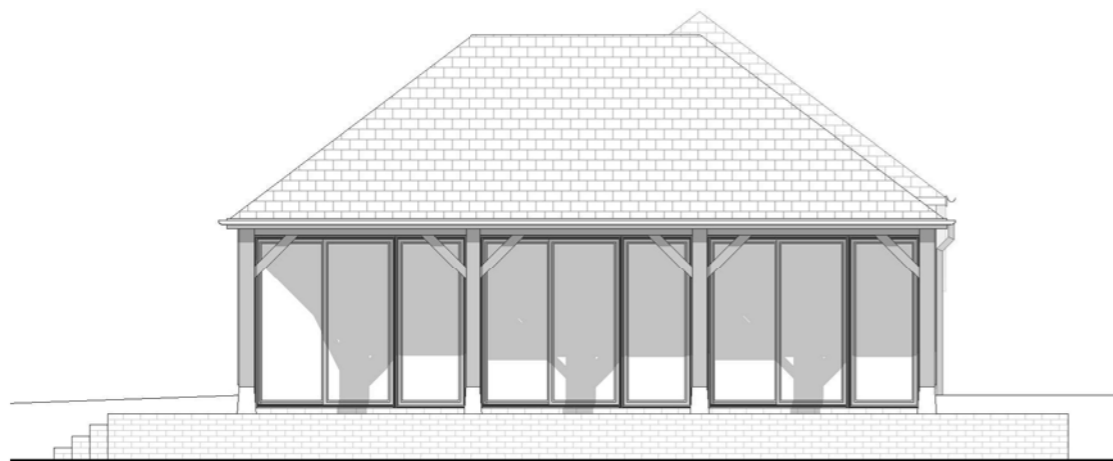
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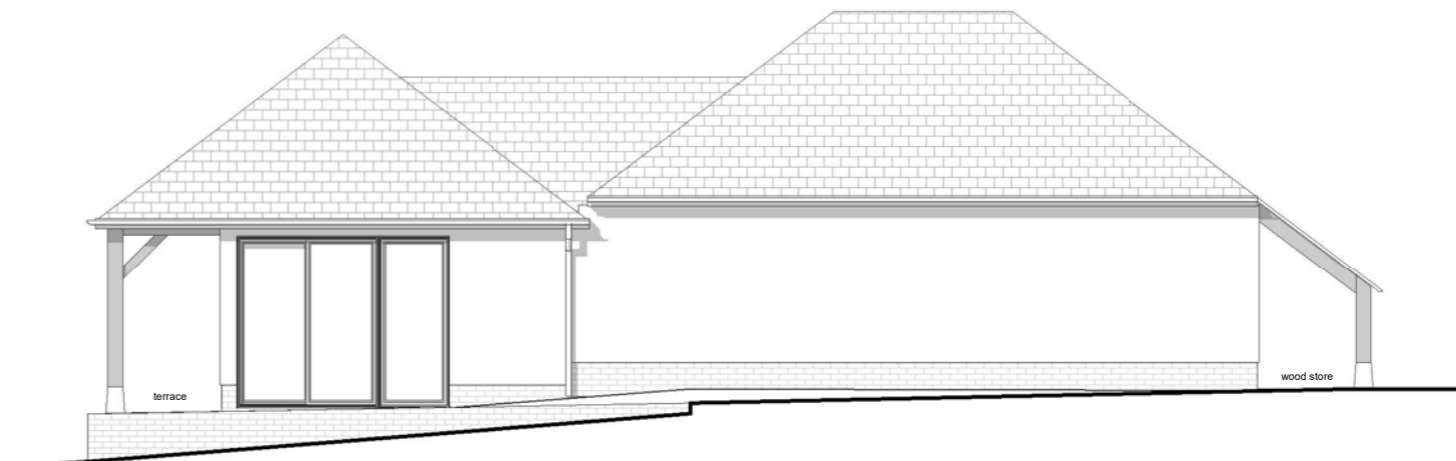
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North Elevation

1 : 100



West Elevation

1 : 100



East Elevation

1 : 100



South Elevation

1 : 100

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Client **Mr & Mrs J Gowin**
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Project **Garage & Summer house**

Title **Proposed Elevations**

| | | |
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| 1 : 100 | Date 11/08/2020 | B |

Drawing Number **RHYD Y FER**
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Proposed NW Elevation

1 : 100



Proposed SE Elevation

1 : 100



Proposed NE Elevation

1 : 100



Proposed SW Elevation

1 : 100

| Rev. | Purpose of issue | Date |
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| A | Planning | 08/09/2020 |



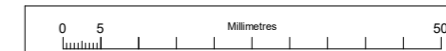
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Project **Rhyd y Fferm Remodel & Extension**

Title **Proposed Elevations**

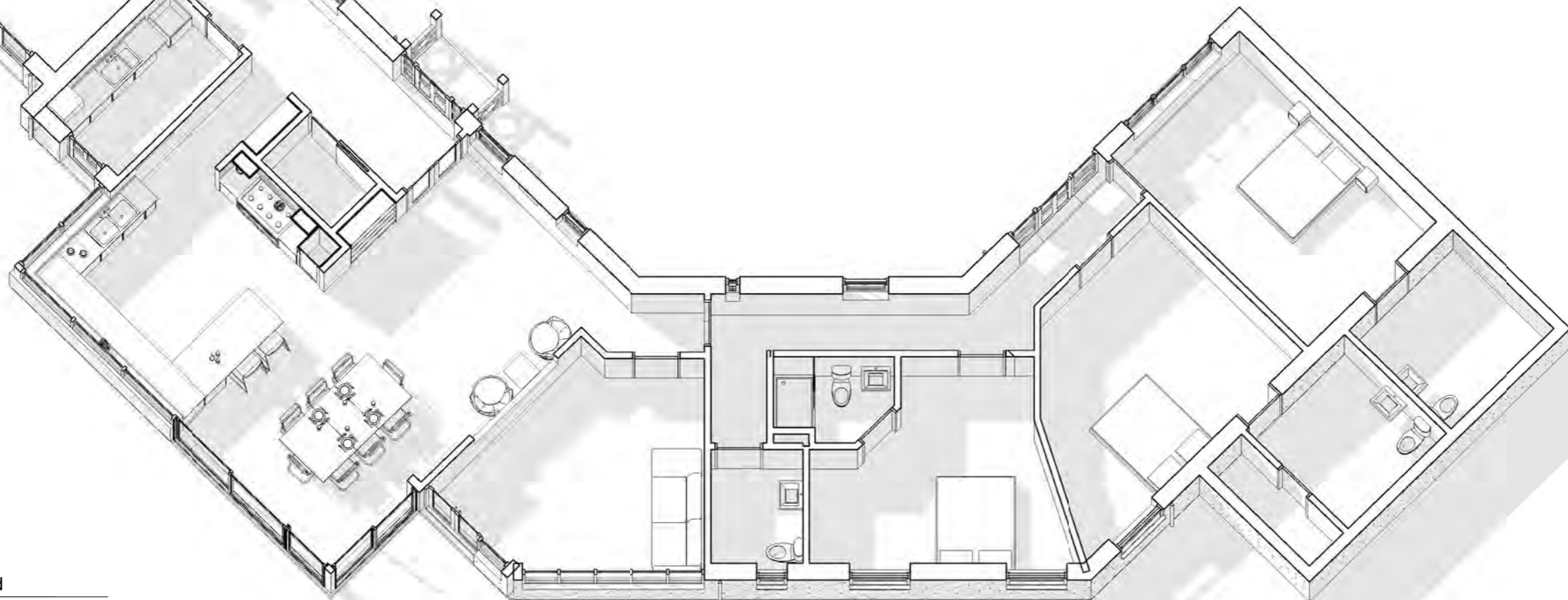
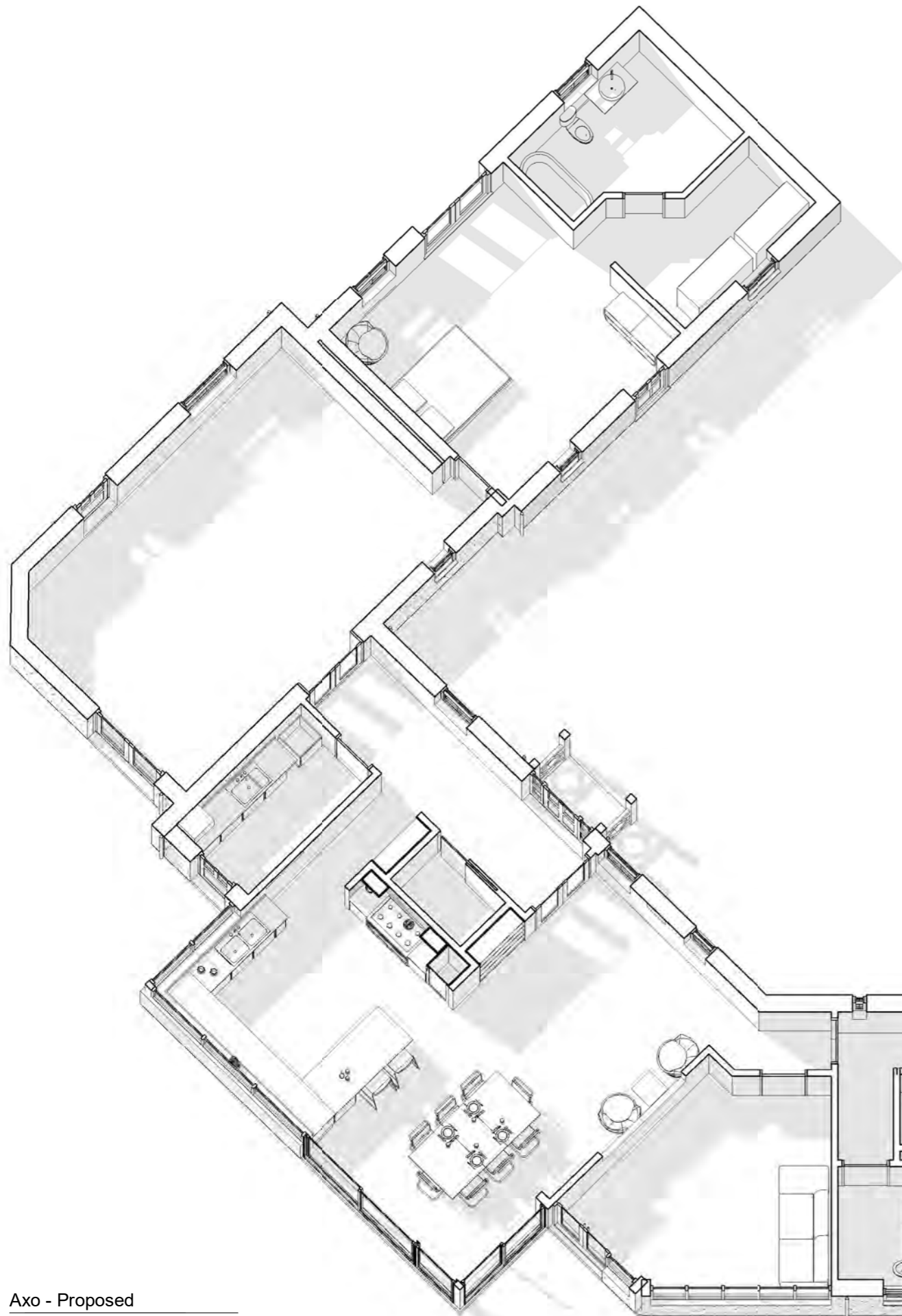
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Axo - Proposed

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Project **Rhyd y Fferm Remodel & Extension**

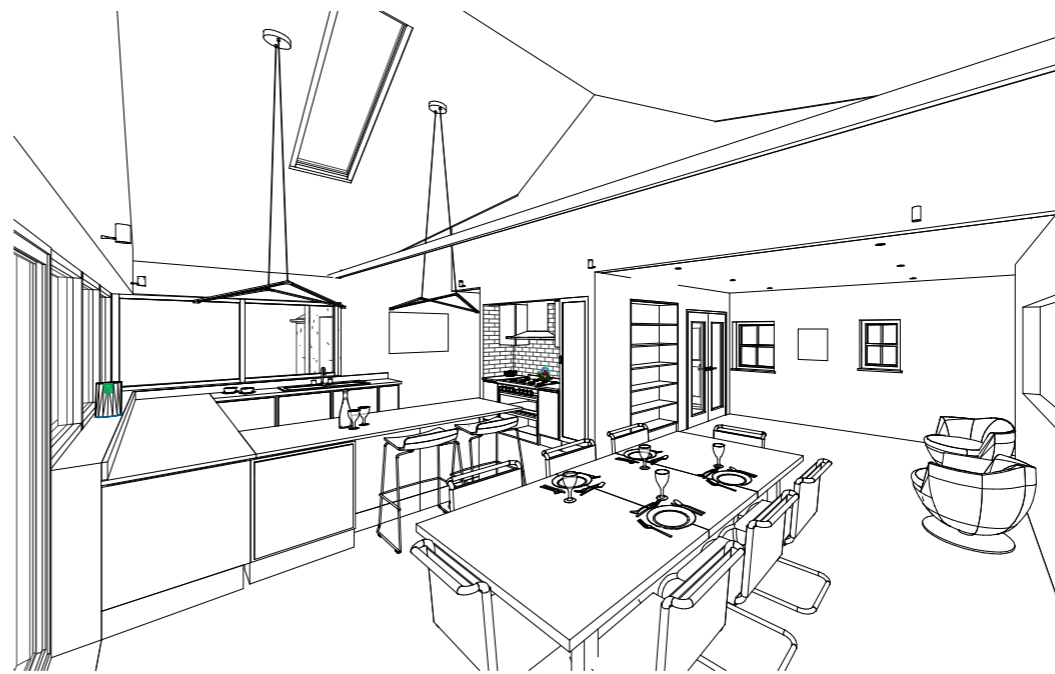
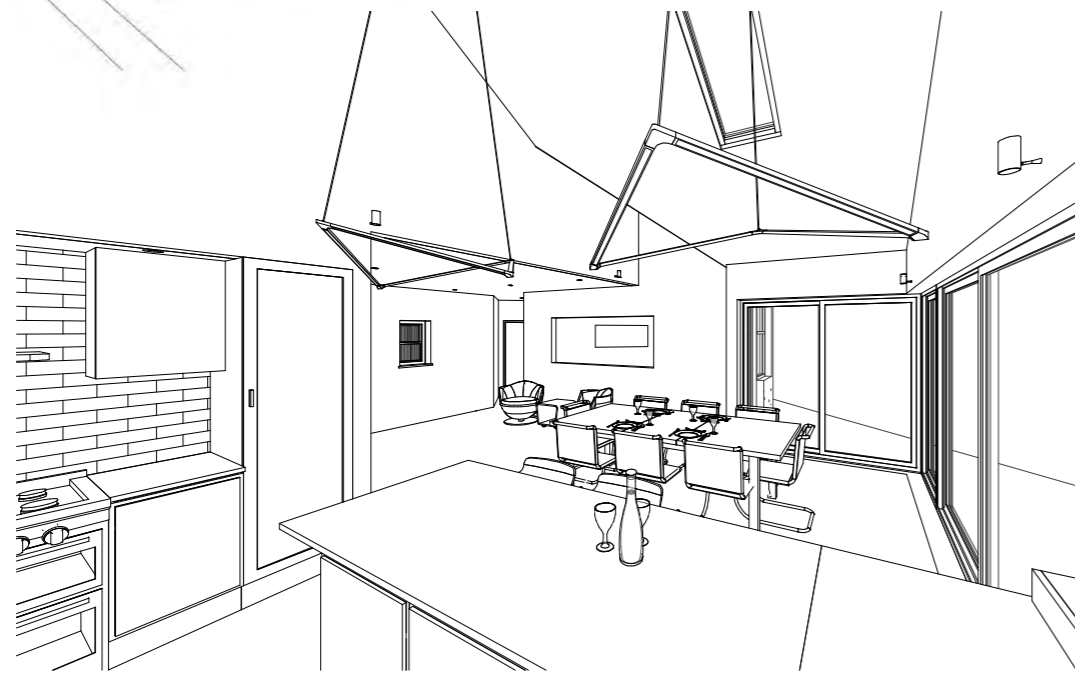
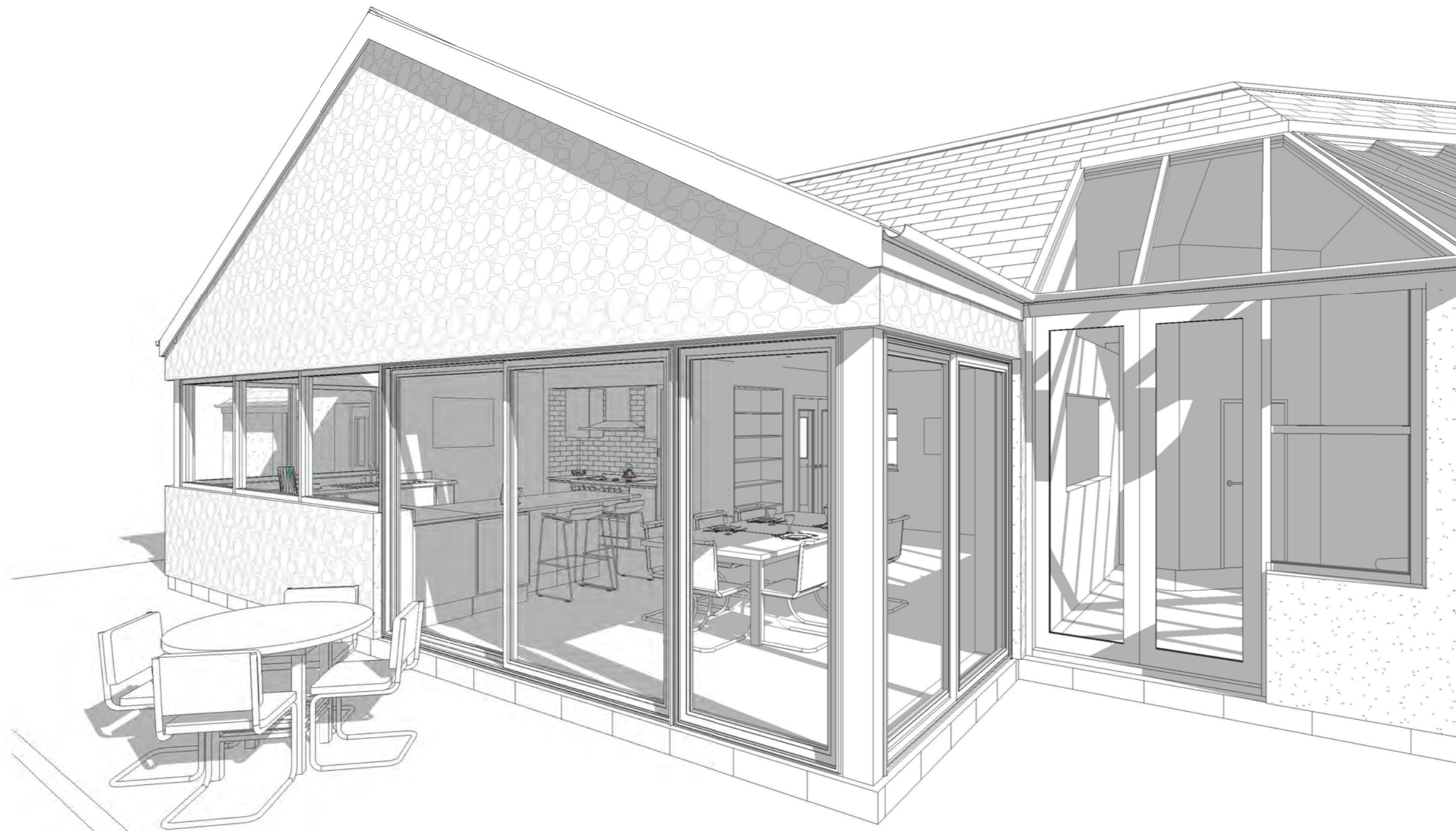
Title **Proposed Axonometric**

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Client **Mr & Mrs J Gowin**
Rhyd y Fferm
Castlemorris,
SA62 5UX

Project **Rhyd y Fferm Remodel & Extension**

Title **Perspective views**

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| | Date 08/09/2020 | A |



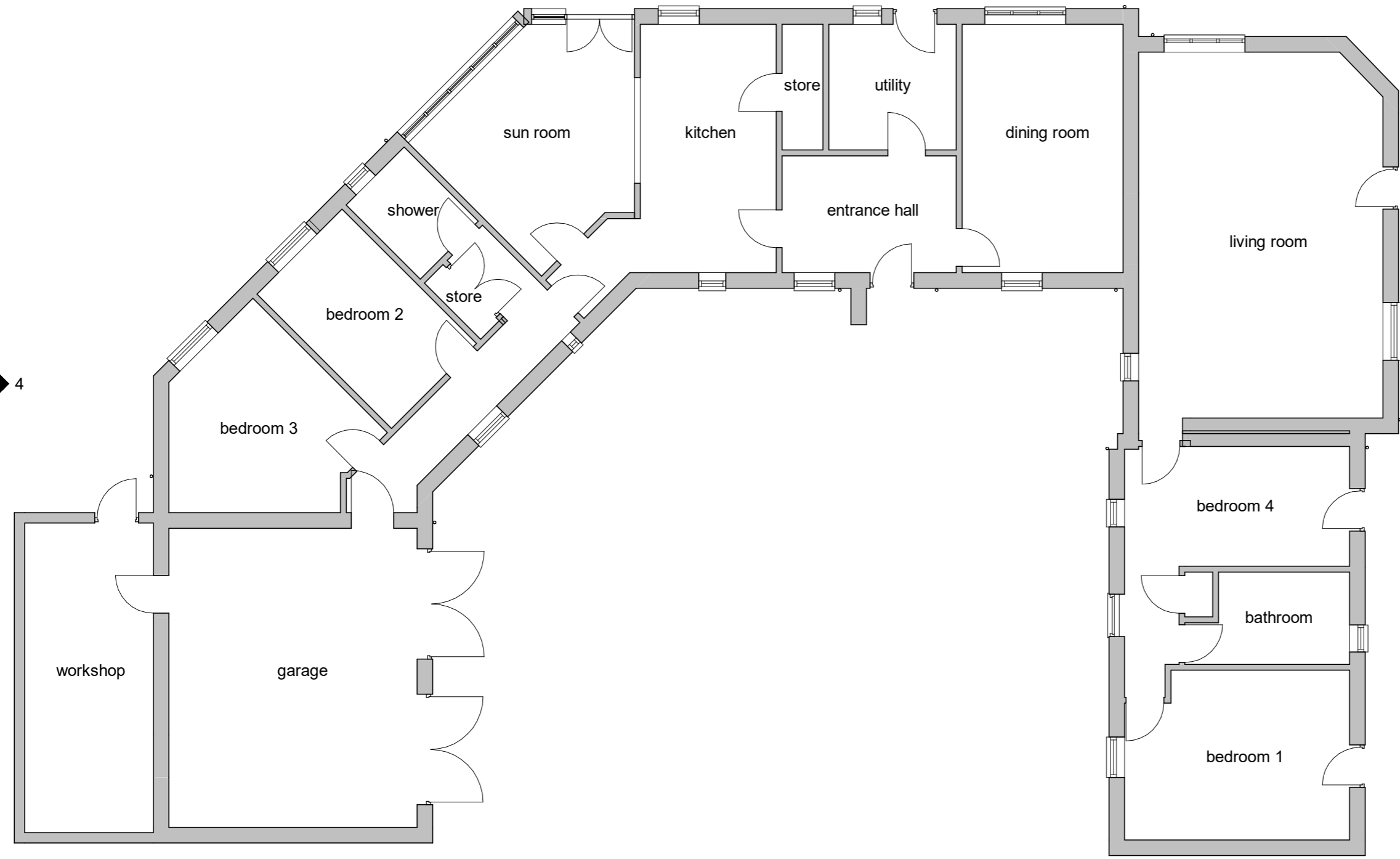
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RHY_210
2

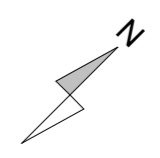
RHY_21 4

RHY_210
1



Level 0 (Existing)
1 : 100

RHY_210
3



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Client **Mr & Mrs J Gowin**
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Project **Rhyd y Fferm Remodel & Extension**

Title **Existing Ground Floor Plan**

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Existing NW Elevation

1 : 100



Existing SE Elevation

1 : 100



Existing NE Elevation

1 : 100



Existing SW Elevation

1 : 100

| Rev. | Purpose of issue | Date |
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| A | Planning | 08/09/2020 |



Client **Mr & Mrs J Gowin**
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Project **Rhyd y Fferm Remodel & Extension**

Title **Existing Elevations**

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| 1 : 100 | Date | 08/09/2020 | A |

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