

Application Ref: NP/11/147

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| Application Type | Full |
| Grid Ref: | SN05413913 |
| Applicant | Mr A Rogers |
| Agent | Mr W Harries, Harries Design & Management |
| Proposal | Part demolish ex garage, build extension with carport |
| Site Location | Crud Yr Awel, Feidr Ganol, Newport, Pembrokeshire, SA42 0RR |

Summary

This application is brought before the committee as the view of Newport Town Council is different from that of the Authority. Whilst the proposal represents a substantial extension to a modest dormer bungalow within a Conservation Area and Historic landscape, due to the nature of the site, it 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

Newport Town Council: Recommends that the application be refused for the following reasons:

- a)causing significant visual intrusion
- b)Being insensitively and unsympathetically sited within the landscape
- c)Introducing or intensifying a use which is incompatible with its location
- d)Failing to harmonise with, or enhance the landform and landscape character of the National Park
- e)The development is of a scale incompatible with its surroundings
- f)The development is visually intrusive.

Public Response

Neighbour representation notifying the Authority that the submitted site plan does not show the neighbouring properties to the East and West of the site, although no objections in principle.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 03 - Newport Local Centre
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
PPW4 Chapter 04 - Planning for Sustainability
SPG03 - Sustainable Design
SPG08 - Validation of Planning Applications
TAN 12 - Design

Officer's Appraisal

Background and Description

Crud yr Awel is a detached 1960's dormer bungalow located on the South side of the street known as Feidr Ganol in Newport, North Pembrokeshire. The site is located within a designated Conservation Area and Historic Landscape. The dwelling is set back within the site with a large garden area laid to a lawn sloping down to the roadside to the North, a patio exists to the rear followed by a grassed bank up to the South boundary. Neighbouring properties surround the site, although are well screened by established trees, hedgerow and timber fencing along the boundaries. The dwelling has a ridge line running from East to West and comprises concrete interlocking roof tiles, stone block cladding and a mixture of timber, steel and UPVC doors and windows. The bungalow has 2, flat roof dormer windows on the front (North elevation) and 3 on the rear (South) elevation. A flat roof garage also adjoins the dwelling off the South East corner.

Current Proposal

The proposal seeks to erect a one and a half storey extension off the eastern side of the dwelling and enlarge the front parking and turning area. The extension will provide a new bedroom with en-suite (to replace an existing bedroom which will be converted into a dining room), a new utility, a lean-to car port and first floor living room and WC. It is also proposed to erect a small lean-to glazed section on the front of the host dwelling.

Key Issues

- The impact upon the existing character of the host dwelling, the Conservation Area and Historic Landscape.
- The energy efficiency of the proposal.

- The impact upon amenity levels within the site and surrounding area.
- The impact upon surface water drainage.
- The impact upon protected species.

Analysis

The overall design of the extension comprises a one and a half storey gable with a ridge line at a right angle to the existing on the Eastern side of the dwelling. This gable section will link back into the existing dwelling via a ridged link which will continue the East to West ridge line of the host dwelling. To the rear, a lower, doubled ridged section will extend out to the South, accommodating some of the space currently taken up by the existing flat roof garage, the remainder of which will remain on the end of this section. On the Eastern side of the gable section, a lean-to open car port is proposed.

The main gable measures 6.5m by 6.4m, it will have an eave height of 3.5m and a ridge height of 6.7, bringing it level with the existing ridge height of the host dwelling. The front elevation will have a glazed, aluminium screen from ground level up to the ridge, thus serving both the ground floor bedroom and first floor living room. Another window is proposed on the Eastern elevation at ground floor level to serve the en-suite.

This gable will link onto the host dwelling via a ridged section that will provide a hallway and space for the stairs and landing above. It will measure 3m long by 7m deep, protruding 0.6m beyond the front elevation of the gable but set back 0.7m from the front elevation of the host dwelling. The eave height will be 3.2m and the ridge will be 6.1m high, thus lower than both the gable and host dwelling. This link will also have a glazed screen running along the front elevation and a roof light to provide natural light to the first floor landing.

To the rear, extending out from the link and part of the gable section, will be a double ridged section with a ridge 0.3m lower than the link and 1m lower than the host dwelling and gable. As mentioned, this section will occupy part of the original garage area, converting this space into a new utility/lobby and WC. The total footprint of this double ridged section will measure 9m wide by 3.4m deep, the eaves will be 2.6m and 3.5m (as ground levels vary) with a ridge of 5.6m above ground. There are 4 new windows proposed on the rear elevation of the extension, 2 at first floor level serving the living room and WC and 2 on the ground floor serving the dressing room and bedroom. There is also a small lean-to extension on the existing rear elevation of the dwelling to accommodate for a new sink and worktop for the kitchen, this will be glazed up to the eaves from a dwarf wall.

The lean-to car port on the Eastern side of the gable provides room for 1 parking space. It measures 3.5m wide by 5.5m deep, the roof of which link back onto the gable at eave height.

The new front lean-to will extend out from the dining room (formally a bedroom). It will measure 3.8m wide by 1.6m deep, again linking back onto the host dwelling at eave height. It will be fully glazed from ground level and will have a lead roof. This represents a minor structure, to provide greater natural light into the dining room and views over the front garden.

Finishes include blue/black roofing slate, timber painted fascias, rendered walls, aluminium windows and black UPVC rainwater goods.

The front parking area will be extended to run further down the front garden area to provide space for 3 cars in total, 4 when including the car port. This is considered to provide ample parking space for a 3 bedroom dwelling, whilst maintaining a significant amount of garden area within the site. The parking area will be tarmac to match the existing.

There is also a small shed and glasshouse proposed to the rear, which is shown on the proposed block plan. Whilst considered acceptable in principal, it is your officer's view that details of these structures should be submitted to and approved by the Authority prior to their construction.

There is no doubt that this extension will substantially increase the scale, bulk and overall footprint of the original dwelling, almost doubling the existing footprint from 120m² to 203m². However, whilst the observations of Newport Town Council are noted, in this particular case, it is considered by your officers that greater scope is available to provide a more substantial extension without causing an unacceptable detrimental impact upon the original character of the dwelling, Conservation Area or Historic Landscape. The host dwelling comprises a modest bungalow with a now dated 1960's appearance, set back from the roadside within a large site. The proposed extension deviates from this original character to provide an extension with more modern aesthetical features as opposed to continuing a design approach which is less favoured and not normally considered acceptable in terms of design quality in the present day. The proposal brought before the committee today is the end result of numerous design options which have been considered at pre-application stage, where it was advised that this scheme addressed the initial concerns raised over scale, design and neighbours amenity. In addition, the PCNPA's Building Conservation Officer has recommended that approval be given, subject to finishing details to help update the host dwelling.

It is your officers view therefore that the proposed extension would not cause an unacceptable detrimental impact upon the existing character of the dwelling, site, Conservation Area or Historic Landscape.

Within the proposal, energy efficiency improvements are proposed, including (among others) new loft insulation, water butts, new boiler, double glazing and a new wood burner, all of which should contribute to improving the energy efficiency of the dwelling as a whole. After consulting with the Authority's Building Projects Officer, the proposed improvements are considered to meet the requirements of LDP Policy 29.

Due to the amount of available amenity space that will remain within the site and the lack of first floor windows that could potentially reduce the privacy levels of neighbouring properties, the proposal is not considered to cause an unacceptable impact upon the existing amenity levels of the site or surrounding residential area.

All surface water will run off into the existing soak away, foul sewage will connect into the mains sewer. Whilst the proposal is likely to increase the amount of surface water run off within the site, due to the nature of the proposal and the amount of available garden area to the North which the water can discharge into, the proposal is not considered to cause an unacceptable increase in surface water run off from the site.

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:

Approval

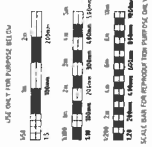
Conditions/Reasons:

Condition requiring the agreement of colours/finishes and details of the proposed garden shed and glass house 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.

SCALE BARS



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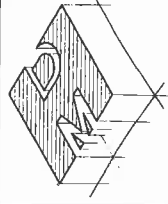
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DRAWINGS RECEIVED
REV DATE COMMENTS

PLANNING APPLICATION

CLIENT
Mr & Mrs ROGERS



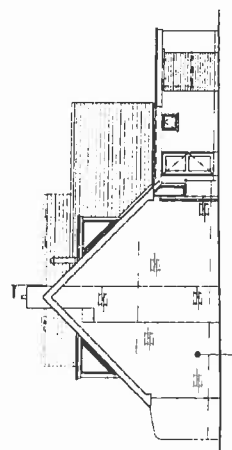
HARRIES
DESIGN & MANAGEMENT

PROJECT

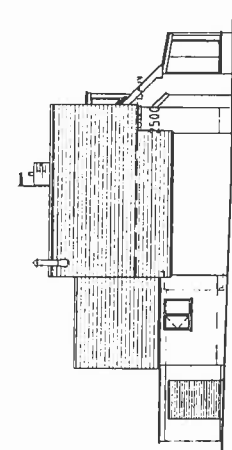
**PROPOSED ALTERATIONS & EXTENSION AT
CRUD YR AWEL,
FEIDR GANOL,
NEWPORT,
PEMBROKESHIRE.**

DRAWING TITLE
**PLANS & ELEVATIONS
AS PROPOSED**

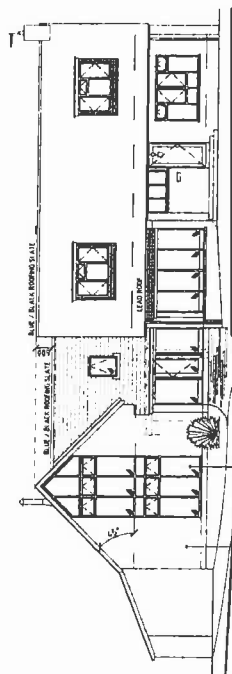
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| JOB NO. | 1229 | DRAWING NO. | 04 | | | REV | |



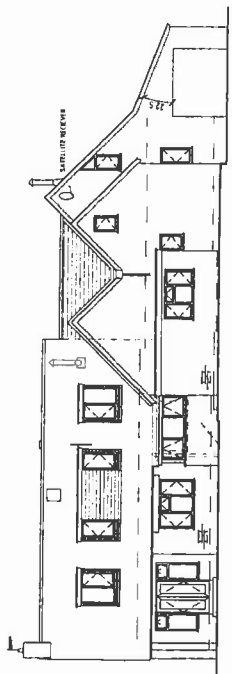
WEST ELEVATION



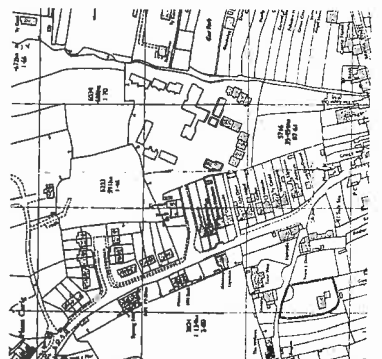
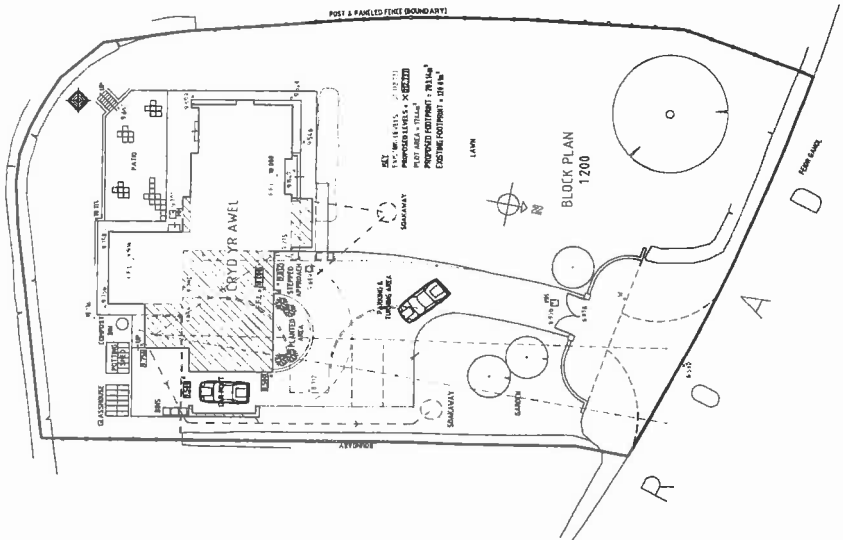
EAST ELEVATION



NORTH ELEVATION



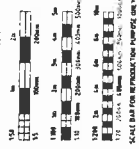
SOUTH ELEVATION



SPECIFICATION NOTES

- SETTING OUT: Contractor to set out all dimensions and heights.
- CONCRETE: All concrete to be cast in situ and finished to a smooth surface.
- ROOFING: All roof tiles to be laid on a concrete base.
- GLAZING: All windows to be double glazed.
- PAINTING: All exterior walls to be painted in a light color.
- LANDSCAPING: All lawns to be mowed and all paths to be laid.
- UTILITIES: All utilities to be checked and marked before any work is started.
- VEGETATION: All trees to be protected and all shrubs to be removed.
- WATER: All water to be supplied by a public supply.
- SEWERAGE: All sewerage to be connected to a public sewer.
- WASTE: All waste to be removed by a licensed contractor.
- SAFETY: All safety measures to be taken during the construction process.
- ACCIDENTS: All accidents to be reported to the relevant authorities.
- NEIGHBOURS: All neighbours to be notified of the proposed work.
- PERMITS: All necessary permits to be obtained before any work is started.
- INSURANCE: All necessary insurance to be taken out before any work is started.
- COMPLETION: All work to be completed within the agreed time frame.
- DEFECTS: All defects to be reported to the contractor within 14 days of completion.
- WARRANTY: All work to be guaranteed for a period of 12 months.

SCALE BARS



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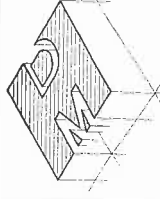
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DRAWING RECORDED
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ISSUE
PLANNING APPLICATION

CLIENT
Mr & Mrs ROGERS



HARRIES
DESIGN & MANAGEMENT

BUILDING ENGINEERS &
CHARITERS BUILDING
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PROJECT

PROPOSED ALTERATIONS &
EXTENSION AT
GRYD YR AWEL,
FEIDR GANOL,
NEWPORT,
PEMBROKESHIRE.

DRAWING TITLE

FLOOR PLANS AS PROPOSED

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| JOB NO. 1229 | DRAWN BY | DIN | 03 |
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| | 30.03.2011 | | |

