

**Application Ref: NP/11/352**

**Application Type** Full  
**Grid Ref:** SR98399648  
**Applicant** Mr G Evans  
**Agent** Mr N Campodonic, Trewent Designs Ltd  
**Proposal** Ground floor extension to rear & extension to rear cellar  
**Site Location** Stackpole Inn, Jasons Corner, Stackpole, Pembroke,  
Pembrokeshire, SA71 5DF  
**Case Officer** Ceri Porter

**Summary**

Planning permission is sought to construct a flat roof extension to the kitchen at the rear of the inn with a pitched roof dining room extension alongside. It is also proposed to construct an extension to an existing detached store building at the rear to provide additional storage. The proposals are considered to respect the existing building and surrounding area and it is therefore recommended that planning permission be granted.

**Consultee Response**

**Stackpole Community Council:** Concern - regarding parking and the glazed panels

**Public Response**

The application has been publicised via a site notice displayed and a public notice in the local newspaper. 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  
LDP Policy 30 - Amenity  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW4 Chapter 06 - Conserving the Historic Environment  
SPG03 - Sustainable Design  
TAN 04 - Retailing and Town Centres  
TAN 05 - Nature Conservation and Planning  
TAN 12 - Design

## **Officer's Appraisal**

### **Background & Description**

The Stackpole Inn is a grade II listed early 19<sup>th</sup> Century building that has a simple 'Tudor' detail, roughcast render walls with a slate hipped roof. The property is almost a 'U' in shape with pitched slate roofs forming the U and a flat roof kitchen extension at the centre.

The building is located to the west of Stackpole Road within the centre of the village and set back from the road by approximately 15m. The area to the front of the inn is laid to lawn and used as a pub garden. The site comprises of a group of buildings with the main inn located to the north of the site, a detached outbuilding to the south and a store building and pig sty to the rear of the inn. Vehicular access to the property is via a driveway off Stackpole Road that runs between the detached 2 storey bedroom annexe building and inn to the car park at the rear.

The green of Jason's Court is to the north of the site with residential properties to the rear. Further residential properties lie opposite on Stackpole Road plus the school.

Planning Permission and Listed Building Consent were granted in 2003 for alterations and extensions to this building, including a new annex, store, kitchen extension and fence (NP/03/303 and 304).

Further applications were submitted earlier this year for extensions but were withdrawn following officer advice that there were concerns with the detailed design (NP/11/278 and 279).

### **Current Proposal**

The application comprises of four elements:

1. A flat roof extension to the rear of the kitchen, measuring 5m wide and 4.5m deep to stop flush with the existing hipped gable on the northern elevation. 1 no. door and 1 no. window are then proposed in the rear elevation.
2. A one and a half storey extension to the dining room on the southern gable measuring 5.3m wide and 4.5m deep to match that of the proposed kitchen, resulting in a square footprint for the building. The extension would have a gable end elevation with a white timber window in the rear elevation. The side elevation is proposed to be predominantly glazed on the south side elevation in both the wall with painted timber glazed panels and conservation style rooflights.
3. An extension to the existing detached store building / cellar to provide new freezer and dry goods store.
4. Introduction of solar conservation style panels to the south (facing into the site) roof slope on the existing northern gable.

All proposed elements would have roughcast rendered walls, slate roof and painted timber doors / windows.  
An application for listed building consent has been made under reference NP/11/349.

### **Key Issues**

The main issues in respect of this proposal, having regard to the legislative and policy framework, are considered to be:

- Principle of development;
- The impact of the proposal on the character & setting of the listed building;
- Impact upon the National Park;
- Residential Amenity; and,
- Highways and Parking.

#### *Principle of Development*

The planning history of the site has involved various permissions for extensions and outbuildings at the property including the flat roof extension to the kitchen and various iterations of extensions to the detached store building at the rear of the inn. In this instance the proposed store is smaller than previously approved. As such, both the kitchen and store extensions can be considered acceptable.

The proposed dining room extension has been the subject of a previous application (NP/11/278) that was withdrawn following comments from the Conservation Officer that whilst the introduction of a gable extension at this location was acceptable the glazing design was inappropriate. This resubmitted scheme has removed the utilitarian appearance of large velux roof lights and is proposing a more lightweight structure with increased glazing to the wall and roof.

#### *Character & Setting of the Listed Building*

Policy 8 of the LDP is concerned with the 'special qualities' of the Pembrokeshire Coast National Park with criterion d) seeking that the historic environment is protected and where possible enhanced.  
As discussed earlier within this report, the proposed extensions to the kitchen and detached store building have been previously approved as they have been considered to have minimal impact upon the listed building. Stackpole Community Council has questioned whether glazed panels are appropriate in a listed building. The Building Conservation Officer has assisted with the development of the revised proposal for the dining room element where the amount of glazing has been increased to become a more lightweight structure that translates as a legible modern addition to the historic building. This is considered to be far more appropriate than the previous utilitarian roof lights and windows.

With regard to the proposed solar panels, the proposed solar panels will be of a conservation type that fit discretely within the roof slope. In this instance, the panels are located on an internal facing roof slope and to the rear which is considered to be a less prominent location.

#### *Impact upon the National Park*

It is considered that the location of the extension to the rear of the inn, use of materials and location of the proposed solar panels on the inside of the roof slope would respect the wider character and special qualities of the National Park.

#### *Residential Amenity*

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b'; seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

The nearest residential properties to the site that could be affected by the proposal are located to the rear of the inn. These nearest proposed work to these properties would be the single storey 3m wide extension to the store. This would be over 10m away from the rear boundary of the nearest property and separated by mature planting. The extensions to the pub would be beyond this store extension, set against the larger backdrop of the inn building.

Given the size of the proposed single storey to this existing public house and the distances involved, it is considered that there would not be a significant impact upon the amenity currently enjoyed by neighbouring residents.

#### *Highways & Parking*

The existing car park is not formally marked out however the existing site plan indicates that 14 spaces can realistically be accommodated on the site and proposes that this number of spaces is retained with the 3 no. spaces closest to the inn reconfigured to provide 2 no. disabled spaces plus 1 no. standard space.

Pembrokeshire County Council Transportation and Environment, Highways and Construction department has commented that by clearly marking the 2 disabled spaces in paint plus the other parking spaces this will help to ensure that they are all used and reduce on-street parking at busier times.

Accordingly, two conditions are recommended to ensure the spaces are clearly marked out.

Stackpole Community Council has stated that there is concern that there is inadequate parking to meet the requirements of this extension as parking spaces will reduce from 22 bays to 14. Given the lack of formal layout within the existing car park and the size of the area available it is not considered possible that 22 cars could park safely and manoeuvre within the site.

Pembrokeshire County Council as highway authority are satisfied that the proposed car park layout is acceptable subject to a condition that the car park is retained for parking and marked out prior to the extension being brought into use.

### **Conclusion**

The proposed extensions to the kitchen, dining room and store building are considered appropriate in scale and design with both the building and surrounding area. As a result permission is recommended subject to conditions regarding the marking out of parking and removal of solar panels should they no longer be required.

### **Recommendation**

That planning permission be granted.

### **Conditions**

Conditions relating to time, compliance with plans, removal of solar panels when no longer required and to highway matters.

### **Other Materials**

Decision Drawings -

Location Plan – Scale 1:1250 – Received 24 August 2011

Existing Site & Roof Plan – drawing no. – 2012-004A – Received 24 August 2011

Existing Elevations – 1 of 2 - drawing no. – 2012-002 – Received 24 August 2011

Existing Elevations – 2 of 2 - drawing no. – 2012-003 – Received 24 August 2011

Existing Plans - drawing no. – 2012-001 – Received 24 August 2011

Existing Elevations – 2 of 2 - drawing no. – 2012-003 – Received 24 August 2011

Proposed Site & Roof Plan – drawing no. – 2012-008B – Received 24 August 2011

Proposed plans – drawing no. – 2012-005 – Received 24 August 2011

Proposed elevations – drawing no. – 2012-006B – Received 4 October 2011

Proposed section – drawing no. – 2012-007 – Received 24 August 2011

Joinery details – drawing no. – 2012-010 – Received 24 August 2011

Velux solar product details – Received 24 August 2011

Velux conservation roof details – Received 24 August 2011