

**Application Ref: NP/21/0251/FUL**

<b>Case Officer</b>	Matthew Griffiths		
<b>Applicant</b>	Mr A Evans		
<b>Agent</b>	Mr R Hyde, Design by Hyde		
<b>Proposal</b>	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(staff) worker accommodation (C3 class) which comprises, 16 No. self-contained studio rooms. The proposal provides 8 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.		
<b>Site Location</b>	Coed-derw, St. Brides Hill, Saundersfoot, Pembrokeshire, SA69 9NP		
<b>Grid Ref</b>	SN13570440		
<b>Date Valid</b>	01-Apr-2021	<b>Target Date</b>	26-May-2021

This application has been requested to be heard by the Chair of the Development Management Committee as it raises matters of Member interest. This is because it follows a recent refusal of a scheme by Members of the Development Management Committee for a similar scheme.

**Consultee Response**

**Saundersfoot Community Council:** No objection  
**PCNPA Tree and Landscape Officer:** Conditional Consent  
**PCNPA Planning Ecologist:** Conditional consent  
**PCNPA Buildings Conservation Officer:** No adverse comments  
**PCC Transportation and Environment:** Conditional consent  
**PCC Drainage Engineers:** SAB approval required  
**PCC Public Protection:** No comments to date  
**Dwr Cymru Welsh Water:** Conditional consent  
**Natural Resources Wales:** No objection  
**Cadw:** No comments to date  
**Mid and West Wales Fire and Rescue Service:** Observations

**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.

No third party or neighbour representations have been received.

### **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  
PPW11  
SPG01 - Affordable Housing  
TAN 02 - Planning and Affordable Housing  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 13 - Tourism  
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  
Recreation Character Areas  
Low Coal Risk  
Surface Coal

Pembrokeshire Coast National Park Authority  
Development Management Committee – 20<sup>th</sup> October 2021

Affordable Housing Submarkets  
Seascape Character Areas  
Landscape Character Area

### **Officer's Appraisal**

#### **Background**

The site comprises a large residential property which has been converted to provide 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.

#### **Current Proposal**

Planning approval is sought for the demolition of the 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, 16 No. self-contained studio rooms. The proposal provides 8 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.

This application follows a previous application that was refused by the Development Management Committee of planning application NP/20/0407/FUL, this was refused in March of this year and currently an appeal is being considered by the Planning Inspectorate. This scheme is of a similar form but with a reduction in the size of the extension.

The following planning history has been identified for this site:

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

#### **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
- 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 16 self-contained studio rooms for staff accommodation. Should permission be granted, the property will need to be conditioned to ensure that it is 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, subject to this requirement.

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. 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' seek 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 the site to form new accommodation units in one building will increase the massing of the existing development and extend to 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



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add a contemporary appearance which will complement the existing traditional finishes of painted render and slate. The development would remove a group of unattractive extensions to the rear of the building. As a matter of planning judgement it is considered that the reduction in scale has addressed the previous concerns about the scale, mass and bulk of the extension and it is considered that it would not now dominate the outlook from the neighbouring buildings and their amenity areas.

As such, the current design is considered to have an acceptable impact on the visual amenity of this site and its surrounding landscape / streetscape. The proposed development is considered to conserve the special qualities of this area of the National Park, with any adverse impacts localised and acceptable. The proposal is therefore considered to be in compliance with policies 8 and 14 of LDP 2.

### *Impact on Scheduled Ancient Monuments:*

In relation to the previous application determined at the site, Cadw confirmed that the proposed development was 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. Given this situation the development will not have a direct or indirect impact on scheduled ancient monuments.

### *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 include accommodation limited in its occupation by condition. The current proposal is for 16 No. self-contained studio rooms to serve the staff at a local hotel. If approved occupancy would be controlled through a planning condition to ensure that these accommodation units are only occupied by staff working at St Brides Hotel. In light of this restriction the use 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').

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 an extension to the rear of the host property is supported and the palette of external materials and colours is acceptable.

In relation to the previous application a member of the public raised concerns on overdevelopment of the site; but these objections have not been made to this proposal.

The amended proposed two storey extension will extend into the garden area approximately 14 metres when measured from the rear elevation of the original property. The previous application was extending beyond 15 metres and it is considered that the reduction in the scale of the extension has reduced the previous concerns regarding the impact on the character of the rear open gardens to the immediate vicinity of the site to an acceptable level. The site is considered to be capable of accommodating the scale of development proposed.

The proposed development is considered to reasonably meet the requirements of Policy 8 (Special Qualities), Policy 14 (Conservation of the Pembrokeshire Coast National Park) and Policy 29 (Sustainable Design) 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.

Concerns have been raised by members of the public regarding the previous application, which raised concerns that the development will result in a loss of amenity and privacy impact which will also include impacts from noise and disturbance. The persons to be accommodated within the development 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 issues with adjoining properties.

The design of the side fenestration within the extension incorporates features to limit the overlooking from the new extension, concerns were previously raised that the design will not completely prevent overlooking of the private amenity areas and fenestration on an adjacent residential property.

The proposal would be for a form of residential development in a largely residential area and has an established use as holiday accommodation. It is not considered that the proposal would result in an unacceptable impact due to noise and disturbance.

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There is adequate land within the site for the siting of refuse bins and there is no clear reason why this could not be effectively managed at the site.

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.

In terms of overlooking to the rear elevations of the adjacent properties, it is considered that the proposed scheme incorporates a fenestration design on the side elevations of the rear extension to limit the potential impact on these neighbouring elevations. Whilst it is noted that there may be a perceived impact on overlooking from neighbouring rear amenity areas, officers consider that the level of impact from this fenestration is not one that would be considered to be unacceptable in this instance. The proposed fenestration to the rear of the extension will be a distance of 18 metres from a neighbouring dwelling to the rear with an apex window at a similar level and this distance together with the associated angle is considered to assist in providing a degree of privacy protection to this neighbouring property.

In respect of the impact on 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. Therefore, if the application was to be approved a condition would be imposed to cover the provision and retention of a 2 metre high boundary feature on all side rear boundaries as detailed on the amended drawings to protect adjacent neighbours privacy.

The revised scheme submitted in this proposal is considered to be acceptable with the revisions addressing the concerns expressed in relation to the previous application. The proposal is considered to be in accordance with Policy 30 (Amenity) of LDP2.

### *Highway Safety and Access:*

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. The parking can also be secured by a condition securing parking to be for residents only.

### *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.

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.

**Conclusion**

The principle of development is considered acceptable and the revised scheme proposed now is considered to be acceptable in terms of its scale, form and overall mass. It is now considered that it would not have an overbearing impact on the amenity of neighbours and would not constitute an over development of the site. The proposal is therefore considered to be reasonably in accordance with Policies 1, 4, 8, 10, 11, 14, 29, 30, 31, 32, 34, 38, 49, 59 and 60 of LDP2.

**Recommendation**

That the application be Approved subject to an appropriate unilateral undertaking under section 106 of the Town and Country Planning Act 1990 to prevent the severance of the staff accommodation from the associated hotel and subject to the following conditions:

**Conditions/Reasons**

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:  
Drwg No. 1801-PL-00 Rev A - Block and Location Plan as Existing  
Drwg No. 1801-PL-01 Rev D - Ground Floor Plan as Proposed  
Drwg No. 1801-PL-02 Rec C - 1st, 2nd & Roof Plans as Proposed  
Drwg No. 1801-PL-03 Rev E - Elevations as Proposed  
Drwg No. 1801-PL-04 Rev C - Elevations & Sections AA, BB as Proposed  
Drwg No. 1801-PL-05 Rev D - Proposed & Existing Block plans  
Drwg No. 1801-PL-09 Rev D - NE Boundary Elevation as Proposed  
Drwg No. 1801-PL-10 Rev C - Sustainable drainage layout as Proposed  
Bat and Bird Survey Report (dated 5th August 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. A plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is occupied as staff accommodation. Development shall be

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carried out in accordance with the approved details.

**Reason:** To safeguard the amenities of the locality. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty) and 30 (Amenity)

4. No surface water and / or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty) and 30 (Amenity)

5. All development shall be undertaken in accordance with Section 10 of the Bat and Bird Survey Report By Just Mammals Consultancy (dated August 2020).

**Reason:** To ensure appropriate precautionary approach to protected species is taken during development. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty); 11 (Nationally Protected Sites and Species); 12 (Local Areas of Nature Conservation or Sites of Geological Interest) (Light Pollution); and 14 (Conservation of the Pembrokeshire Coast National Park).

6. Two bird or bat boxes must be installed on an elevation with no external lighting.

**Reason:** To secure biodiversity enhancement. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty); 11 (Nationally Protected Sites and Species); 12 (Local Areas of Nature Conservation or Sites of Geological Interest) (Light Pollution); and 14 (Conservation of the Pembrokeshire Coast National Park).

7. Any external lighting to be installed must be low level, downward facing, hooded and on a short PIR activated timer.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty); 11 (Nationally Protected Sites and Species); 12 (Local Areas of Nature Conservation or Sites of Geological Interest) (Light Pollution); and 14 (Conservation of the Pembrokeshire Coast National Park).

8. The property shall be occupied only by staff employed by the hotel known as the “St Brides Spa Hotel”.

**Reason:** To define the nature of the permission as staff accommodation. Policy: Local Development Plan 2 – Policy 48 (Affordable Housing).

9. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied as staff accommodation, and thereafter retained for that purpose.

**Reason:** To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area. Policy: Local Development Plan 2 - Policy 60.

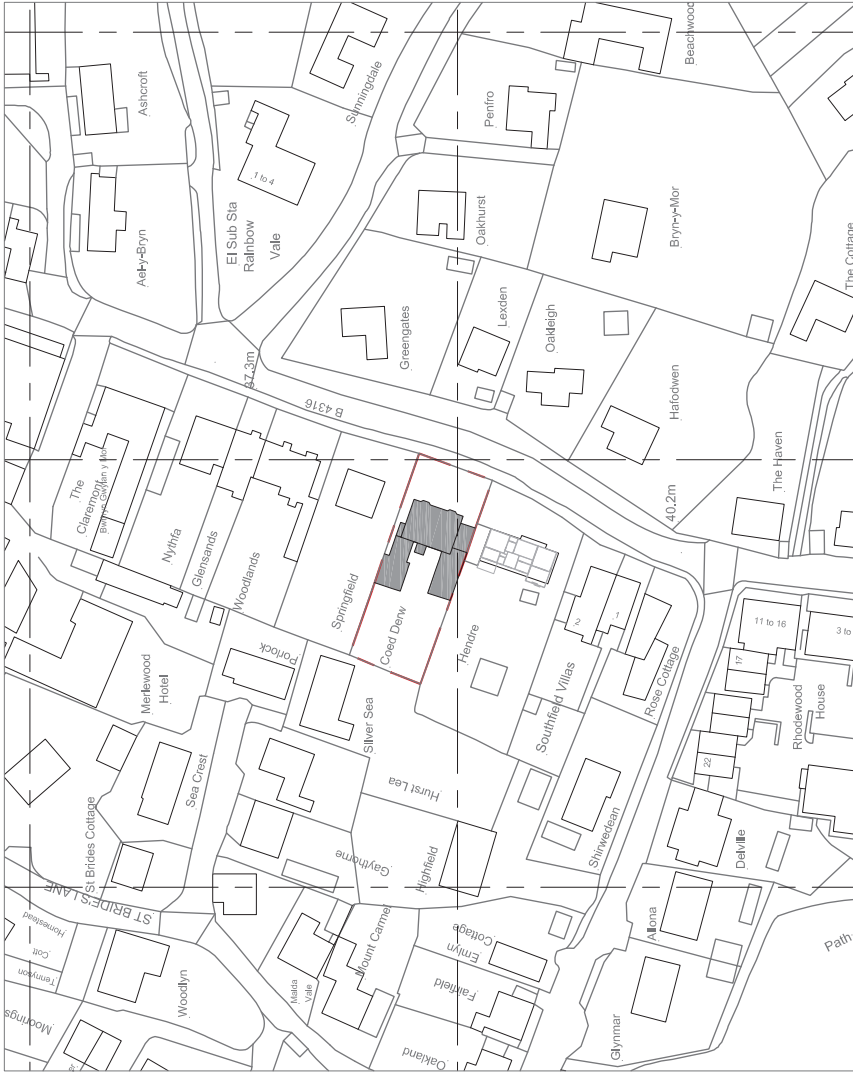
## **Informatives**

1. The developer should consider the need to provide adequate water supplies for fire fighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following link:  
<https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>

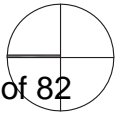
Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales).

2. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



Ordnance Survey - 1:1250 Scale



Existing Block Plan - 1:500 Scale

DESIGN by **HYDE**

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Planning Application

**Coed Derw, St Brides Hill, Saundersfoot**

PLANNING - OSMAP

DRAWING NO. 1801-PL-00 / SCALE: 1:1250 @ A3 / 16.05.18 / REV: A





Proposed Block Plan - 1:500 Scale

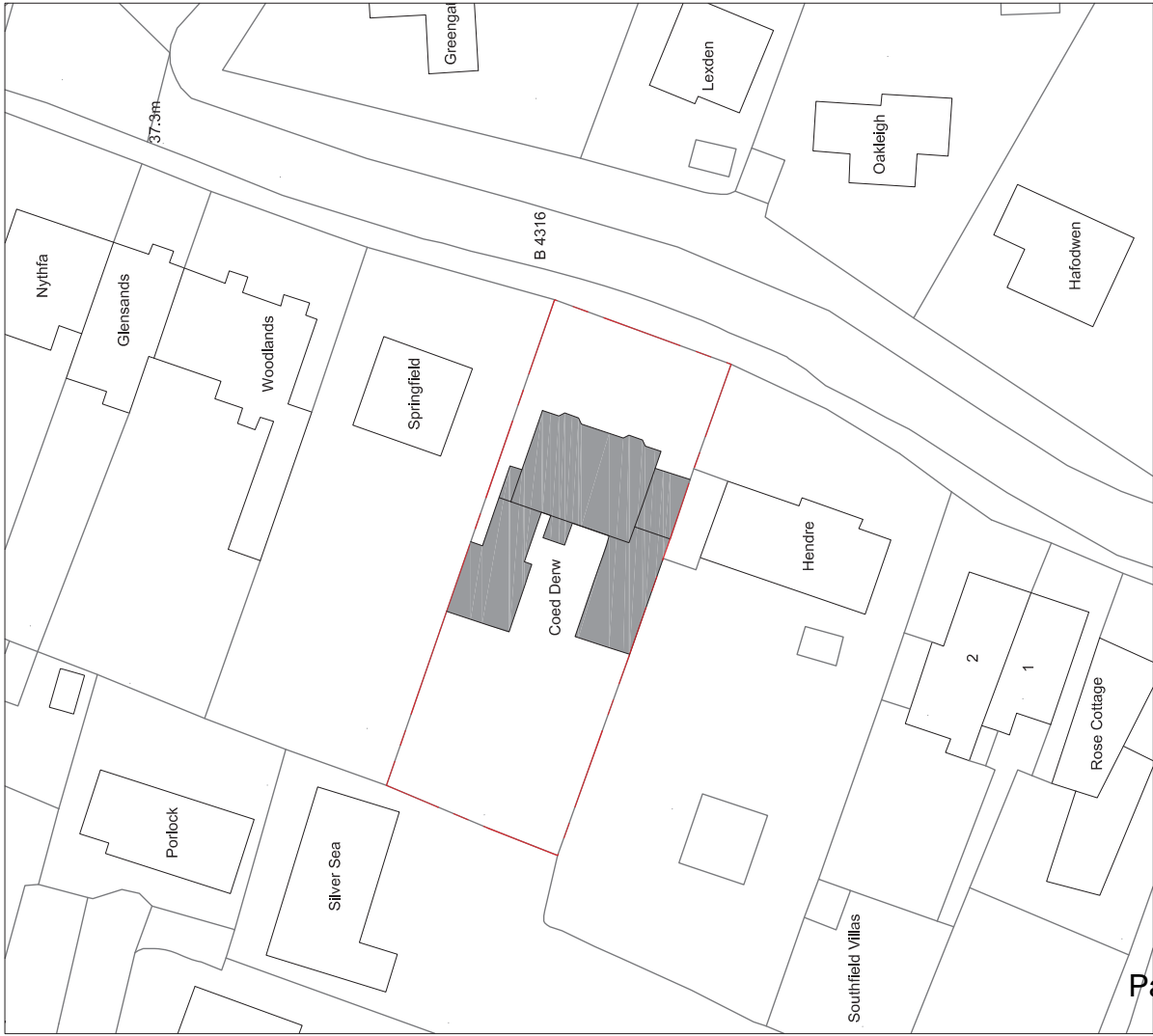
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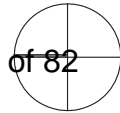


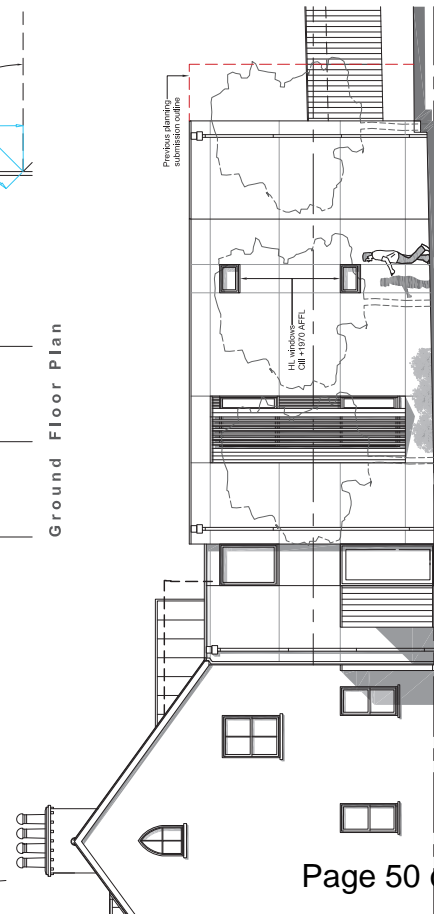
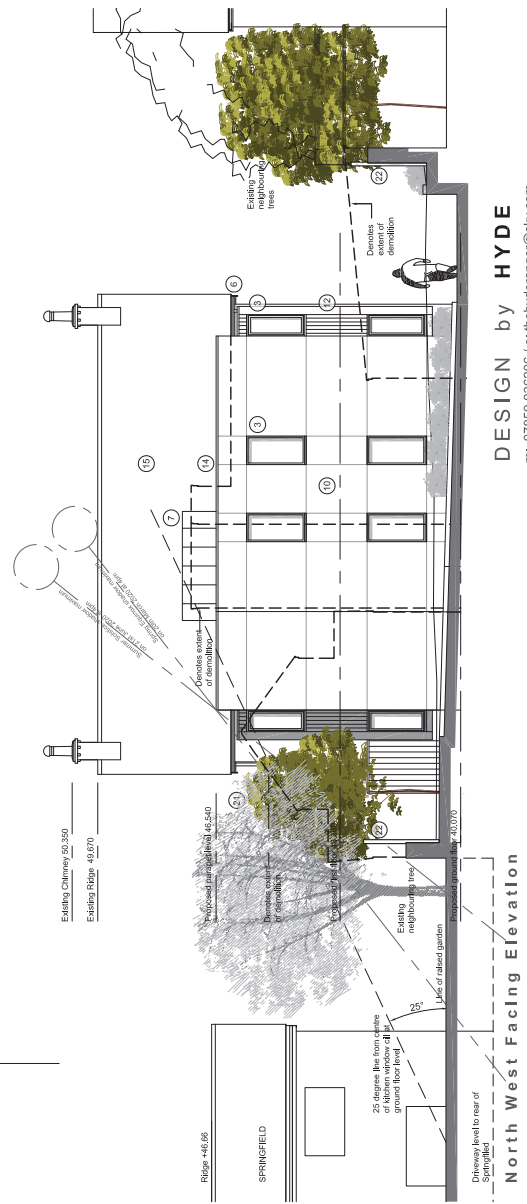
**PLANNING - PROP & EXIST BLOCK PLANS**

**DRAWING NO. 1801-PL-05** / SCALE: 1:500 @ A3 / 07.11.19 / REV: B  
 REV B Mar 21 Extension foot print & extent reduced



Existing Block Plan - 1:500 Scale





North East Facing Elevation

Springfield  
North West Facing Elevation

DESIGN by HYDE

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## Planning Application

Note - Hatched walls denotes new wall constructions

**Coed Derw, St Brides Hill, Saundersfoot**

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

45 &amp; 25 degree line review

DRAWING NO. 1801-PL-07 / SCALE: 1:100 @ A2 / 07.11.19 / REV: D

REV D Mar 21 Extension foot print & extent reduced



Footprint Zones	Sq. ft.	m <sup>2</sup>
Total all	9607.65	882.38
Existing	903.30	83.92
Extension (to be retained)	52.85	4.89
Extension (to be demolished)	71.05	6.57
Extension (to be demolished)	1232.14	114.47
Extension (to be demolished)	1723.71	159.86
Total building footprint to be demolished	1354.42	125.83
Proposed Extension (excluding ancillary zones i.e. bin enclosure, cycle area)	11507.25	1066.55

Planning Application

Note - Hatched walls denotes new wall constructions

Coed Derw, St Brides Hill, Saundersfoot

PLANNING - GROUND FLOOR PLAN

DRAWING NO. 1801-PL-01 / SCALE: 1:100 @ A2 / 07.11.19 / REV: D  
REV D Mar 21 Extension foot print & extent reduced



0 5 10

Materials

- Existing repaired render off white colour
- Existing windows repainted light grey colour
- Existing doors repainted light grey colour
- Aluminium P.P.C. doors/windows and grey colour
- Metal round downpipes, brackets and hoppers, existing
- Replaced to match: Dark grey colour
- Metal standing seam metal cladding mid grey colour
- Infill panel with glazed fixed obscured glass panels to top
- Reinforced concrete slabs dark grey colour
- Reinforced concrete slabs light grey colour
- Reinforced concrete slabs light grey colour
- New windows to match existing light grey colour
- Aluminium P.P.C. coping light/dark grey to suit cladding
- Aluminium P.P.C. coping light/dark grey to suit cladding
- Flat roof membrane light grey colour
- P.V. solar panels
- Tarmacadam access road and carparking bays (open grade)
- Soft landscaping
- Heavy Standard indigenous tree/hedge boundary planting
- New 2m high close boarded timber fence. Positioned above site ground level and inside existing boundary wall line.

DESIGN by HYDE

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**First Floor Plan**

STUDIO 05  
12.4 sq ft

STUDIO 06  
16.1 sq ft

STUDIO 08  
23.8 sq ft

STUDIO 11  
15.4 sq ft

STUDIO 13  
21.7 sq ft

STUDIO 14  
28.4 sq ft

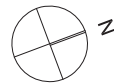
UP

Bike box  
Bike covers

EXISTING BUILDING LINE

PROPOSED PLANNING SUBMISSION FOOTPRINT OUTLINE

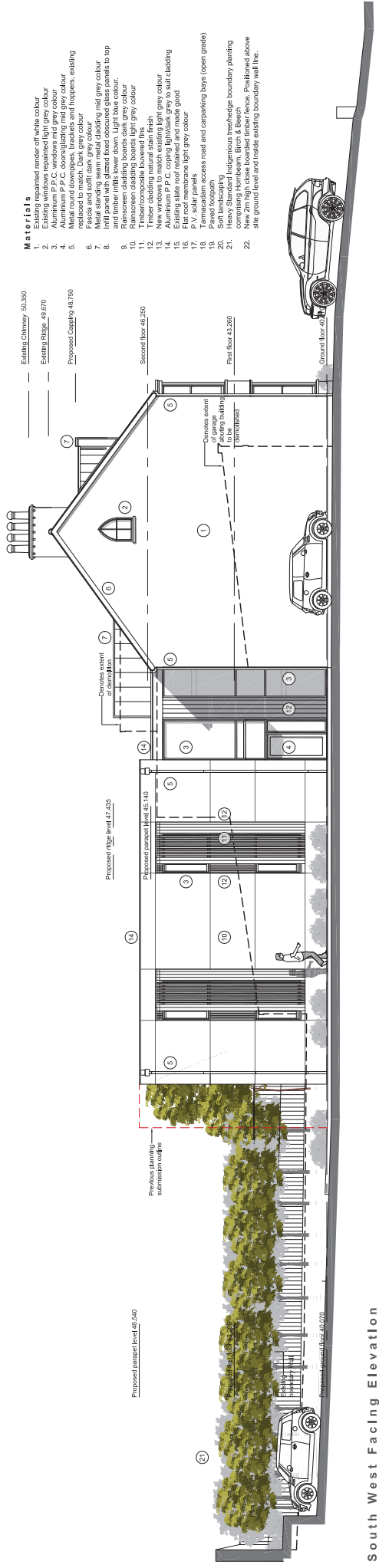
## Second Floor Plan



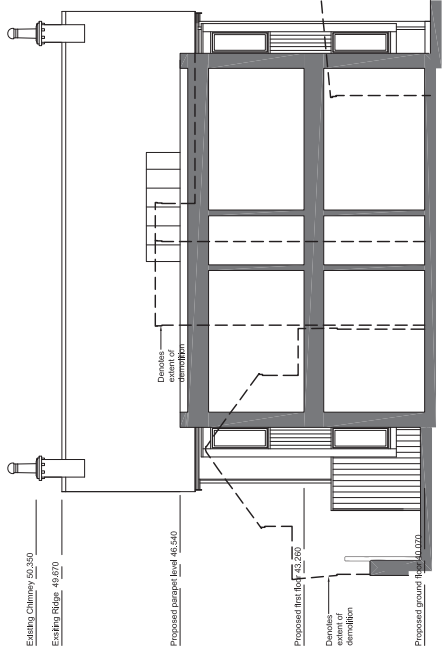
## PLANNING - 1st, 2nd FLOORS & ROOF PLANS

DRAWING NO. 1801-PL-02 / SCALE: 1:100 @ A2 / 07.11.19 / REV: C  
REV C Mar 21 Extension foot print & extent reduced

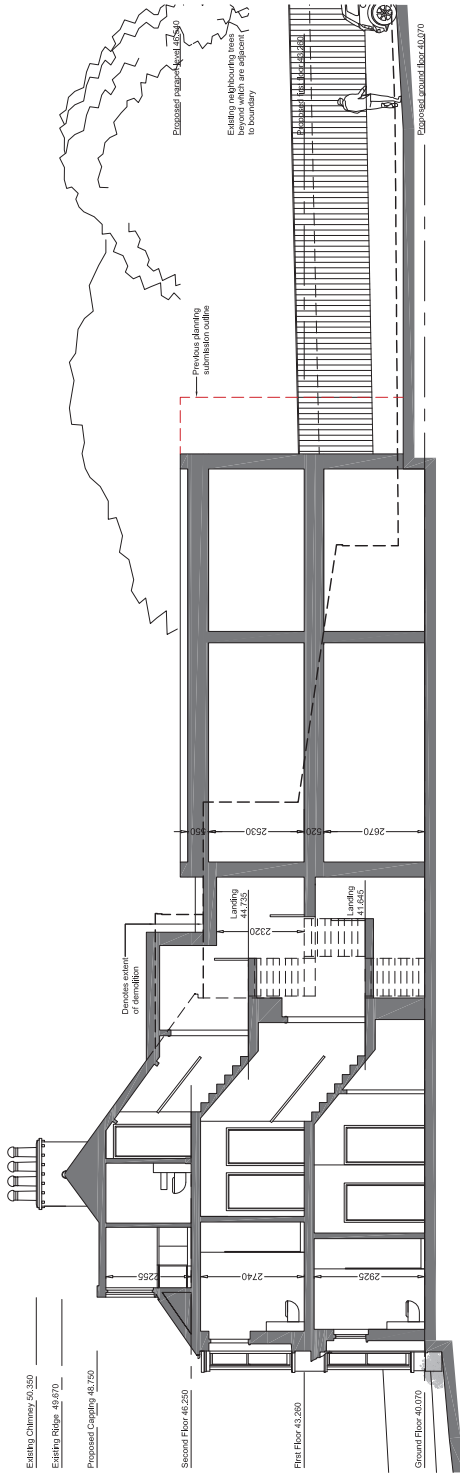
Planning Application  
Note - Hatched walls denotes new wall constructions  
**Coed Derw, St Brides Hill, Saundersfoot**



South West Facing Elevation



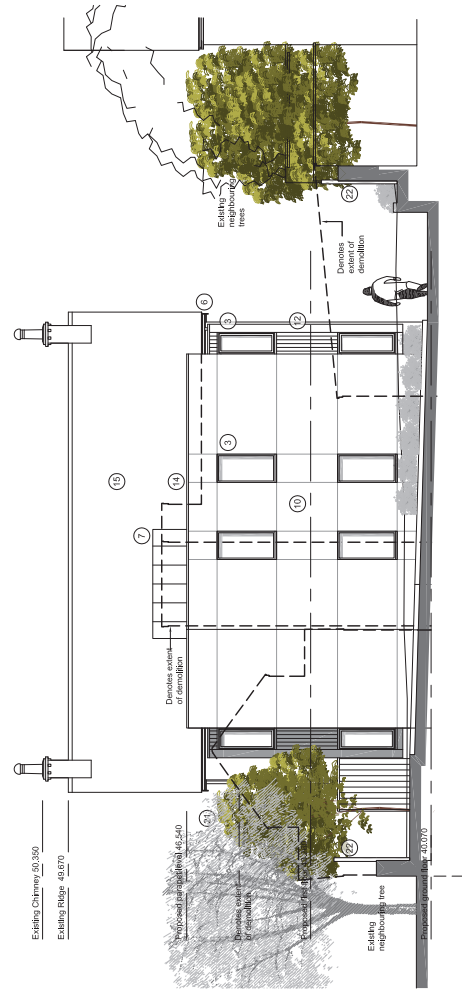
Section AA



Section BB

DESIGN by HYDE  
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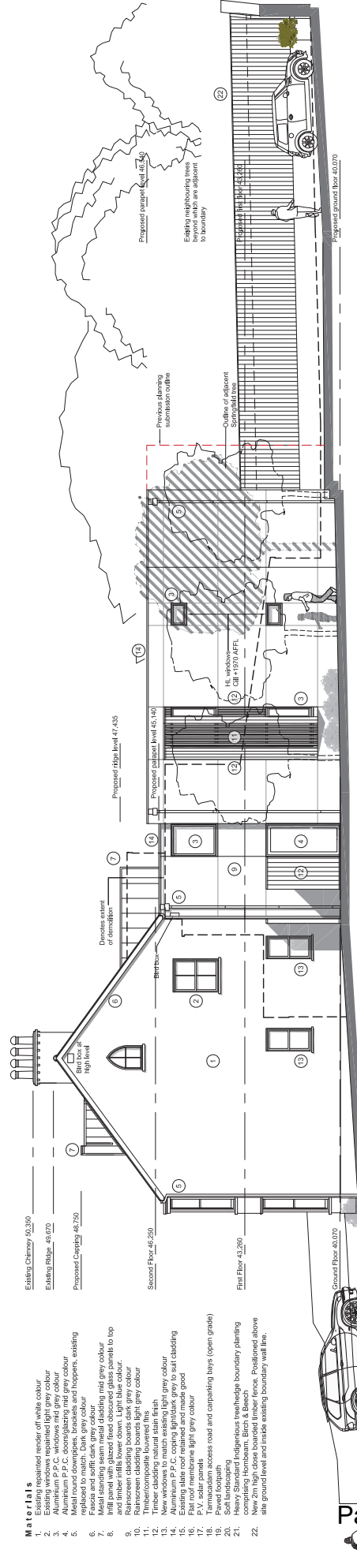




**South East Facing Elevation**

## North West Facing Elevation

- [illegible]



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Planning Application  
Coed Derw, St Brides Hill, Saundersfoot

To be fixed back and coloured to match facades

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Fruit	Number of people
Apple	10
Banana	5
Orange	8
Mango	3

## PLANNING - ELEVATIONS & SECTIONS

DRAWING NO. 1801-PL-03 / SCALE: 1:100 @ A2 / 07.11.19 / REV: E  
REV E Mar 21 Extension foot print & extent reduced

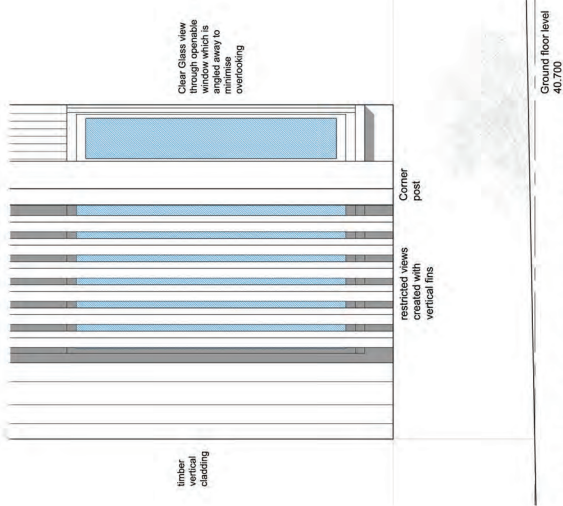
Mar 21 Extension foot print &amp; extent reduced



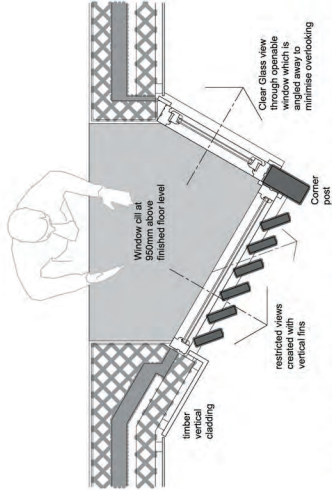


North East Facing Elevation - as viewed from Springfield

- Materials**
1. Existing windows repainted off white colour
  2. Existing windows repainted light grey colour
  3. Aluminium P.P.C. windows mid grey colour
  4. Aluminium P.P.C. windows dark grey colour
  5. Metal round downpipes, brackets and hangers, existing replaced to match. Dark grey colour
  6. Facias and soffits dark grey colour
  7. Facias and soffits mid grey colour
  8. Infill panels with glazed fixed obscured glass panels to top and timber infills lower down. Light blue colour.
  9. Timber cladding boards dark grey colour
  10. Rainscreen cladding boards light grey colour
  11. Timber composite bouvered fins
  12. Timber cladding natural stain finish
  13. Aluminium P.P.C. coping light/dark grey to suit cladding
  14. Existing slate roof retained and made good
  15. P.V. roof membrane light grey colour
  16. Paved footpath
  17. Paved driveway
  18. Tarmac/drum access road and carparking bays (open grade)
  19. Heavy Standard indigenous tree/hedge boundary planting comprising Hornbeam, Birch & Beech
  20. New 2m high close boarded timber fence. Positioned above site ground level and made ending boundary wall line.
  - 21.
  - 22.

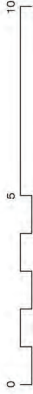


Projecting bay window elevation - Scale 1:20



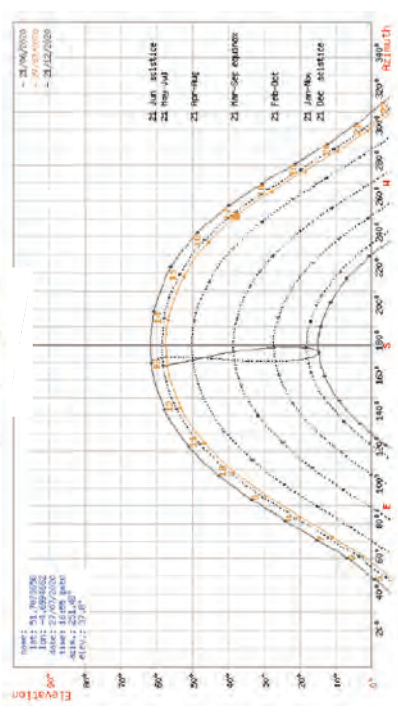
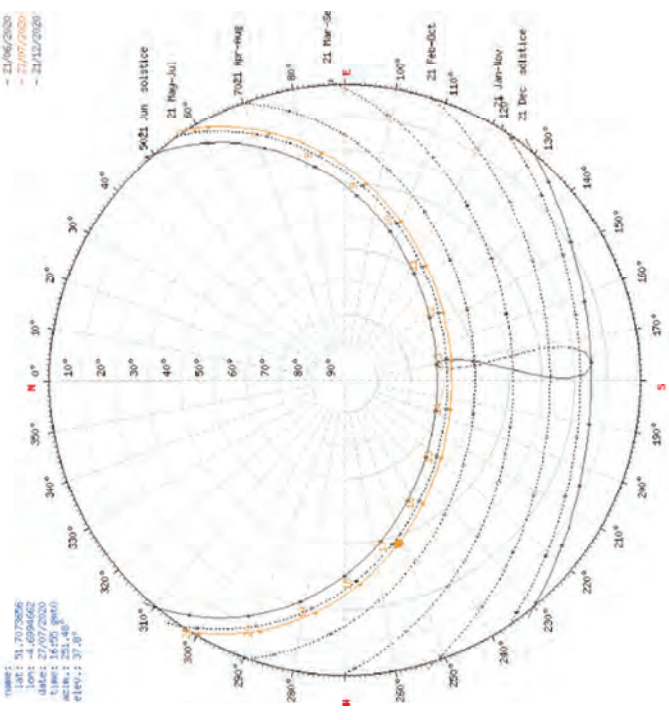
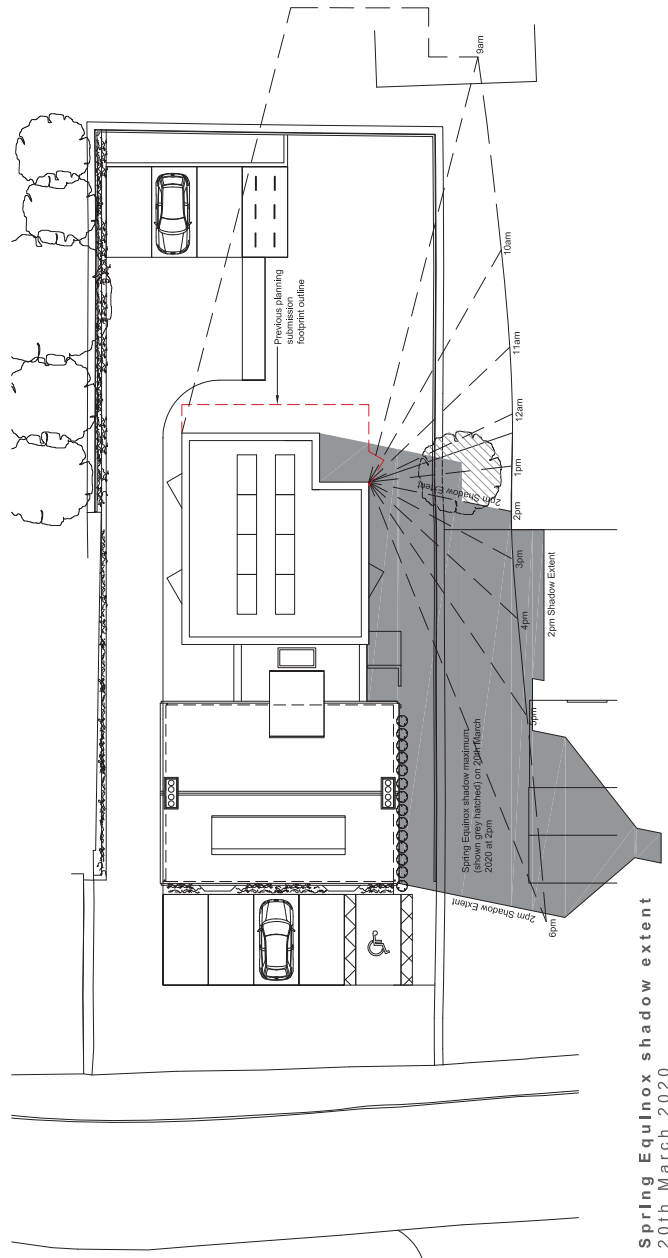
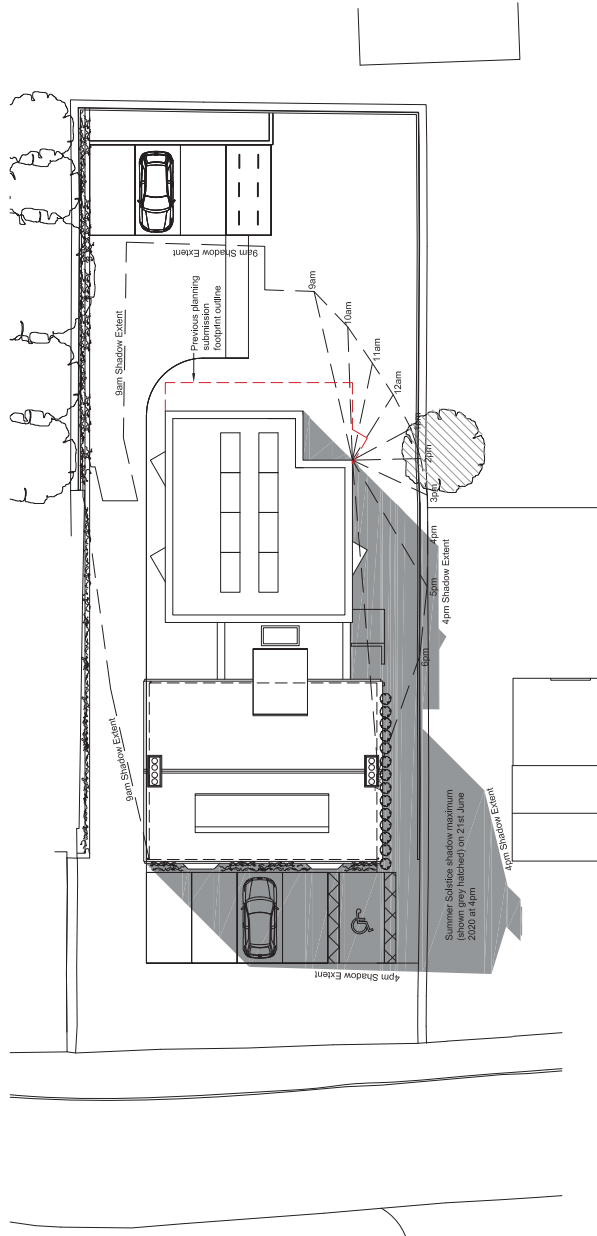
Projecting bay window plan - Scale 1:20

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PLANNING - N/E BOUNDARY ELEVATION

DRAWING NO. 1801-PL-09 / SCALE: 1:100 @ A2 / 01.08.20 / REV: D  
REV'D Mar 21 Extension foot print & extent reduced



**Spring Equinox shadow extent**  
20th March 2020

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Planning Application  
**Coed Derw, St Brides Hill, Saundersfoot**

## PLANNING - Sun & Shadow analysis

DRAWING NO. 1801-PL-08 / SCALE: 1:200 @ A2 / 29.07.20 / REV: C  
REV C Mar 21 Extension foot print & extent reduced