

Application Ref: NP/11/096

Application Type Variation/Discharge
Grid Ref: SM86241394
Applicant Mr S George
Agent Mr K Morgan
Proposal Removal of condition no. 2 of NP/06/450
Site Location 9, Millmoor Way, Broad Haven, Haverfordwest,
Pembrokeshire, SA62 3JJ

Summary

Permission is sought to amend the design of a pair of semi-detached dwellings which were approved at this site in Broad Haven in 2006, under NP/06/450, but have not yet been built. It is also proposed to add an oil tank in each rear garden area and to retain / adapt the partly constructed garage at the rear of the site to create covered parking for each residential unit together with domestic storage. The application is considered to respect the character and amenity of the neighbourhood and is therefore recommended for approval subject to a number of conditions to control the development.

The application has been brought before the Development Management Committee because of the planning history of the site and the view of The Havens Community Council which is contrary to your officers' recommendation.

Consultee Response

The Havens Community Council: Objecting - Not Supporting
PCC- Building Regulations: No objection - to amended soakaway details.
PCC - Transportation & Environment: Conditional Consent - Recommend conditions to be placed on any consent given.
Environment Agency: Standard Advice

Public Response

1 letter of objection has been received from an immediate neighbour expressing concern about how the current application relates to the two previous permissions on this site and the impact of works (carried out to date) upon surface water drainage.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 06 - Rural Centres
LDP Policy 08 - Special Qualities
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 53 - Impacts on traffic
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 08 - Transport
PPW4 Chapter 12 - Infrastructure and Services
SPG03 - Sustainable Design
TAN 12 - Design
TAN 18 - Transport

Officer's Appraisal

Background & Description

The application site occupies a gap within the existing built up frontage of Millmoor Way in the centre of Broad Haven. This area is mainly characterised by detached residential properties on each side of the road and there is also a large car park situated behind the site to the north.

A detached bungalow originally occupied the site but it has more recently been demolished and the site partly redeveloped through the erection of a garage at the rear of the site. The planning history is relevant in that the site has benefitted from 2 separate planning permissions in recent times. In 2005 full planning permission was granted for a replacement dwelling and garage (NP/05/409). In 2006 full planning permission was granted for an alternative scheme comprising the demolition of the original dwelling and the erection of a pair of semi-detached dwellings (NP/06/450). In 2010 planning permission for amendments to the design of the approved semi-detached dwellings was refused on design grounds (NP/10/400). The current position is that the 2005 permission has been commenced and the 2006 permission remains extant.

Current proposal

The current application seeks to amend the design of the pair of semi-detached dwellings which were approved in 2006 but have not yet been built. It is also proposed to add an oil tank in each rear garden area and to retain / adapt the partly constructed garage at the rear of the site to create covered parking for each residential unit together with domestic storage.

In relation to the proposed design amendments the most obvious change would be the remodelling of the front elevation of the semi-detached units to create a higher, centrally projecting, pitch-roofed gable instead of the single storey lean-to and inner mounted roof dormers associated with the earlier scheme. This street facing gable would be predominantly glazed and more contemporary in appearance. Other changes relate to the introduction of additional glazing and ground floor openings on the rear and both side facing

elevations, two extra roof lights in the roof and the addition of decorative render banding to some of the windows. There would also be some changes to the internal layout arising from these alterations with, for example, the new entrance halls / upper galleries resulting in the staircases and bathrooms being relocated within the main building.

The oil tanks would be sited alongside each other towards the rear of each garden and enclosed by timber screening.

Key Issues

The key issues are considered to be the impact of the proposal upon the character and amenity of the area.

The design revisions to the approved dwellings are considered to be acceptable with, for example, the new projecting gable being well integrated to the main building by reason of the matching eaves height and modest footprint. The use of glazing would not appear out of context here and would also offer some passive solar gain due to its south facing aspect on the front of the property. There would be no loss of privacy to neighbours arising from the changes to the openings and the overall effect would be in keeping with the character of the street scene in this relatively modern part of Broad Haven. Similarly the adaptation of the garage at the rear of the site and the provision of domestic oil tanks would not be harmful to the character or amenity of the area. Plans showing the approved design from 2006 and the proposed changes under the current application are set out at the end of this report for Members information.

In response to the main concern of the neighbour about surface water causing flooding to their property, the case officer has met with the agent, the applicant, the drainage officer and the building control officer of Pembrokeshire County Council. The agent has submitted an amended site plan as a result of this meeting showing the soakaways for the dwellings and the garage being moved away from the side boundary and favourable comments have been received from the drainage and building control officers regarding the suitability of this surface water arrangement. It should also be noted that the areas of hard surfacing within the site would be permeable and the use of water butts are also proposed for the new dwellings. These measures are considered to satisfactorily address the surface water issues for this development and the neighbour has been sent a copy of the amended plan for information.

Favourable comments have also been received from the Highway officer and the Environment Agency in relation to access, parking / turning and water pollution. The location of the site within the old Pembrokeshire coalfield area is noted but it is not considered necessary to consider the matter further given that the principle of development has already been established here. It would however be appropriate to place an informative to this effect on the granting of any planning permission arising from this proposal.

Having regard to the planning merits of the scheme it is not considered the grounds of objection received from the neighbour and the Community Council are strong enough to justify a refusal of planning permission in this instance. However, this is on the basis that the development accords with the amended plans and the outstanding planning conditions attached to the 2006 permission are carried over for the avoidance of doubt.

In summary the proposal would not cause any demonstrable harm to the character or amenity of the area and is considered to meet the planning policy requirements of the LDP and related guidance for this form of development.

Conclusion

Having carefully considered the application on its planning merits it is considered the proposal would meet the relevant policy requirements for this type of development within the built up area of Broad Haven. A favourable recommendation is therefore given in this instance.

Recommendation

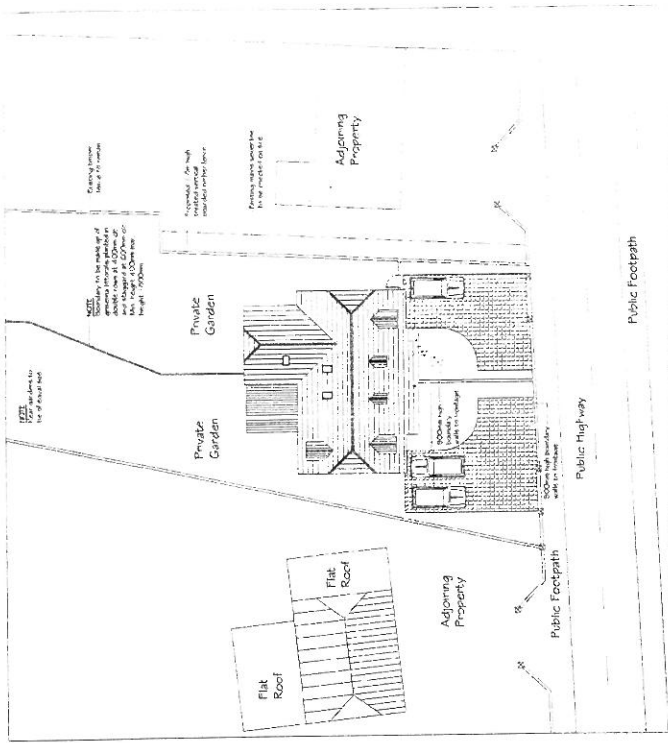
That the application be approved subject to the following conditions:

Conditions / Reasons / Informatives

1. Development to commence within 5 years
2. Development in accordance with amended plans
3. Removal of permitted development rights
4. Landscaping and boundary treatments
5. Undergrounding of power cables
6. Foul and surface water drainage
7. Highways (access, parking and turning)

APPROVED SCHEME NP/06/450

1006

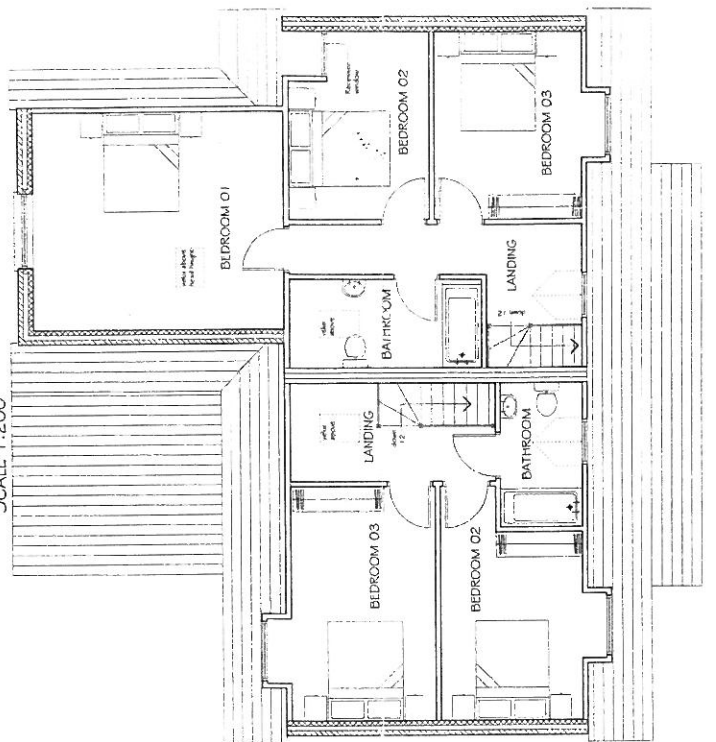


APPROVED PLAN
 SUBJECT TO CONDITIONS WHERE APPLICABLE
 AS REFERRED TO IN
 PLANNING CONSENT REF.
 NP/06/450

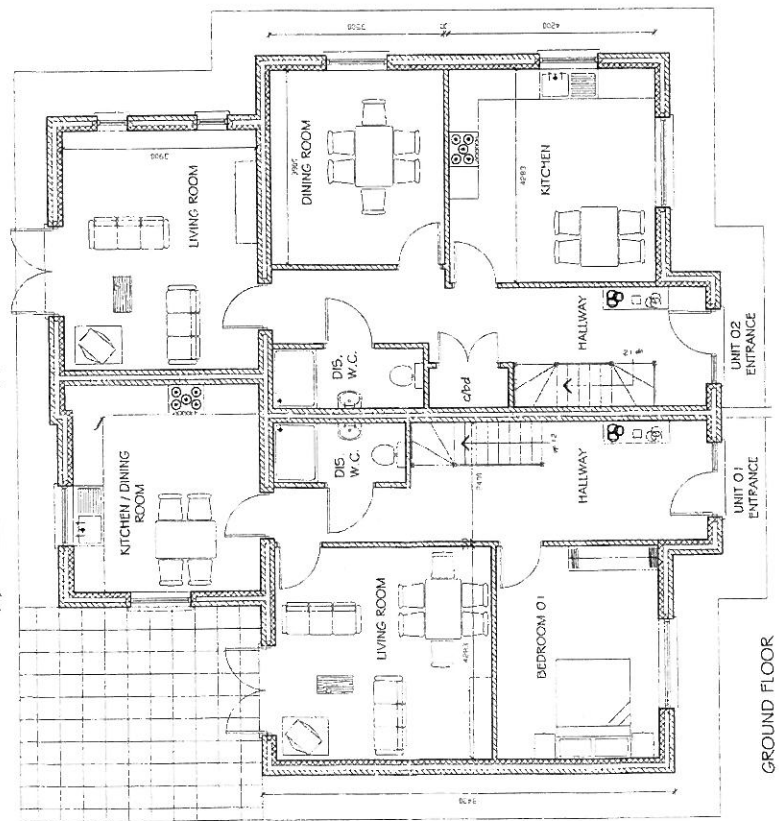
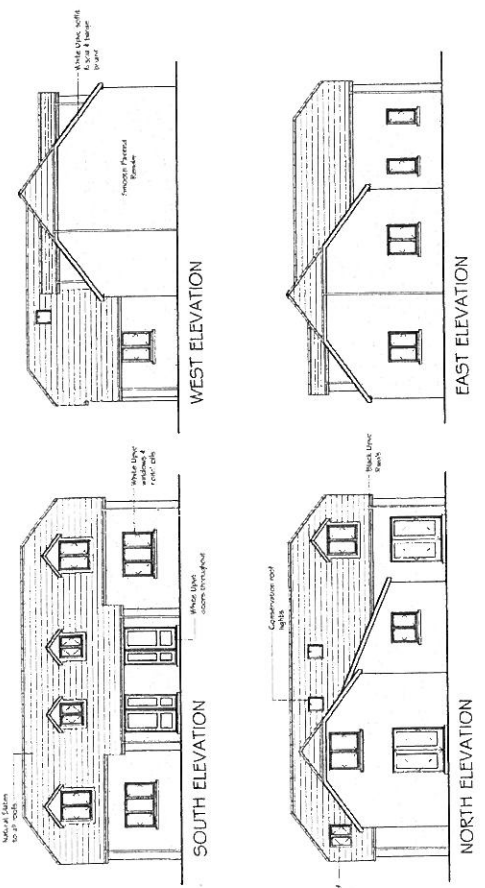
Proposed Semi-Detached
 Units
 105
 1/100
 1/50

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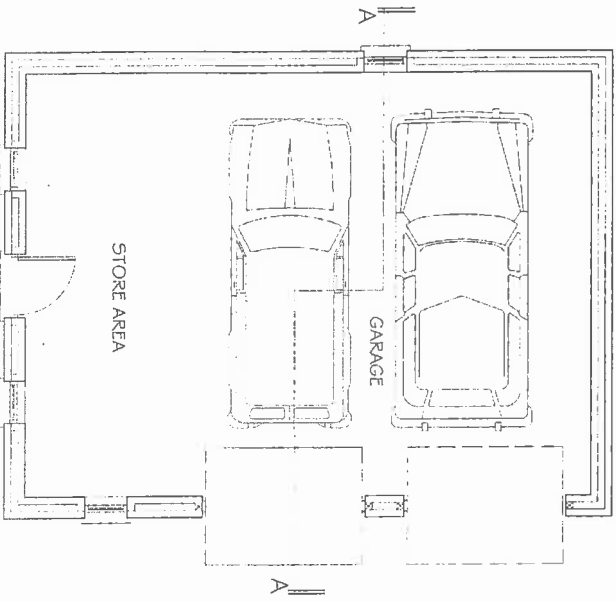
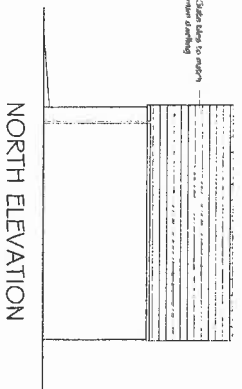
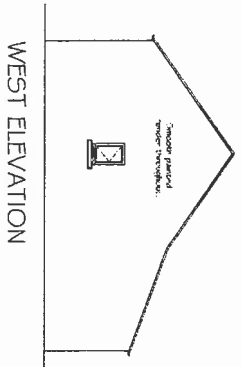
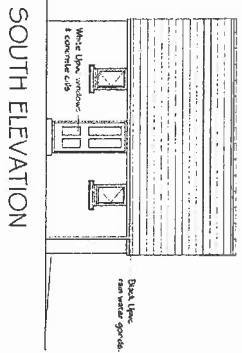
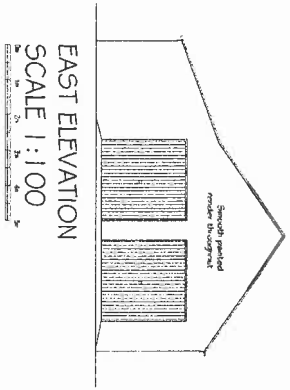
PROPOSED BLOCK PLAN
 SCALE 1:200



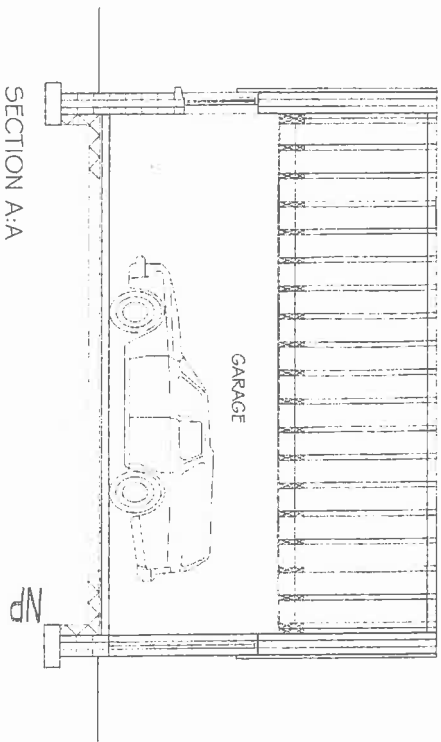
FIRST FLOOR



GROUND FLOOR



GROUND FLOOR
SCALE 1:50



SECTION A-A

NP 11 0 96

22 FEB 2011

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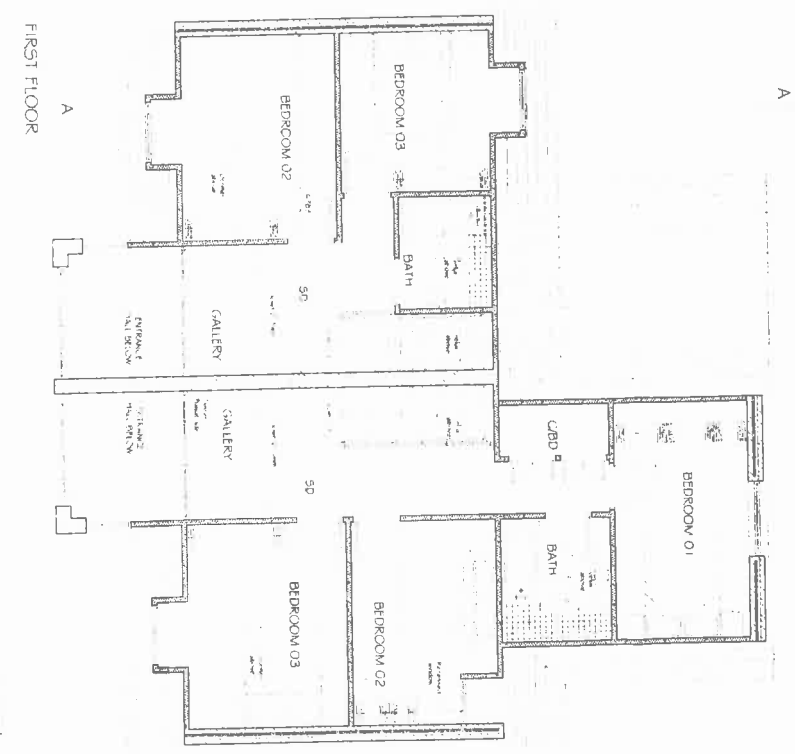
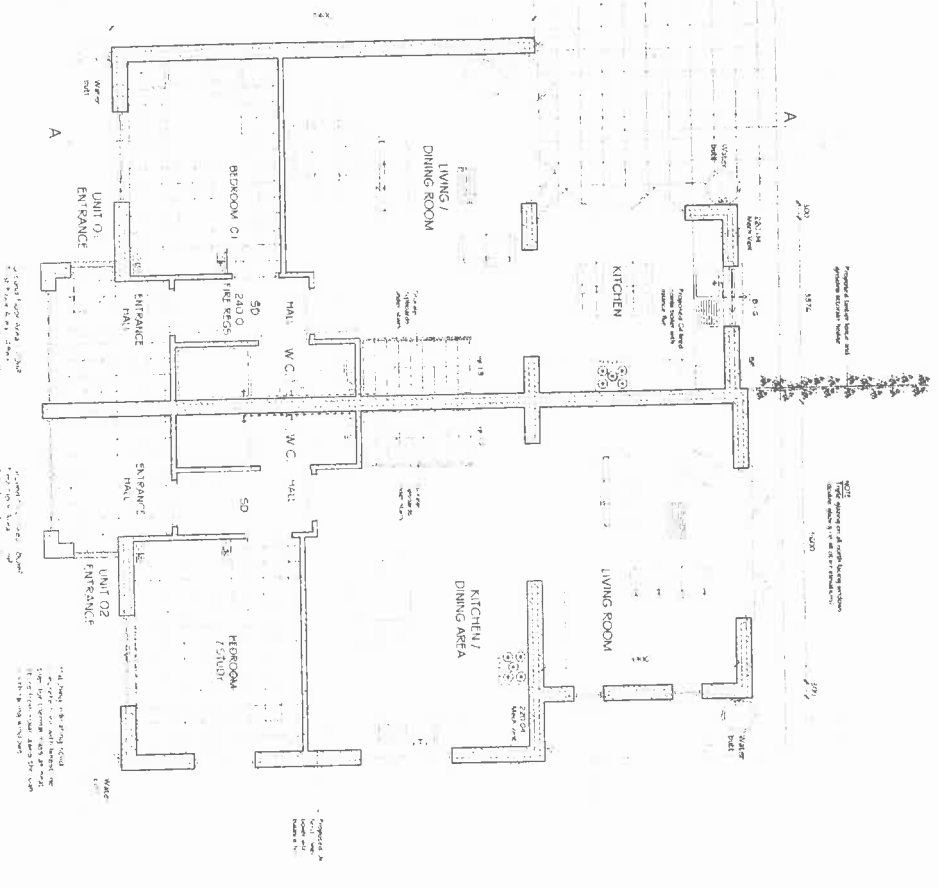
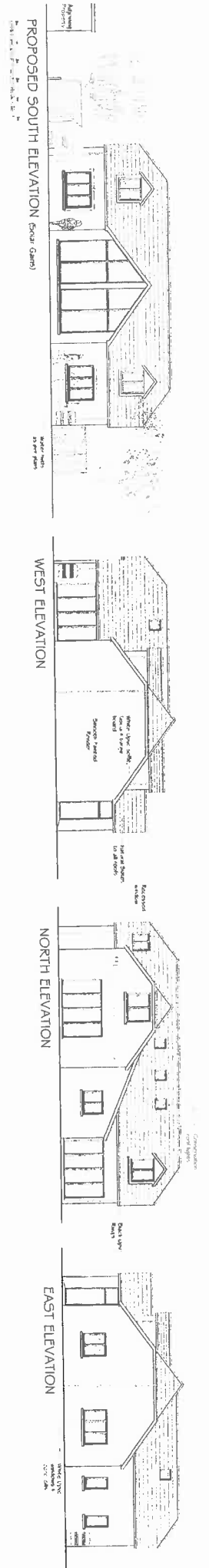
A 1:1 A.D.1 Planning Drawings
B 1:1 A.D.1 Permitted Variation of Conditions Application
C 1:1 A.D.1 Planning Amendments

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Job title: **9 Millmoor Way, Broad Haven**

Drawing title: **Proposed Garage Layout**

job no	05032 H	drawing no	03
scale	1:100	revision	nil
date	12/05/10	drawn	ABC
drawn	AD	checked	AD



<p>KEN MORGAN ARCHITECTS 3 Wilmore Ave., Bost. Ave. Uffington, Wiltshire, Wiltshire, Wiltshire</p>		<p>DATE: 15 MAR 2018</p>
<p>PROJECT: 3 Wilmore Ave., Bost. Ave. PROPOSED 5pm Detached</p>	<p>NO. OF SHEETS: 02 SHEET NO.: 01</p>	<p>SCALE: 1:100</p>
<p>DATE: 15 MAR 2018</p>	<p>SCALE: 1:100</p>	<p>SCALE: 1:100</p>