

Application Ref: NP/11/0058

Application Type	Full
Grid Ref:	SM86840771
Applicant	Mr John Williams
Agent	Mr Peter Watson, Atlas & Partners
Proposal	Erection of one detached dormer bungalow
Site Location	Land at little Castle Grove, Little Castle Grove, Herbrandston, Milford Haven

Summary

Full permission is sought for the erection of a detached dormer bungalow and integral garage on this site which is located within the built up perimeter of Herbrandston. An earlier proposal for a similar development was refused in 2010 under the Authority's scheme of delegation and the current submission has benefited from pre-application discussions with officers. The current proposal is considered to offer an acceptable form of development for this site and is therefore recommended for approval subject to a number of planning conditions to safeguard the character and amenity of the area.

The application has been brought before the Development Management Committee because the view of Herbrandston Community Council is contrary to the officers recommendation.

Consultee Response

Herbrandston Community Council: Reply - Whilst we would support a development on this site, we do not support this application for the following reasons and feel that the following points should be considered in reaching your decision.

1. The proposed development is too large , the footprint taking up most of the plot.
2. The proposed dwelling is too big in relation to the existing properties, being far taller and bigger then even the biggest existing property. All existing properties being single storey.
3. The dormer bedrooms of the proposed dwelling would overlook the existing properties.
4. This is the last available building plot in Little Caste Grove and the proposed dwelling would not sit comfortably with the style of the existing development.
5. There seems to be very little green space around the property.
6. The day space seems small in comparison to the proposed bedrooms.
7. It is felt that a property similar in scale to other dwellings on the estate would be more suitable for this plot.

PCC - Transportation & Environment: Conditional Consent - Recommend conditions on any consent given.

28/03/11 - Following further consultation and sight of neighbour letters of concern the Highway Authority remains satisfied with the access and parking arrangements for the site.

Dwr Cymru Welsh Water: Conditional Consent

Environment Agency Wales: Standard Advice

Public Response

3 letters have been received from neighbouring properties expressing concern about the proposal on the following grounds:

- A dormer bungalow would be out of keeping with the character of the estate which is made up of bungalows.
- The building would be too large for the plot.
- Over development
- Vehicle access and parking inadequate.
- Reference is also made to other applications being turned down for dormer extensions to existing bungalows on the estate.

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 45 – Affordable housing

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 06 - Conserving the Historic Environment

PPW4 Chapter 08 - Transport

PPW4 Chapter 09 - Housing

PPW4 Chapter 12 - Infrastructure and Services

SPG03 - Sustainable Design

Officer's Appraisal

Background & Description

The site is located within the built up perimeter of Herbrandston and was until recently part of the domestic curtilage of the adjacent property within this modern residential estate which consists mainly of bungalows.

The planning history is relevant in that outline permission was granted in 2007 (NP/07/295) for the erection of a bungalow on this site. Being situated within the settlement boundary of Herbrandston the site was considered to offer an acceptable infill opportunity for residential development within this modern residential estate. That permission was not implemented.

In 2010 full permission was sought for the erection of a detached 5 bedroom dormer bungalow with an integral garage on this site (NP/10/315), however, the proposal was refused on design and landscaping grounds.

Current proposal

The current application is for a detached 5 bedroom dormer bungalow and integral garage within this site. The overall length would be 23½m (including the sun room and garage at each end) although the main footprint would be shorter at 16m. The span would be 7m and it would be 5½m high to ridge. The finishes would comprise smooth rendered walls over a brick plinth, slate to the roof and white Upvc doors and windows. The three roof dormers would be confined to the rear elevation and several roof lights would also be installed mainly on the rear. Solar roof panels would be positioned on the front (south facing) elevation. Access and on-site parking would be provided at the eastern end of the site adjacent to the existing turning head. The rear boundary would benefit from the reinstatement of a hedge where the site backs onto open fields beyond the built up perimeter of the village.

The application has been accompanied by a design and access statement, a pre-assessment report in relation to the Code for Sustainable Homes and a transport statement. It has also benefitted from discussions with your officers prior to submission.

Key Issues

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

The principle of developing this site for residential purposes is supported by planning policy as it is located within an existing residential estate within the built up area of Herbrandston. The Community Council and the 3 neighbours, who have also commented on the application, accept that the site is capable of being developed in this way, however, they consider that any permission

should only be for a bungalow as this is the prevailing form of the existing properties in Little Castle Grove.

Whilst the character of the estate is mainly defined by bungalows there are a couple of dormer bungalows situated at the entrance to the estate and a full 2 storey house is also situated amongst the bungalows. The single storey nature of the bungalows is accentuated by their design which incorporates much shallower roof pitches than would be encouraged today. The existing bungalows are very much buildings of their time with the result that the estate as a whole appears unprepossessing in both visual and architectural terms. In this context to expect new development to slavishly follow the existing design 'DNA' of the estate would not necessarily be the most appropriate thing to do. The introduction of a full two storey house or even a 1½ storey house would certainly represent a strong departure from the prevailing character of this part of the estate and would be considered to be detrimental to the visual amenity of the area by your officers. However, the proposal is for a dormer bungalow which would be much closer in form to the character and appearance of the existing bungalows which make up the estate. The steeper roof pitch better reflects today's design standards and the ridge height of 5½m would not be overly tall even when read in context with the neighbouring properties. Accordingly the proposal is not considered to be harmful to the character or appearance of the area.

Turning to the size of the building it is considered that its length and bulk would be adequately broken up by the use of smaller components at each end of the main footprint and the modest projecting gable on the front elevation. The 7m span is not excessive and allows for the reinstatement of a natural boundary feature across the rear of the site. The footprint to plot ratio would still allow for a reasonable garden area and also parking within the site and is not dissimilar to some of the other plots within the estate. However, it would be reasonable to remove permitted development rights for any future alteration / extension to the property and this could be achieved by a planning condition. Accordingly the proposal is not considered to be too big for the site or likely to result in the over-development of the plot.

The Community Council also refers to the amount of bedrooms in relation to the day space inside the property and overlooking of neighbours from the dormer bedrooms. The internal layout of a dwelling is essentially a matter for the applicant / developer to determine and planning authorities are discouraged by the Government from being overly prescriptive when considering planning applications. The planning test is whether the internal layout would result in any harmful effect upon the residential amenity of neighbours by reason of the siting of the proposed building and the position of any openings within it. In this instance the siting and orientation of the dormer bungalow would be acceptable in relation to adjacent properties and there would be no significant overlooking from any of the openings including the dormer bedrooms. Your officers do consider however that it would be reasonable to require the deletion of the side facing 'velux' openings on the dormers in the interests of preserving the amenity of near neighbours.

The various highway concerns and their impact upon the estate are noted however the highway officer is satisfied that the proposal would be acceptable subject to standard conditions and he has also recommended a further possible condition involving the creation of a pedestrian gate on the frontage to encourage visitors / delivery vehicles to stop at other points on the estate road away from the turning head.

The reference to other applications for existing properties being refused on the estate is noted but no details have been provided. It is in any case an established principle that each application is considered on its own planning merits and the current application should therefore be judged on this basis.

Having regard to the planning merits of the scheme it is not considered that the various grounds of objection received from neighbours and the Community Council are strong enough to justify a refusal of planning permission in this instance.

The pre-assessment report accompanying the application demonstrates that the proposal would meet the appropriate level of sustainability for new residential development and favourable comments have been received from consultees in relation to drainage and highway matters.

The payment of a commuted sum, towards the provision of affordable housing, is technically required under policy 45 of the LDP for single unit schemes, however, the Authority has recently resolved not to introduce this until October 2011 and as such it would not be appropriate to seek a contribution in relation to the current planning application.

Finally the current application differs from the earlier (refused) scheme in that the proposed dormer bungalow would be a little narrower and shorter (0.5m and 1m respectively) and 200mm higher to the ridge. Whilst these changes are not in themselves significant, the current plans show the scheme more accurately and in doing so demonstrate the suitability of the proposal, including the ability to replace the hedgerow along the rear boundary which was not previously offered by the applicant.

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 type of development.

Conclusion

Having carefully considered the application on its planning merits it is considered the proposal would meet the policy requirements for this type of development within the built up area of Herbrandston. 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 submitted plans
3. Velux to be deleted from dormers and finish to cheeks / face to be agreed
4. Brick sample for plinth and chimney to be agreed
5. Removal of permitted development rights
6. Development to meet Code for Sustainable Homes
7. Landscaping and boundary treatments
8. Foul drainage
9. Highways (access, parking, pedestrian gate and surface water disposal)

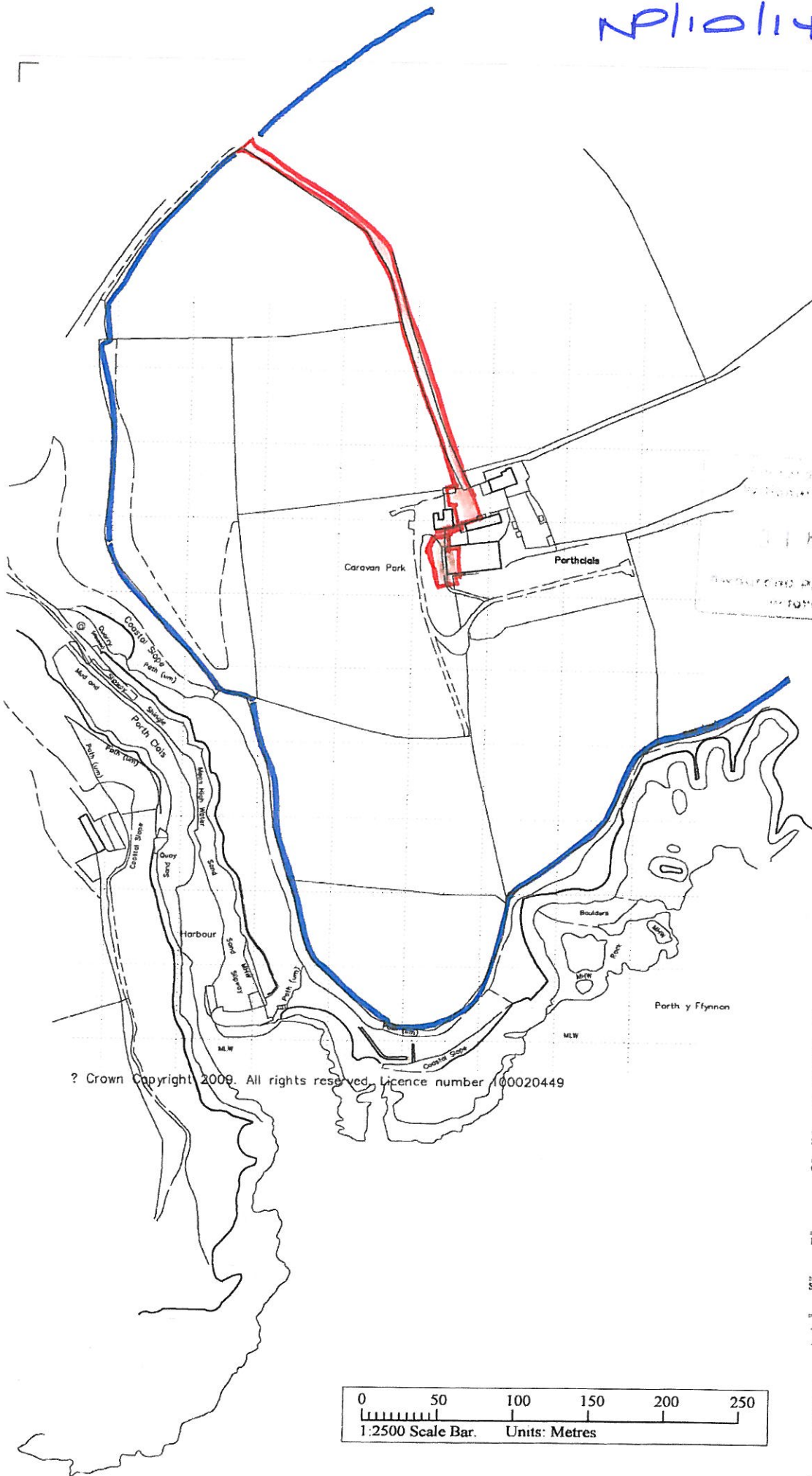
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REVISIONS DRAWN DATE



Checked by: Sam Butler
21 MAR 2010
Survey Drawing

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CLIENT
Mrs Hardman

SUBJECT ADDRESS
Portchlais Farm Campsite
Portchlais
St Davids
Pembrokeshire

SUBJECT TYPE
Proposed Development

DRAWING TYPE
Survey Drawing

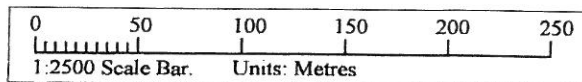
DRAWING SOURCE
Ordnance Survey Extract

SCALE
1:2500 @ ASP

DATE
November 2009

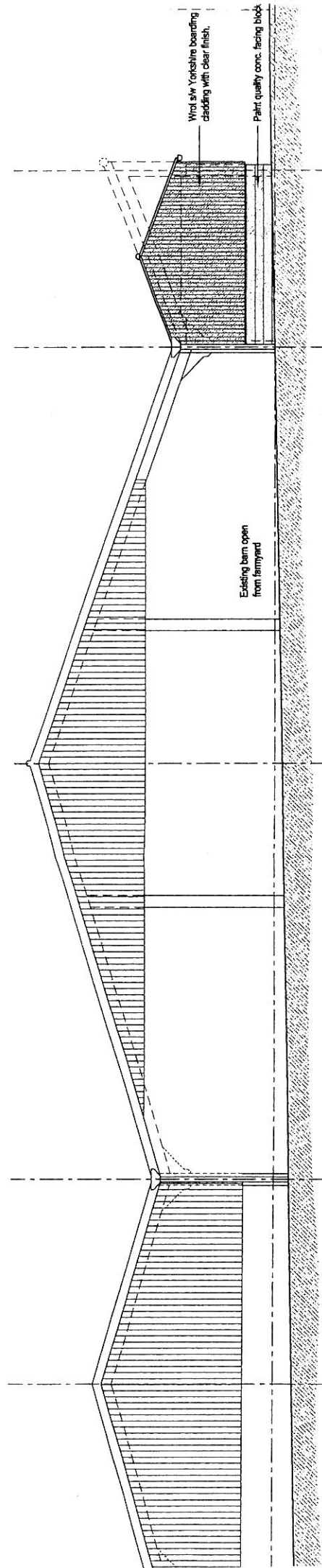
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Sam Butler

DRAWING NUMBER
1807/map



ROGER COY PARTNERSHIP
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TOWN PLANNING
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NORTH ELEVATION 1:100

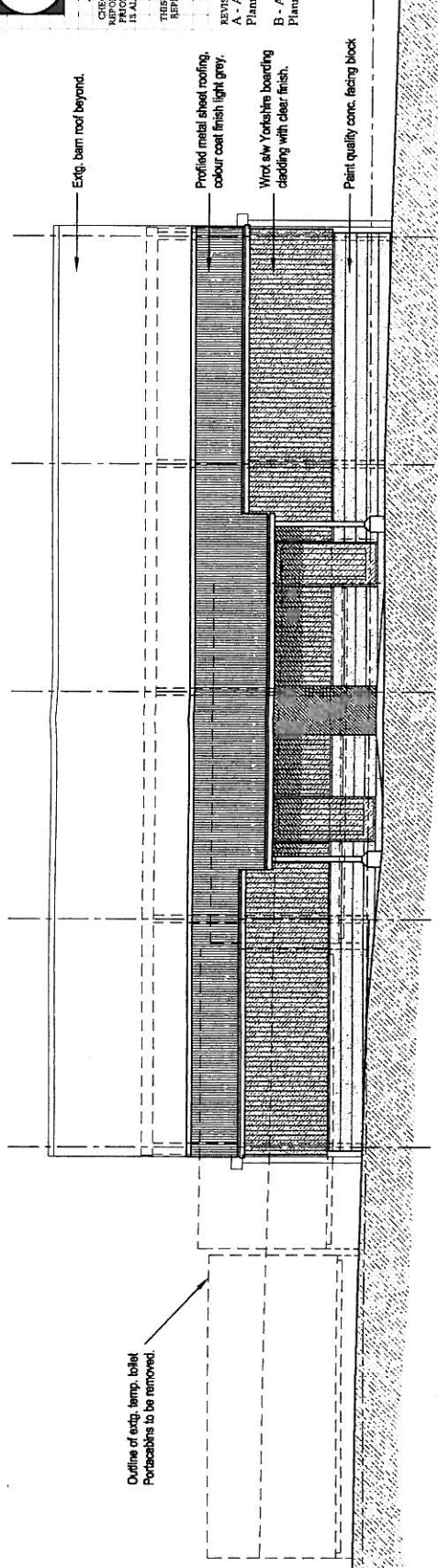


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REVISIONS DRAWN DATE
A - Amendments following feedback from Planning: Oct 2010

B - Amendments following feedback from Planning: Feb 2011



Extg. barn roof beyond.

Profiled metal sheet roofing,
colour coat finish light grey.

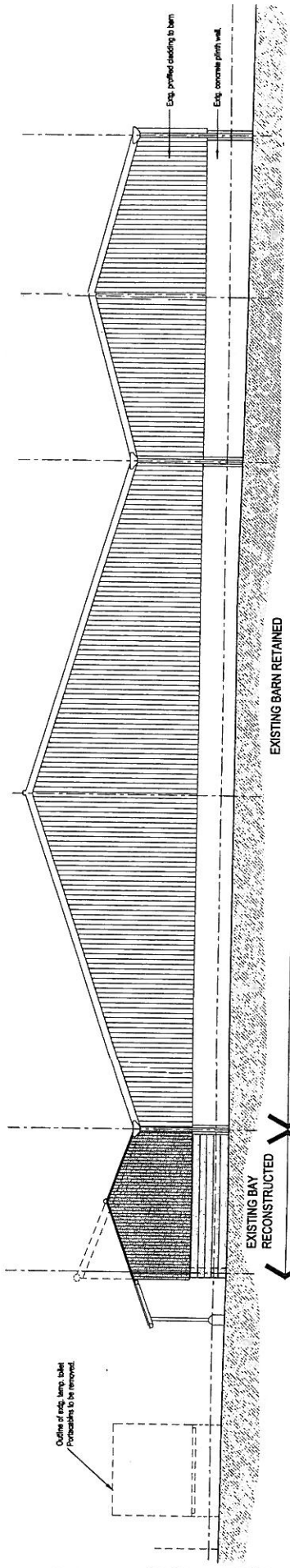
Wool slw Yorkshire boarding
cladding with clear finish.

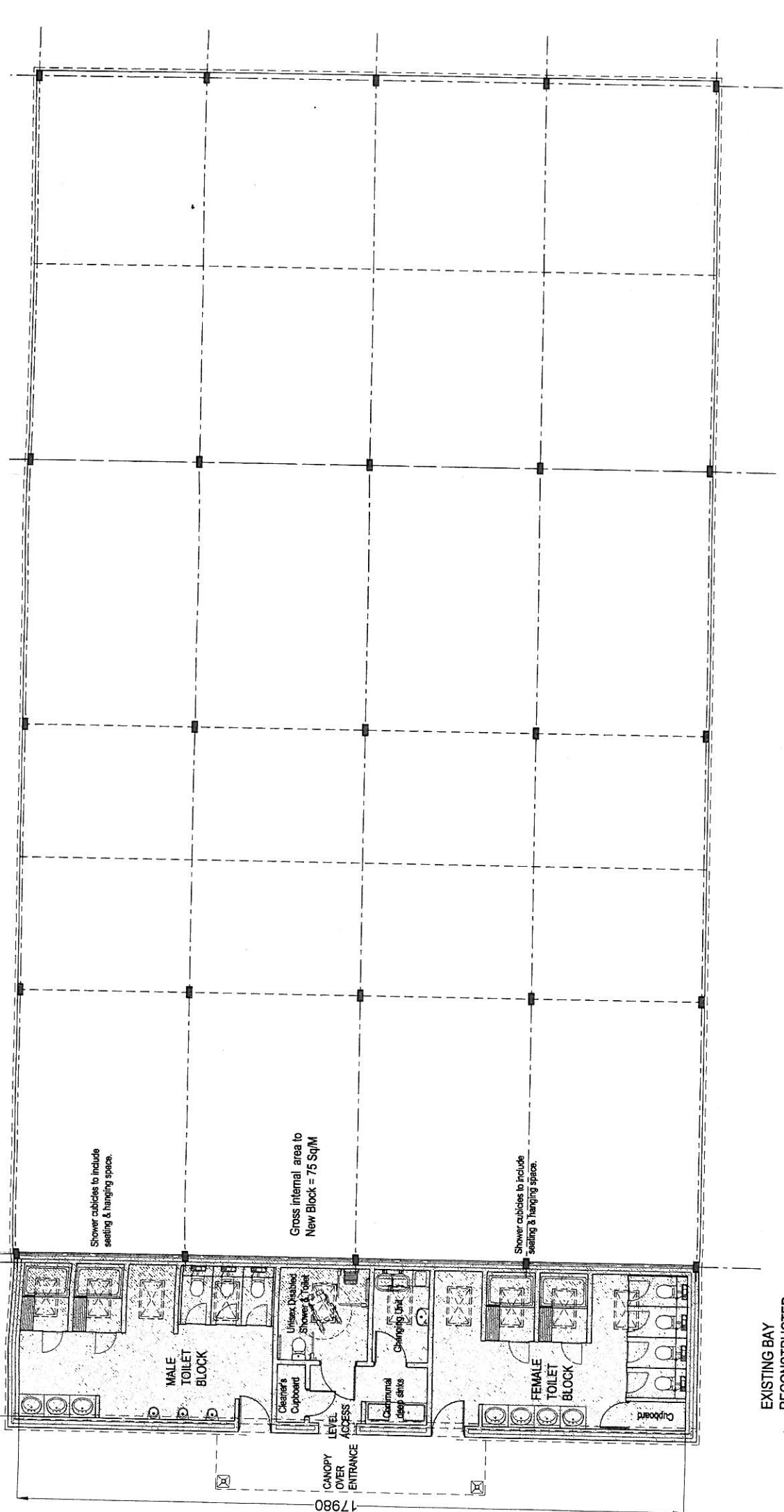
Paint quality conc. facing block

Outline of extg. temp. toilet
Portacabins to be removed.

Outline of extg. temp. toilet
Portacabins to be removed.

WEST ELEVATION 1:100



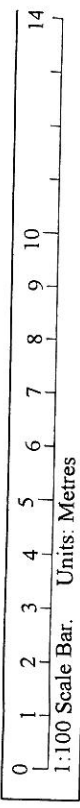
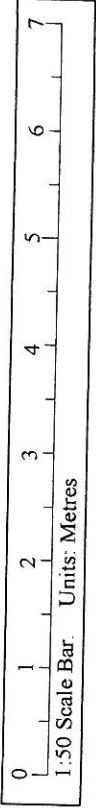


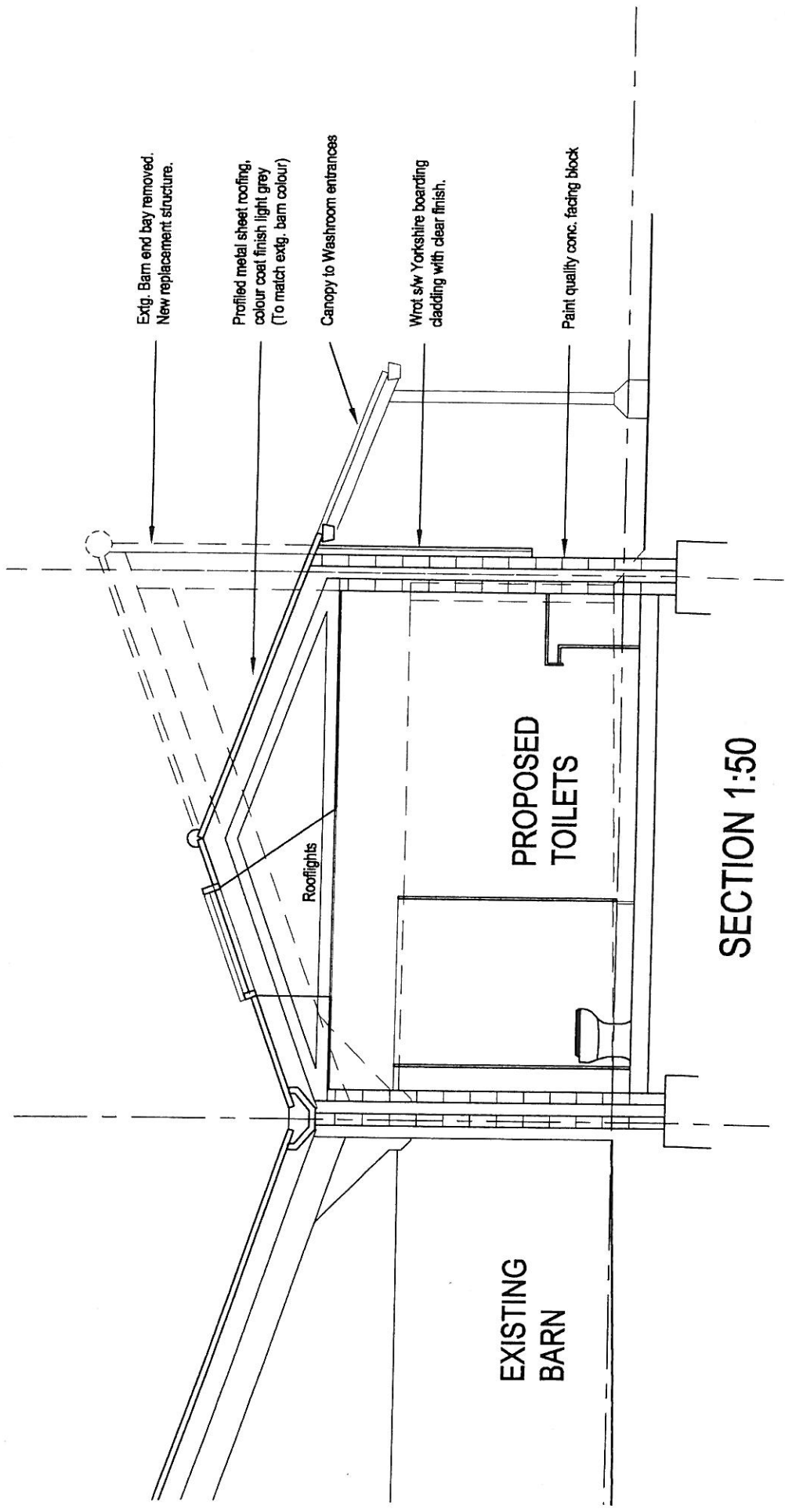
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EXISTING BAY
RECONSTRUCTED

EXISTING BARN RETAINED

FLOOR PLAN PROPOSED
SCALE 1:100





Extg. Barn end bay removed.
New replacement structure.

Profiled metal sheet roofing,
colour coat finish light grey
(To match extg. barn colour)

Canopy to Washroom entrances

Wrot s/w Yorkshire boarding
cladding with clear finish.

Paint quality conc. facing block

Rooflights

PROPOSED
TOILETS

EXISTING
BARN

SECTION 1:50