

**Application Ref: NP/21/0177/FUL**

|                      |  |                    |             |
|----------------------|--|--------------------|-------------|
| <b>Case Officer</b>  | David Griffiths  |                    |             |
| <b>Applicant</b>     | Mr R Atkins  |                    |             |
| <b>Agent</b>         |  |                    |             |
| <b>Proposal</b>      | Addition of a single storey side extension over existing driveway and provision of additional parking space to front of property |                    |             |
| <b>Site Location</b> | 7, Green Meadow Close, Marloes, Haverfordwest, Pembrokeshire, SA62 3AF   |                    |             |
| <b>Grid Ref</b>      | SM79400845   |                    |             |
| <b>Date Valid</b>    | 15-May-2021  | <b>Target Date</b> | 09-Jul-2021 |

This application is being brought before committee as the officer recommendation of approval is contrary to the view of Marloes & St Brides Community Council.

**Consultee Response**

**Marloes & St Brides Community Council:** Recommend refusal  
**PCC – Transportation & Environment:** No objections on highway grounds  
**PCNPA - Access & Rights of Way:** No public rights of way affected  
**Planning Ecologist:** No response received at time of writing report

**Public Response**

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case both site notice and neighbour notification letters were sent.

Six letters of representation have been received concerning the following issues:

- Loss of parking space
- Addition of extension will affect parking arrangements to neighbouring properties where complex parking arrangements already exist within the estate
- Impact on amenity of neighbouring properties
- Proposed extension will result in a terraced effect and will be out of keeping to the rest of the estate
- Overdevelopment of the site
- Proposed side extension would restrict access to rear of property where oil tank is located and preventing it from being refilled
- Proposed extension would be in contravention of a restrictive covenant in place for the estate whereby the use of any driveway forming part of the property must not be used for any purpose other than for parking of a private motor vehicle. *Officer's note: It is important to note that restrictive covenants are not considered to be material to applications for planning permission as they are a civil matter. Equally, planning permission does not quash any restrictions on title. Landowners must both*

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*obtain planning permission, and address any restrictive covenants, in order for development to be carried out.*

The above issues are considered by officers further in the 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 06 - Rural Centres

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 60 - Impacts of Traffic

PPW11

SPG05 - Sustainable Design

SPG06 - Landscape

SPG12 - Parking

SPG22 - Seascape Character

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

### **Constraints**

Biodiversity Issue

Rights of Way Inland - within 50m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

### **Officer's Appraisal**

#### **Site and Context**

The application site relates to a semi-detached dwellinghouse situated within a residential cul-de-sac known as Green Meadow Close, in the rural village of Marloes.

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The property has rendered walls, slate roof, and painted timber windows and doors and is of a design consistent with much of the estate, which has retained much of its character and form, which was granted planning permission in 2002.

### Relevant Planning History

**NP/02/009** Residential development with private road & parking areas. Approved 09/05/2002

**NP/05/602** Phase 2 land adjacent to Anchor Cottage, Marloes. Oil tanks & omission of 1 passing bay. Approved 23/08/2006

**PA/20/0104** Single Storey Side Extension with Sloping Roof

### Description of Proposal

This application seeks planning permission for the erection of a single storey side extension onto an existing driveway. The extension will be of a lean-to design with all external finishes matching the existing house. The extension will contain a shower room, utility and extended living/dining room. The extension is to extend out 2.150m from the side wall elevation and will be set back 1.0m from the principal elevation of the dwellinghouse. New parking space is proposed to the front of the property to compensate the loss of parking to the side.

Generally, formal planning permission would not be required for a side extension of this size due to it falling within 'permitted development' as catered for under Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. However, when planning permission was approved in 2002 for this residential estate, a condition was attached to that consent which removed the 'permitted development' rights for the properties. The reason given for the removal of the permitted development rights at that time was to preserve the character of the area.

The applicant sought pre-application advice from this authority in 2020 as to whether planning permission was required for the proposed extension. Unfortunately, he was misinformed that the development fell within 'permitted development' and that a formal planning application was not required. It was only when works commenced on site that a complaint was received alleging a breach of planning control. Following investigations by your Planning Enforcement Officer it was established that planning permission was required for the works as the permitted development rights had been removed. This application is as a result of the applicant having now been informed that planning permission is required.

### Key Issues

This application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy

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- Access and Parking
- Landscape & Biodiversity

### ***Policy and Principle of Development:***

The application site relates to an existing dwellinghouse located within a private residential cul-de-sac. The proposed single storey extension is of a modest size contained within the residential curtilage of the property and will provide additional living accommodation at ground floor level which is considered to be acceptable in principle.

### ***Siting, Design and Impact upon the Special Qualities of the National Park:***

Policy 29 of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of LDP2 seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

Correspondence has been received from third parties objecting to the current proposal to extend the property claiming that it would result in overdevelopment of the site and that a terrace effect would be introduced where existing semi-detached properties are situated within a cul-de-sac.

The proposed extension is of a modest size extending 2.15 metres out from the existing side elevation and will be single storey in height with a lean-to design. The proposed extension will also be set back from the main front elevation of the dwellinghouse by 1.0 metre. Officers consider that the proposed extension is of an acceptable scale and design, being subservient and sympathetic to the host dwelling and will not result or be seen as to create a terracing effect between the semi-detached properties when viewed from within the cul-de-sac or wider area nor will it result in overdevelopment of the site.

Concern has also been raised that the addition of the side extension will restrict access to the rear garden where an existing oil storage tank (heating oil) is located and will need to be refilled from time to time. Whilst external access to the rear of the house will be blocked as a result of the proposed extension (without entering the property), the applicant has confirmed that the extension will be set back 150mm from the boundary of their property and that a 'draw line' will be installed to this space to allow the 50mm wide oil pipe to be pulled along the side of the building without entering the neighbouring driveway. Although no details of the 'draw line' to be installed or how it is to be operated have been provided, it would not be unreasonable to attach a condition to this development should planning permission be approved requiring further details to be submitted for approval in writing prior to the commencement of any building works on the proposed extension.

Additional parking space is to be provided along the front of the property not too dissimilar to what already exists within the estate. The siting and design of the proposed development is considered to be acceptable and sufficiently in keeping with the scale and form of the host dwelling and will not adversely impact upon the

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character and appearance of the immediate or wider area or on the special qualities of the National Park.

### ***Amenity and Privacy:***

Policy 30 of the LDP2 states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where 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 the development is of a scale incompatible with its surroundings.

The proposed single storey side extension is of a modest size and its use will be compatible with the residential use of the property. The extension will be sited completely within the residential curtilage of the host property and will not result in any loss of privacy to neighbouring properties. Additional parking spaces will be provided along the front of the property with a stone gravel finish similar to other existing parking areas within the estate. Officers consider that the privacy and amenity of neighbours will be protected along with the character and amenity of the site and surrounding area.

As such the proposed development is considered to comply with policy 30 of the adopted LDP2.

### ***Access and Parking:***

Correspondence has been received from both the community council and members of the public raising concern on the proposed extension over a dedicated parking space within the property and that it would have an adverse impact on the existing parking arrangements within the Close. It is also claimed that there is already overspill of parking from this Close elsewhere in the village during the busy summer months.

The estate road serving the application site is a private road under Section 31 of the Highways Act 1980 where access is allowed by the owners' consent only as no public right of way exists. Third parties claim that access arrangements to individual properties within the Close is subject to rights of way and that the proposed extension on the existing driveway would interfere with rights of way for parking at other properties within the Close and be in contravention of existing covenants. It is important however, to note that restrictive covenants are not considered as material in applications for planning permission as they are a civil matter. Equally, planning permission does not quash any restrictions on title. Landowners must both obtain planning permission, and address any restrictive covenants, in order for development to be carried out.

Objections have been received that the provision of the lean-to side extension will affect the parking arrangements of neighbouring properties due to complex parking arrangements already in place. The application site and the neighbouring property to the north-west both have an existing driveway to the side of the house which bound each other. The width of the existing driveway to the side of the dwellinghouse measures 2.3m wide with the width of the average UK car measuring anything from 1475mm wide (small city car) to 1895mm wide (large saloon car). Objectors claim that

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building the proposed lean-to extension will result in restrictions to the neighbouring property when accessing and exiting their car when parked on their own driveway. The applicant claims that the neighbouring property has no right of way to use his driveway as a walking route out of their car and therefore should not be considered. The applicant also states that the existing parking arrangements force cars at No.'s 7 & 8 to be "stacked" if there are two cars on each drive way (by stacked meaning that one car would have to be parked to the rear of another which means the rear car has to be moved to allow the second car to be used). The revised plan allows for 3 parking spaces within the application site, with all 3 being in a line which prevents the need to shuffle cars to get them off of the drive. This would still allow 2 parking spaces at No.8 (the two at No.8 would still be stacked one in front of each other). In addition the applicant has allegedly offered No.8 use of the third parking space on the proposed driveway which would allow easy use of four cars in total without the need to move cars to access any of them as they can all then be in one line (three on the applicant's drive and one on the driveway at number 8). This in turn eases the access for No. 9 as if two cars are parked one in front of each other currently at No. 8 it slightly restricts the access for No.9 to drive across the bottom of the drive way at No.8 to get onto the driveway at No.9. In the proposed arrangement, the applicant claims that this "pinch point" will no longer exist.

Pembrokeshire County Council Transportation and Environment Section has been consulted in respect of the proposed development and whilst they have indicated that the submitted plans show that the driveway will be extended at the front of the property to accommodate for the loss of the driveway being used for the side extension, they have raised no objections on highway grounds to the plans as submitted. However, since the initial consultation was carried out, an additional block plan showing the proposed parking arrangement to No. 7 in greater detail has been submitted by the applicant and as a result, the Highways Officer together with other consultees and third parties have been re-consulted. No responses have been received at the time of writing this report although a verbal report by officers on any responses received will be made to the meeting.

### ***Landscape & Biodiversity:***

PPW, TAN 5 and LDP2 policy 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.

The authority's ecologist has been consulted and although no response has been received at the time of writing this report, officers will update members at the meeting before any decision is made.

### **Conclusion**

Notwithstanding the objections received, the proposed development is considered to comply with all relevant LDP2 policies and the application is therefore recommended for approval subject to appropriate conditions.

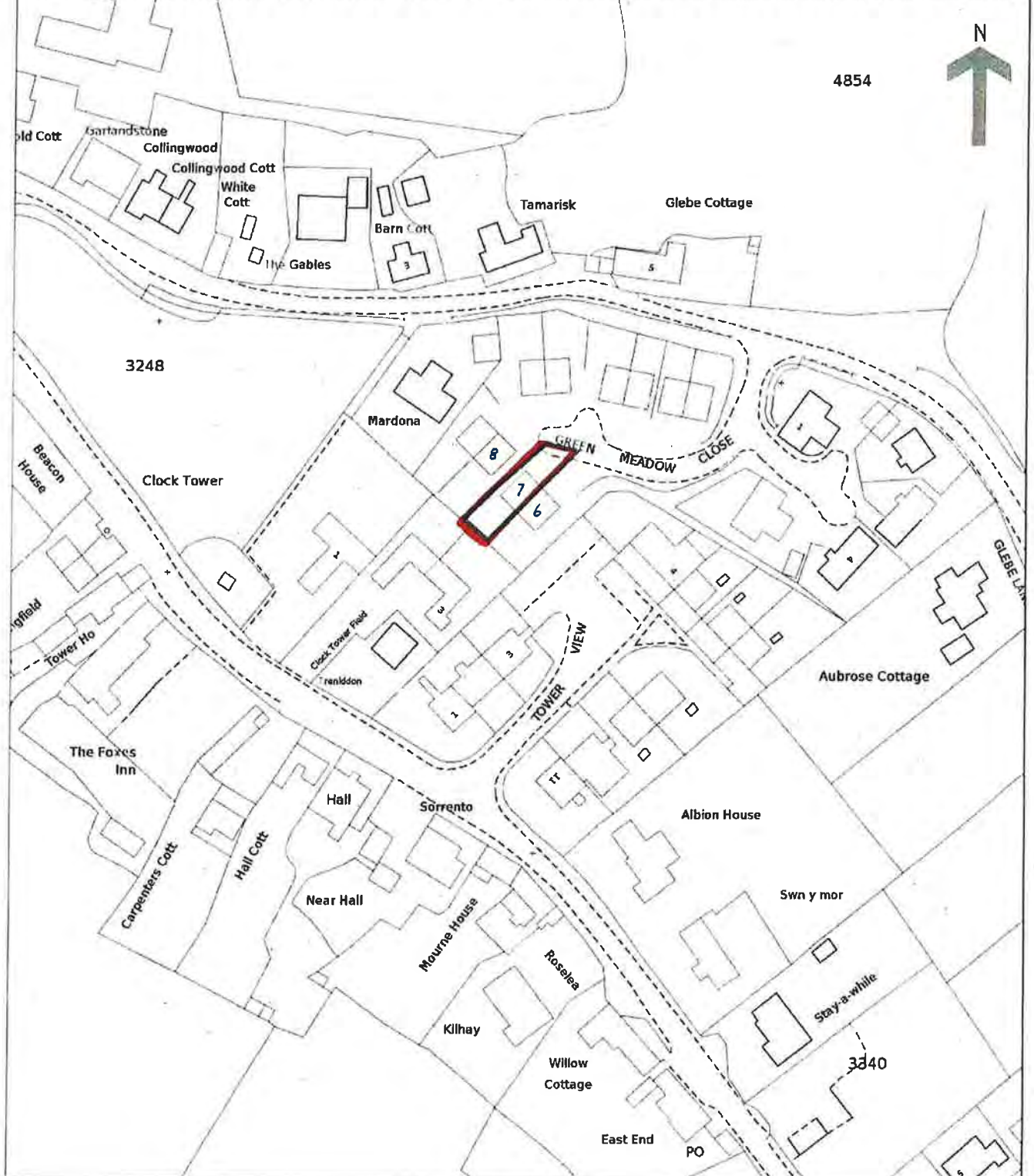
## Recommendation

### 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:  
Site Location Plan received 15/03/2021  
Proposed Block Plan received 15/03/2021  
Proposed Front Elevation received 15/03/2021  
Proposed Rear Elevation received 15/03/2021  
Proposed Ground Floor Plan received 15/03/2021  
Proposed Side Elevation received 17/05/2021  
Site Plan to show Proposed Parking Arrangements received 17/05/2021  
**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. Prior to the construction of the extension hereby approved, full details of how the oil tank located in the rear garden is to be accessed and refilled, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
  
4. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).



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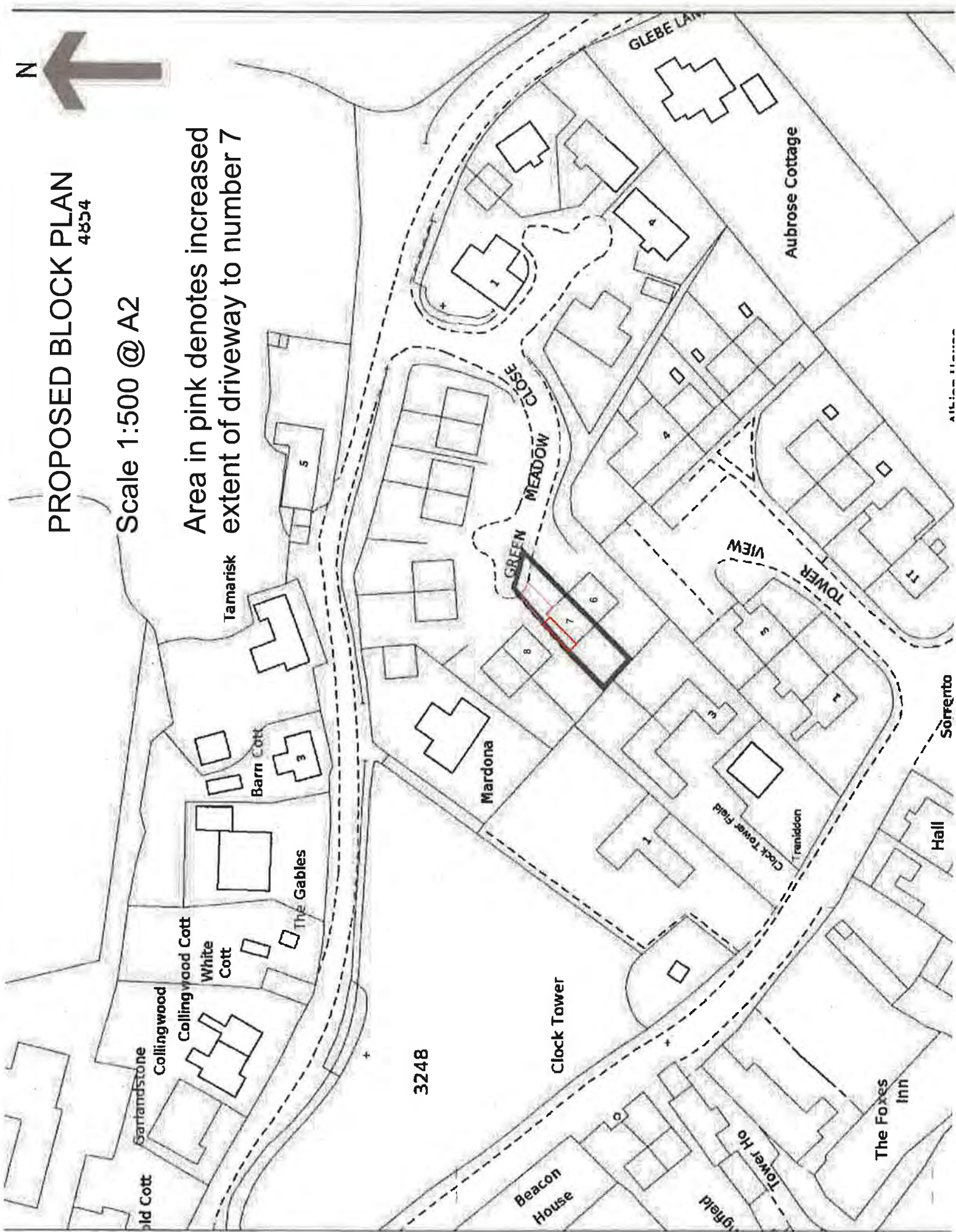




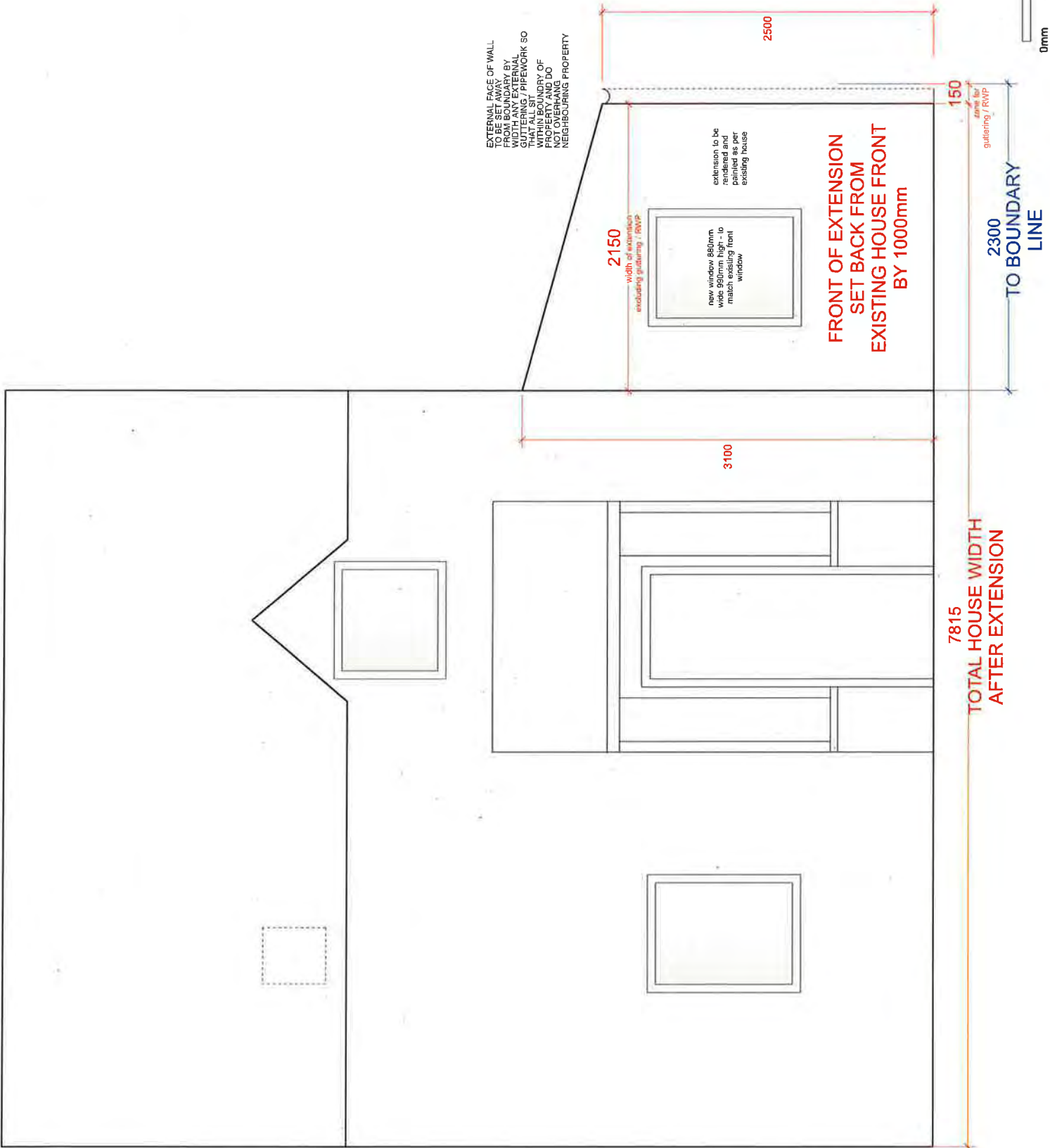
**PROPOSED BLOCK PLAN**  
4854

Scale 1:500 @ A2

Area in pink denotes increased  
extent of driveway to number 7



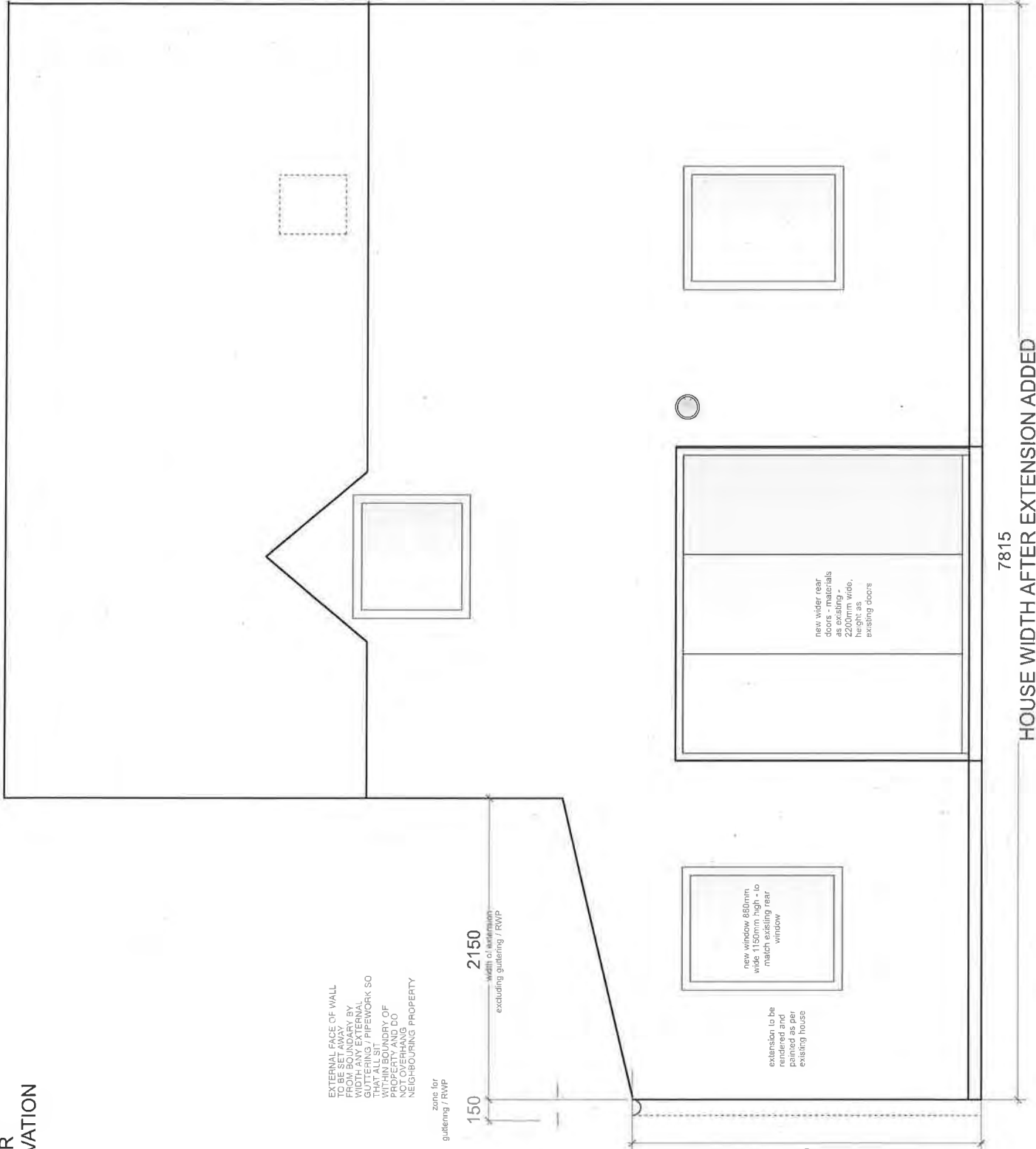
**PROPOSED  
FRONT  
ELEVATION**



7 Green Meadow  
Close  
Marloes,  
Pembrokeshire,  
SA62 3AF

Scale 1:20 @ A2

**PROPOSED  
REAR  
ELEVATION**

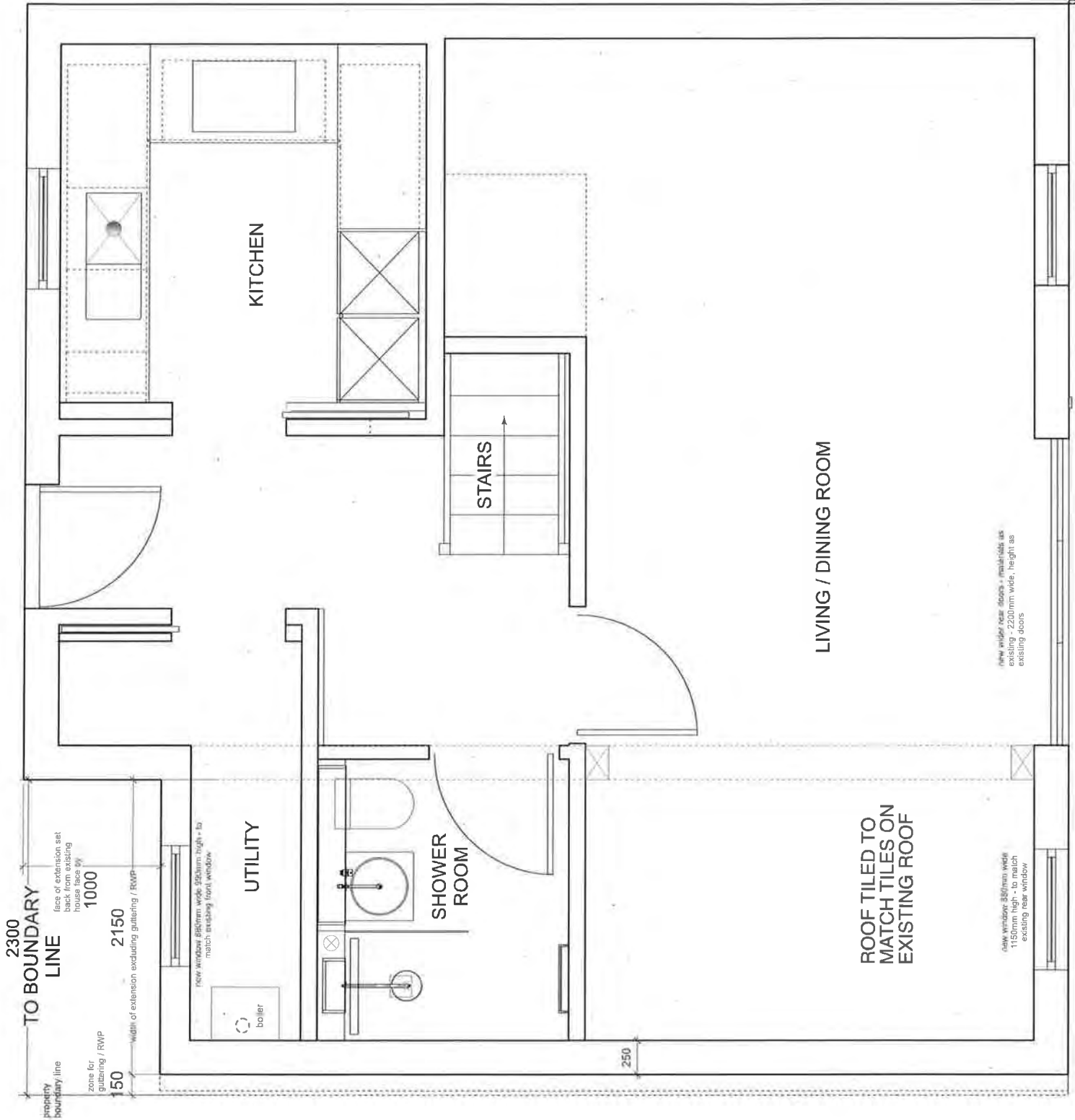


7 Green Meadow  
Close  
Marloes,  
Pembrokeshire,  
SA62 3AF

Scale 1:20 @ A2



**PROPOSED  
GROUND  
FLOOR PLAN**



NEW 2150mm WIDE SIDE EXTENSION WITH SLOPING ROOF - EXTENT OF EXTERNAL WALL TO BE SET 150mm AWAY FROM BOUNDARY WITH NEIGHBOURING PROPERTY TO ALLOW FOR GUTTING / RWP TO NOT EXCEED BOUNDARY LINE - FRONT LINE OF EXTENSION SET BACK 1000mm FROM FACE LINE OF EXISTING HOUSE

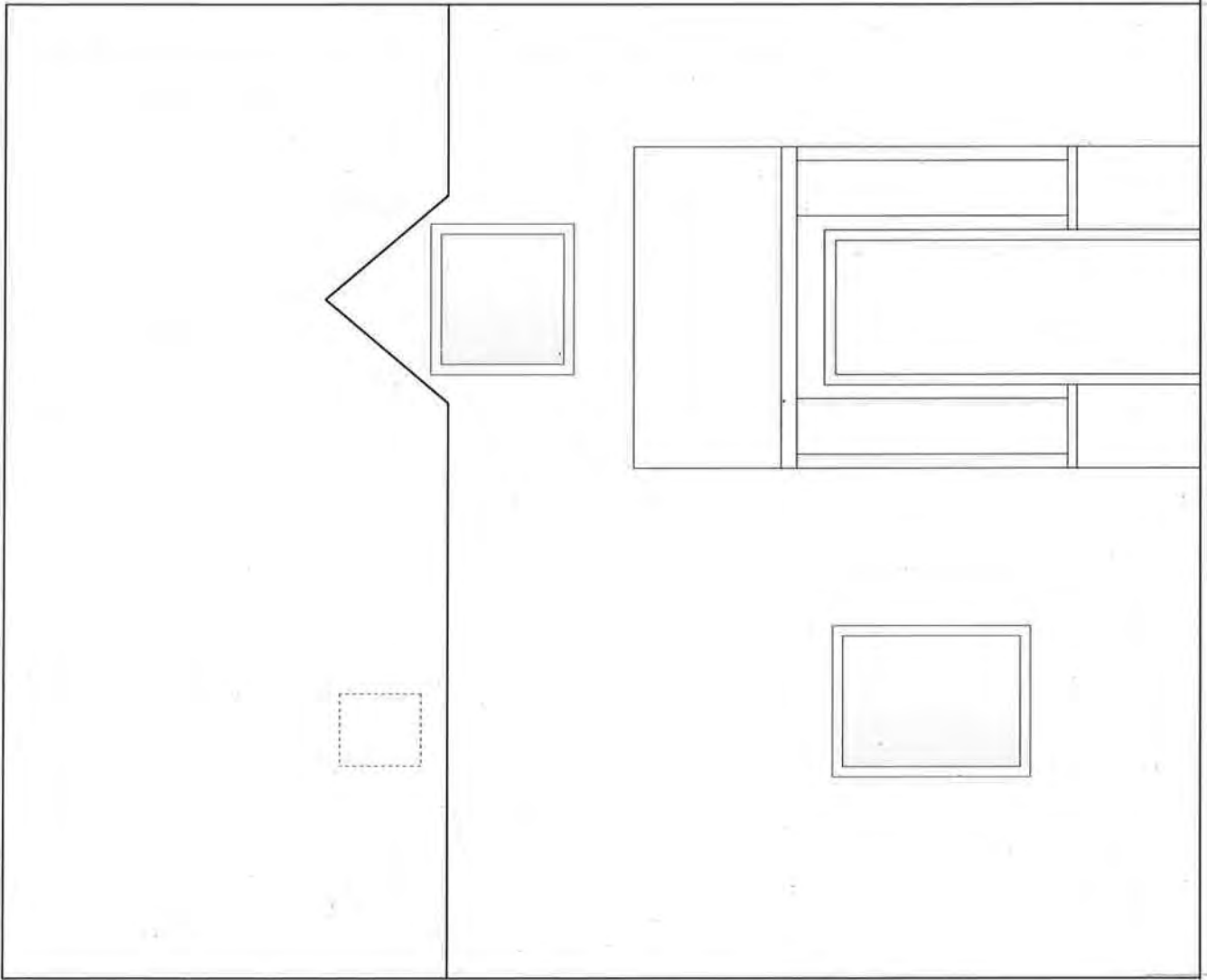
7 Green Meadow  
Close  
Marloes,  
Pembrokeshire,  
SA62 3AF

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1000mm

2000mm

EXISTING FRONT  
ELEVATION



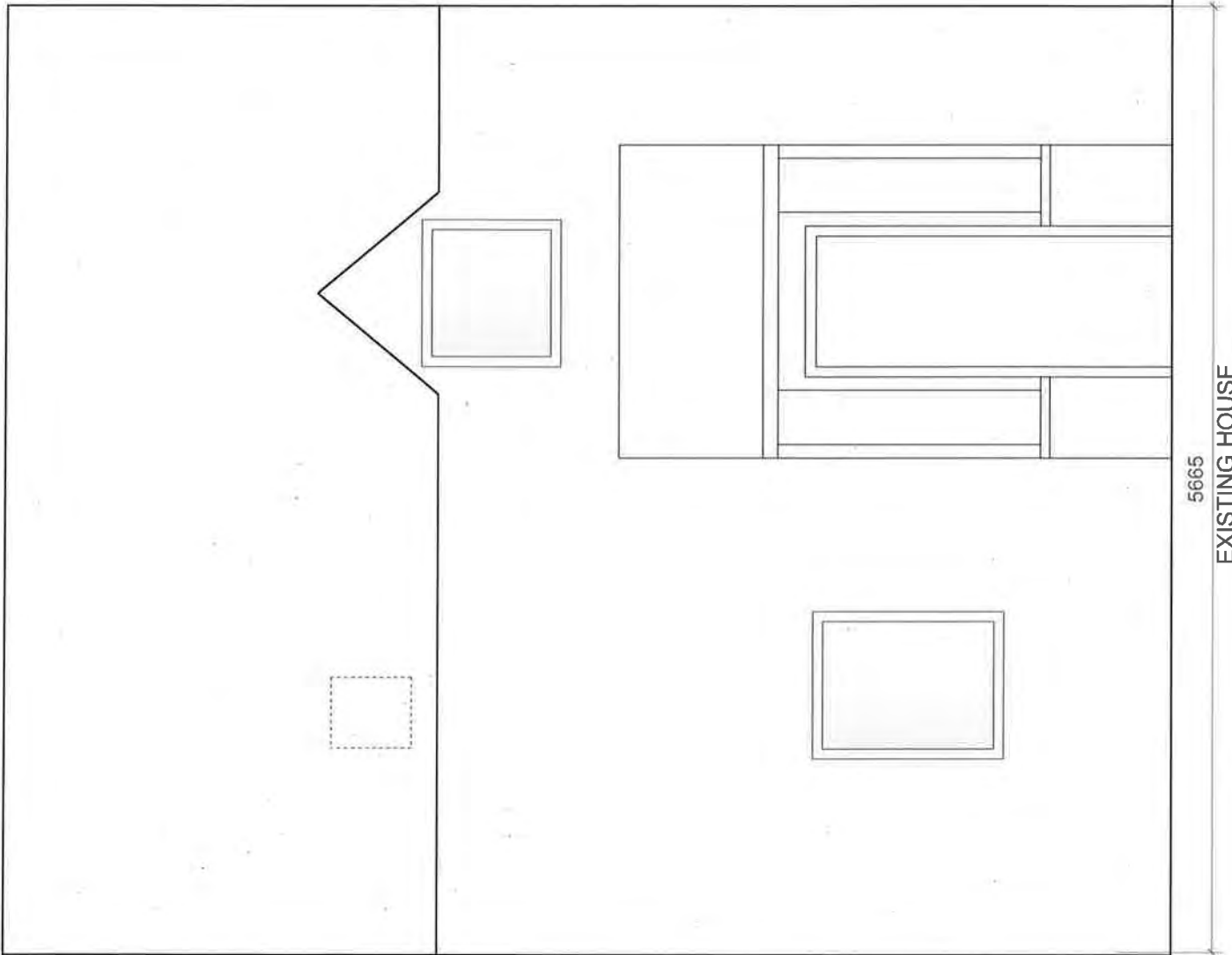
7 Green Meadow  
Close  
Marloes,  
Pembrokeshire,  
SA62 3AF

Scale 1:20 @ A2



5665  
EXISTING HOUSE  
WIDTH

EXISTING FRONT  
ELEVATION



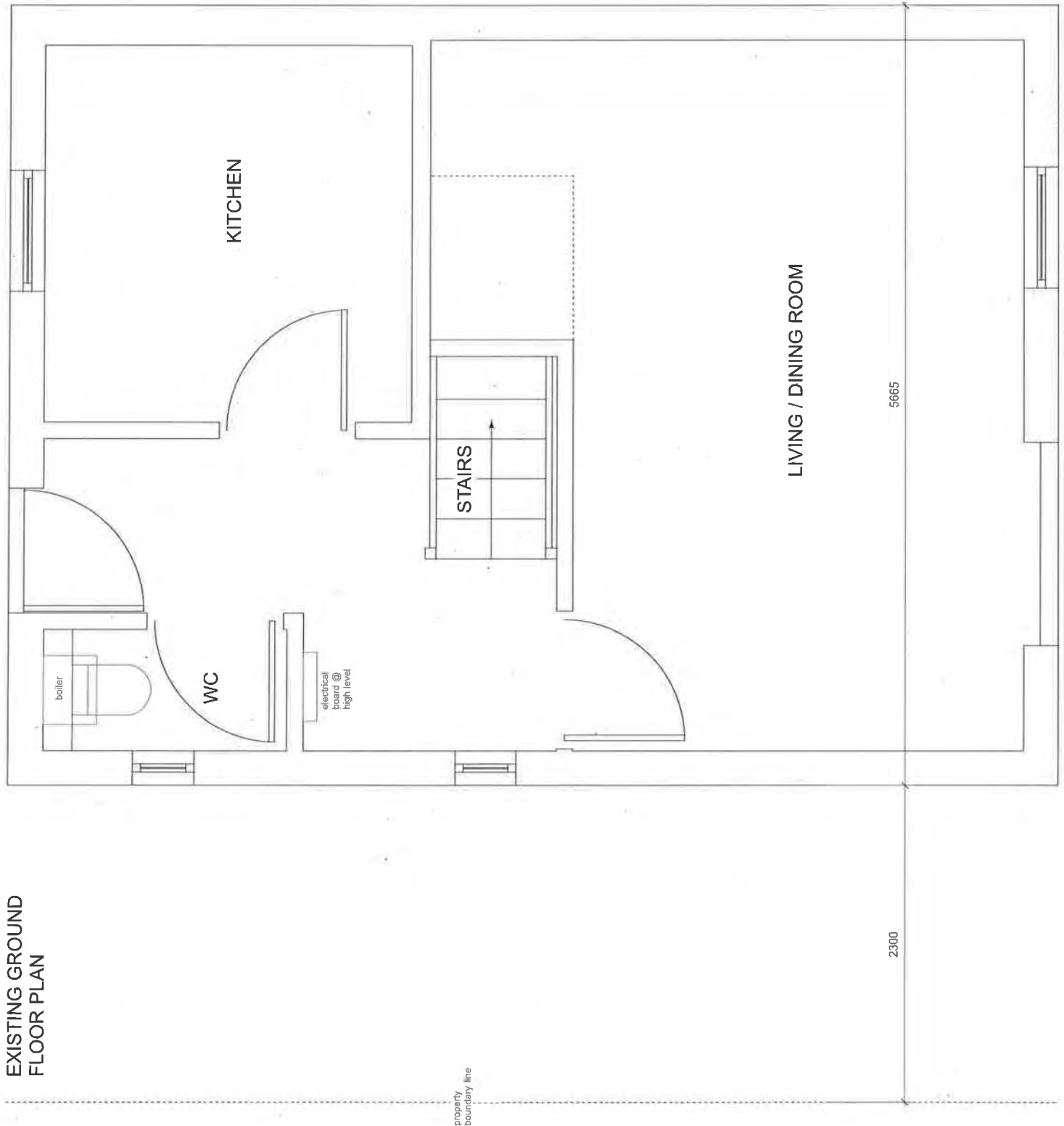
7 Green Meadow  
Close  
Marloes,  
Pembrokeshire,  
SA62 3AF

Scale 1:20 @ A2



5665  
EXISTING HOUSE  
WIDTH

EXISTING GROUND  
FLOOR PLAN

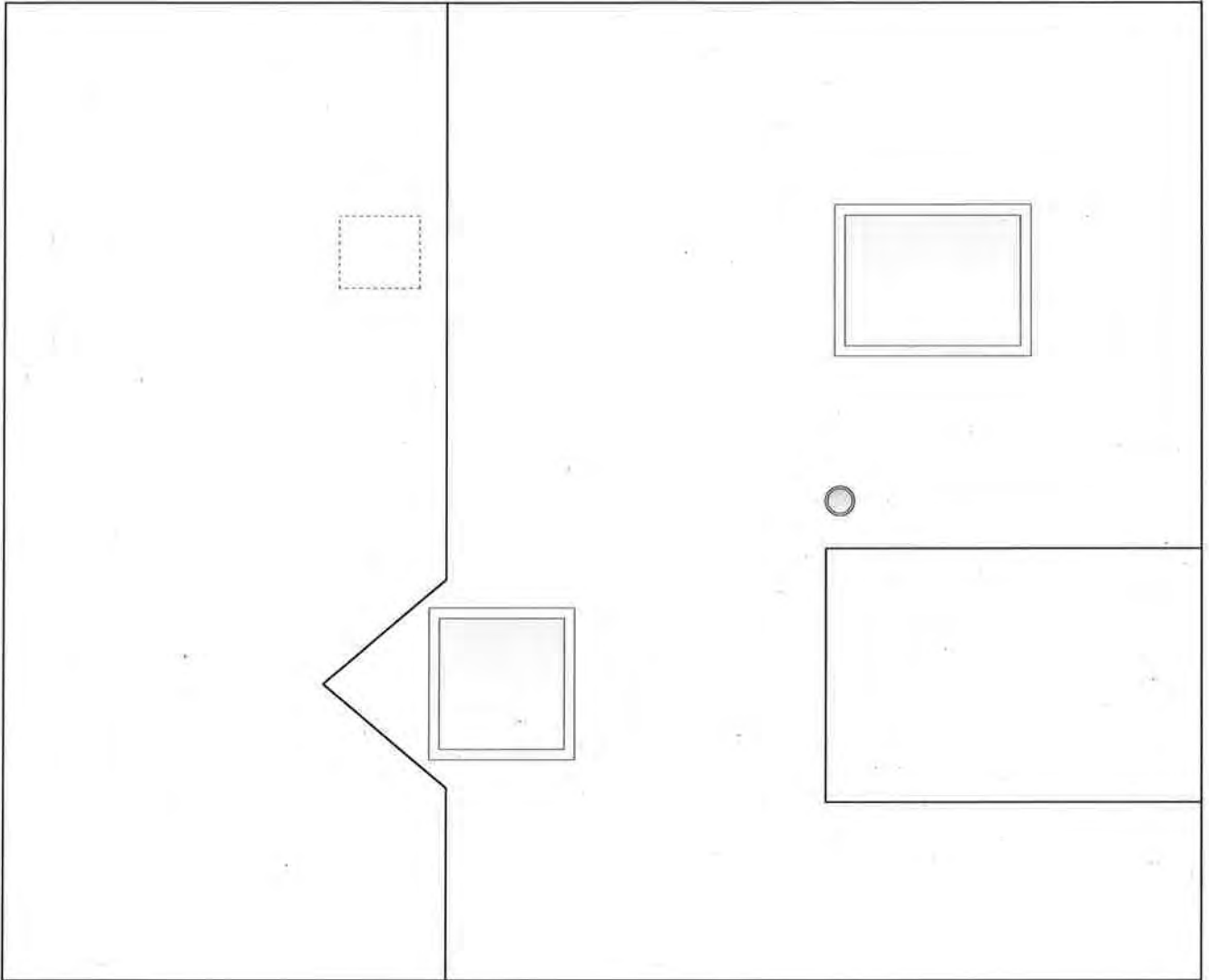


7 Green Meadow  
Close  
Marloes,  
Pembrokeshire,  
SA62 3AF

Scale 1:20 @ A2



EXISTING REAR  
ELEVATION



7 Green Meadow  
Close  
Marloes,  
Pembrokeshire,  
SA62 3AF

Scale 1:20 @ A2

