

Committee Date 23-Mar-2011
Application Type Full
Application Ref 11/026
Applicant Mr Mark Sanders
Agent
Proposal New house and garage
Site Location Welcome Inn, Castlemartin, Pembroke, Pembrokeshire, SA71 5HW

Summary

This is a full application for a new dwelling on land within the curtilage of The Welcome Inn, Castlemartin and the dwelling will be in the form of a two storey 3 bedroom house. Although the principle of infill on the site is acceptable, the current application raises objections concerning the form, scale, mass and siting together with non traditional detailing results in the dwelling being detrimental to the special qualities of the National Park. In addition, the lack of a detailed landscaping scheme provides insufficient information to enable a comprehensive assessment to be made of the proposed new dwelling. As a result the application is recommended for refusal.

Consultee Response

Castlemartin Community Council: No objection
Transportation & Environment: Conditional Consent
Hyder Consulting: Conditional Consent
Environment Agency Wales: Standard Advice

Public Response

No third party consultee responses received to date.

Policies

Local Development Plan
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

SPG03 - Sustainable Design
SPG08 - Validation of Planning Applications

National Policy
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 08 - Transport
PPW4 Chapter 09 - Housing
PPW4 Chapter 12 - Infrastructure and Services
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and
Pollution
TAN 08 - Renewable Energy
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 22 - Planning for Sustainable Buildings

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

The Welcome Inn was previously a public house that is now a residential dwelling as approved under planning consent NP/02/178. It is located within Castlemartin and has a large double garage to the rear of the property which was granted consent under NP/99/547. The vehicle access to the property is via the former car park area which is located on the far side of the adjacent property to the east, known as Welcome House, with the access drive to the garage wrapping around the rear of this property.

Current proposal

Full planning permission is sought for the erection of a new detached two storey three bedroom dwelling on the site of the former car park area along with the repositioning of the large double garage further east to provide a larger garden area to the existing dwelling. The repositioned garage is to remain for the use of the Welcome Inn and would have a shared access with the new dwelling. The proposed dwelling would measure approximately 7m wide by 11.15m long and 7.53m high to the ridge at its maximum extent. The proposed dwelling will have a north-south orientation with the principle elevation addressing the road to the south. It would be constructed of painted undulating render walls, Anderson windows, under a slate roof and have a single storey lean-to section running the full width of the front elevation. The rear section of the building has two pitched roofs extending northwards for some 4m at two storey level with the main roof having a single chimney to the eastern gable. Foul drainage would be to the mains sewer via a new connection and surface water would be disposed of via a soakaway.

Key Issues

- Impact on character and setting;
- Scale, form, siting and design;
- Privacy and amenity of Neighbours;
- Highways and access matters;
- Sustainable development matters; and
- Landscaping

Impact on character and setting:

The application site is located in the countryside and therefore Policy 7 of the LDP is relevant. This policy allows for the sensitive filling in of small gaps to isolated groups of dwellings. It is your officer's view that there is scope to accommodate a new dwelling on this piece of land; however the design of any new dwelling will need to be responsive to its context. The design should either embrace the local distinctiveness of Castlemartin and follow the vernacular design principles or embrace the opportunity to provide a more innovative design solution; officers consider that the current design fails to successfully meet either of these approaches. The above concerns have previously been raised at pre-application stage and the current design is not considered to have been amended to address these concerns in any way. In addition, the submitted drawings do not show the new dwelling in the context of the street scene and it is difficult for officers and members to fully consider the possible impact of this new dwelling on the character and setting of the area.

Scale, form, siting and design:

The scale of the proposed dwelling is considered to be overly large given the available size of the proposed plot and leaves very little amenity space for the proposed dwelling. In relation to the form of the proposed structure, officers consider that the structure has a bulk which does not respond to the context of the site and the adjoining properties. This element is further exaggerated, given the loss of pronounced gable projections on the property. In respect of the siting of the dwelling the proposed building would be sited very close to the eastern boundary due to the access drive being retained for the Welcome Inn dwelling in addition to providing vehicle access to the new dwelling, which gives the appearance of the proposed new dwelling having been shoehorned into the site with little thought given over to usable amenity space on the remainder of the site. The proposed materials and finishes (in relation to type of roof slate, finish to fenestration, ridge tiles, fascia's, verge details and rainwater goods) have not been indicated on the submitted plans and whilst these elements could perhaps be covered by planning conditions there remains officers concerns about this lack of detailing on a full planning application.

Privacy and amenity of Neighbours:

In respect of the neighbour's amenity the new dwelling is considered to have an overbearing impact on the adjacent single storey property given its height and its location close to the boundary, in addition officers consider there would likely be an overshadowing impact on the property known as Welcome House as there is a window at ground floor level serving a habitable room on the side elevation together with a small garden area to the rear which is also considered to be overshadowed by the proposed dwelling. The proposed fenestration arrangement of the new dwelling would not have any detrimental impact upon the privacy of the neighbours.

Highways and access matters:

The access, parking and turning to the proposed dwelling together with the retention of the vehicle access to the Welcome Inn has been carefully considered by the Highway Officer in addition to the proposed repositioning of the existing double garage serving the Welcome Inn. He has considered that whilst the visibility is deemed to be satisfactory, the proposed access, together with the parking and turning of vehicles to the rear of the site would be unacceptable and as such, has recommended refusal on these grounds.

In response to this difficulty the applicant has now omitted the garage element from the scheme to try and overcome the highway concerns. The revised drawings have been sent to Transportation & Technical Services for further consideration and a response has now been received which states that the Highway Officer is now satisfied with the parking and turning for both the existing and proposed dwellings and as such he recommends conditional consent.

Sustainable development matters:

Policy 29 of the LDP requires all proposals for development to demonstrate an integrated approach to design and construction, including sustainable design measures. Development plan policy requires sustainable development including sustainable energy use, generation, materials and resources, waste and drainage. Neither the Environment Agency nor Welsh Water have objected to the proposed drainage arrangements for the site.

The applicant has also stated that the proposal would seek to use locally sourced materials and comply with Building Regulation insulation standards, with the current design incorporating a large element of glazing on the south facing elevation to maximise solar gain into the property together with solar water heating panels on the main southern roof aspect. The applicant has indicated that the surface water runoff will discharge to a new soakaway located within the parking and turning area at the rear of the dwelling.

Within the design and access statement it is stated that the applicant is considering incorporating additional features on the site which include ground source under floor heating, photo voltaic tiles, rainwater harvesting, domestic

wind turbine, air source heat pump and heat recover ventilation system. However, no details of any of the above have been indicated on the submitted drawings and as such your officers are unable to properly assess the impact or appropriateness of these features.

Landscaping:

As referred to above the scale and massing of the proposed dwelling would be at odds with adjacent properties due to the size and length of the building which would be read as one large mass dominating the street scene. This short coming would be reinforced by the level of any detailed landscaping plan which should form part of any detailed proposal.

Conclusion

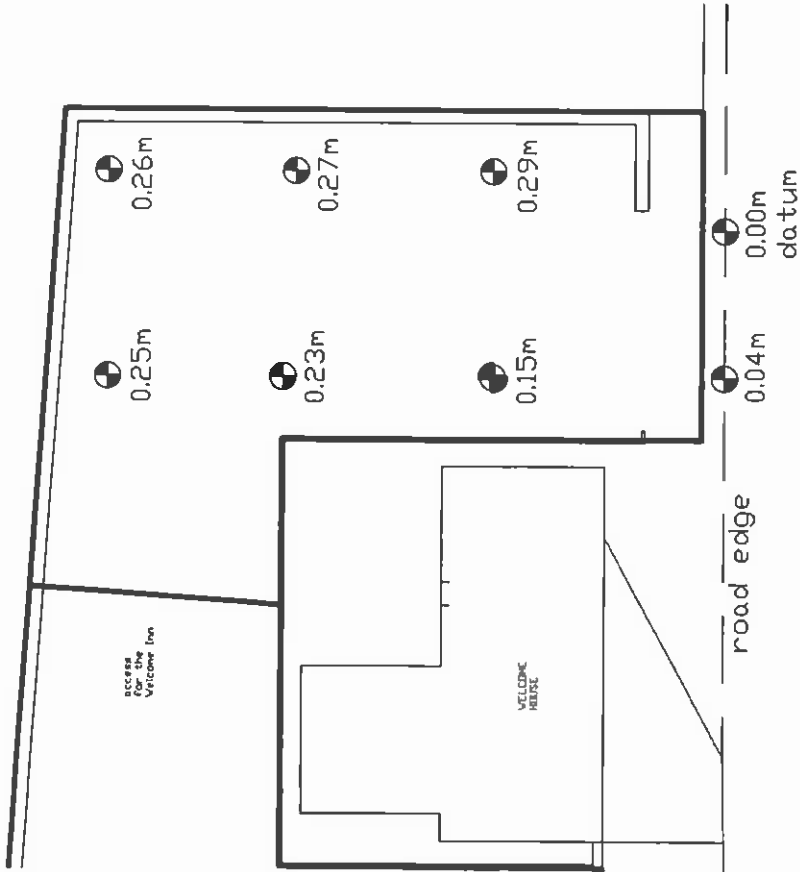
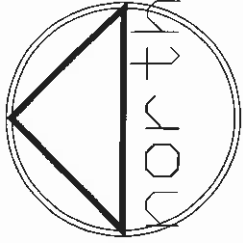
As currently submitted the application raises fundamental concerns that cannot be addressed through conditions. The proposed dwelling has elements of sustainable design and renewable energy which assist the dwelling in meeting the relevant code level for sustainable homes. However, the current design lacks detail in addition to the concerns raised on the form, scale, mass and siting of the new dwelling together with some non traditional detailing which results in the proposed dwelling being detrimental to the special qualities of the National Park. In addition, the lack of a detailed landscaping scheme provides insufficient information to enable a comprehensive assessment to be made of the proposed dwelling. As a result the application is recommended for refusal.

Recommendation

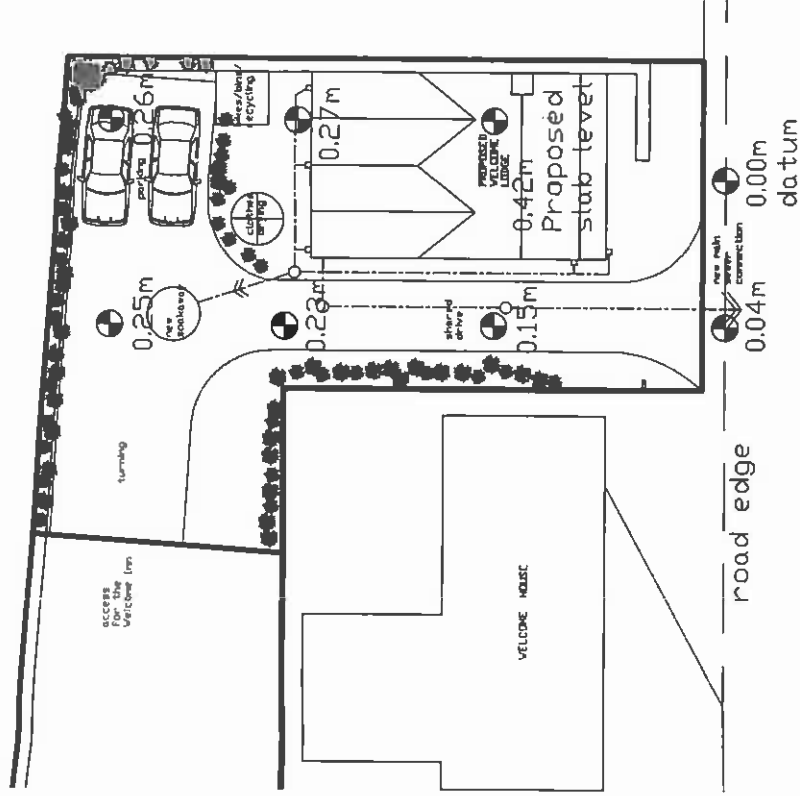
For these reasons the application is therefore recommended for refusal

1. Policy 1 of the Pembrokeshire Coast national Park Local Development Plan requires development to be compatible with the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the National Park. Policy 7 of the Pembrokeshire Coast national Park Local Development Plan seeks to only permit development where it constitutes sensitive filling in of small gaps to isolated groups of dwellings. Policy 8 of the Pembrokeshire Coast national Park Local Development Plan seeks to protect the special qualities of the National Park, including amongst other things, the pattern and diversity of the landscape is protected and enhanced. Policy 15 of the Pembrokeshire Coast National Park Local Development Plan states that development that adversely affects the qualities and special character of the National Park will not be permitted. Policy 29 of the Pembrokeshire Coast National Park Local Development Plan requires development to be well designed in terms of place and local distinctiveness, materials and resources. The proposal by reason of its form, scale, mass, siting and non traditional design is considered harmful to the qualities and special character of the National Park. The proposal is therefore considered contrary to both national and local policies and detrimental to the special qualities of the National Park.

2. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires development to be compatible with the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the National Park. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan seeks to protect the special qualities of the National Park, including amongst other things, to ensure that the identity and character of towns and villages is not lost through coalescence and ribboning of development or through poor design and layout of development. Policy 29 of the Pembrokeshire Coast National Park Local Development Plan requires development to be well designed in terms of place and local distinctiveness, materials and resources. The proposal by reason of the lack of information on the landscaping scheme, materials, additional sustainable design features and lack of design detailing on the submitted application is insufficient to enable a comprehensive assessment to be made of the proposed new dwelling. The proposal is therefore considered contrary to both national and local policies and detrimental to the special qualities of the National Park.



EXISTING SITE LEVELS



PROPOSED SITE LEVELS

Pembrokeshire Coast
02 MAR 2011
 National Park Authority

REV B GARAGE OMITTED 02/03/2011

NEW HOUSE AT
 THE WELCOME INN, CASTLEMARTIN

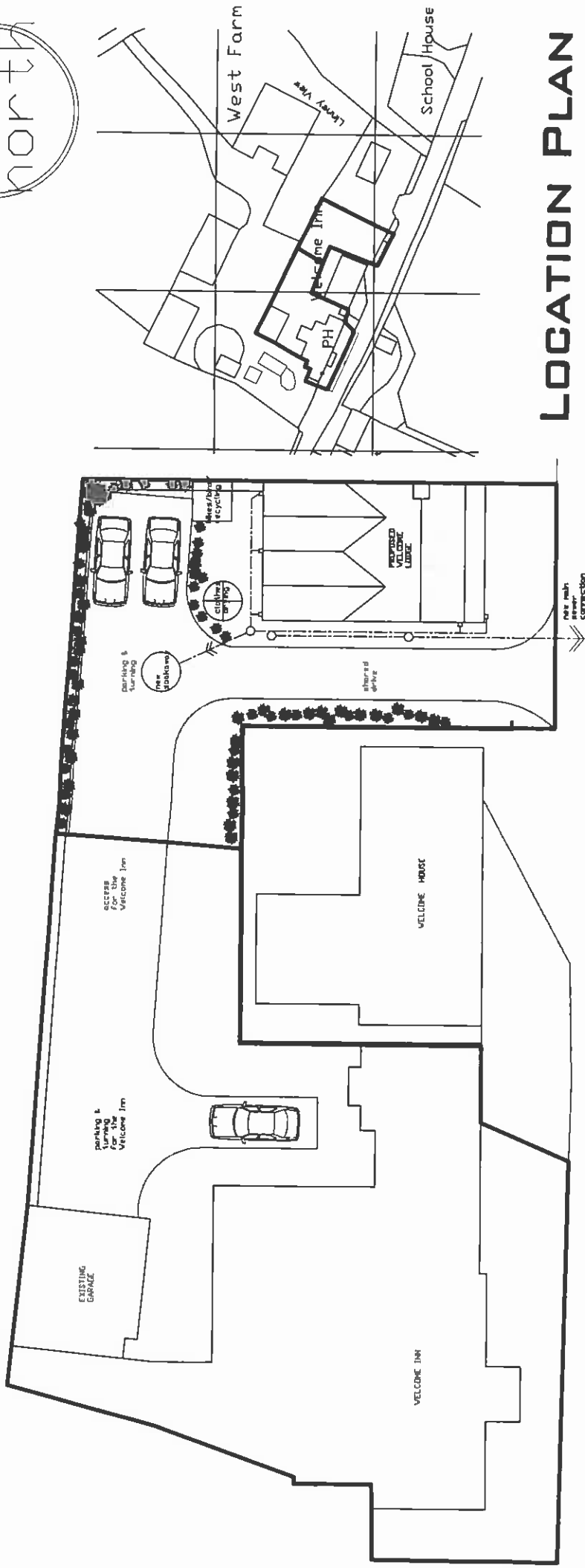
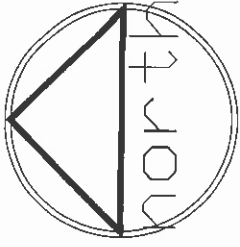
SITE LEVELS

DRWG: 100

FOR: MR & MRS SANDERS

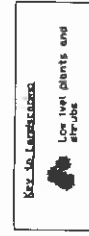
DATE: 11 JANUARY 2011

SCALE: 1/200 A3



SITE PLAN 1/200

Pembrokeshire
02 MAR 2011
 National Park, Ayr



LOCATION PLAN 1/1250

REV B GARAGE OMITTED 02/03/2011
 REV A LANDSCAPING LAYOUT ADDED 24/01/11

NEW HOUSE AT
 THE WELCOME INN, CASTLEMARTIN

SITE &
 LOCATION PLAN

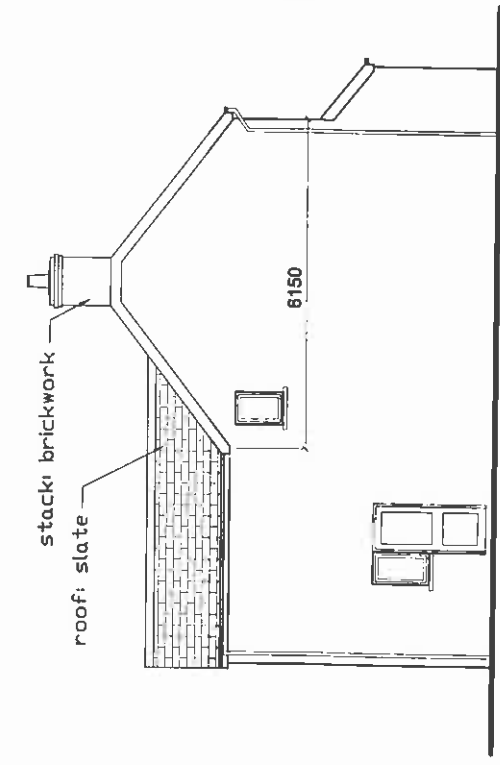
PROJECT: 01
 FOR: MR & MRS BANDERS
 DATE: 11 JANUARY 2011
 SCALE: AS SHOWN / A3



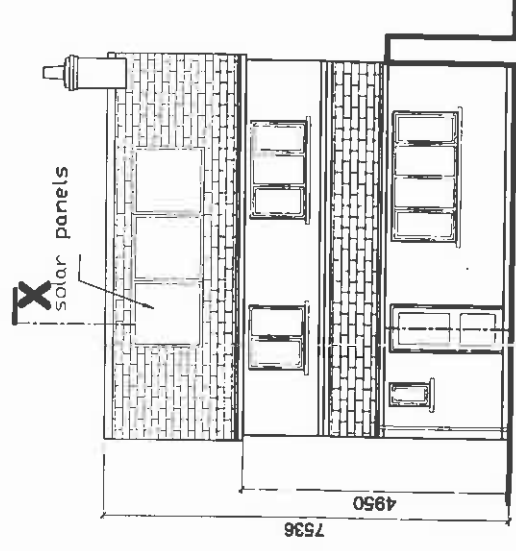
west (side) elevation

north (rear) elevation

section X-X



east (side) elevation



south (front) elevation

26 JAN 2011
Newbold Park, Northampton

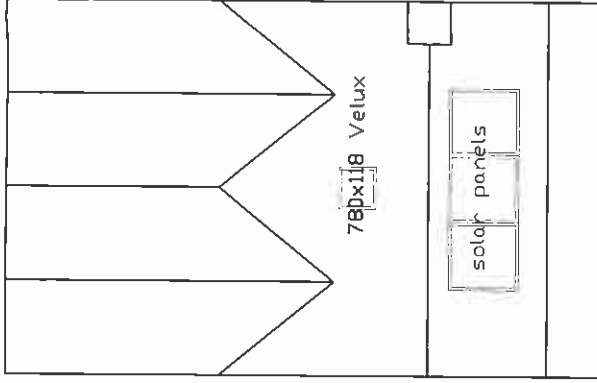
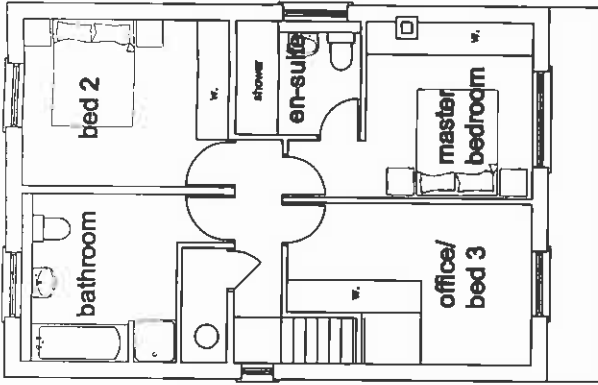
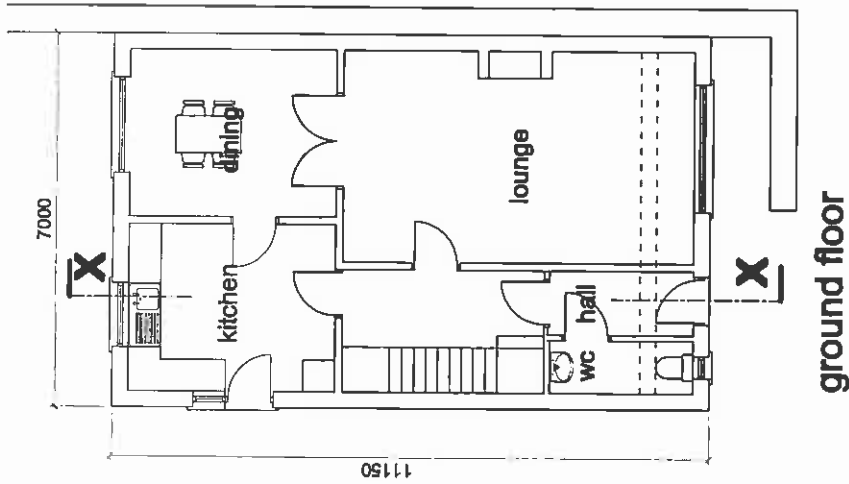
NP 11 0 26

REV A HOUSE MOVED TO INSIDE BOUNDARY WALL 26/01/11

NEW HOUSE & GARAGE AT
THE WELCOME INN, CASTLEMARTIN

HOUSE ELEVATIONS & SECTION
AS PROPOSED

Drawn: 03
For: MR & MRS SANDERS
Date: 11 JANUARY 2011
Scale: 1/100 A3



Prepared by
26 JAN 2011
 Newcastl...

NP 11 0 26

REV A HOUSE MOVED TO INSIDE BOUNDARY WALL 26/01/11

DRONE: 02
FOR: MR & MRS BANDERS
DATE: 11 JANUARY 2011
SCALE: 1/100 A3

**NEW HOUSE & GARAGE AT
 THE WELCOME INN, CASTLEMARTIN**

**HOUSE PLANS
 AS PROPOSED**