

**Application Ref: NP/11/130**

**Application Type** Full  
**Grid Ref:** SR98189620  
**Applicant** Mr H Garlick  
**Agent** Mr G Williams, GMW Design  
**Proposal** Proposed Extensions  
**Site Location** Poultry Court, Stackpole, Pembroke, Pembrokeshire,  
SA71 5DB

**Summary**

This application is brought before the committee as the applicant is currently an employee of the Pembrokeshire Coast National Park Authority. The proposal seeks to extend the existing dwelling in a number of ways to provide an additional bedroom, sunroom and family room. The proposal is not considered to cause any significant detrimental impact upon the existing character of the dwelling or surrounding residential area. Neither is it considered to cause any significant detrimental impact upon the amenity levels of neighbouring properties. The application is therefore considered to comply with the relevant policies of the LDP and as such is recommended for approval.

**Consultee Response**

**PCC - Transportation & Environment:** Conditional Consent

**Public Response**

None Received.

**Policies considered**

LDP Policy 01 - National Park purposes and duty  
LDP Policy 07 - Countryside  
LDP Policy 11 - Protection of Biodiversity  
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  
PPW4 Chapter 04 - Planning for Sustainability  
SPG03 - Sustainable Design  
SPG08 - Validation of Planning Applications  
TAN 12 - Design

## **Officer's Appraisal**

### **Background and Description**

Poultry Court is a 2 bedroom, detached, two storey dwelling located on the Southern edge of Stackpole in South Pembrokeshire. It has a ridge line running from North to South and fronts onto the access lane to the East, this lane links back onto the main road running through Stackpole to the North. This track also serves a neighbouring property to the South, which is not visible from the site. The dwelling has a large walled garden to the rear (West), which is laid to a lawn. A separate garage and a number of garden storage sheds also exist on site. The dwelling has a tiled roof, spa dash render, white painted timber windows and stained timber doors. A small flat roof porch exists on the front (East) elevation. A single storey section leads out from the side (South) elevation, following the same ridge line.

### **Current Proposal**

The proposal seeks to extend the dwelling by a number of ways including a new front porch, a two storey extension over the existing one storey section of the dwelling with a lean-to sun room on the end (South), a rear (West) gable two storey extension, also with a lean-to section on the end and another side lean-to extension off the North elevation.

### **Key Issues**

- The impact upon the existing character of the host dwelling and the surrounding landscape.
- The impact upon amenity levels within the site and surrounding area.
- The impact upon surface water drainage.
- The impact upon protected species.

### **Analysis**

Dealing firstly with the new front porch, this will replace the existing which measures 1.4m by 1.7m and is 2.5m high. The proposed porch will increase the size to 1.1m deep to 3.1m wide; it will have a ridged roof tying back into the dwelling at 3.7m high. It will be stone faced in order to tie in with the visible stone wall on each side of the dwelling.

The 2 storey side extension on the South end will replace the existing single storey section. It will have a slightly smaller footprint, reducing the span from 5.8m to 5.3m, maintaining the same width at 4.2m. The new, higher roof height of this section will measure 4.4m to the eaves and 6.7m to the ridge, maintaining the same roof pitch as the existing although 0.8m lower. At first floor level, there will be a new window on the South elevation and a dormer on the rear, both serving the new bedroom. At ground floor level, patio doors will

lead out to the garden from the new family room (formally the kitchen/utility). The existing chimney will be built up to protrude beyond the new higher roof.

On the South elevation of this extension, a single storey lean-to sunroom is proposed. It measures 3.2m wide by 5m deep, leaving small reveals each side. Its roof will link back onto the extension below the sill of the first floor window at 3.7m high. The sun room comprises a 0.9m stone faced dwarf wall with glazing to the eaves, a pair of patio doors leads out from the South elevation. On the East and West cheeks, horizontal boarding is proposed, although further confirmation of the material and finish of the boarding is required. There will be 2 roof lights on this section of roof. In order to make way for this sun room, an existing garden shed will be removed.

On the rear elevation of the dwelling, a 2 storey extension with a single storey lean-to section is proposed. It will extend the existing dining area which will now also provide a new kitchen at ground floor level. The 2 storey element measures 3.9m wide by 2.5m deep, it matches the existing eave height at 5.1m and will have a ridge height of 6.9m, 0.6m lower than the existing ridge. At first floor level, this new area will extend the existing bedroom. The lean-to section measures 3.9m wide by 1.2m deep and will provide extra dining room space. It links onto the extension at 3.5m high, below the sill of the new first floor West facing window for the bedroom. At ground floor level, patio doors are proposed on the South and West elevations with a window on the North elevation of this extension.

Finally, a single storey lean-to extension is proposed on the North elevation of the dwelling, for a utility and WC in conjunction with the new kitchen. It measures 2.9m wide by 5m, again leaving small reveals on each side. Its roof height is the same as the sun room on the south side at 3.7m high. It has a window on each of its elevations, with a single door providing external access on the West elevation. It also has 2 roof lights.

All drainage will connect to the septic tank, which will be upgraded to cope with the extra volumes created. This is considered acceptable.

Finishes of all aspects of the proposal will largely match the existing dwelling with tiled roofs and spa dash render (unless stone faced as stated). However uncertainty exists over the doors and windows as both timber and UPVC is stated on the submitted plans. It is your officer's view that this should require clarification and agreement by the Authority should approval be given, along with the boarding mentioned above.

Although the proposal seeks to extend the existing dwelling on all 4 elevations, the actual footprint increase is approximately 38%, this is considered to be an acceptable increase on a dwelling of this scale. Furthermore, the extensions are considered to remain subservient to the host dwelling, with logical reductions in height and mass offered by the lower 2 storey ridge heights and following lean-to sections. The detailing of these extensions, in respect of wall finish, roof covering and fenestration scale and design is considered to continue the precedent set by the host dwelling. The

replacement front porch is also considered to improve the aesthetics of the dwelling when viewed from the lane to the East, giving a more traditional appearance than the previous flat roof design. The existing walled garden will also help to screen much of the side extensions from this view point. The proposal is therefore considered to remain in keeping with the original character of the host dwelling and is not considered likely to cause any significant detrimental impact upon the attractive surrounding area, which largely comprises woodland.

As a result of the large garden area that will remain within the site and the lack of any immediate neighbours, the proposal is not considered to cause any significant detrimental impact upon existing amenity levels of the site or surrounding area.

In respect of the potential impact upon protected species, the proposal will affect the existing roof space of the dwelling where bats may be present. Given the modest scale and nature of the proposal it is not considered reasonable to request a full bat survey, however a precautionary approach would involve placing a note to the applicant on any planning permission that may be granted.

**Recommendation:**

Approve

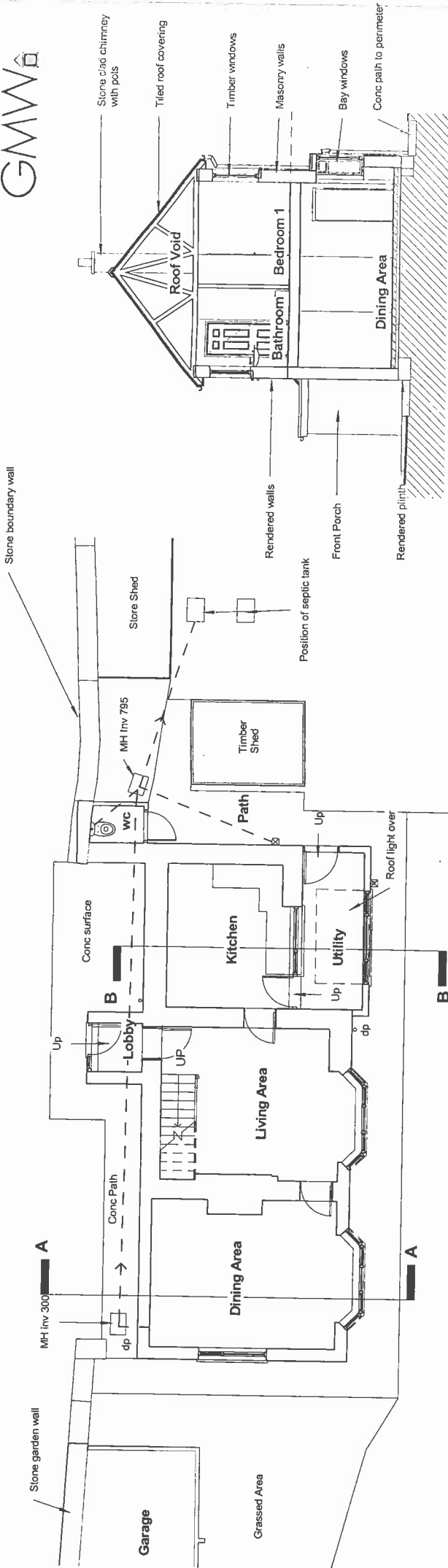
**Conditions/Reasons:**

Condition requiring the agreement of finishes prior to commencement of development, in addition to standard conditions relating to time limit and compliance with plans.

**Notes to Applicant:**

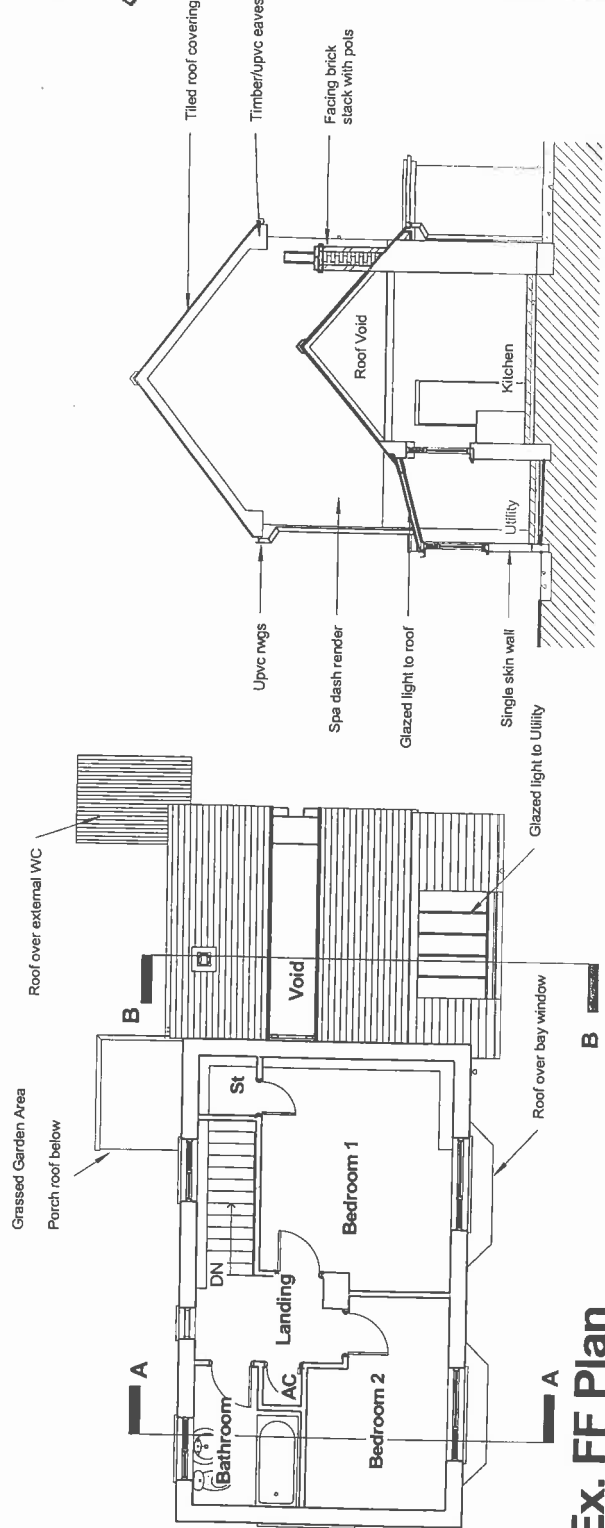
Where any protected species listed in Annex 8 of Technical Advice Note (TAN) 5: Nature Conservation and Planning (September 2009) (or as subsequently amended) is found to be present on site (or other identified part) to which this permission relates, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any species has been granted in accordance with the appropriate regulations and legislative framework set out in Annex 7 of the aforementioned TAN 5 and a copy of any licence thereof has been produced to the satisfaction of the local planning authority.





**Ex. GF Plan**  
1 : 100

**Section A-A**  
1 : 100



**Ex. FF Plan**  
1 : 100

**Section B-B**  
1 : 100

PEMBROKESHIRE COUNTY COUNCIL  
 - 1 APR 2011  
 PLANNING PERMISSION NUMBER: NP 11 1 30

Rev	Description

**Existing Floor Plans + Sections**

Client: Mr & Mrs Garlick

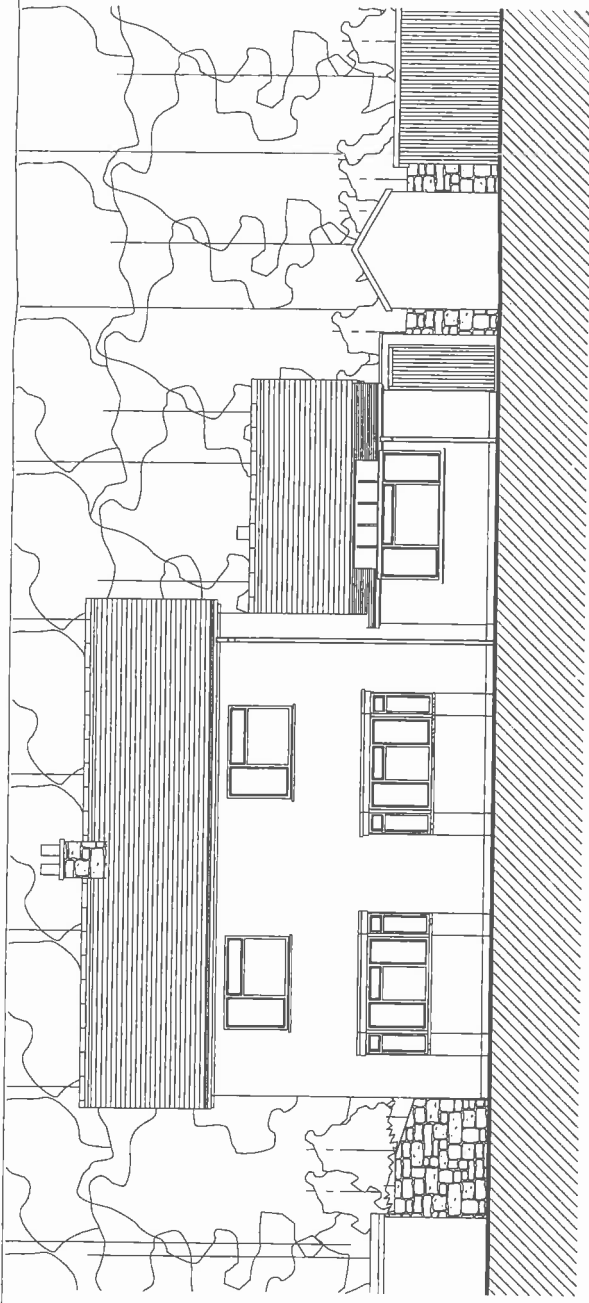
Project: Proposed Extensions at Poultry Court  
 Stackpole  
 Pembrokeshire  
 SA71 5DB

GMW Design & Architectural Services  
 G.W. Davies  
 157 St David, Newport  
 NP23 5LJ  
 01348 841300  
 07813 027115  
 Pembroke, Pembrokeshire  
 SA02 5SS  
 www.gmwdesign.co.uk  
 DWP Assessor for Sustainable Homes Licence Number: GMW/01723

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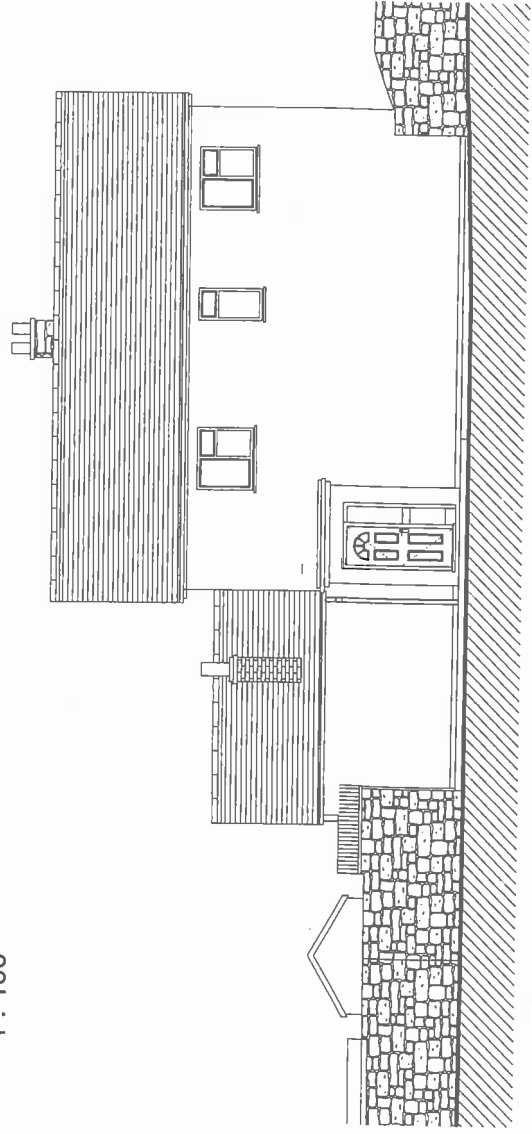
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 Revision: 1  
 Scale: 1:100  
 Date: March 2011

0 1 2 3 4m  
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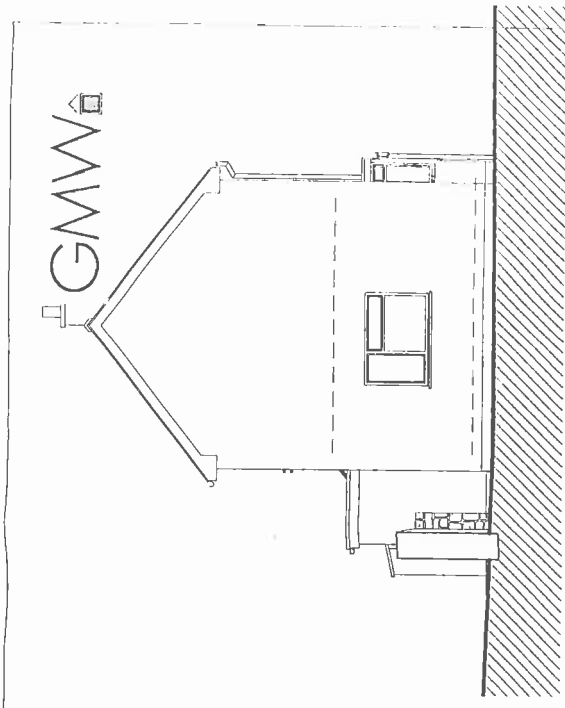
**Ex. Rear Elevation (NW)**

1 : 100



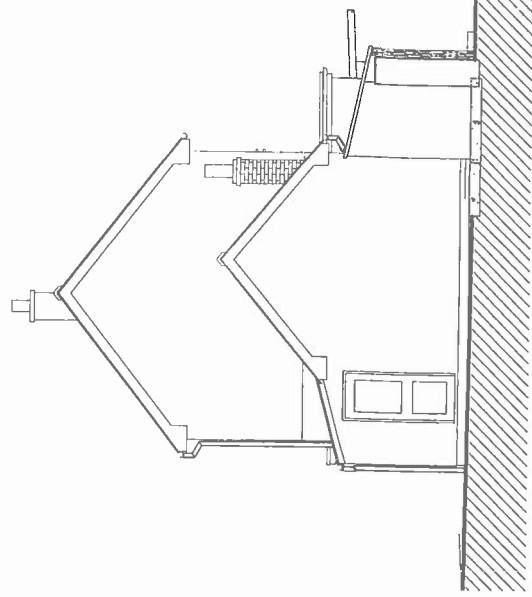
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1 : 100



**Ex. Left Elevation (SW)**

1 : 100



**Ex. Right Elevation (NE)**

1 : 100

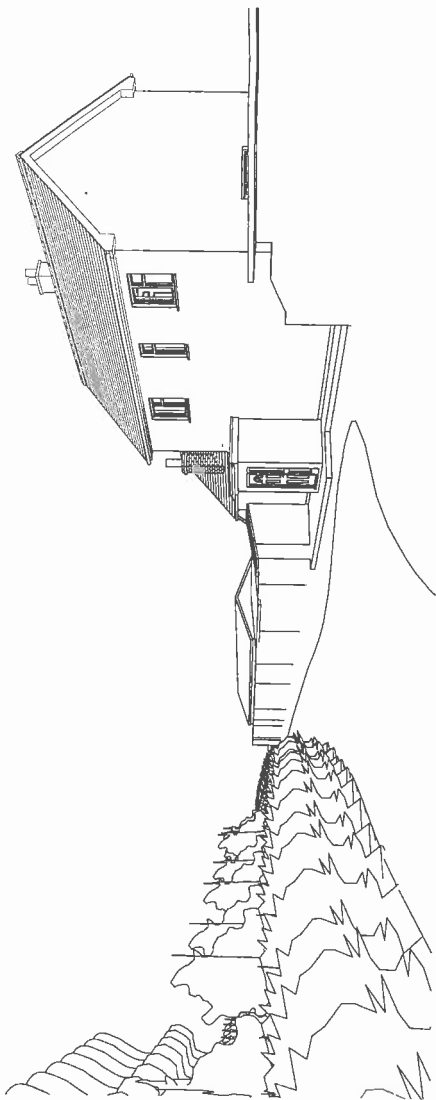
**GMW**

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- 4 APR 2011  
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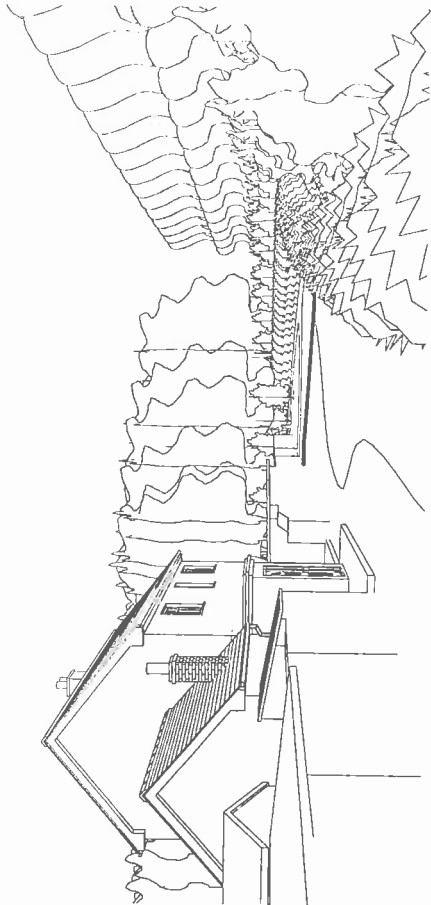
**NP 11 1 30**

Rev	Description	Date
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Client: Mr & Mrs Gerrick Project: Proposed Extensions at Poullry Court Stackpole Pembrokeshire SA71 5DB		
GAWW Design 87 St Davids Road Llanwrst, Pembrokeshire SA62 5SS www.gmwdesign.co.uk One Assistant for Southampton License Licence Number 68119-01922		
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	Revision	Date
		March 2011

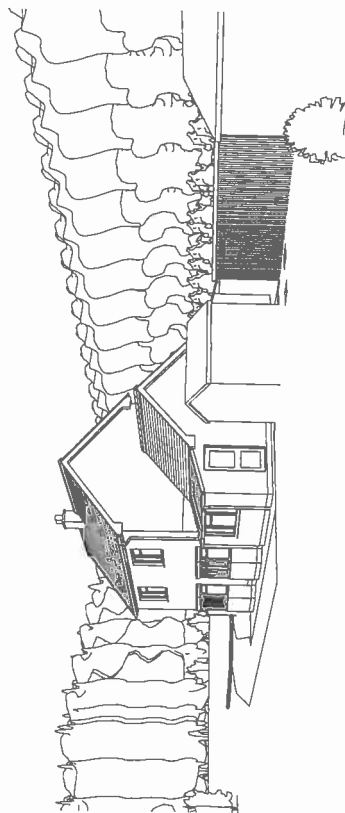




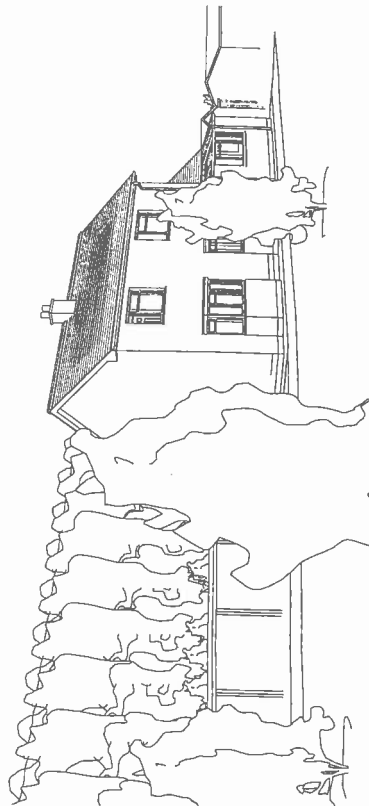
3D View 1



3D View 2



3D View 3

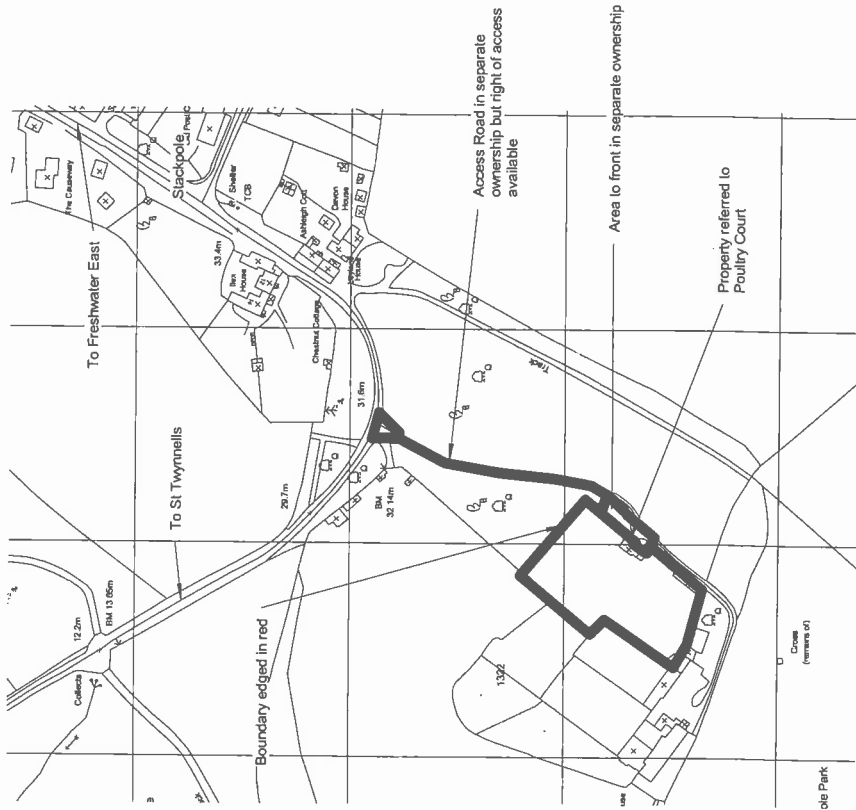
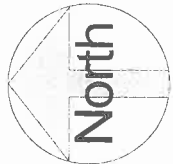


3D View 4

Permitted Development  
 - 1 APR 2011  
 NP 11 1 30

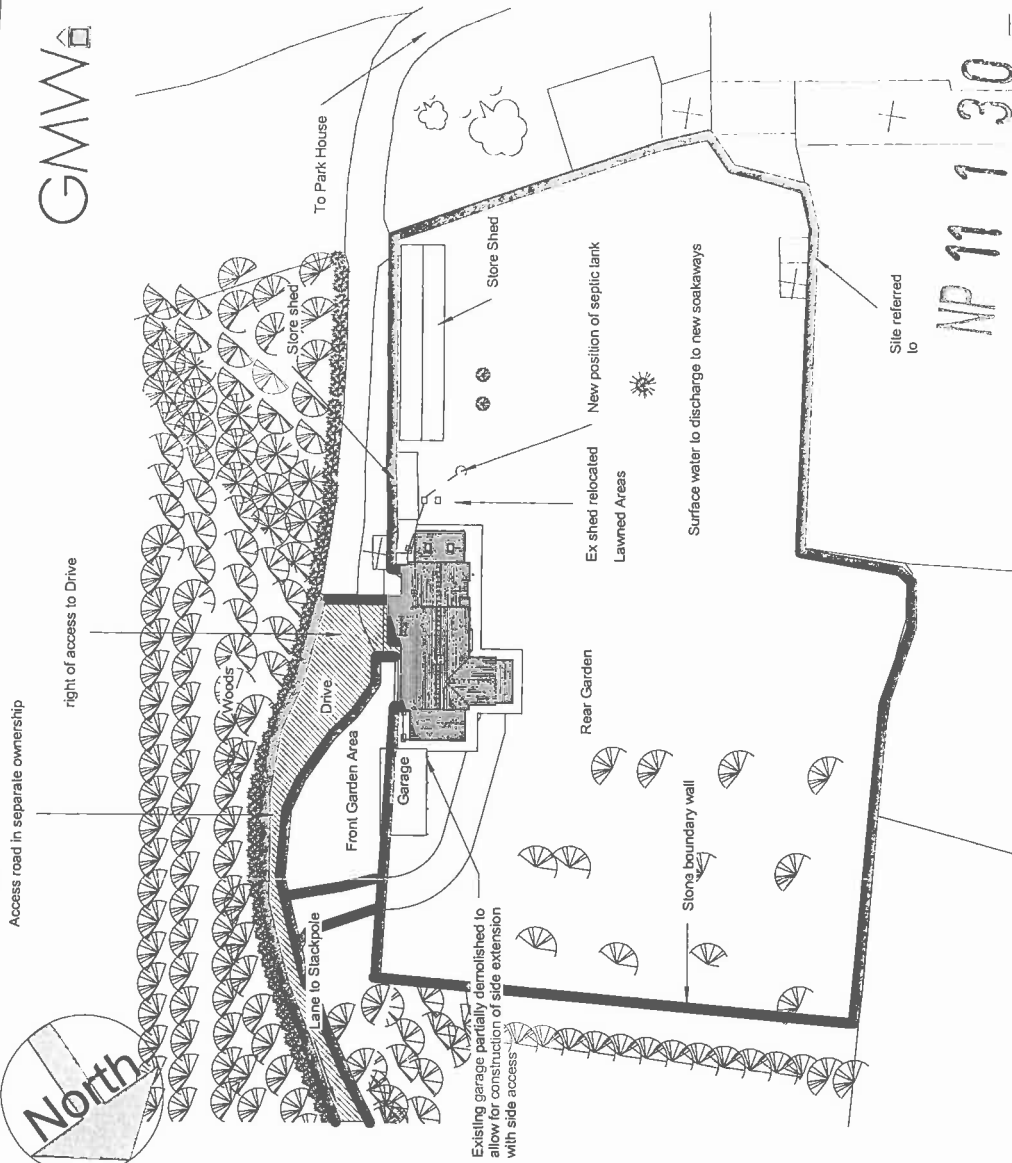
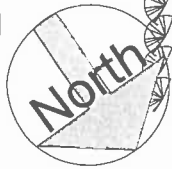
Rev	Description
<b>Existing 3D Views</b>	
Client: Mr & Mrs Garrick	
Project: Proposed Extensions at Poultry Court	
Stackpole	
Pembrokeshire	
SA71 5DB	
GMWA Design & Technical Services 187 St David's Road Havertonville Pembrokeshire SA62 5SS 01348 841300 07813 00711 info@gmwa.co.uk www.gmwa.co.uk	
Code Assessor for Sustainable Homes Licence Number 04710-0123	
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Drawing Number:	0932/ 004
Revision:	N/A
Phase:	Phase 1





# Location Plan

1 : 2500



# Proposed Site Plan

1 : 500



Rev	Description	Date
1	Drawn	

## Proposed Site and Location Plan

Client Mr & Mrs Garrick

Project  
Proposed Extensions at Poultry Court  
Stackpole  
Pembrokeshire  
SA71 5DB



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info@gmwdesign.co.uk

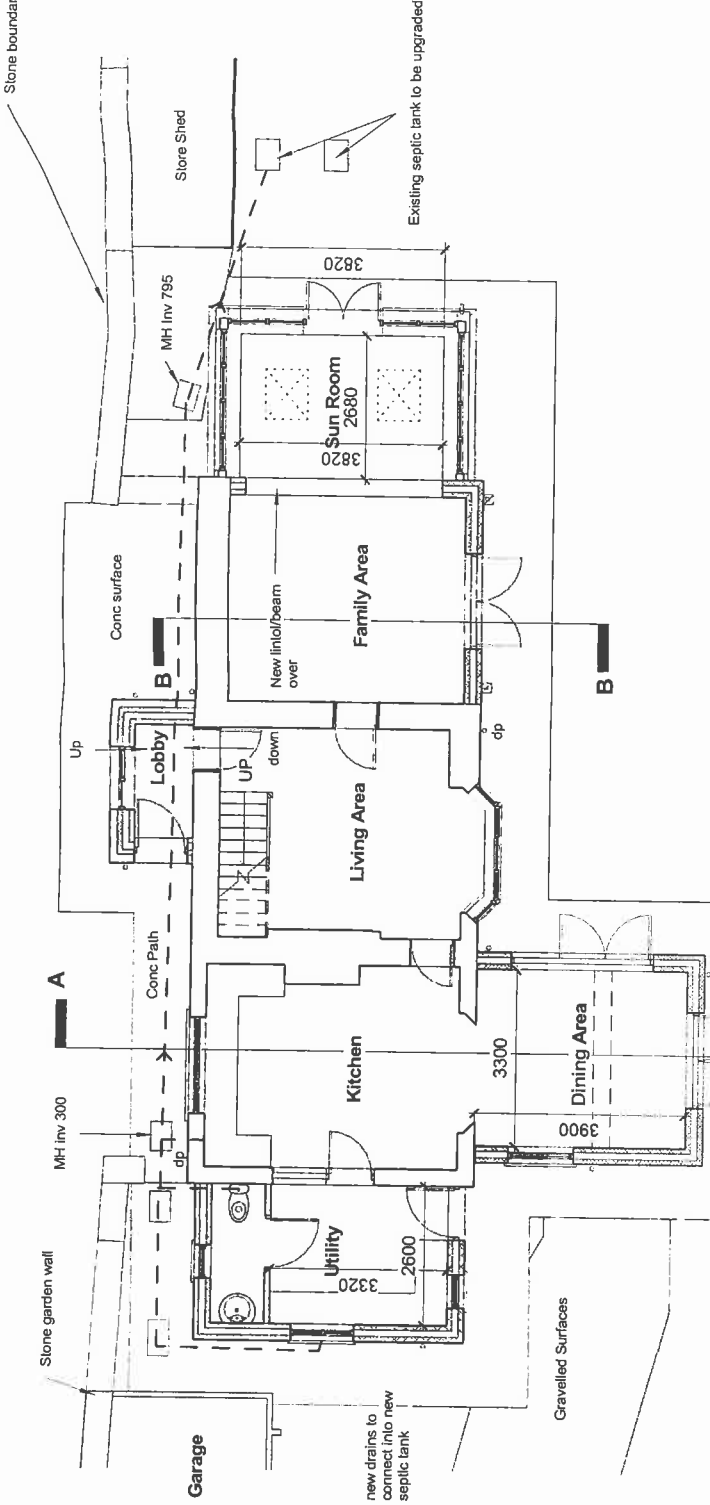
Code Assessor for Sustainable Homes License Number: GMWP-GW23

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Drawing Number 10037 005

Revision Scale 1:500/2500

Stone boundary wall

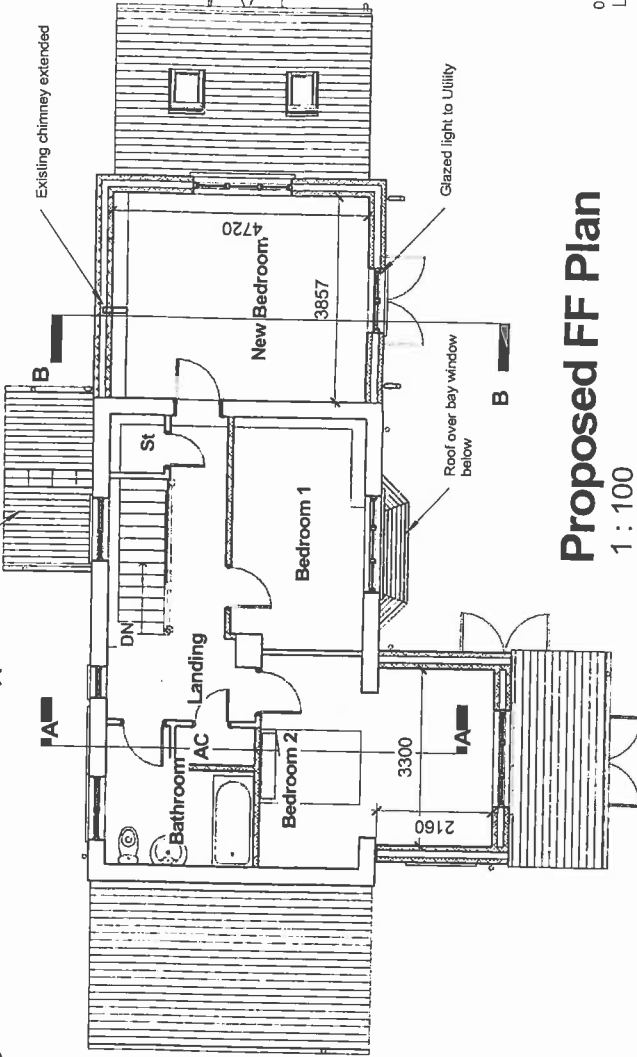
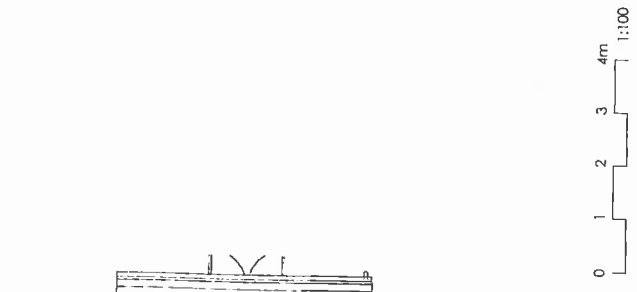


Proposed GF Plan  
1 : 100

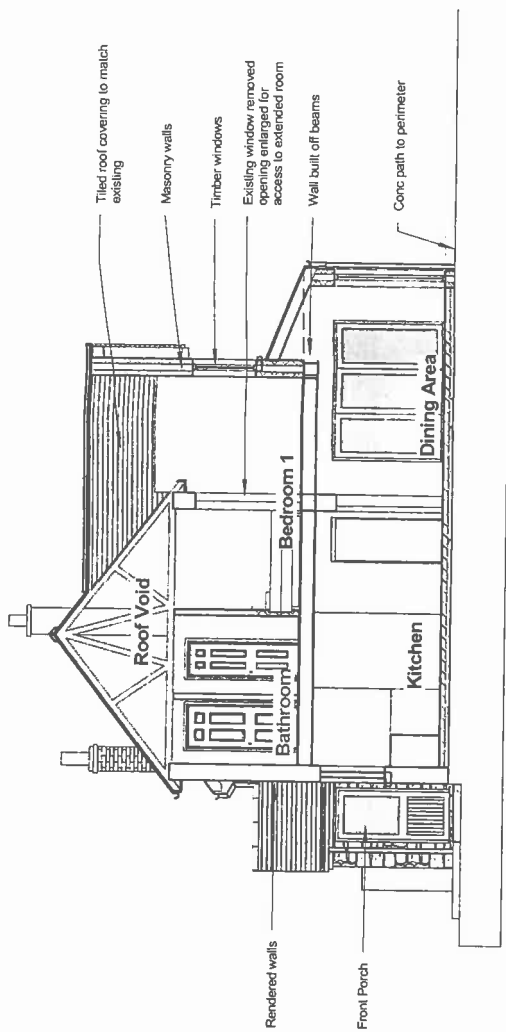
NP 11 1 30

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- 4 APR 2011  
National Park Authority

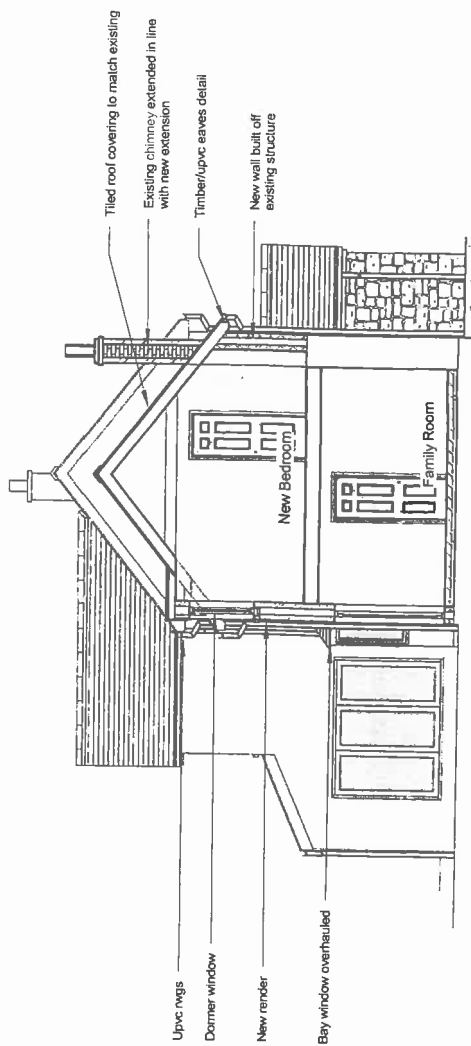
Rev	Description	Date
<b>Proposed Floor Plans</b>		
Client: Mr & Mrs Garlick		
Project: Proposed Extensions at Poultry Court, Stackpole, Pembrokeshire, SA71 5DB		
GMWA Design & Planning 01348 841300 02513 002115 Pembrokeshire SA72 5SS www.gmwadesign.co.uk		
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Drawing Number	09321_006	Scale
Revison		Date
		1:100
		March 2011



Proposed FF Plan  
1 : 100



**Section A-A**  
1 : 100



**Section B-B**  
1 : 100

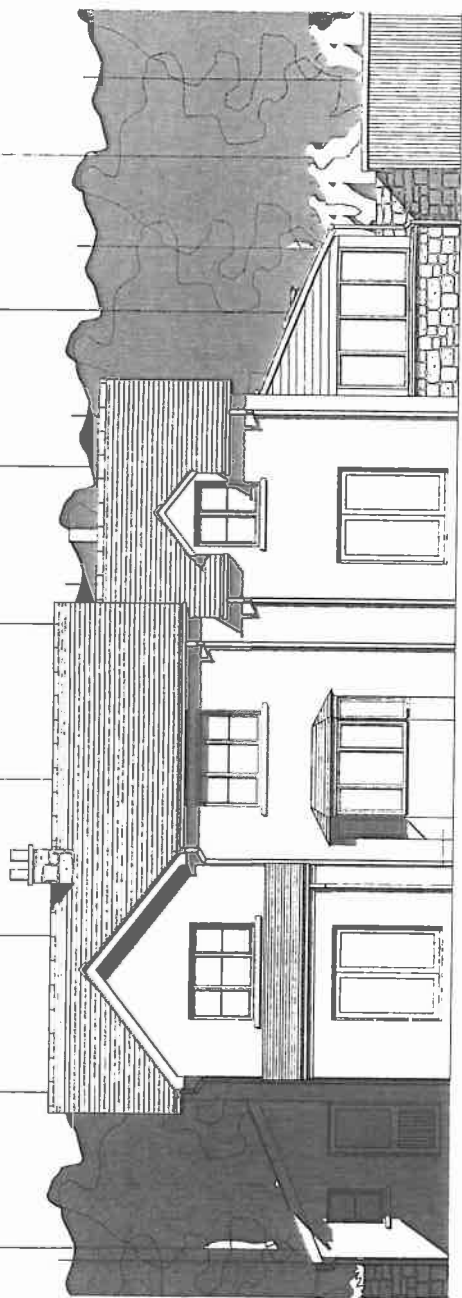
NP 11 1 30

- 4 APR 2011

Natural Park Authority

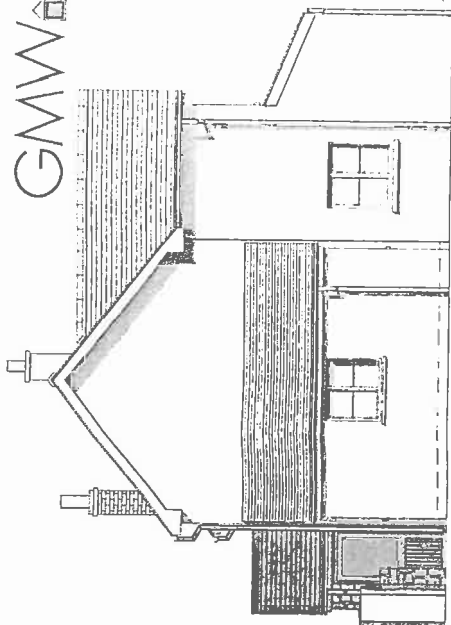
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	Drawing	
<b>Proposed Section A-A + B-B</b>		
Client - Mr & Mrs Garlick		
Project		
Proposed Extensions at Poultry Court		
Stackpole		
Pembrokeshire		
SA71 5DB		
GMW Design & Architecture 167 St David's Road Llanwrtydell Carmarthen SA31 3 0DZ, UK Pembroke SA62 5SE www.gmwdesign.co.uk		
Code Reference for Separable Items: Lector Number: 6PWP-6123 (C) Copyright GMW Design & Architecture 2011		
Drawing Number	Reason	Scale
0932/ 007		1:100
		Date
		March 2011

GMW



Prop. Rear Elevation (NW)

1 : 100



Prop. Left Elevation (SW)

1 : 100

Penbrooke House Trust

- 4 APR 2011

National Park Authority

- Finishes Schedule
- Chimney - Extended to match existing
- Ridge - To match existing
- Roof - Tiled roof covering to match existing
- Timber/Upvc Fascias and bargeboards
- Windows - timber/upvc
- Clills - Slate/Conc
- Doors - Timber/Upvc
- Walls - Rendered / Decorated / stone cladding
- Rvgs - Black Upvc/aluminium (cast iron effect)

NP 11 1 30

Rev Description Date

Drawing

Proposed Elevations

Client Mr & Mrs Garlick

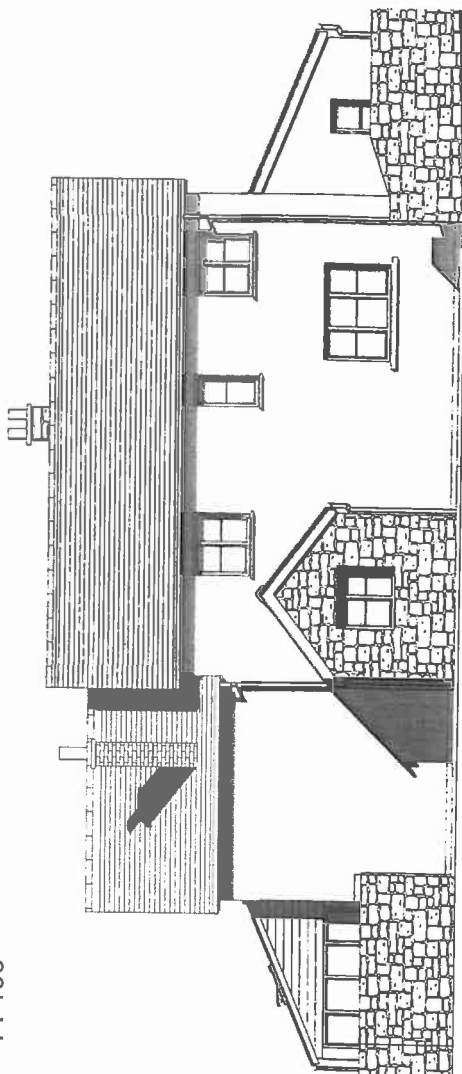
Project  
 Proposed Extensions at Poullty Court  
 Stackpole  
 Penbrooke  
 SA71 5DB

GMW Design Architects

GMW Design Architects  
 GAWW Ltd  
 197 St. David's Road  
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 01326 841300  
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 info@gmwdesign.co.uk  
 www.gmwdesign.co.uk  
 Code Assessor for Sustainable Homes Licence Number 09W10-RV23

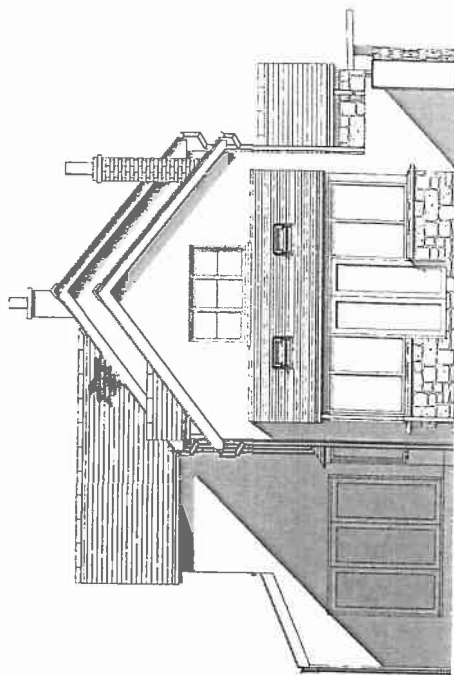
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0932/008		1:100	March 2011



Prop. Front Elevation (SE)

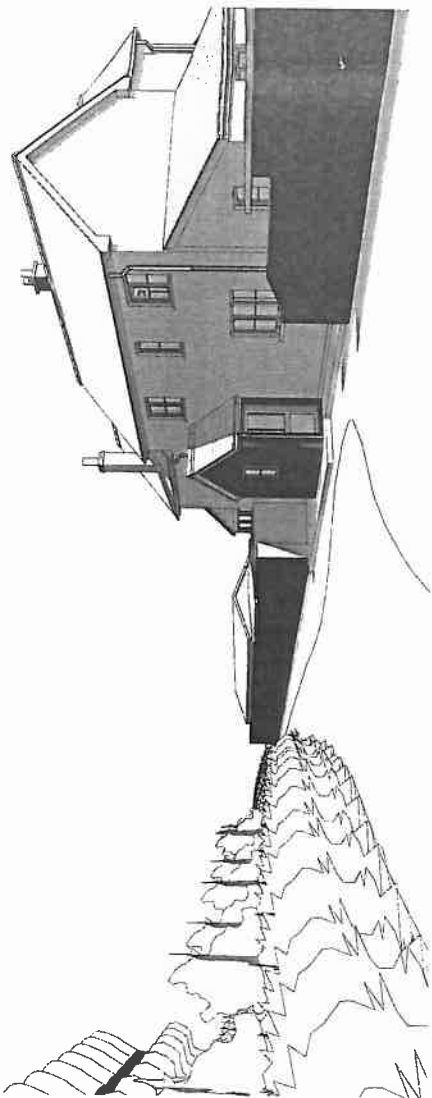
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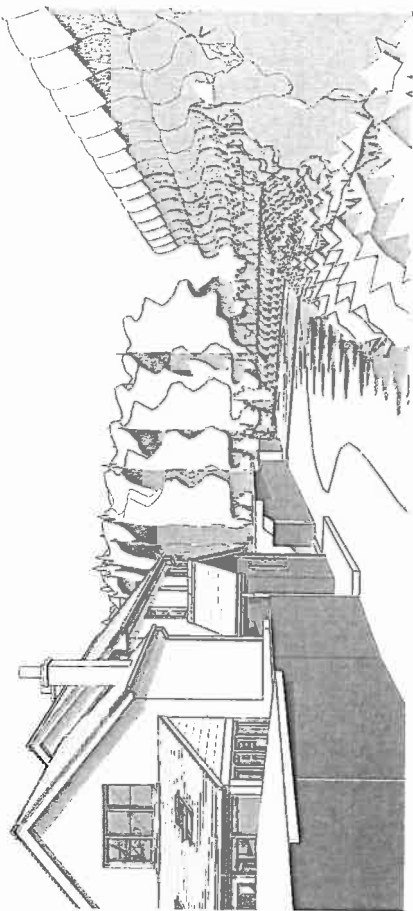
Prop. Right Elevation (NE)

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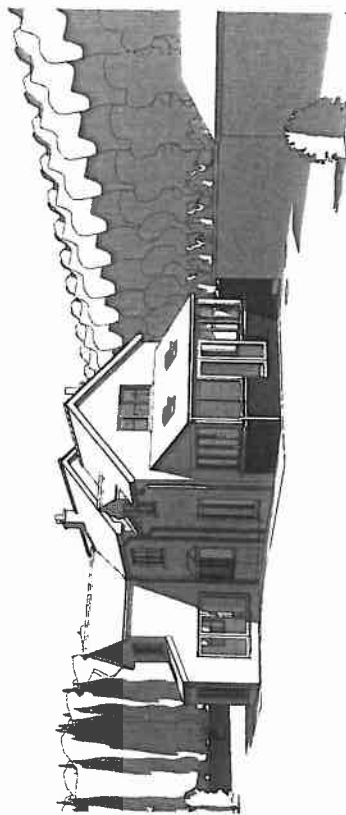




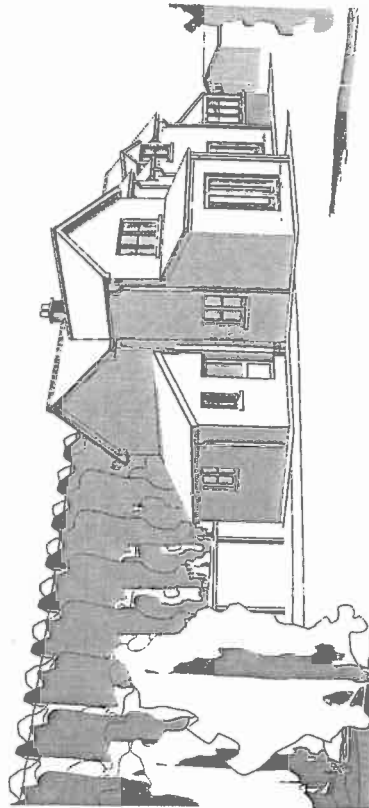
**3D View 1**



**3D View 2**



**3D View 3**



**3D View 4**


Pembrokeshire Council  
 - 4 APR 2011  
 National Park Authority  
 NP 111 30

Rev	Description	Date
	Drawing	

**Proposed 3D Views**

Client: Mr & Mrs Gartlick

Project:  
 Proposed Extensions at Poultry Court  
 Stackpole  
 Pembrokeshire  
 SA71 5DB

**GMW**  Design & Architectural Services

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Date Assessor for Sustainable Homes Licence Number: GMWHP-49W23

Drawing Number	Revision	Scale	Date
0932/ 009		N/A	March 2011