

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, 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.

Consultee Response

Lamphey 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 600mm 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 1.5metres 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.

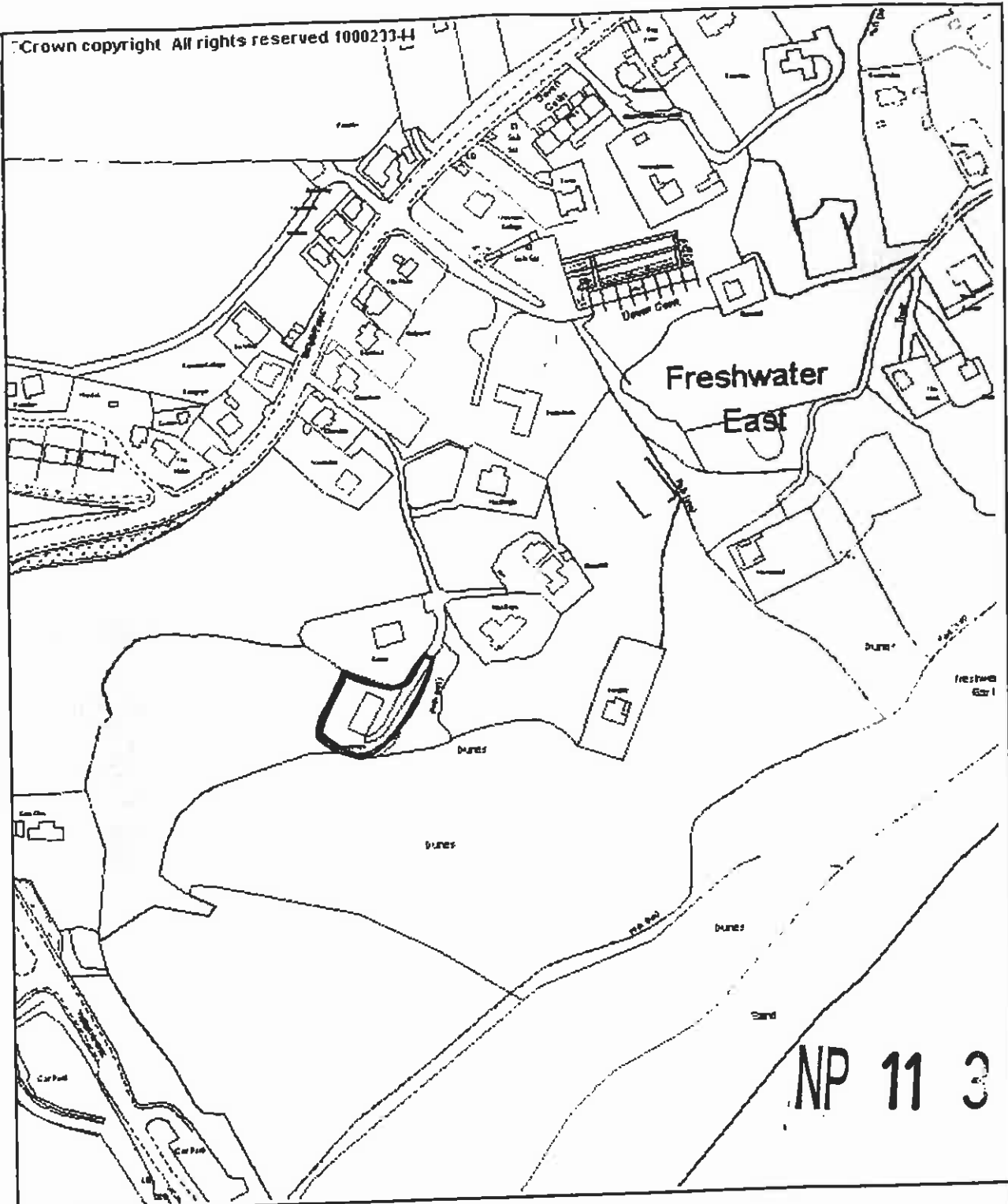
Additional Material

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



Sandyways
Location Plan

Pembrokeshire County Council
Cyngor Sir Penfro







Head Office
 County Hall
 Haverfordwest
 SA61 1TP

Pembrokeshire Council
02 AUG 2011
 Council Park Authority



National Parks Authority
 02 AUG 2011
 Forbush's Cove

KEY

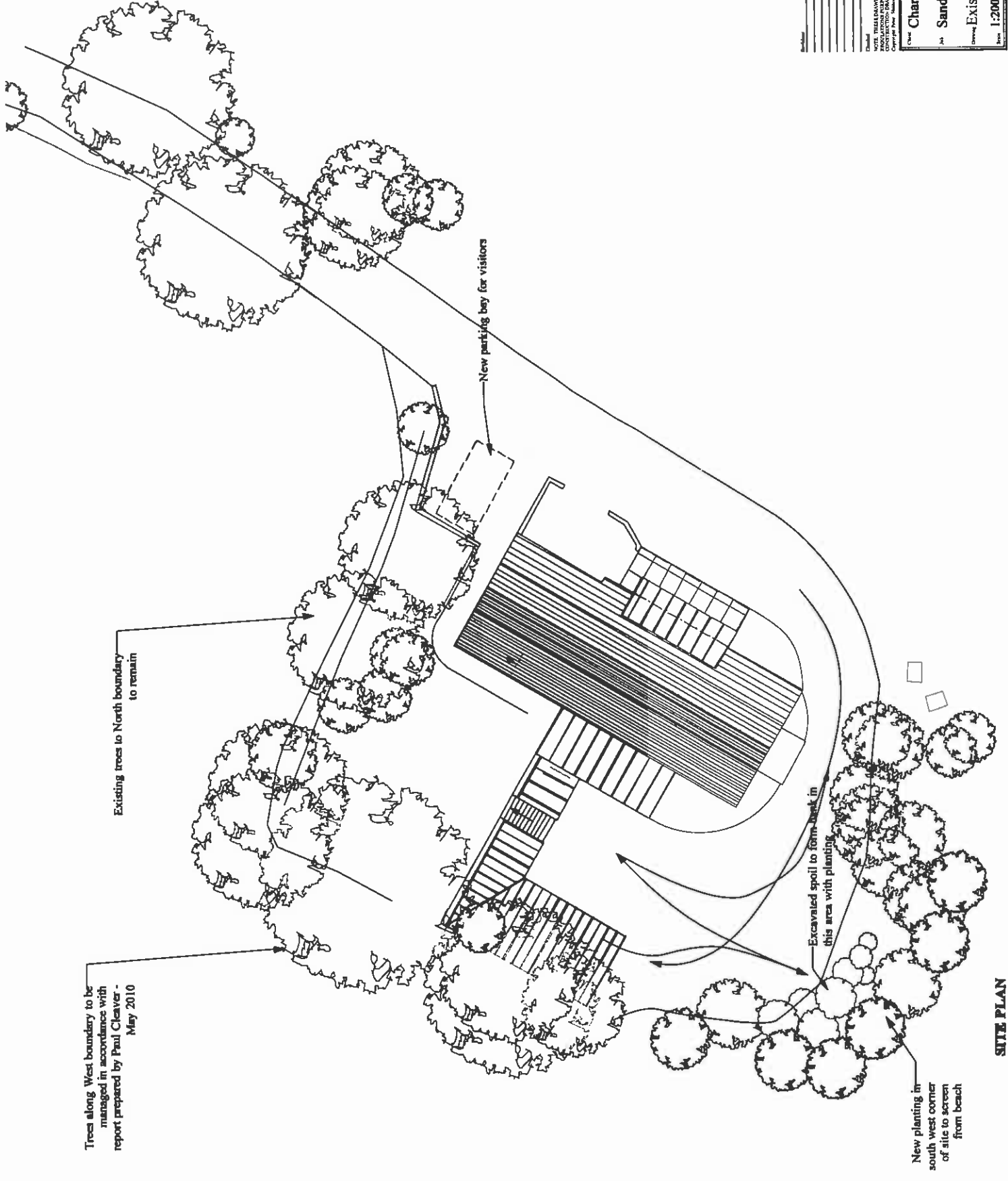
-  Existing tree retained
-  Proposed tree
-  Existing tree removed to facilitate access
-  Proposed shrub

NP 11 3 25

WATERMARKS HOLDERS

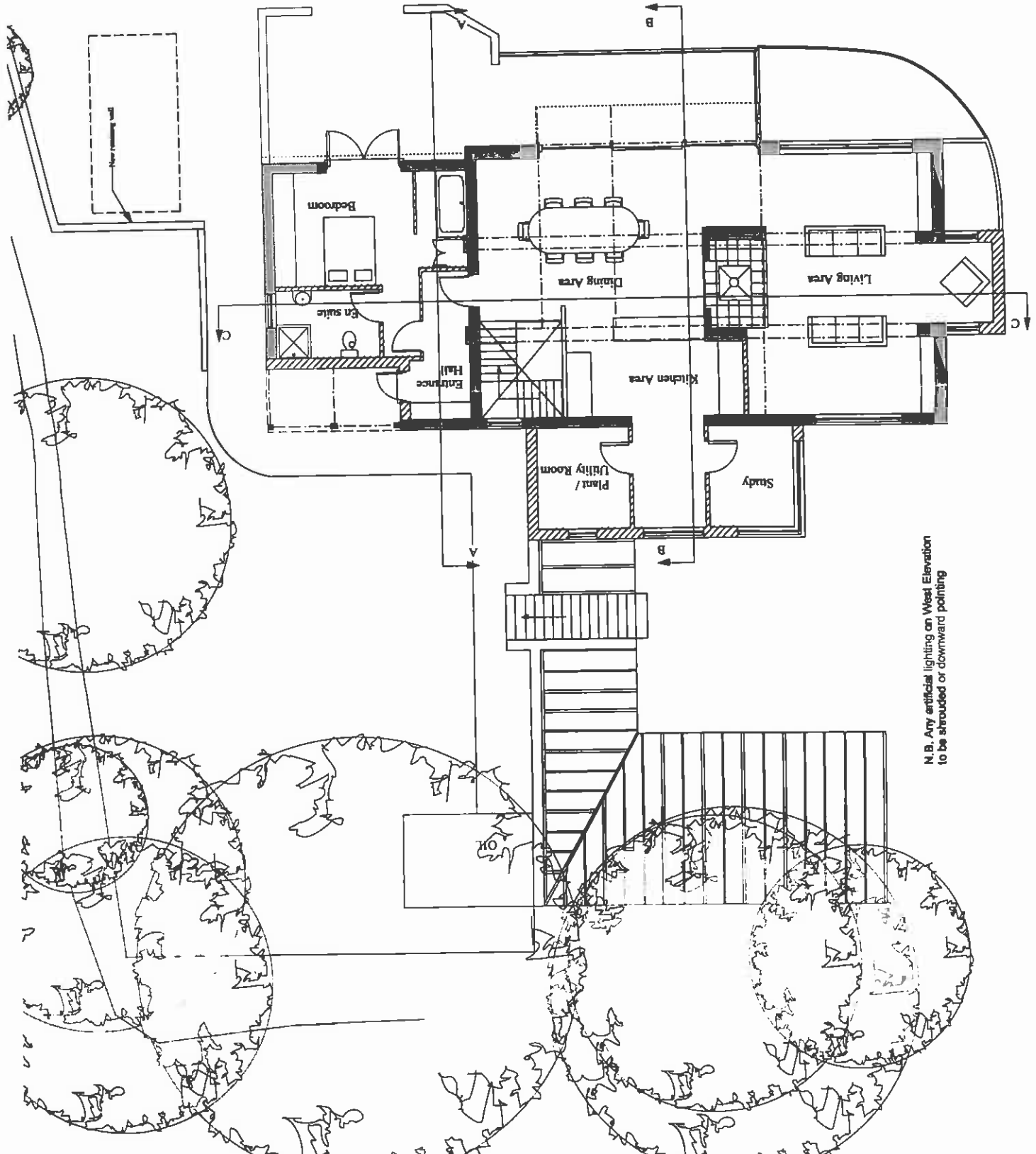
WATERMARKS HOLDERS
 THE GREEN
 REARBORE
 WALLEBAY RD
 WALLEBAY NSW 2440

DATE: 07/11
 DRAWN BY: PJP
 CHECKED BY: PJP
 SCALE: 1:200
 PROJECT NO: 1058
 SHEET NO: \$1000



SITE PLAN

Client: Charles Fallon
 Designer: Sandyways
 Drawing: Existing Site Plan
 Scale: 1:200
 Date: 07/11



N.B. Any artificial lighting on West Elevation to be shrouded or downward pointing

FIRST FLOOR PLAN

NP 11 3 25

02 AUG 2011
 10:48:39 AM
 National Park Authority
 Reference: NP 11 3 25



NOTE: THESE DRAWINGS ARE FOR INFORMATION ONLY. THEY DO NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

For
Charles Fallon
 Sandyways
 Existing First Floor Plan
 Scale: 1:100 Date: 07/11
 1058 S102

WATERMAN'S LANE
 THE GREEN
 PEABROOK
 WALSLEY
 S64 6AA
 1058 S102

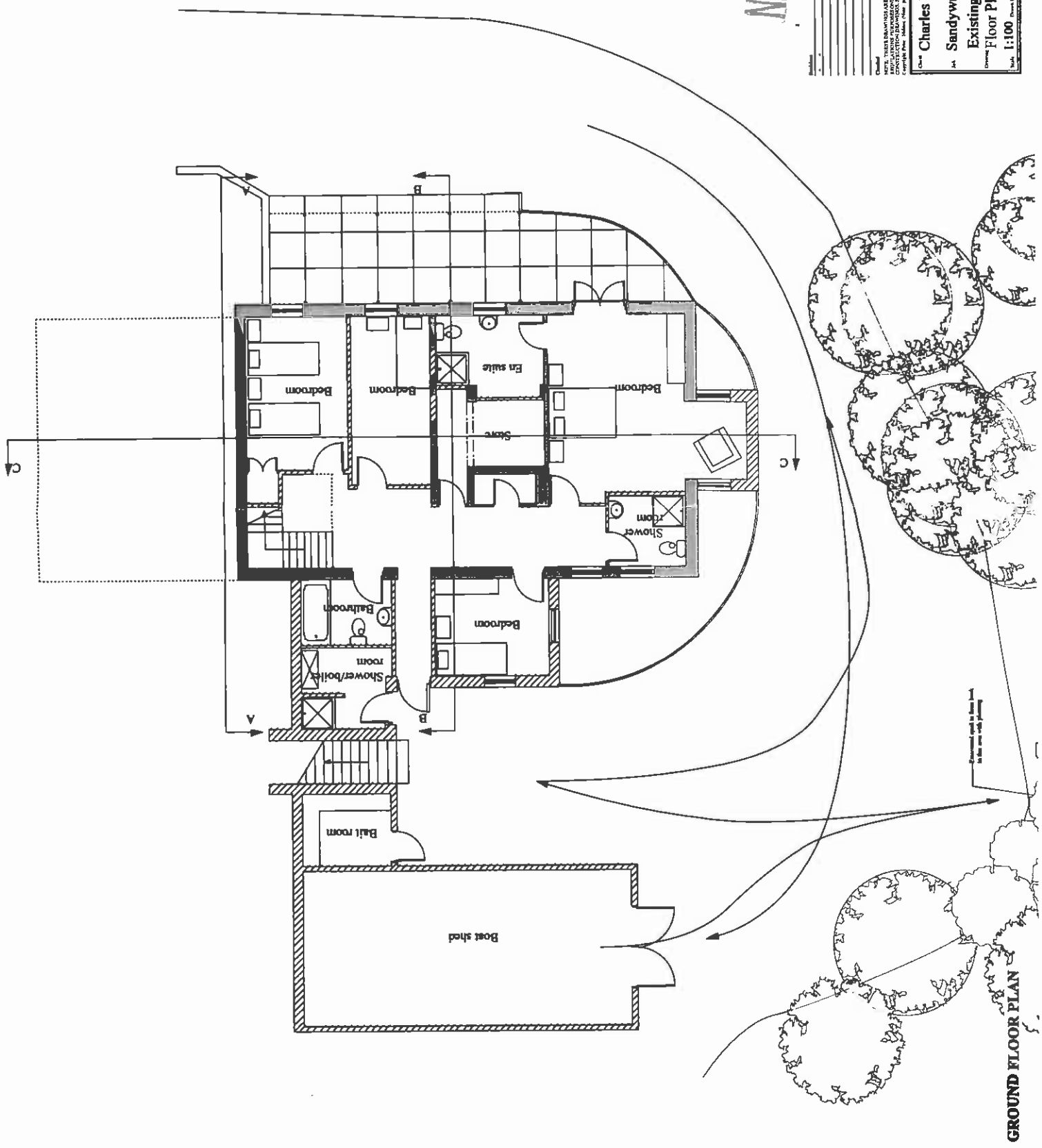
02 AUG 2011
 National Park Service
 Permit Application

NP 11 3 25

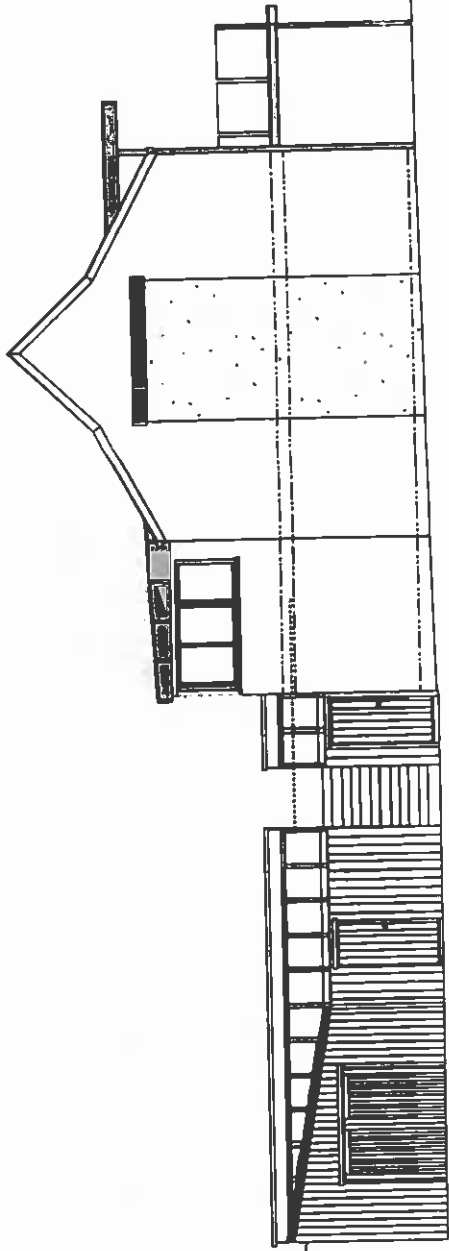


WATERMAN'S LANE	
THE GREEN	
PEABROKE	
WALLS VASTI GARD	
www.waterman.com	
1058	S101

Charles Fallon
 Sandyways
 Existing Ground
 Floor Plan
 Scale: 1:100
 Date: 07/11



GROUND FLOOR PLAN

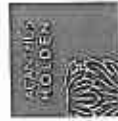


SOUTH ELEVATION



NP 11 3 25

Pembrokeshire Coast
02 AUG 2011
National Park Authority

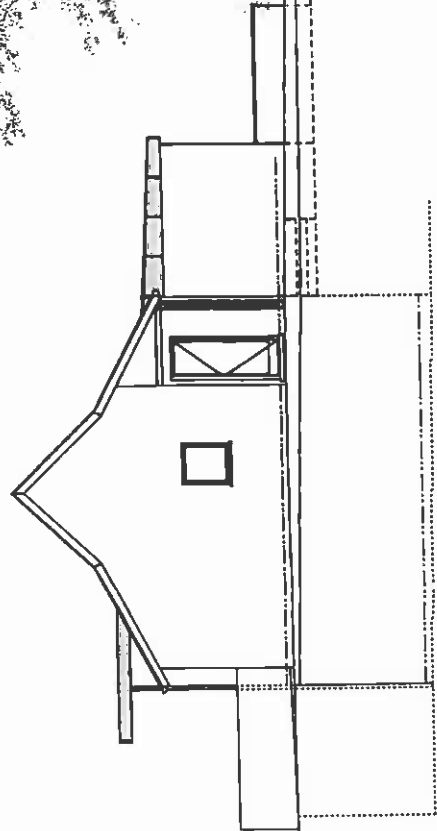


WATERMAN'S LANE
PENBROK
PENBROKESHIRE
WALES SA71 4NU

Project No	1058	Sheet No	S120
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Drawn by		Checked by	
Date		Project Name	

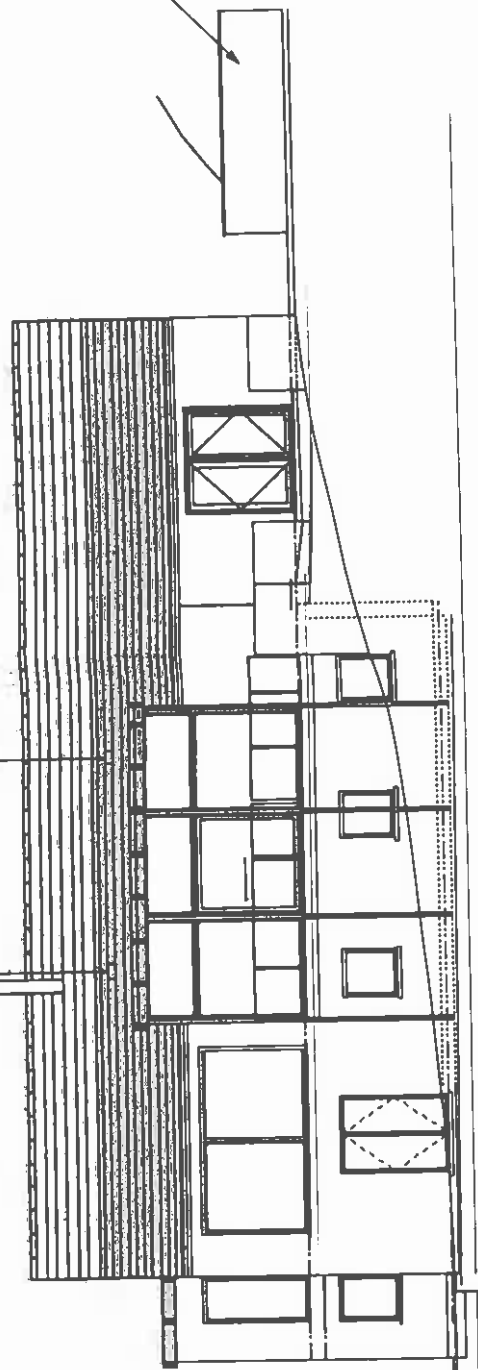
Charles Fallon
Sandyways
Existing North & South
Elevations
Scale 1:100
Drawn by PJP
Date 07/11

NORTH ELEVATION

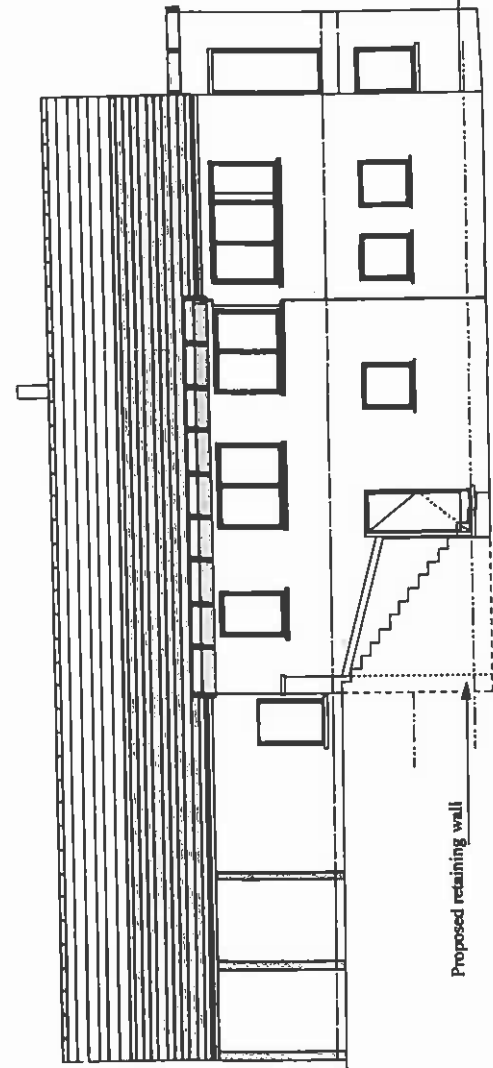


Lead bar eiders to be incorporated

New retaining wall with parking bay for visitors



EAST ELEVATION



Proposed retaining wall

WEST ELEVATION

NP 11 3 25
Pembrokeshire Coast
02 AUG 2011
National Library of Wales



WATERMAN'S LANE
THE GREEN
PEMBROKE
Pembrokeshire
SA20 8AA
Tel: 01462 43129
www.charlesfallon.co.uk

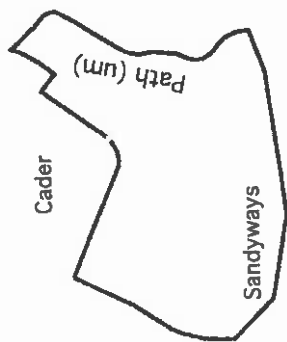
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Charles Fallon
Sandyways
Existing East and West Elevations
1:100
Drawn by AF
Date: Nov 09

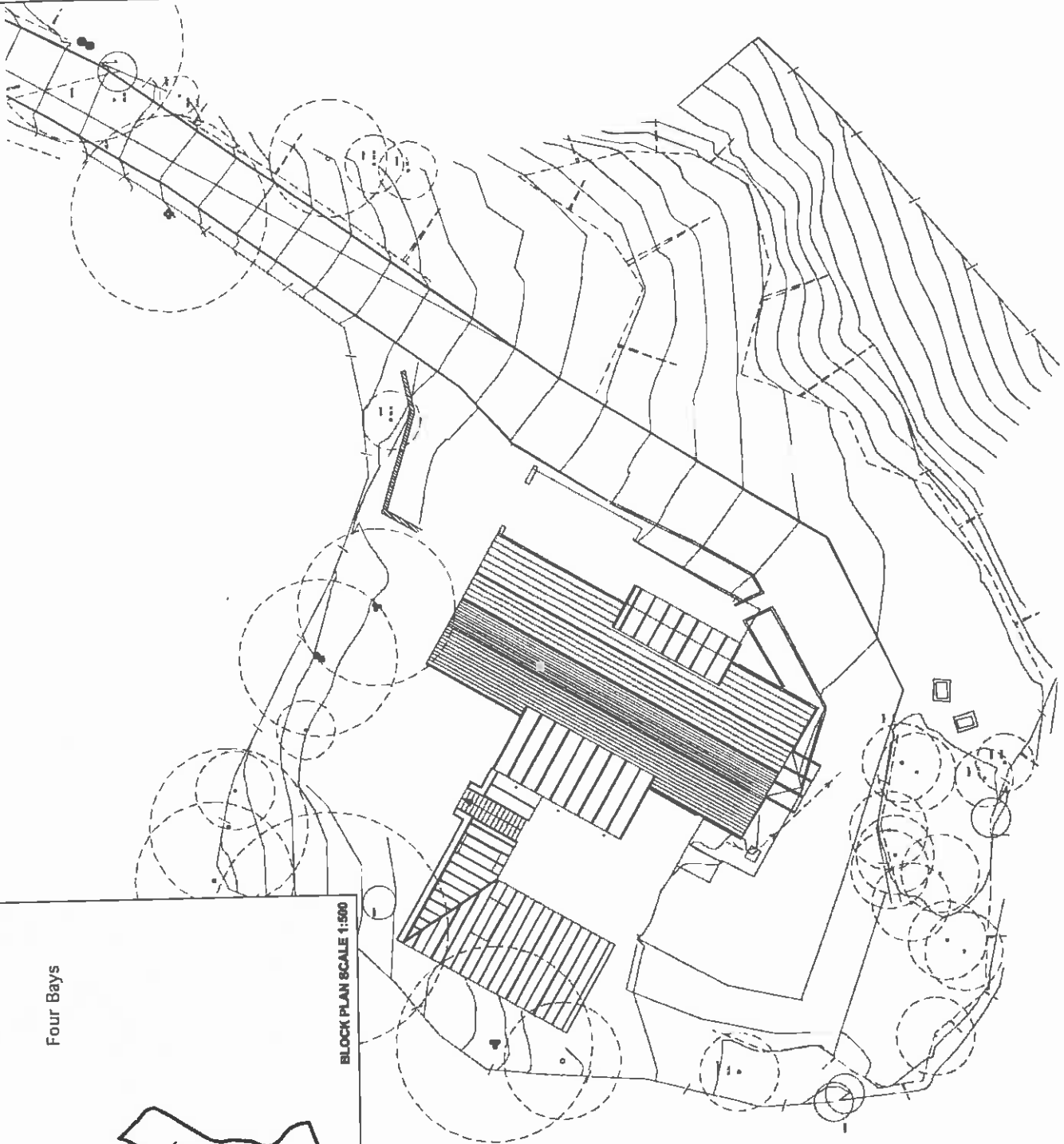
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Project Name	
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Four Bays



BLOCK PLAN SCALE 1:500



02 AUG 2011

Rev	Description	Date	Initial
D	Revised area identified	2007/11	MP
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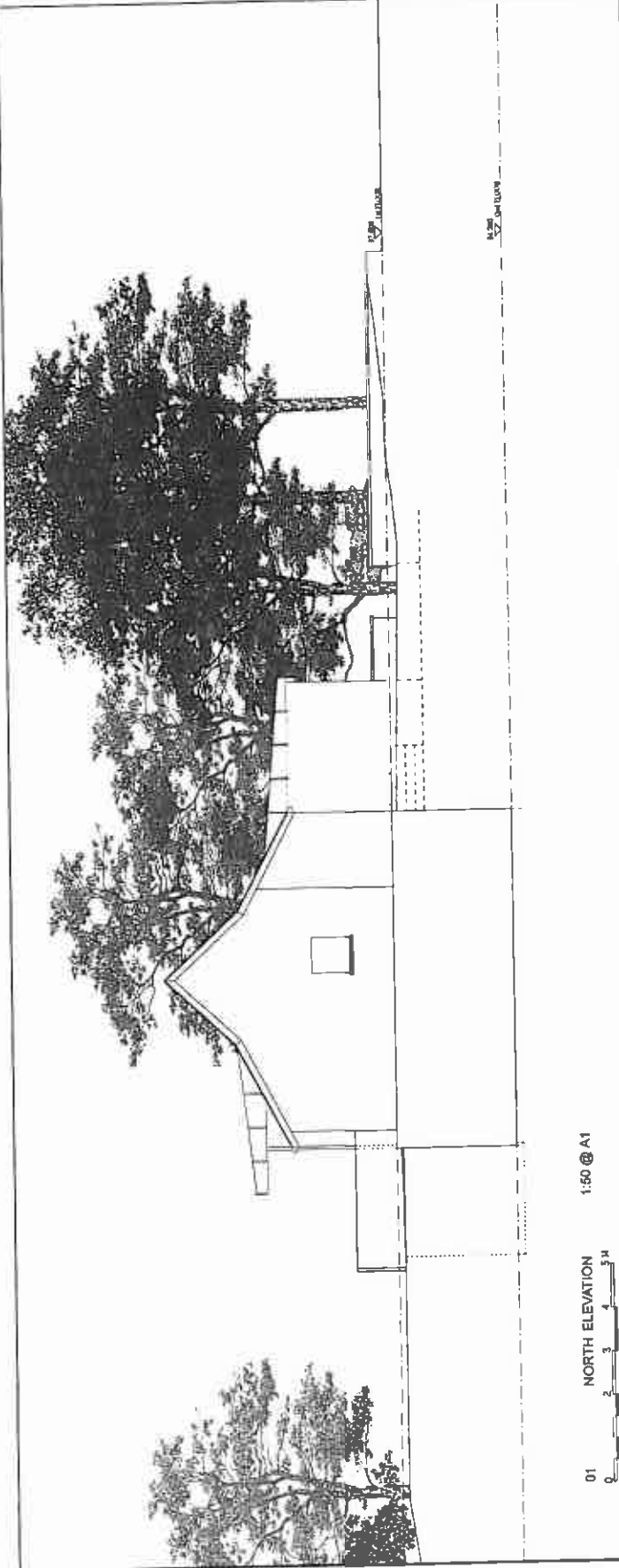
Block Engineering Design

NP 11 3 25

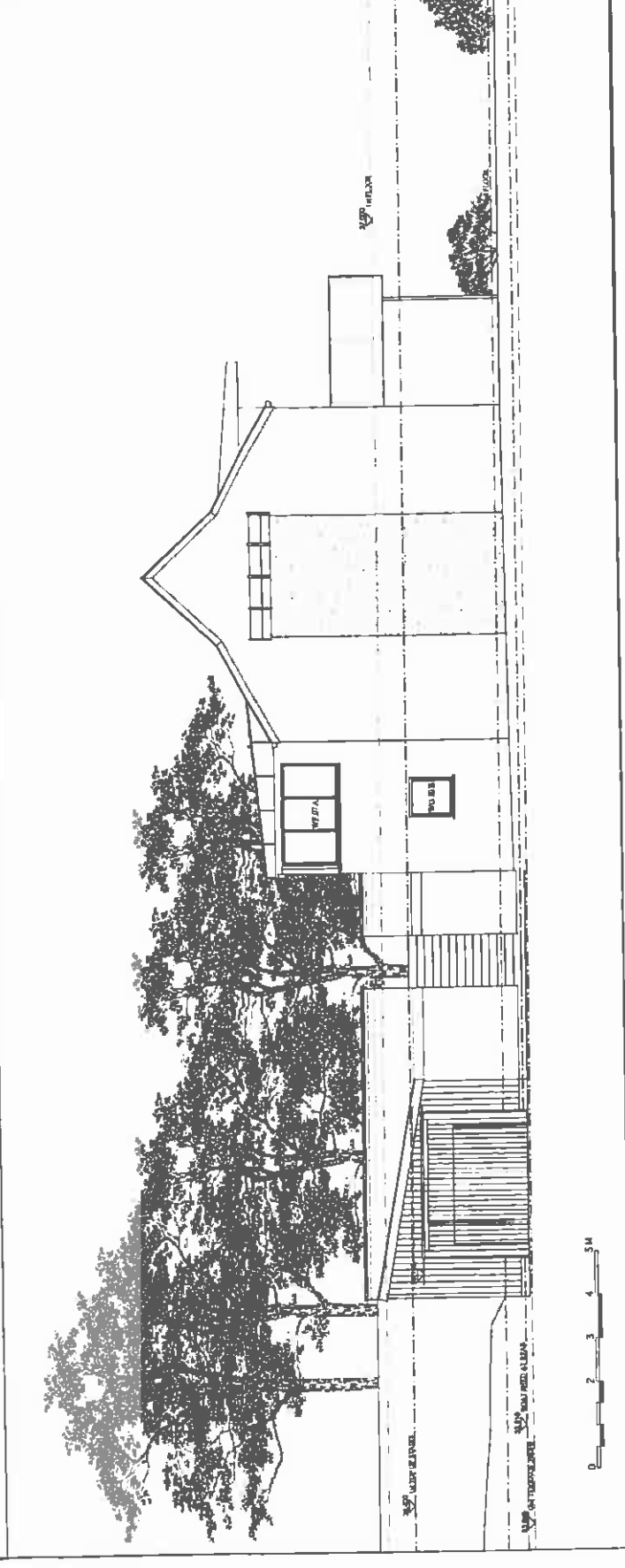


Author	Charles Fallon
Client	Sandyways
Project No.	Site Proposed
Scale	1:100
Sheet No.	A1
Project No.	1058
Revision No.	P01
Date	FEB 2011
Drawn By	MP
Checked By	MP
Approved By	MP

WATERWAYS LANE
THE GREEN PRACTICE
SANDYWAYS, MA



01 NORTH ELEVATION 1:50 @ A1



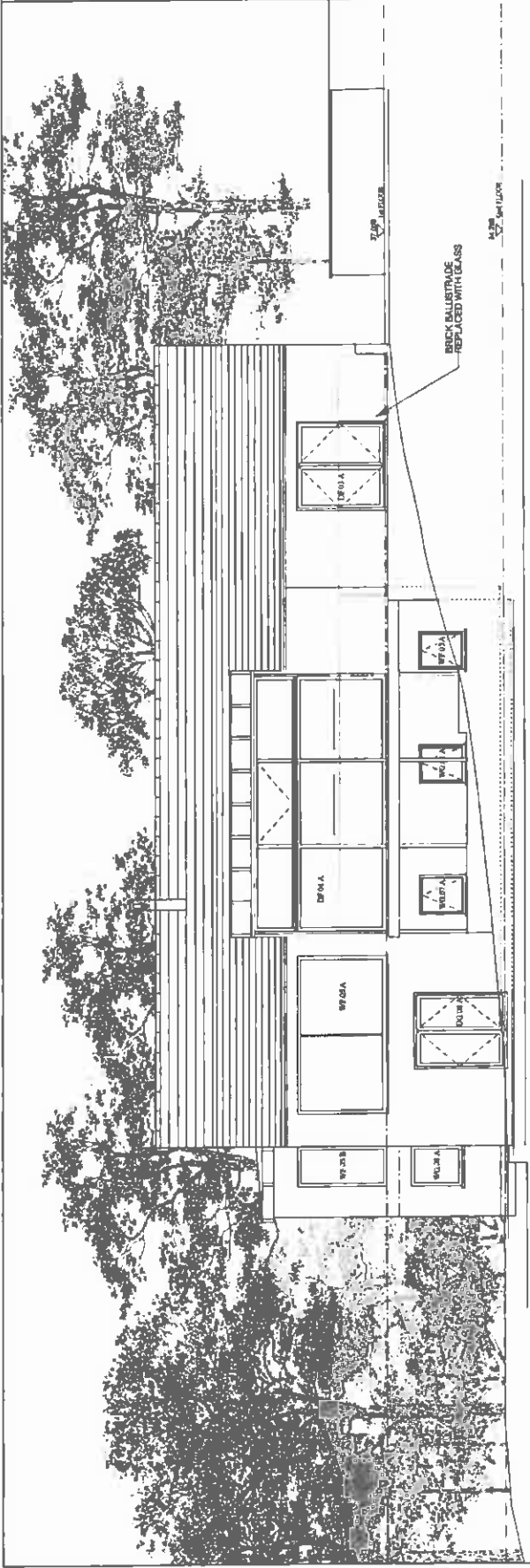
02 SOUTH ELEVATION 1:50 @ A1



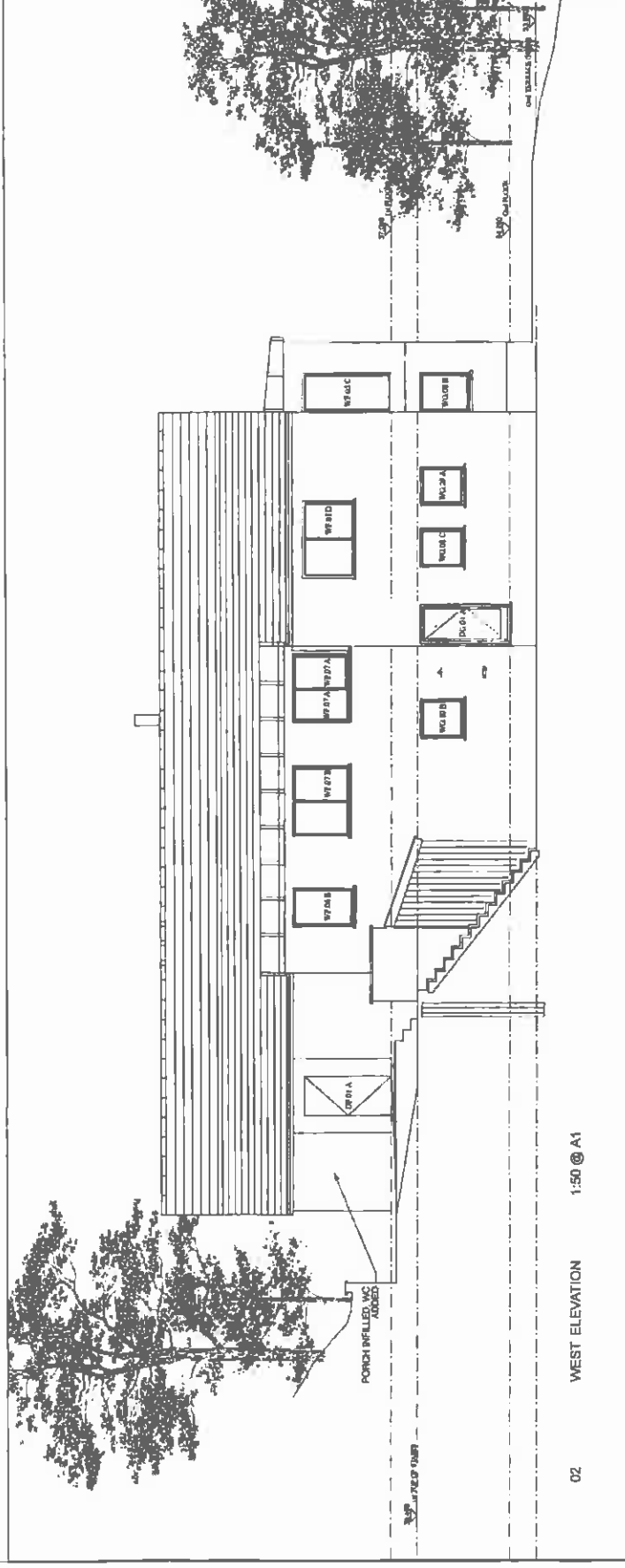
01 AUG 2011

E Revised area reserved		26/07/11	PJP
D Theoretical area reserved		05/07/11	JAY
Rev	Description	Date	Field
Hook Engineering Design			
NP-11325			
INTERIM LANE THE COMMON PENNINGTON WALKER BAY AND THE FIVE ROAD			
Charles Fallon			
Sandhays			
North and South Proposed			
Scale	1:50	A1	NA
Project No.	1058	P05	E
Rev	AF	FEB 2011	





01 EAST ELEVATION 1:50 @ A1



02 WEST ELEVATION 1:50 @ A1

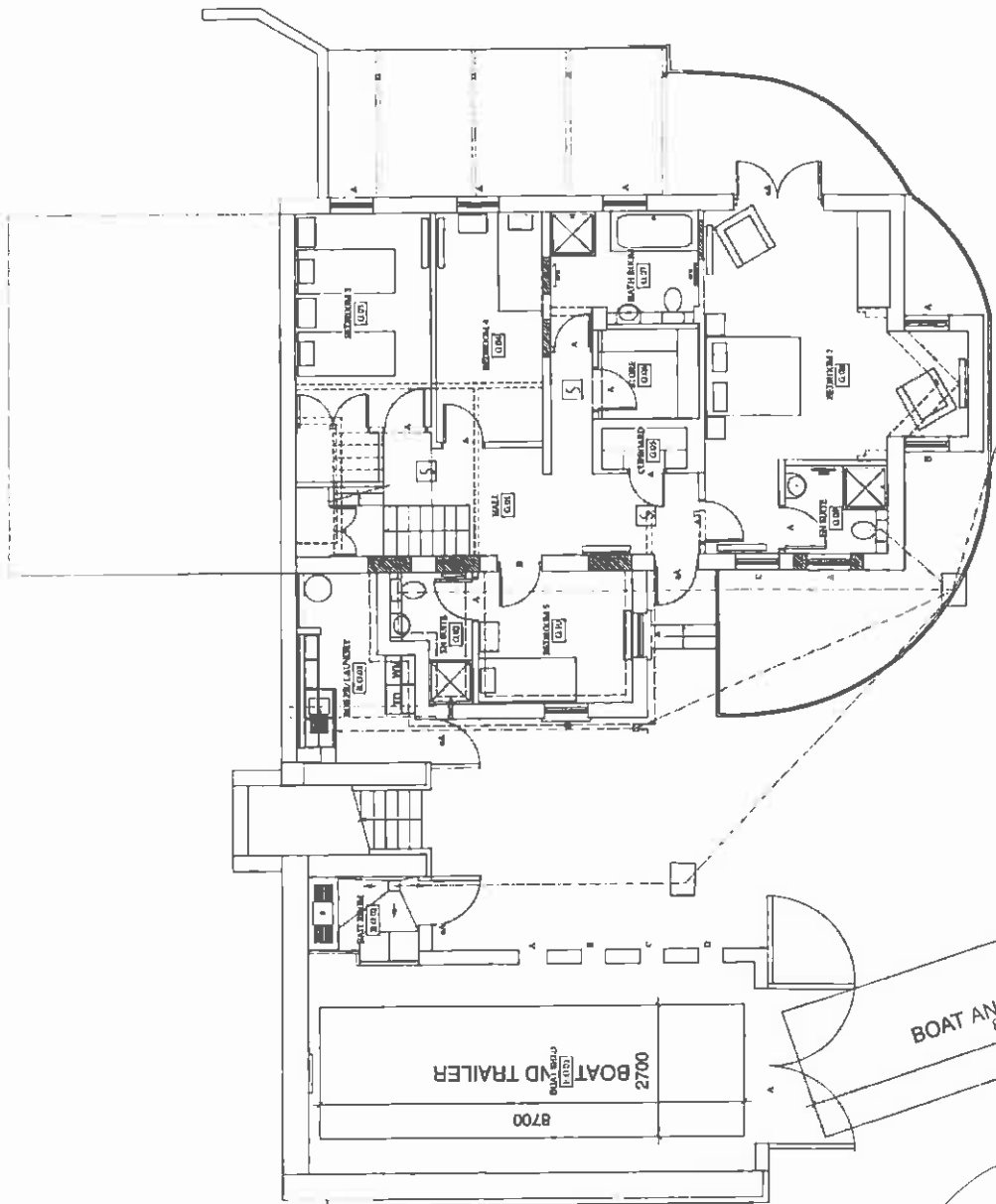
82 AUG 2008

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Hook Engineering Design
 1000 WATERWAYS LANE
 THE GREENS
 FARMINGTON, CT 06030
 TEL: 860.634.1111
 FAX: 860.634.1112
 WWW.HOOK-ENG.COM

Charles Fallon
 Sandyways
 East and West Program

1:50 A1 NA
 1058 P04 D
 AF FEB 2011



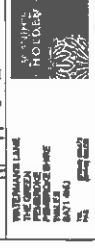
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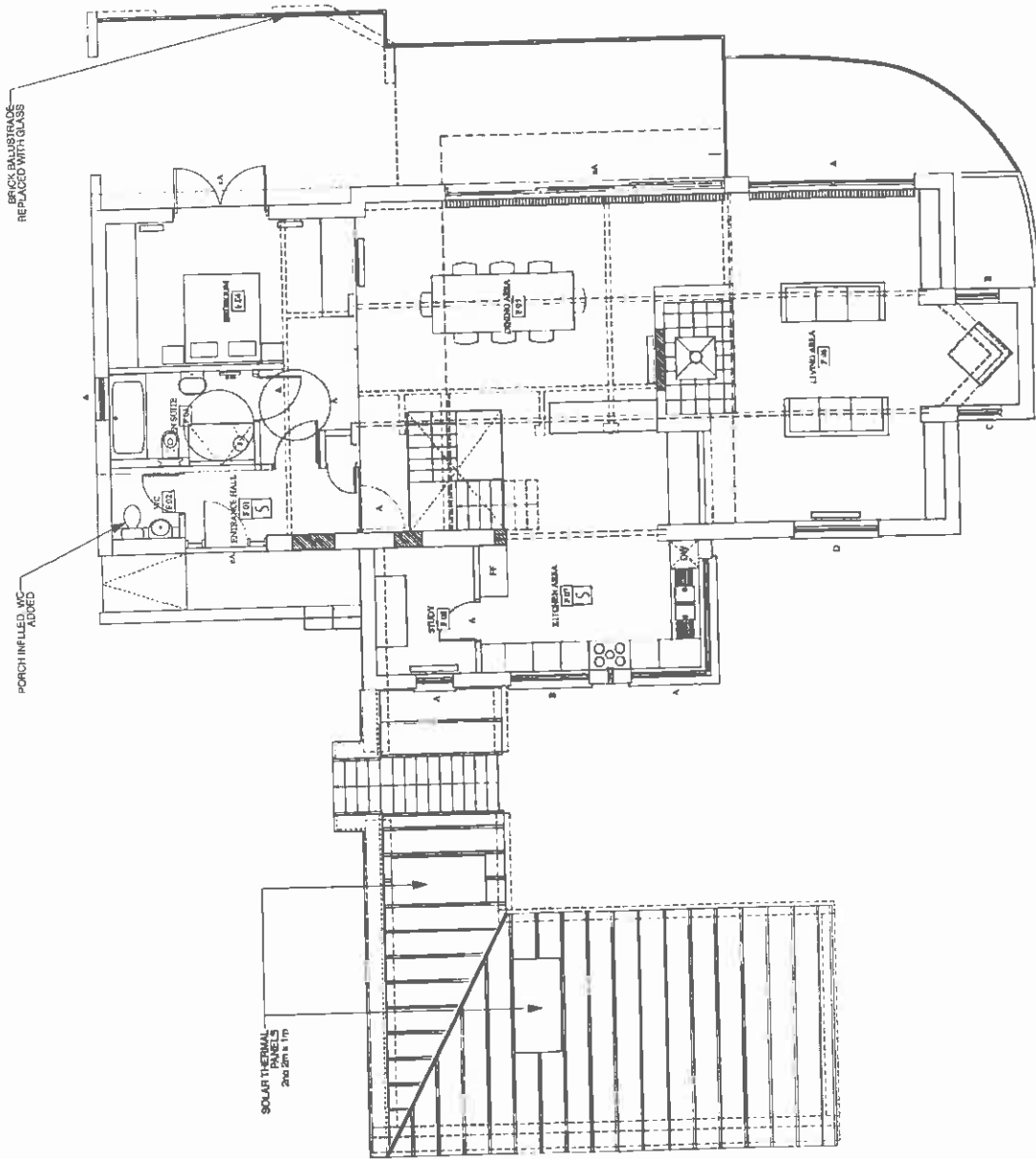
BOAT AND TRAILER
2700

01 GROUND FLOOR PLAN
1:50 @ A11
0 1 2 3 4 5 M

03 APR 2011

<p>3 (Revised areas highlighted)</p> <p>Sheets were previously approved/revision history included under drawing title. All other sheets and drawings were approved under drawing title.</p>		<p>DATE: 03/07/11</p> <p>BY: [Signature]</p> <p>DATE: [Blank]</p> <p>BY: [Blank]</p>	
Rev	Description	Date	Initial
<p>Project Name: Hook Engineering Design</p> <p>Client: [Blank]</p> <p>Project No: [Blank]</p> <p>Sheet No: NP 11 3 25</p> <p>Scale: 1:50</p> <p>Drawing No: P02</p> <p>Date: FEB 2011</p> <p>By: AF</p> <p>Checked: [Blank]</p> <p>Approved: [Blank]</p>			
<p>Prepared by: Charles Falom</p> <p>Checked by: [Blank]</p> <p>Approved by: [Blank]</p>		<p>Project Name: Ground Floor Plan Proposed</p> <p>Scale: 1:50</p> <p>Sheet No: A1</p> <p>Project No: NA</p> <p>Drawing No: P02</p> <p>Date: FEB 2011</p> <p>By: AF</p> <p>Checked: [Blank]</p> <p>Approved: [Blank]</p>	





BRICK BALUSTRADES REPLACED WITH GLASS

PORCH INFILLED. WC ADDED

SOLAR THERMAL PANELS 2nd story ltr

01 AUG 2001

Hook Engineering Design

WATERMANS LANE
THE GREEN
FARMHOUSE
WATERMANS LANE
LONDON
UK

01 AUG 2001

Project: Hook Engineering Design

1:50 @ A1

1058

P03

25

Charles Falcon

Samayrajya

First Floor Plan Proposed

1:50 @ A1

1058

P03

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01

