Item 6 - Report on Planning Applications

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, 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 viewpoint. 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.
Location Plan
1:2500

Existing Site Plan
1:500
Section A-A
1:100

Section B-B
1:100