

**Application Ref: NP/21/0643/FUL**

<b>Case Officer</b>	Kate Attrill		
<b>Applicant</b>	Mr N Bartholomew		
<b>Agent</b>	Mr H Rees		
<b>Proposal</b>	Raising of ridge by 1.9m, glazed western gable head with recessed balcony at third storey level, dormers and rooflights, associated work		
<b>Site Location</b>	Christkindl, High Street, Saundersfoot, Pembrokeshire, SA69 9EJ		
<b>Grid Ref</b>	SN13600488		
<b>Date Valid</b>	15-Oct-2021	<b>Target Date</b>	09-Dec-2021

The application is referred to the Development Management Committee for consideration as the recommendation is contrary to that of the Community Council

**Consultee Response**

**Saundersfoot Community Council – Support**

“Following consideration of all the information provided by the Planning Authority Saundersfoot Community Council agreed that it does not have any objections regarding this planning application.

The Clerk confirmed that no correspondence regarding this application had been received from members of the public.

The Council support this planning application noting that the majority of the proposed works are to be undertaken to the rear of the property with very little impact on the overall view from the village.”

**PCC Drainage - Comments**

**PCC Highways – No objections or comments**

**PCNPA Building Conservation Officer – Refuse**

**PCNPA Planning Ecologist – Comments**

**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.

One letter of objection was received which noted that while they have no objections to the elevated extension. They are concerned regarding the balcony and overlooking of a rear patio / terrace and that this would allow no private outdoor space for myself.

### **Policies considered**

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

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

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  
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  
Recreation Character Areas  
Surface Coal  
High Coal Risk  
Affordable Housing Submarkets  
Seascape Character Areas  
Conservation Area Saundersfoot  
Landscape Character Area

## **Officer's Appraisal**

### **Site and Proposed Development**

The property known as Cristkindl is a commercial property on the ground floor. The first floor contains a flat and the proposal is to extend the flat into the roof area, which it is proposed will contain a living area as part of the existing flat. This will involve the raising of the ridge height of the property by 1.9 metres. The proposal includes the creation of a glazed western gable head with recessed balcony at third storey level and the installation of dormers on the front elevation and rooflights on the rear elevation.

### **Relevant Planning History**

There is no material planning history to this proposal to report. A pre-application enquiry was submitted some years ago for a similar development and was largely supported in the advice given to the applicant.

### **Key Issues**

The application raises the following significantly material planning matters:

- Policy and principle of development.
- Siting design and impact upon the Special Qualities of the National Park;
- Heritage impact;
- Ecological and natural environment impact;
- Tree impact;
- Amenity and privacy;
- Sustainable transport, access and highway safety

#### *Policy and principle of development*

The site is located in Saundersfoot a Local Centre as defined in the Local Development Plan.

This is an application for an existing commercial / residential property. It is considered that in principle the alterations accord well with the design, form and character of the host building, where extensions remain subservient in scale and form to the existing property and where they would not be harmful to wider issues such as the Saundersfoot Conservation Area.

While generally the proposal to use the upper floor of the property is acceptable in principle, the impact of the proposal on the character and appearance of the area and Saundersfoot Conservation Area needs specific consideration.

#### *Historic Environment*

This section of the report considers the impact of the development on features of cultural heritage (such as scheduled ancient monuments; listed buildings; conservation areas; registered historic landscapes; and parks and gardens of special historic interest). Development can result in loss or direct impact on identified features of historic interest and it can also result in indirect impacts on the character or appearance and setting of features of historic interest – i.e. visual impacts.

## Item 5 - Report on Planning Applications

The Saundersfoot Conservation Area is an identified and significant heritage asset within which the development is located. The National Park Authority has a legal duty set by section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character and appearance of a conservation area. The conservation and enhancement of the cultural heritage of the Park is also a purpose of the National Park and is set out in Policy 1 of the LDP.

Technical Advice Note 24 – The Historic Environment sets out in paragraph 6.2, that: “Conservation area designation provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area’s special interest: this might include the pattern of settlement and the organisation of space and routes as well as the style and type of building, and the use of materials and detail.”

The application has been referred to the National Park Buildings Conservation Officer. As outlined above he has raised objection to the proposal and its impact on the Conservation Area, stating the following:

- “1. The scheme introduces a gable of very wide span that will dominate from some views, especially the lower end of High Street/junction with Strand. This will be out of rhythm with the roof-scape of the properties elevated above the site, these having traditional spans and pitches
2. The proposed gable glazing appears dominant and at odds with the traditional proportions of the surrounding properties. Even though the fenestration varies across these properties, there is a still a prevalent traditional wall:window ratio.
3. The proposed dormers appear large – I suspect this coupled with the enlarged roof planes could give an overbearing appearance when viewed from the street frontage.”

The issues raised by the conservation officer, will need careful consideration in determining this application. It is vitally important in Conservation areas to consider the pattern of the settlement, the style and type of building, and the use of materials and detailing. The proposal does increase the roof span by incorporating the rear flat roof extension and increasing the height of the building. This gable is relatively prominent in the street scene, as noted by the conservation officer this is particularly the case from the lower end of High St and the junction with the Strand. It is also agreed that there is a clear rhythm of roofs with gables visible as you travel up the hill along The High Street. The recessed balcony with glazing and the proportions of the proposed dormers would also be at odds with the traditional proportions of much of the surrounding properties in this part of the Conservation Area. There is a degree of planning judgement in assessing the impact of proposals on a Conservation Area, however it is considered that this proposal would be at odds with the established pattern of the settlement, out of character and has inappropriate detailing. In this case it is considered that the design of this extension does have negative impacts on the Conservation Area and a decision to approve this application would be contrary to the legal duties placed on the National Park to preserve and enhance the Saundersfoot Conservation Area. The proposal would therefore be contrary to Policies 1, 8, 14, 29 and 30 of the Local Development Plan.

## Item 5 - Report on Planning Applications

There are listed buildings nearby in the centre of Saundersfoot, but it is not considered that this proposal would impact detrimentally on the setting of the nearby listed buildings.

*Siting, design and impact upon the Special Qualities of the National Park;*  
Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. A particularly relevant special quality to this proposal is distinctive settlement character.

Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness.

The main element of the proposal is a roof extension to an existing property and therefore options for siting the proposal are limited. As articulated in the historic environment section of the report, there are significant concerns regarding the appropriateness of the design within the context of the Saundersfoot Conservation Area. The design is considered to be inappropriate to its context and this would be harmful to the special qualities of the National Park, in particularly its distinctive settlement character.

Overall, the proposed design is considered to be inappropriate to its context and to be contrary to Policies 8, 14 and 29 of the Local Development Plan.

### *Ecological and natural environment impact*

The proposal will involve alterations to the roof of the property, and this has the potential to impact on protected species, in particular bats. The building has been inspected by an appropriately qualified ecologist; their report has not found evidence of the building being used by protected species. This has been reviewed by the PCNPA Planning Ecologist who has advised that they have no objection to the development.

The PCNPA Planning Ecologist notes that the ecological enhancement is included on the plans, and this could be secured by a planning condition. They also note that an external lighting scheme condition could also be imposed, however this is unlikely to be considered reasonable given the nature of the proposal as a roof extension to an existing property as it would not fairly relate to the development proposed.

The proposal is for minor development to an existing building and would not result in significant other environmental impacts. Subject to securing appropriate mitigation through the use of planning conditions the proposal is considered to be in accordance with relevant legislation within the Habitat Regulations; Planning Policy Wales (Edition 11, 2021); Technical Advice Note 5: Nature Conservation and Planning (2009); and LDP policies 10 and 11.

## Item 5 - Report on Planning Applications

### *Amenity and privacy*

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The proposal introduces living space into the roof space of the property. The dormers to the front of the property face onto the High Street in Saundersfoot and this is a public thoroughfare facing properties opposite. It is considered the proposal would not give rise to unacceptable overlooking.

Neighbour objections have been raised regarding the proposed balcony and that it will offer a view into a terrace at a neighbouring property. The balcony is in an elevated position on the east elevation of the property and would provide views over the top of existing development out towards the sea. The location of the development is in a tight urban context where a degree of overlooking already exists. In particular there are windows to the host property on the east elevation, which would already overlook development to the east. The creation of the balcony which would be even more elevated would create views in a more elevated position and would only offer views to nearby properties on Cambrian Terrace at an acute angle.

Overall, based on an assessment of the situation at the site and the proposed plans it is not considered that the proposed alterations and extensions to the property would have an unacceptable impact on residential amenity and privacy. The proposal is considered to be in accordance with Policy 30 of the Local Development Plan.

### *Sustainable transport, access and highway safety*

Policy 60 of the LDP seeks to ensure that appropriate access is achieved to development and that it does not give rise to unacceptable congestion.

The proposal was referred to the Local Highways Authority who advised that they had no objection. The proposed development is only to extend existing residential accommodation and it is not considered that it will cause a change to the highway situation at the site.

As such the proposal is considered to comply with policy 60 of the LDP.

### **Other material considerations**

The proposal is located in an urban area and it is the coastal zone management area and the flood zone. The proposal does not increase the footprint of the property or increase the area of impermeable surfaces at the site. It is not considered that it would result in any significant change in drainage or flood risk at the site.

## **Conclusion**

Generally, the principle of the development is acceptable as an extension to an existing building in the centre of Saundersfoot. However, the design of the proposal does not preserve or enhance the Saundersfoot Conservation Area and is considered to be at odds with the prevailing character of the area and has inappropriate detailing. The proposal is therefore contrary to Policies 1, 8, 14, 29 and 30 of the Local Development Plan.

## **Recommendation**

Refuse for the following reason

1. The proposal is at odds with the established pattern of the settlement, out of character with the existing development and has inappropriate detailing. This results in negative impacts on the character and appearance of the Saundersfoot Conservation Area. It is also harmful to the special qualities of the Pembrokeshire Coast National Park. The proposal would therefore be contrary to Policies 1, 8, 14, 29 and 30 of the Local Development Plan.

DATE	DESCRIPTION
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**JO Hywel Rees MRICS FCIQB**  
**CHARTERED SURVEYOR**  
 Building Design and Planning Co.

# RICS

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Unit 6, Tindle House,  
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**Mobile 07971 123466**

**Client:**

Mr & Mrs NEIL BARTHOLOMEW

Project:

PROPOSED REPLACEMENT OF FLAT ROOF WITH A  
PITCHED ROOF INCLUDING LIVING ACCOMMODATION  
WITHIN NEW ROOF VOID AND INSTALLATION OF  
WORMER WINDOWS, VELUX WINDOWS AND GLAZED  
GABLE AT CHRISTKIND, HIGH STREET,  
SAUNDERSFOOT, PEMBROKESHIRE SA69 9FJ

**Drawing Title:**

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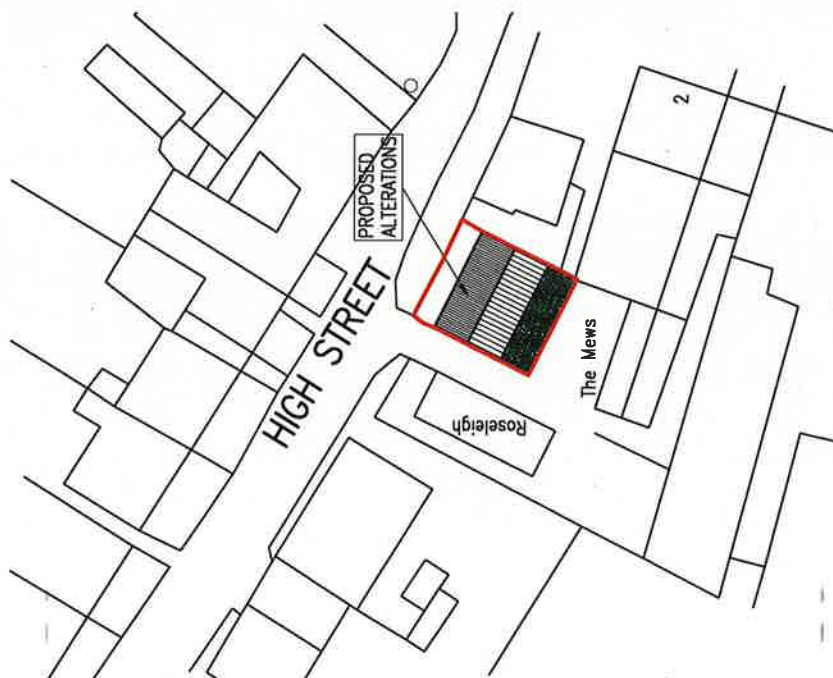
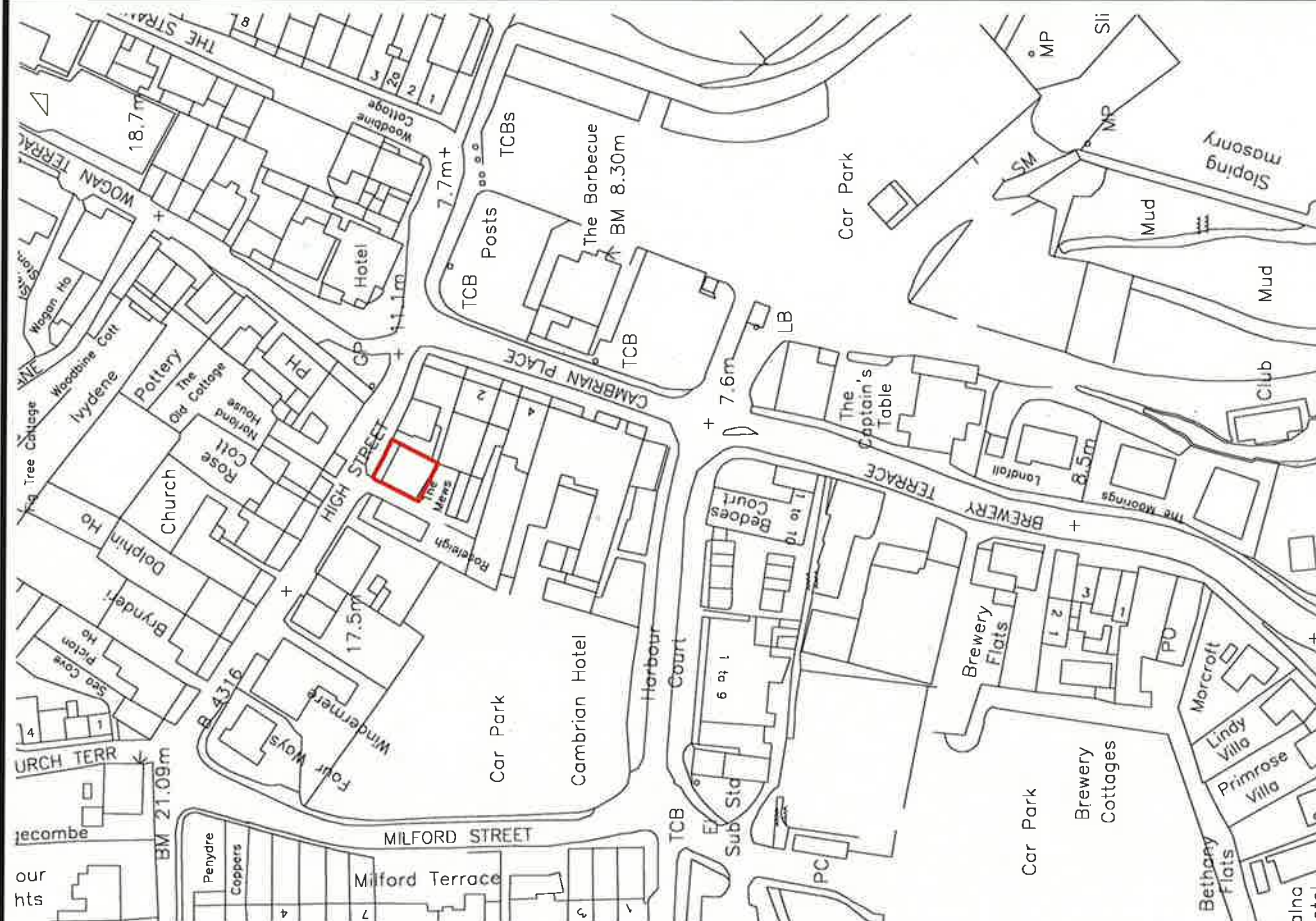
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Date: OCTOBER 2021

Drawing Number: 20397/09

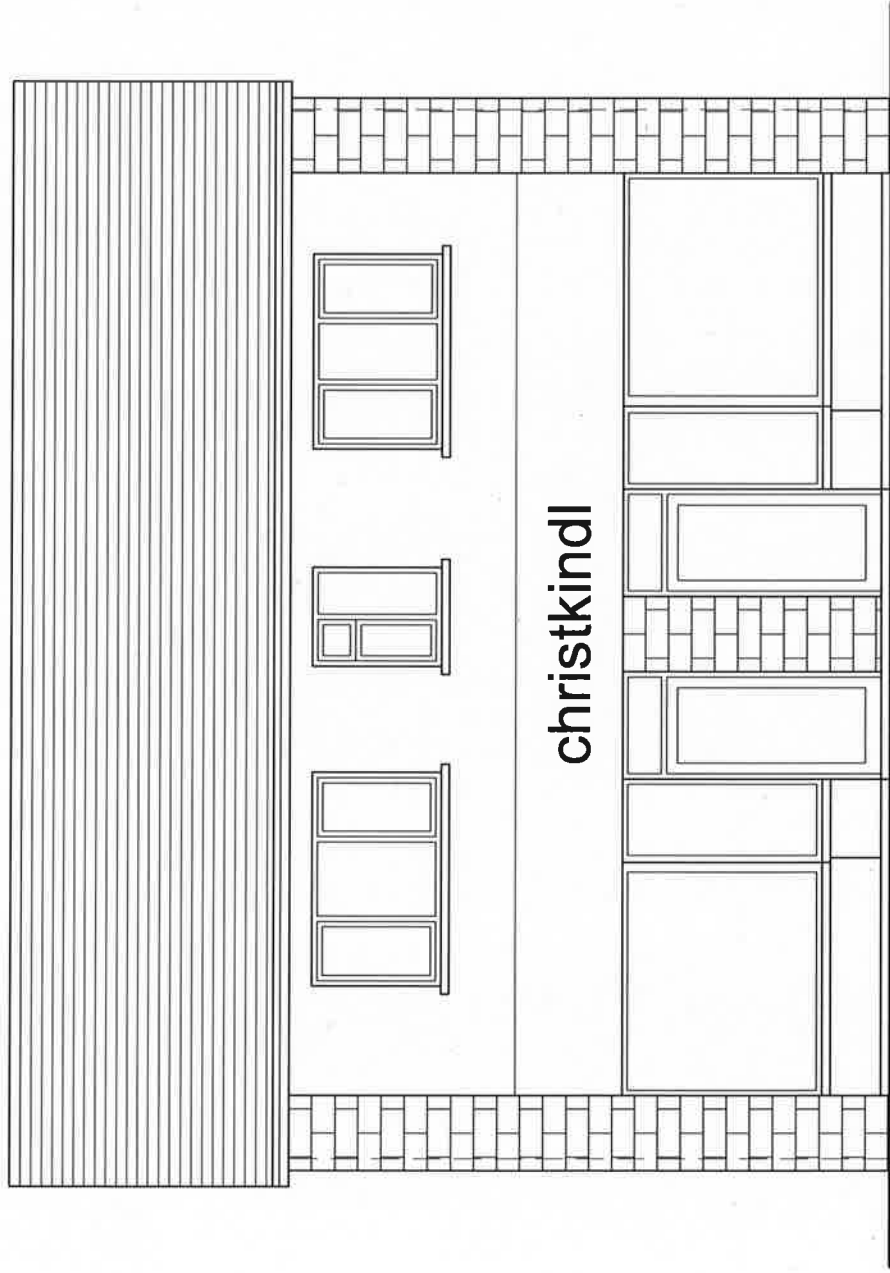
Revision:



PROPOSED SITE PLAN

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EXISTING FRONT ELEVATION (NORTH)

SCALE BAR 1:50



REV	DESCRIPTION	DATE
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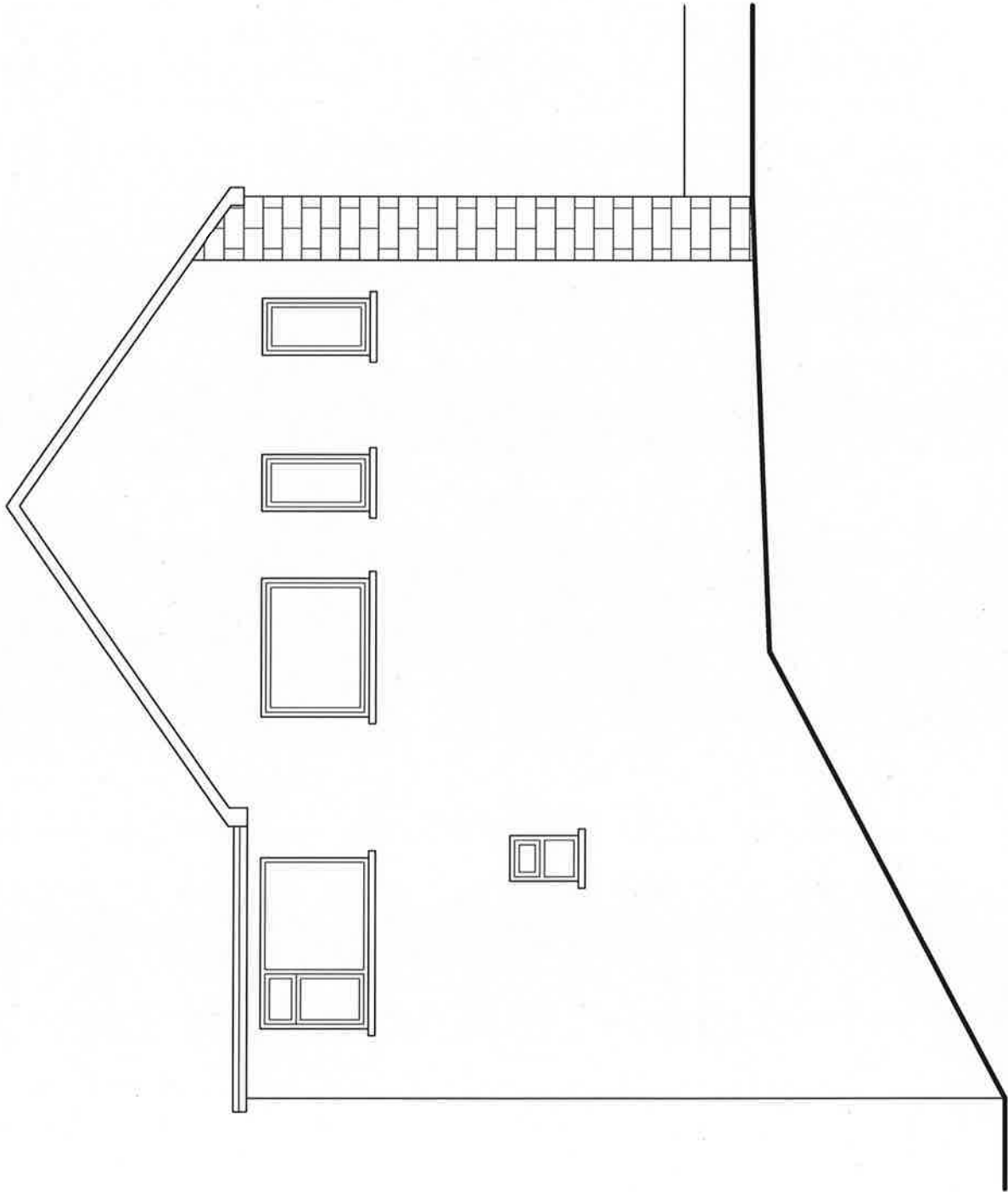
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SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ

**Drawing Title:**  
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**FRONT ELEVATION (NORTH)**

**Scale:** 1:50      **Date:** OCTOBER 2021

**Drawing Number:** 20397/04      **Revision:**



SCALE BAR 1:50



EXISTING END ELEVATION (EAST)

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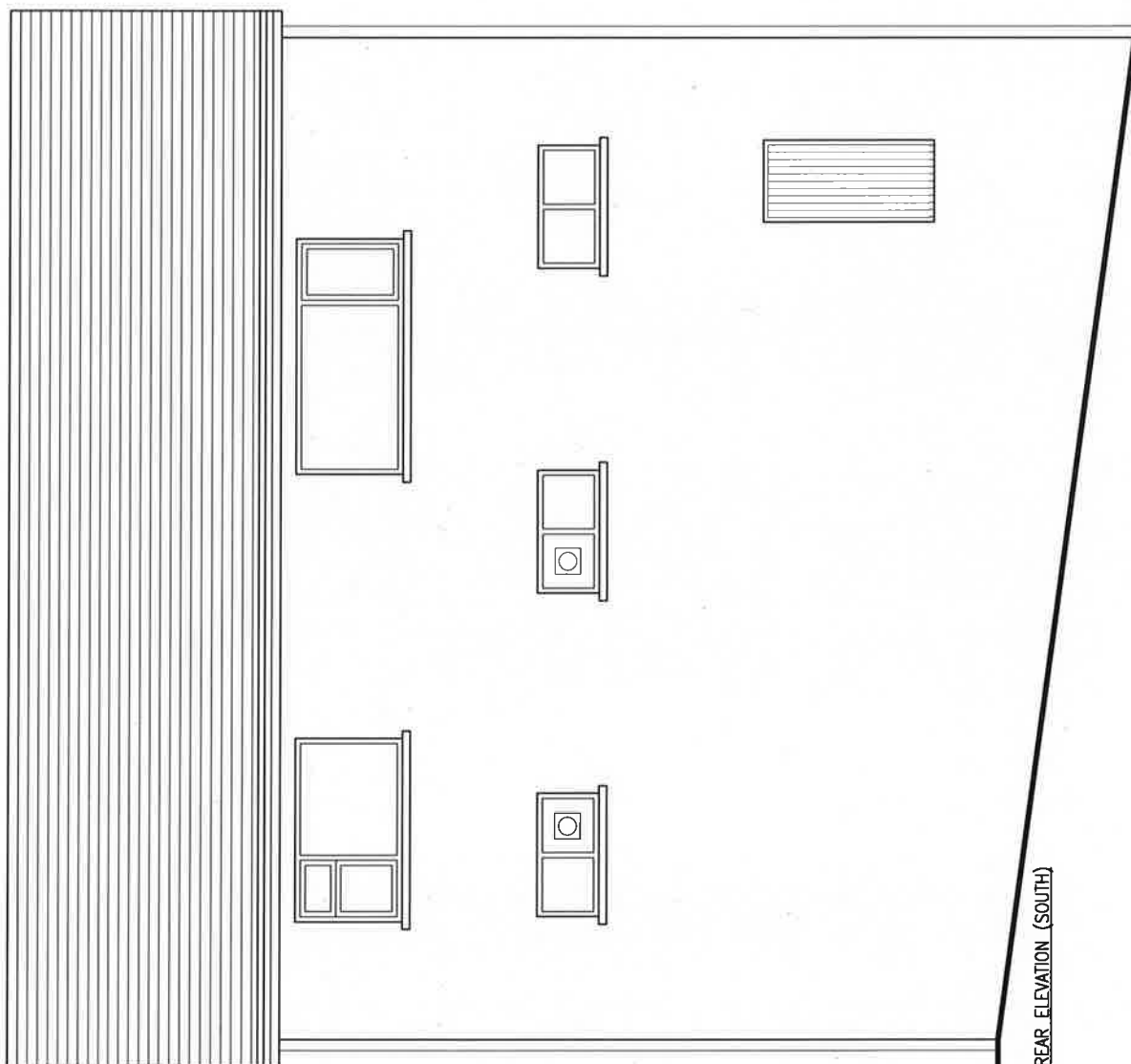
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**Drawing Title:**  
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**END ELEVATION (EAST)**

<b>Scale:</b> 1:50	<b>Date:</b> OCTOBER 2021
<b>Drawing Number:</b> 20397/07	<b>Revision:</b>

Notes:



EXISTING REAR ELEVATION (SOUTH)

SCALE BAR 1:50



REV	DESCRIPTION	DATE
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**Drawing Title:**  
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**REAR ELEVATION (SOUTH)**

**Scale:** 1:50      **Date:** OCTOBER 2021

**Drawing Number:** 20397/05      **Revision:**

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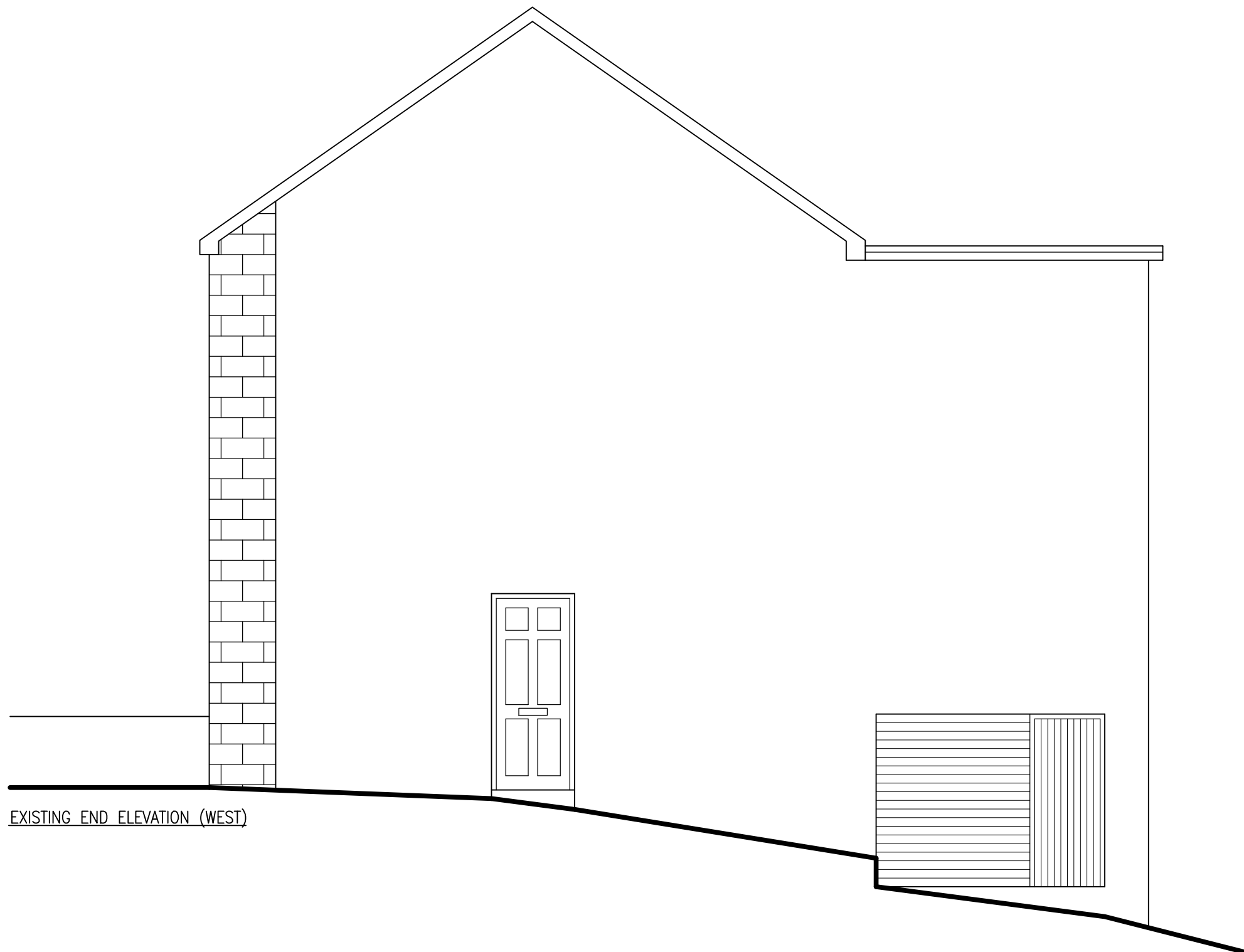
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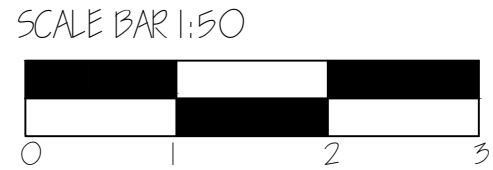
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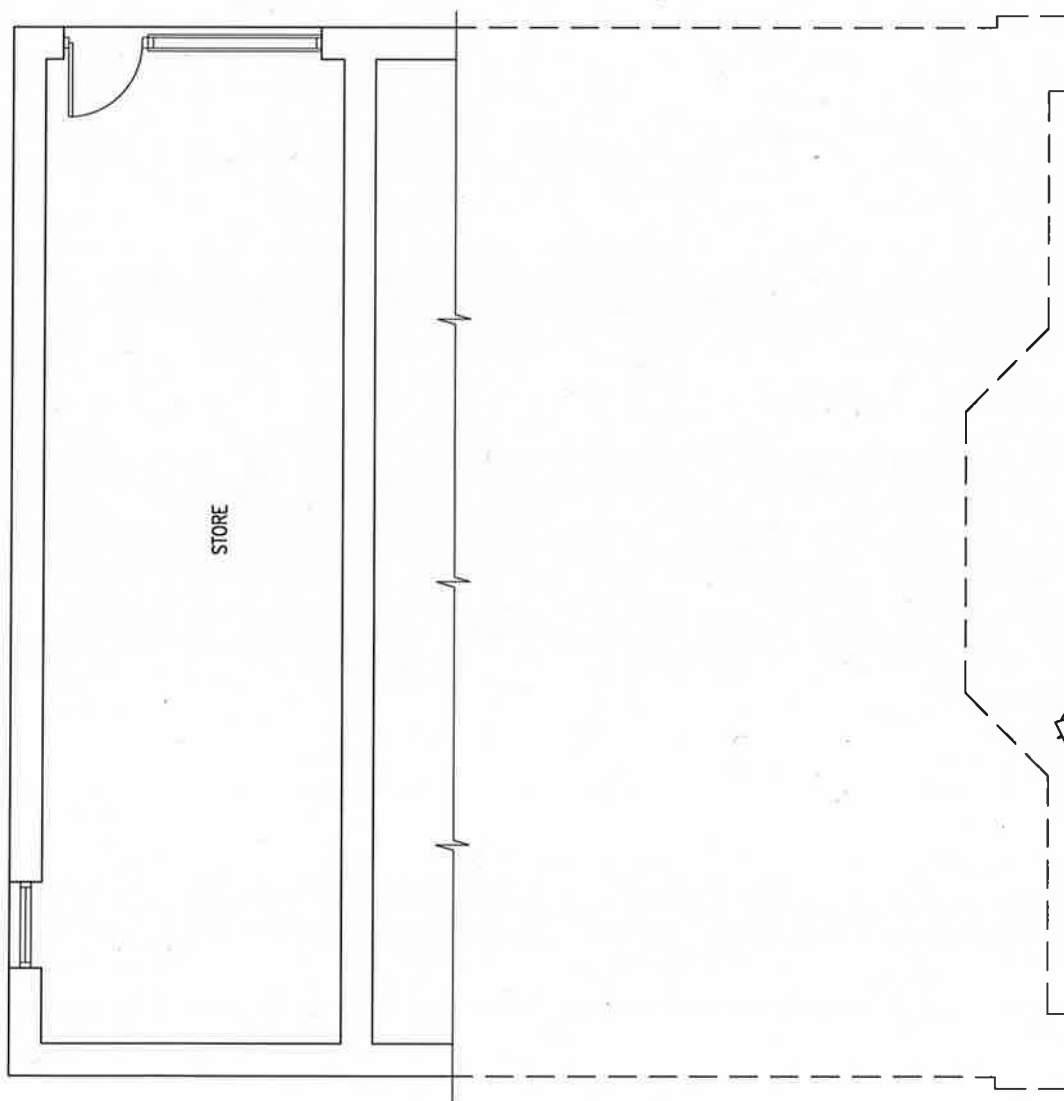
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Revision:



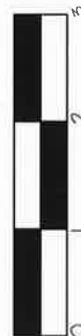
EXISTING END ELEVATION (WEST)





**EXISTING LOWER GROUND FLOOR PLAN**

SCALE BAR 1:50



REV	DESCRIPTION	DATE
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SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ

Drawing Title:

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EXISTING  
LOWER GROUND FLOOR PLAN

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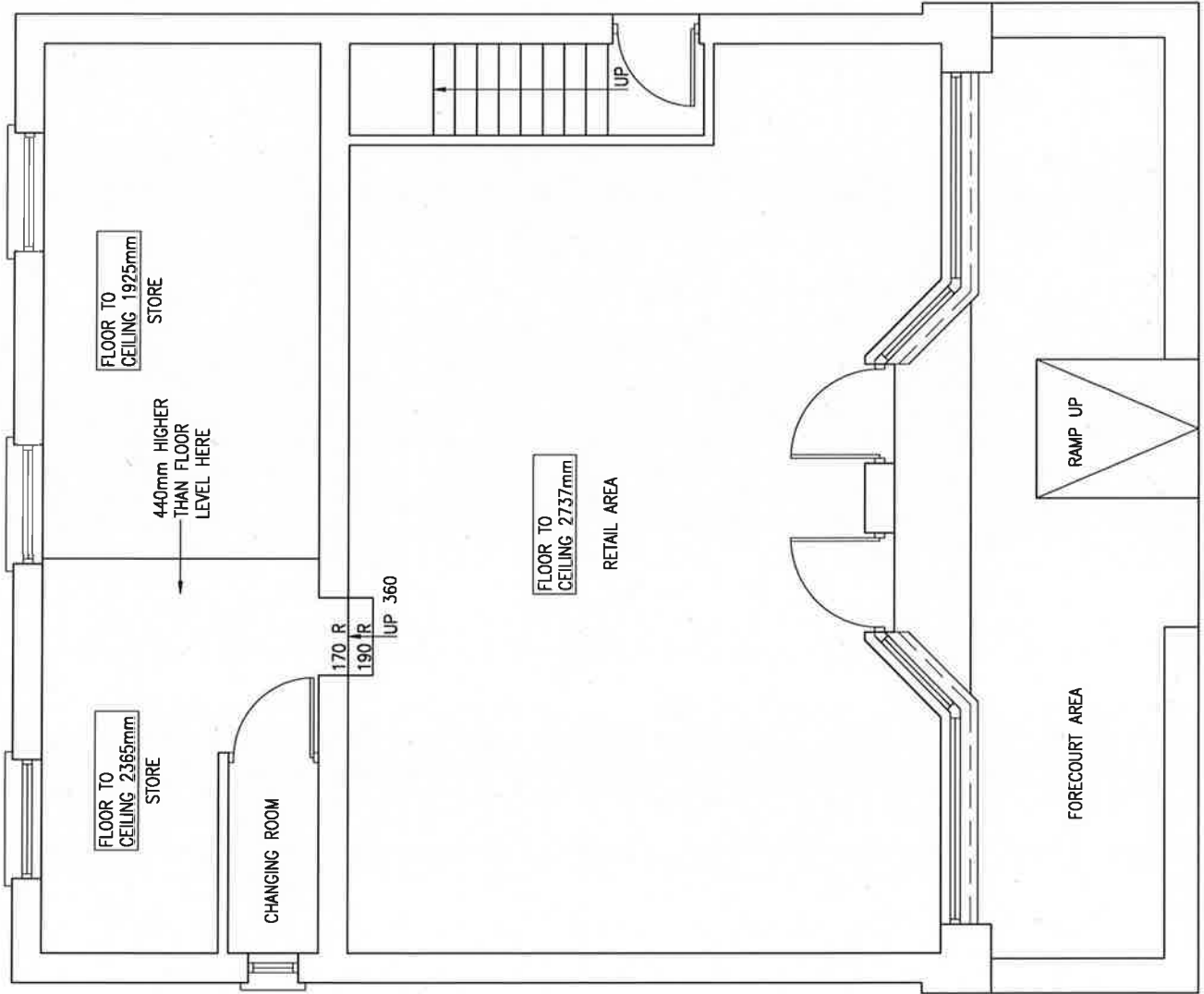
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Drawing Number: 20397/01

Revision:

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EXISTING GROUND FLOOR PLAN (NO CHANGE)

REV	DESCRIPTION	DATE
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Drawing Title:

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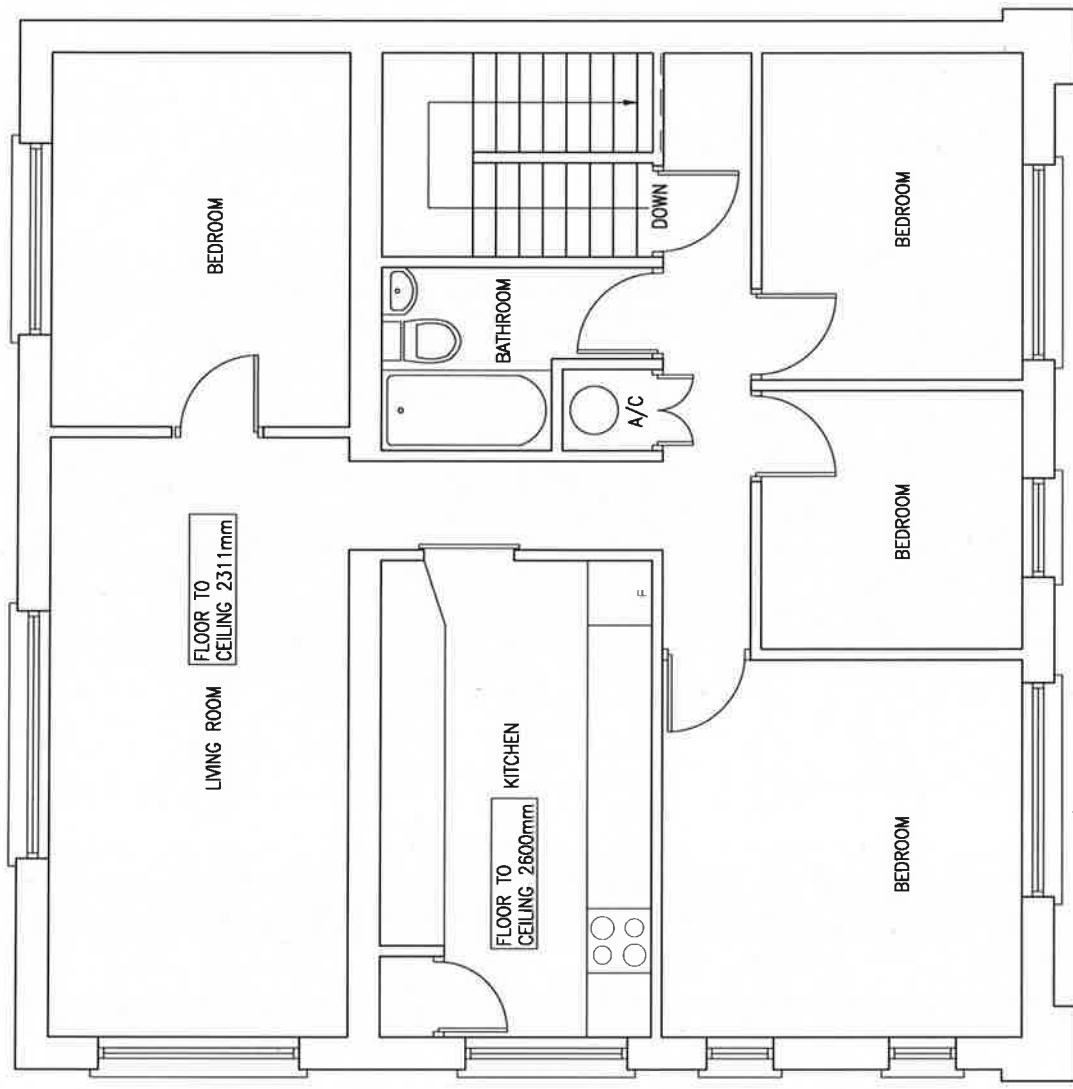
GROUND FLOOR PLAN

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Date: OCTOBER 2021

Drawing Number: 20397/02

Revision:



EXISTING FIRST FLOOR PLAN

SCALE BAR 1:50



REV	DESCRIPTION	DATE
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**Drawing Title:**  
**EXISTING**  
**FIRST FLOOR PLAN**

**Scale:** 1:50      **Date:** OCTOBER 2021

**Drawing Number:** 20397/03      **Revision:**

REV	DESCRIPTION	DATE
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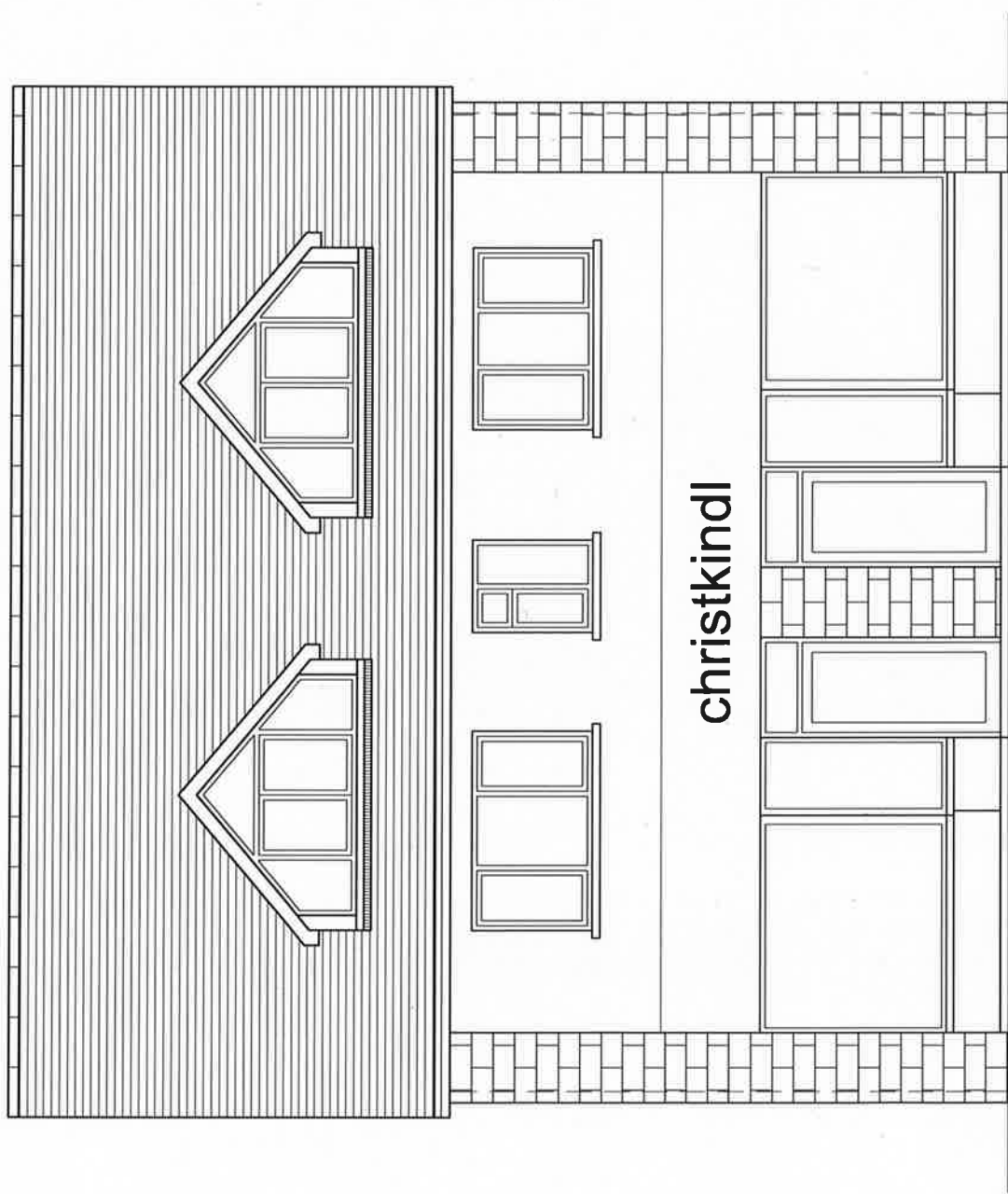
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**Drawing Title:**  
**PROPOSED**  
**SITE & SITE LOCATION PLANS**

**Scale:** 1:500/1250      **Date:** OCTOBER 2021

**Drawing Number:** 20397/17      **Revision:**





PROPOSED FRONT ELEVATION (NORTH)

- FINISHES**
- ROOF – BLUE/BLACK COMPOSITE SLATES.
  - WINDOWS/DOORS – WHITE UPVC.
  - WALLS – RENDERED ROUGHCAST AND PAINTED TO MATCH EXISTING.

SCALE BAR 1:50



REV	DESCRIPTION	DATE
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**Drawing Title:**  
**PROPOSED**  
**FRONT ELEVATION (NORTH)**

**Scale:** 1:50      **Date:** OCTOBER 2021

**Drawing Number:** 20397/12      **Revision:**

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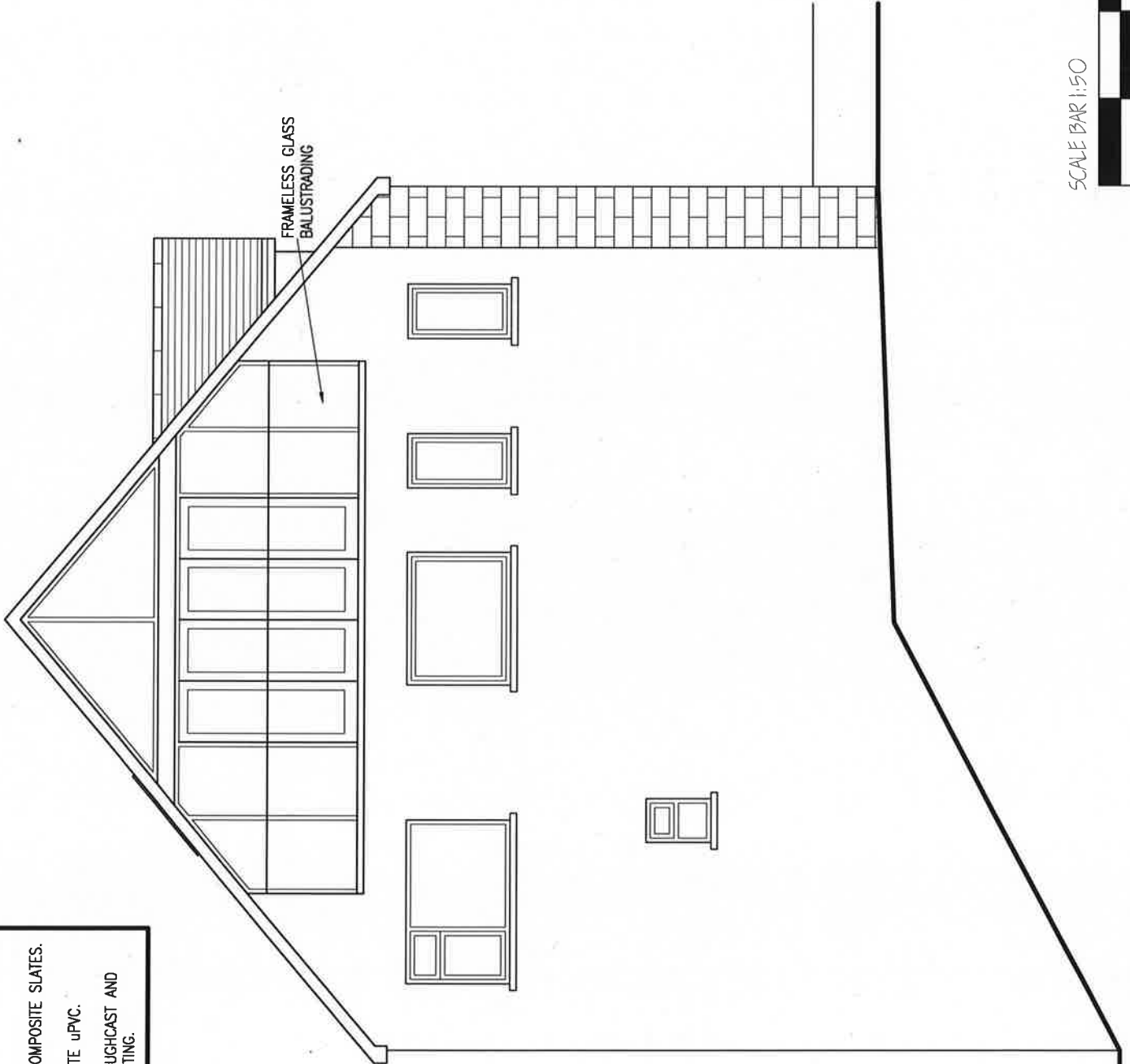
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FINISHES

ROOF - BLUE/BLACK COMPOSITE SLATES.

WINDOWS/DOORS - WHITE UPVC.

WALLS - RENDERED ROUGHCAST AND  
PAINTED TO MATCH EXISTING.



SCALE BAR 1:50



PROPOSED END ELEVATION (EAST)

REV DESCRIPTION

DATE

**D Hywel Rees MRICS FCIOB**

**CHARTERED SURVEYOR**

*Building Design and Planning Consultant*



**RICS**

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**Drawing Title:**

**PROPOSED**

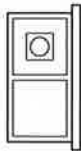
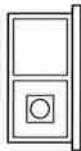
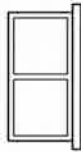
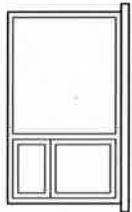
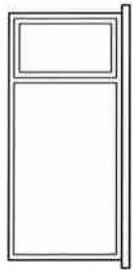
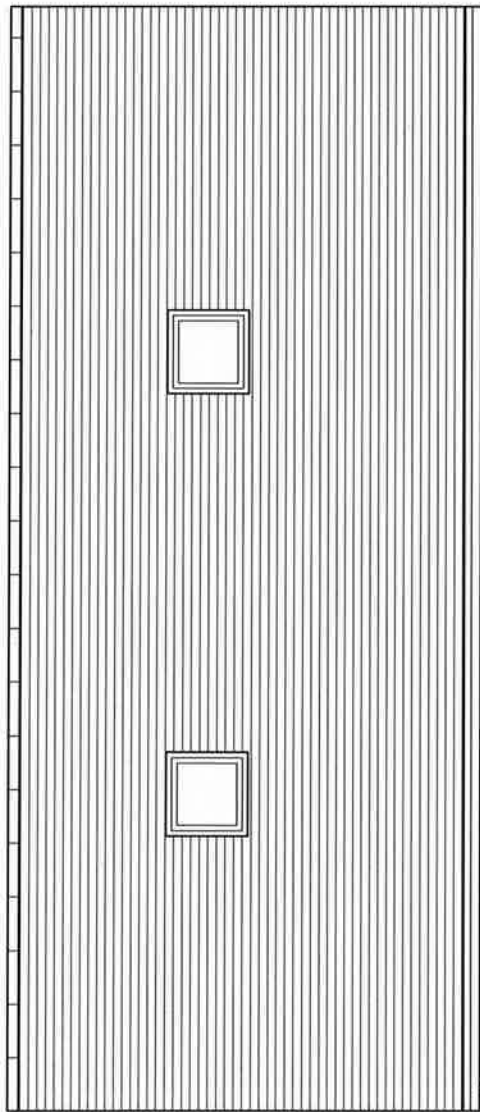
**END ELEVATION (EAST)**

**Scale: 1:50**

**Date: OCTOBER 2021**

**Drawing Number: 20397/15**

**Revision:**



**FINISHES**  
ROOF - BLUE/BLACK COMPOSITE SLATES.  
WINDOWS/DOORS - WHITE UPVC.  
WALLS - RENDERED ROUGHCAST AND  
PAINTED TO MATCH EXISTING.

SCALE BAR 1:50



PROPOSED REAR ELEVATION (SOUTH)

REV	DESCRIPTION	DATE
-----	-------------	------

**D Hywel Rees MRICS FCIOB**  
**CHARTERED SURVEYOR**  
*Building Design and Planning Consultant*  
**Unit 6, Tindle House,**  
**Warren Street, Tenby,**  
**Pembrokeshire SA707JY**      **Mobile 07971 123466**



**Client:**  
**Mr & Mrs NEIL BARTHOLOMEW**

**Project:**  
PROPOSED REPLACEMENT OF FLAT ROOF WITH A  
PITCHED ROOF INCLUDING LIVING ACCOMMODATION  
WITHIN NEW ROOF VOID AND INSTALLATION OF  
DORMER WINDOWS, VELUX WINDOWS AND GLAZED  
GABLE AT CHRISTKINDL, HIGH STREET,  
SAUNDERSFOOT, PEMBROKESHIRE SA68 9EJ

**Drawing Title:**  
**PROPOSED**  
**REAR ELEVATION (SOUTH)**

**Scale:** 1:50      **Date:** OCTOBER 2021

**Drawing Number:** 20397/13      **Revision:**

Notes:

15/10/2021 08:06:30

REV DESCRIPTION

DATE

D Hywel Rees MRICS FCIQB



CHARTERED SURVEYOR

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Warren Street, Tenby,

Pembrokeshire SA707 JY

Mobile 07971 123466

Client:

Mr & Mrs NEIL BARTHOLOMEW

Project:

PROPOSED REPLACEMENT OF FLAT ROOF WITH A  
PITCHED ROOF INCLUDING LIVING ACCOMMODATION  
WITHIN NEW ROOF VOID AND INSTALLATION OF  
DORMER WINDOWS, VELUX WINDOWS AND GLAZED  
GABLE AT CHRISTKINDL, HIGH STREET,  
SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ

Drawing Title:

PROPOSED

END ELEVATION (WEST)

Scale: 1:50

Date: OCTOBER 2021

Drawing Number: 20397/14

Revision:

FINISHES

ROOF - BLUE/BLACK COMPOSITE SLATES.

WINDOWS/DOORS - WHITE UPVC.

WALLS - RENDERED ROUGHCAST AND  
PAINTED TO MATCH EXISTING.

HOUSE MARTIN  
NEST BOX

HOODED DOWNWARD  
FACING PIR LED LIGHT

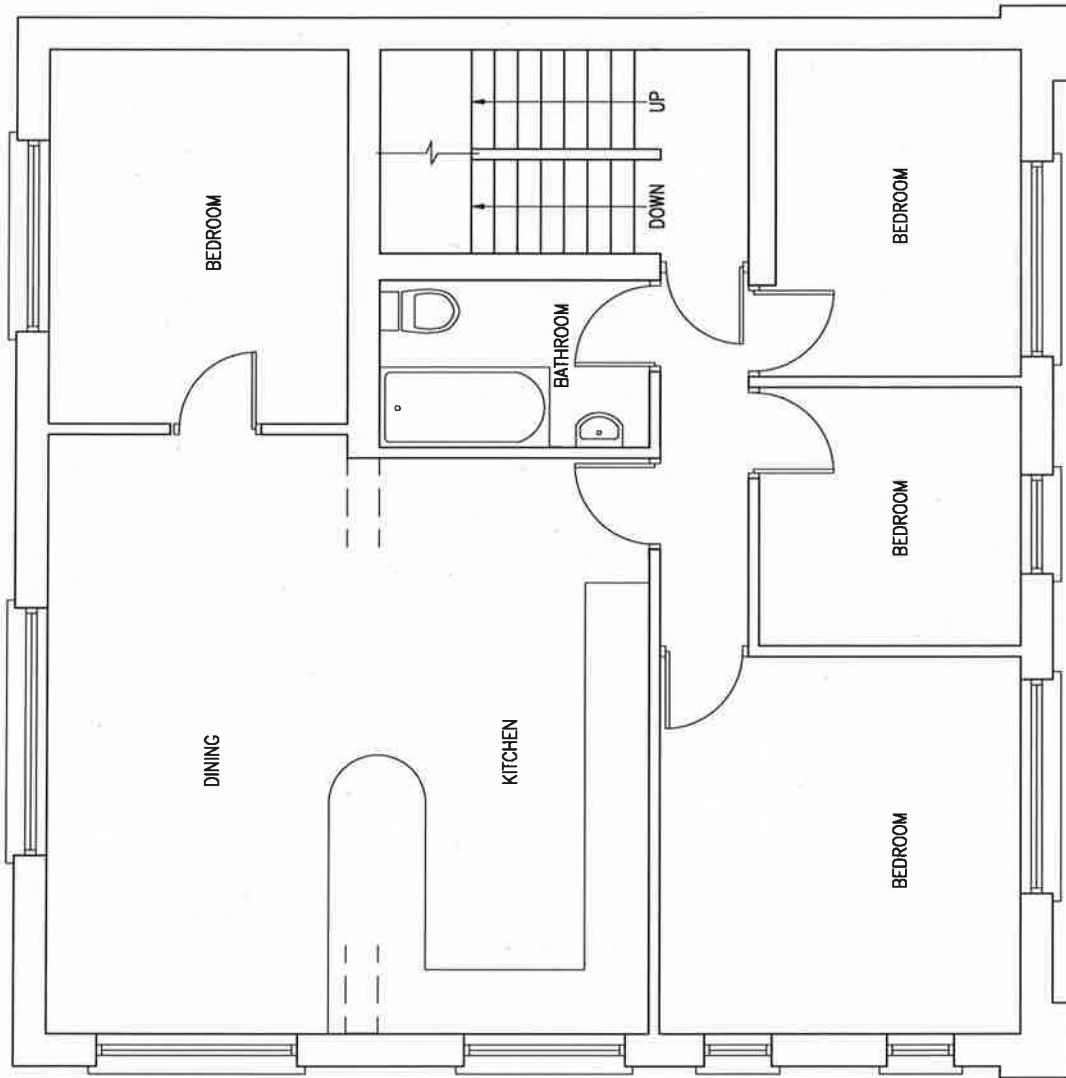
PROPOSED END ELEVATION (WEST)

SCALE BAR 1:50



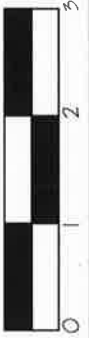
Notes:

15/10/2021 08:06:09



PROPOSED FIRST FLOOR PLAN

SCALE BAR 1:50



REV DESCRIPTION

DATE

**D Hywel Rees MRICS FCIOB**  
**CHARTERED SURVEYOR**  
*Building Design and Planning Consultant*



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**Warren Street, Tenby,**  
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Client:

**Mr & Mrs NEIL BARTHOLOMEW**

Project:

PROPOSED REPLACEMENT OF FLAT ROOF WITH A  
PITCHED ROOF INCLUDING LIVING ACCOMMODATION  
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DORMER WINDOWS, VELUX WINDOWS AND GLAZED  
GABLE AT CHRISTKINDL, HIGH STREET,  
SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ

Drawing Title:

**PROPOSED**  
**FIRST FLOOR PLAN**

Scale: 1:50

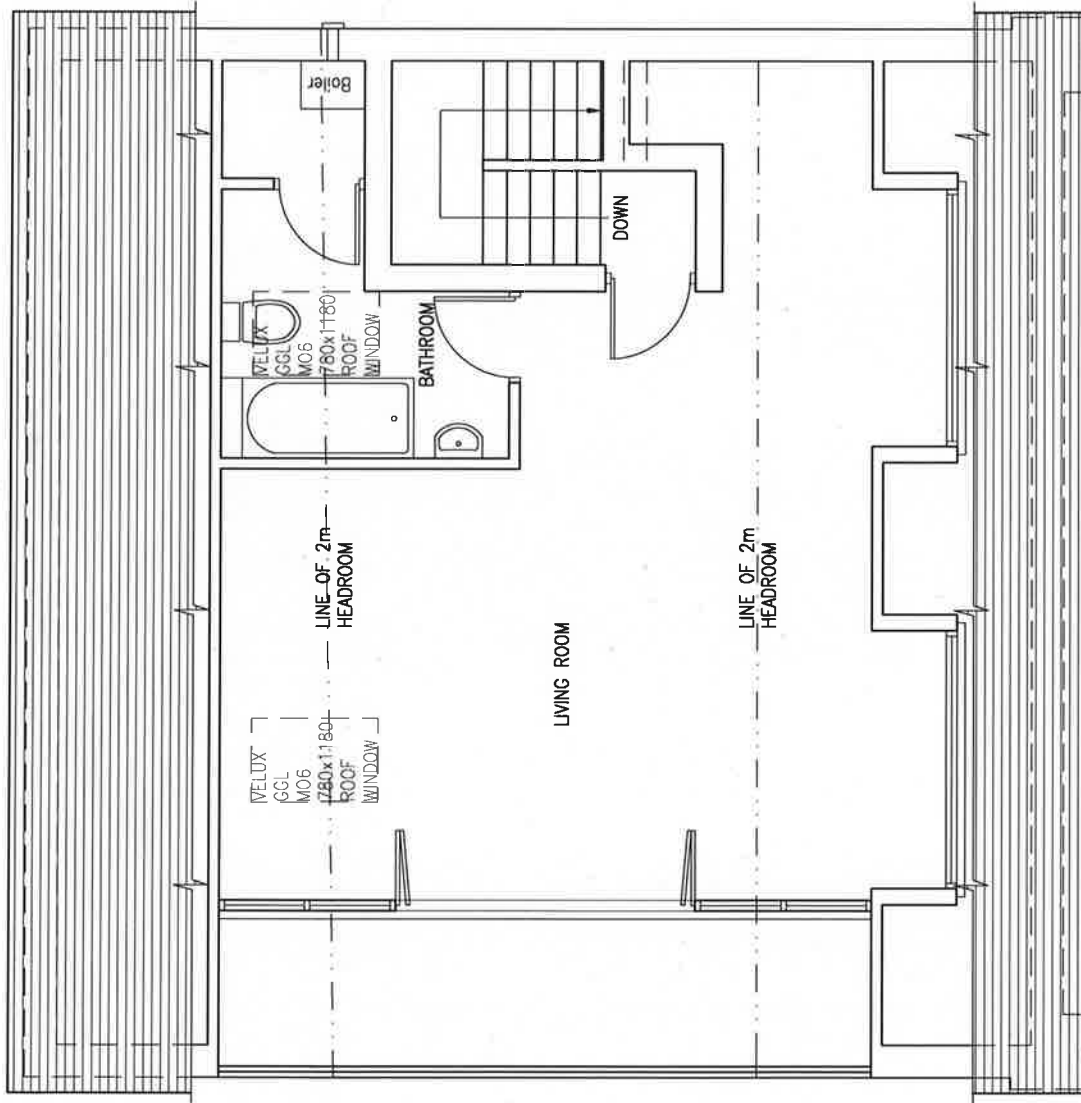
Date: OCTOBER 2021

Drawing Number: **20397/10**

Revision:

Notes:

15/10/2021 08:06:14



PROPOSED SECOND FLOOR PLAN



SCALE BAR 1:50



REV DESCRIPTION

DATE

D Hywel Rees MRICS FCIOB



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Client:

Mr & Mrs NEIL BARTHOLOMEW

Project:

PROPOSED REPLACEMENT OF FLAT ROOF WITH A  
PITCHED ROOF INCLUDING LIVING ACCOMMODATION  
WITHIN NEW ROOF VOID AND INSTALLATION OF  
DORMER WINDOWS, VELUX WINDOWS AND GLAZED  
GABLE AT CHRISTKINDL, HIGH STREET,  
SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ

Drawing Title:

PROPOSED

SECOND FLOOR PLAN

Scale: 1:50

Date: OCTOBER 2021

Drawing Number: 20397/11

Revision: