

Application Ref: NP/11/404

Application Type Listed Building
Grid Ref: SM80770590
Applicant Ms R Ward
Agent
Proposal Two storey extension and hay loft/garage
Site Location The Old Post, 145, Castle Way, Dale, Haverfordwest,
Pembrokeshire, SA62 3RN
Case Officer Ceri Porter

Summary

Listed Building Consent is sought to construct a two storey extension to the west (side) elevation, a single storey extension to the north (rear) extension and a detached garage/outbuilding close to the western site boundary. The proposals have been subject to extensive pre-application discussions and are considered to respect the character and setting of the existing Grade II listed house. It is therefore considered that the application should be referred to CADW with a recommendation of support from the National Park Authority.

Consultee Response

Dale Community Council: Objecting, whilst the extension to the house is in-keeping, not prominent and not likely to overlook neighbouring properties; the proposed garage / hayloft is not considered to be visually in-keeping with properties in the area as it is over-tall, would be oversized and prominent and, likely to overlook neighbouring properties (141 and 143 Castle Way in particular).

Public Response

The application has been publicised via a site notice at the entrance to the site. There has been no public response to date.

Policies considered

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 08 - Special Qualities
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
SPG03 - Sustainable Design
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design

Officer's Appraisal

Background & Description

The Old Post is a Grade II listed detached Georgian House located to the north of Castle Way in Dale. The house is set back 55m from the highway; close to the northern edge of the site. The site rises approximately 7m from south to north and has a terrace immediately to the front of the house and a 2.3m retaining wall to the rear. At the rear of the house is a narrow yard; beyond which is higher land that is wooded. A tarmac drive runs close to the western boundary to a parking / turning area with a planted terrace above. A footpath runs centrally through the garden from a pedestrian gate on the road to the front door. To the west of the application site is the rear gardens of 143 and 141 Castle Way that are set at a 45 degree angle to the road.

The house has been refurbished and altered as a result of permissions granted in 2001. The current application has been the subject of detailed pre-application discussions.

Current Proposal

The current listed building proposal has 3 no. elements:

1. Firstly, the application seeks to add a two storey extension to the western side elevation of the house. This is proposed to be set back from the front elevation and lower than the main ridge with a chimney to the gable. The front elevation would contain 4 sash windows on two levels. The extension would provide a bedroom with en-suite shower room on each floor.
2. Secondly, the proposal seeks to extend the existing house at the rear with a single storey lean-to store that would have a catslide roof continuing from the main roof and infill the western half of the rear yard. The roof would link with the existing retaining wall at the rear of the yard. 2 no. roof lights are proposed with doorway from both end elevations (the western door would have ramped access). A new doorway into the main house is then proposed to link into the existing living room.
3. Finally, it is proposed to construct a detached coach house style outbuilding at the top of the existing driveway. This would sit parallel to the western site boundary, be partially built into the sloping garden and would provide a single garage at ground floor with a loft / storage above. The front gable elevation is proposed to have timber double doors at ground level with a single wooden door at first floor. The west elevation would be blank with 2 no. roof lights and 2 no. small windows in the east elevation. A flight of steps would provide access to the terrace to the house with a smaller flight of steps providing access to the rear first floor.

Materials are proposed to match those existing (rendered walls, natural slate roof, timber painted windows and vertically boarded hardwood doors). Proposed roof lights would be conservation style with recessed fittings. The

eaves to roofs would be flush with timber fascia and aluminium rainwater goods.

The application is on the agenda as the recommendation differs from the view of the Dale Community Council.

An application for planning permission has been submitted under reference NP/11/403. The main issues in respect of this proposal, having regard to the legislative and policy framework, is considered to be the impact of the development upon the character & setting of the listed building.

Key Issues

Character & Setting of the Listed Building

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. Criterion 'd' specifically refers to protection of the historic environment and, where possible that it is enhanced.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

Following extensive pre-application discussions regarding the design of the proposal over the last 2 – 3 years it is considered that a sympathetic and appropriate form of development has been achieved.

The distinct change in level between the main house and the proposed side extension ensures that the extension reads as a later addition to the property and is reinforced by the different rhythm of fenestration. The extensions match the existing house in terms of styles and finishes and the Building Conservation Officer considers the proposal to represent an 'honest and legible extension'.

The proposed garage outbuilding has been designed to be simple in manner and be located sufficiently away from the main house so as not to detract from either its character or setting. Although two storey in height, the outbuilding would be partially constructed into the existing topography and would be viewed from the road, in the context of the higher land at the rear, and against the main house when viewed from the neighbouring properties to the west.

The garage outbuilding would be set 1.1m from the boundary with the rear garden of no. 141 Castle Way, a property that has an approximately 25m deep rear garden. This distance coupled with the proposal to introduce new shrub planting along the border at this point to soften and screen the proposal

would ensure the view of the proposed garage outbuilding would not appear incongruous within the surrounding area.

Given the above, whilst the comments of Dale Community Council are noted, it is considered that in visual terms, the proposed extensions and garage outbuilding represent appropriate additions to the dwelling.

Conclusion

Given the sympathetic design and use of materials that respect the listed building and its setting, the proposal is considered to be acceptable.

Recommendation

That a favourable recommendation be forwarded to CADW in respect of this application for Listed Building Consent.

Planning conditions will relate to:

Development to commence within 5 years

Development in accordance with approved plans

Windows, doors and external joinery to be painted.

Additional Material

Other Material

Drawings:

Site Location Plan – Scale 1:1250 - Received 23rd September 2011

Block Plan Existing – Scale 1:500 – Received 5th September 2011

Part Site Plan: Landscaping Proposals Scale 1:125 - Received 13th June 2011

Drawing 01.A – Proposed Site Layout Scale 1:500; Proposed Garage Plans & Elevations Scale 1:100; Proposed Materials - Received 13th June 2011

Drawing 02 – Existing Floor Plans - Scale 1:100 - Received 13th June 2011

Drawing 03 – Existing Elevations & Section - Scale 1:100 - Received 13th June

Drawing 04.A – Proposed Floor & Roof Plans - Scale 1:100 - Received 13th June 2011

Drawing 05.A – Proposed Elevations & Sections - Scale 1:100 - Received 13th June 2011

Drawing 06 - Section through Utility / East Elevation – Received 23rd August 2011