Application Ref: NP/11/325

Application Type: Full
Grid Ref: SS01649803
Applicant: Mr C Fallon
Agent: Acanthus Holden Ltd
Proposal: Amendment to previous approval NP/10/442
Site Location: Sandyways, Trewent Hill, Freshwater East, Pembroke, Pembrokeshire, SA71 5LG
Case Officer: Andrew Richards

Summary

The application is reported to the Development Management Committee because the views of the Community Council are contrary to the recommendation of your officers.

Sandyways is positioned within the area known as the Burrows with several other dwellings in the immediate vicinity. It is located on the rising ground from the beach up to the main part of the settlement in Freshwater East and on the southern side of the county highway which leads from the beach to the village. The application seeks consent for a number of small amendments from the previous planning consent (NP/10/442) granted at the end of last year. These are proposed in the form of several elements that also include the in-filling of the covered porch area and a modest enlargement of the proposed boat shed.

Officers consider the proposal to provide a greater element of sustainable development without having an adverse impact on the setting of the existing dwelling or the character of the area. The modest increase in footprint, resting of extensions and other alterations are of a scale, form and design similar to the previous planning consent. It is noted that an objection has been received in respect of cumulative effect. In this instance officers consider that whilst the proposed amendments are considered to exceed that normally allowed under the working amendment scheme, the overall changes are very minor when compared to the previous planning consent. As such, the application is supported by officers and recommended for approval subject to conditions.

Consultee Response

Lamphe Community Council: Objecting - Object on the grounds that the current application includes a further increase (however slight) in the overall size and residential space occupied by the property.

In this respect, they request the elements of the application that involve an increase in the size of the building be reconsidered on the grounds that the buildings continued expansion has reached the maximum considered appropriate.

Countryside Council for Wales: No objection
PCC - Transportation & Environment: Conditional Consent - The parking and turning area will remain acceptable after the alterations

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 07 - Countryside
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 33 - Renewable Energy
LDP Policy 52 - Sustainable Transport
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 12 - Infrastructure and Services
SPG03 - Sustainable Design
SPG08 - Validation of Planning Applications
SPG09 - Building Extensions

Officer's Appraisal

The application is put before members as the views of the Community Council are contrary to the recommendation of your officers.

Background & Description

An outline application (NP/275/89) to replace a dwelling on this site was refused in July 1989 but was subsequently allowed at an appeal in January 1990. A Reserved Matters application was then received and approved in October 1990 for a two storey, three bedroom dwelling, which was at that time 'modern' in its design. Further extensions were allowed as amendments to the approved scheme in March 1993. Since that time a further extension was constructed on the western elevation under permitted development rights. Plans also indicate an extra bedroom was provided within the building.

An application to alter, extend and provide a new garage with further parking to the north of the building was submitted early in 2010 under (NP/10/211). However, this was withdrawn by the agent due to concerns raised by officers with regard to the lack of information relating to the impact the proposal may have on trees, protected species and the design of the car parking area to the north of the site. A subsequent application, addressing the lack of information...
provided with the withdrawn application plus the provision of a further extension, several alterations and a new garage/boat store was approved by Development Management Committee in November 2010 under (NP/10/442).

Current proposal
The current application now seeks full permission to reposition the two storey extension on the west elevation some 1.5 metres to the north to provide en-suite facilities to ground floor bedroom and enlarged kitchen at first floor; a slight increase in the size of the first floor balcony on the east elevation; two solar thermal panels on the boat shed roof; the infill of the first floor entrance porch to provide internal alterations and additional water closet; an increased pitch to kitchen lean-to roof (from 3 to 5 degrees) and, alterations to the boat shed to provide four port hole style windows on the east elevation; slight increase in length by 200mm, an increase in width of 500mm and an overall height increase of 300mm.

Key Issues
The application raises the following planning matters:-
- Scale, form, siting and design
- Privacy and amenity of Neighbours
- Landscaping
- Biodiversity
- Sustainable development matters

Sandyways is positioned within the area known as the Burrows and there are several other dwellings in the immediate vicinity. It is located on the rising ground from the beach up to the main part of the settlement in Freshwater East and on the southern side of the county highway which leads from the beach to the village. There is an extensive belt of mature trees to the north, west and south of the property, this forms an important screen between the dwelling and its neighbouring properties. The building is visible from the lower ground in the valley and from the beach.

In general the proposed amendments are not considered to undermine the design principles of the previous planning consent and provide internal alterations to aid a more usable space whilst limiting the external changes to a minimum. The changes to the boat shed will provide a small increase in footprint of 4m² to ease movement around the vehicles, while the addition of fenestration provides scope for natural daylight to light the space whilst reducing the dependence on artificial lighting.

The current application seeks consent for a number of small amendments from the previous planning consent granted at the end of last year under (NP/10/442). The previous consent increased the footprint by 33m²; the current proposal incorporates various alterations, including the in-filling of the covered porch area of some 6m² to provide an additional water closet. In addition a modest enlargement of the proposed boat shed is proposed. These alterations are of a scale that will only a minimal effect on the previous approved scheme, which was considered to be compatible with the host dwelling and its surroundings.
The current plot is large in size and as such, it is considered that the modest increases proposed will have no adverse impact on the available amenity space for the site whilst the privacy and amenity of neighbouring properties is protected through the existing topography of the site and mature boundary planting. The proposed minor re-siting of the extensions to the rear are considered acceptable as this ensures that these extensions will be less visible from the immediate and wider landscape given their siting within the plot. This proposed re-siting of 1.5 metres to the north does however re-locate these extensions closer to an existing ash tree within the plot. A revised tree protection plan and method statement will need to be provided and agreed by the Authority to ensure the protection of the ash tree during the works on site, this has been suggested as a condition.

Protected species have been identified using the site on the protected species survey submitted with the previous planning application. Given the time between the original report and the submission of the current application it is considered that a new survey is not required with the previous report findings still relevant. The report concluded that no bats were found to use the building but did forage on the site and therefore proposed incorporating ‘friendly features’ into the scheme. To this end the design included bat access points within the roof of the building which are retained in the current scheme. Countryside Council for Wales have been consulted and raised no concerns.

The proposed changes to add an element of natural daylight to the boat shed along with the improvements as set out in the energy efficiency questionnaire which include additional insulation to loft areas and pipes; draft proofing of doors and windows; installation of low energy lighting systems; thermostatically controlled radiators; dual flush toilets and the provision of water butts within the garden area along with trigger control on the garden hose. These together with the proposed provision of two solar panels on the boat shed roof is considered to provide a greater element of sustainable development than that currently provided on the host dwelling.

Conclusion

Officers consider the proposal to provide a greater element of sustainable development without having an adverse impact on the setting of the existing dwelling or the character of the area. The modest increase in footprint, re-siting of extensions and other alterations are of a scale, form and design similar to the previous planning consent. It is noted that an objection has been received in respect of cumulative effect. In this instance officers consider that whilst the proposed amendments are considered to exceed that normally allowed under the working amendment scheme, the overall changes are very minor when compared to the previous planning consent. As such, the application is supported by officers and recommended for approval subject to conditions.

Recommendation
Item 6 - Report on Planning Applications

That the application be approved subject to conditions relating to time, compliance with plans, amended tree protection plan including method statement to be agreed by the Authority, the completion of the proposed parking and turning area before the development is brought into use and the provision of the energy efficiency measures set out in the questionnaire.

Additional Material

Location plan
S100, S101, S102, S120, S122, S130, P01/D, P02/B, P03/D, P04/D, P05/E, P06/A, 301/E, 302/E

Photos
N/A
Four Bays

Cabinet

Sandy Bay

part (m)