

Committee Date 23-Mar-2011
Application Type Full
Application Ref 11/041 **Grid Ref:** SN05963918
Applicant Mrs C Harris
Agent Mr W Harries, Harries Design & Management
Proposal Single storey ground floor extension to form porch.
Provision of additional roof lights.
Site Location Sibrwd Y Coed, East Street, Newport

Summary

Planning permission is sought for a modest extension to provide a porch on the front elevation of the property known as Sibrwd y Coed which is located near the junction between East Street and Fedir Pen-Y-Bont in Newport. The property is accessed off a private road which also serves the telephone exchange which is adjacent to the site. The proposed scheme offers a well designed porch extension to the front of this dormer bungalow with materials to match those that are presently on site. It is considered that there would be no adverse impact on the immediate or wider landscape and the proposal is acceptable in this instance. The application is therefore recommended for approval.

Consultee Response

Newport Town Council: No objection - Whilst we were unable to view the site of the extension, based on the plans we are of the opinion that this is a small extension that should not be visually intrusive to adjoining properties. The provision of additional rooflights was considered acceptable

Public Response

Newport Town Council – Recommend approval

Policies

Local Development Plan
LDP Policy 01 - National Park purposes and duty
LDP Policy 03 - Newport Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 13 - Historic Landscapes Parks and Gardens
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

SPG03 - Sustainable Design
SPG08 - Validation of Planning Applications

National Policy

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 12 - Infrastructure and Services

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

Officer's Appraisal

The application is put before members as the applicant is employed by the Authority.

Background & Description

The dwelling is in the form of a dormer bungalow and is located on the former rear garden of Dolycoed and is accessed off a private road. This dwelling was granted consent in 1984 under NP/296/84, further alterations and a side extension were granted consent in 1990 under NP/369/90.

Current proposal

The current application seeks consent to provide a front porch extension to the host dwelling, the porch will measure approximately 3.65 metres wide and extend from the front wall by 1.96 metres. There is a pitched roof over the porch which matches the existing roof pitch and the eaves height aligns with the existing, the access point is provided on the south elevation in the form of a glazed door and screen with a further feature window with arched head provided on the east elevation and has obscure glazing. The submitted drawings indicate other alterations on the host property, however these elements are not considered to require planning permission.

Key Issues

- Scale, Siting and Design
- Amenity of Neighbours
- Sustainability matters

Scale, Siting and Design:

The scale of the proposed porch whilst of a good size is not considered to over dominate the front elevation given the elongated form of the host dwelling. The siting of the porch centrally on the front of the dwelling is considered to provide a balanced approach with the proposed design being in-keeping and incorporating similar materials to the host dwelling which will include roughcast render to the exterior walls together with a concrete tiled roof finish. It is also noted that the dwelling is located just outside of the conservation area of Newport; however the dwelling is well screened with

limited views from the immediate and wider landscape given the mature boundary planting and adjacent buildings.

Amenity of Neighbours:

The scale and design of the porch is not considered to impact on the adjoining neighbour's amenity or privacy given the distance that the porch is to be located away from these properties, the location of the proposed fenestration and the use of obscure glazing.

Sustainability matters:

The proposed overall design aims to match materials with the host dwelling and incorporates timber windows and doors with the largest element of glazing being south facing to assist with solar gain into the property. The surface water from the new porch roof will discharge into an existing soakaway and these measures are considered to offer an improved element of sustainability to the scheme of works.

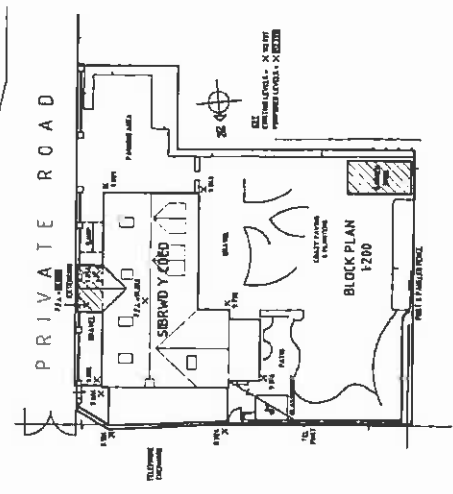
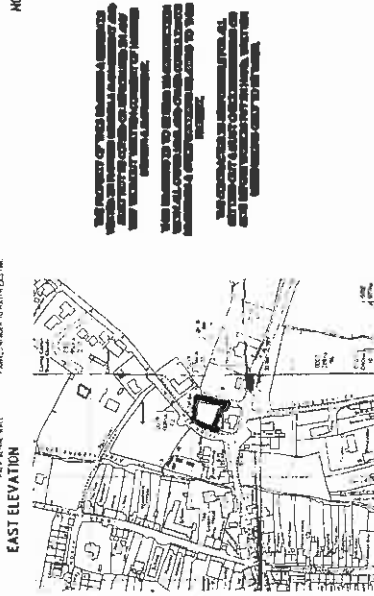
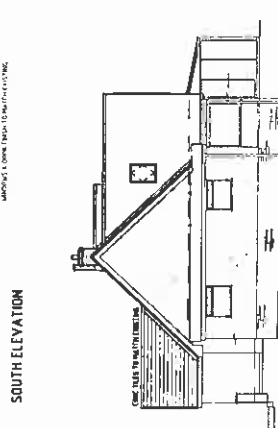
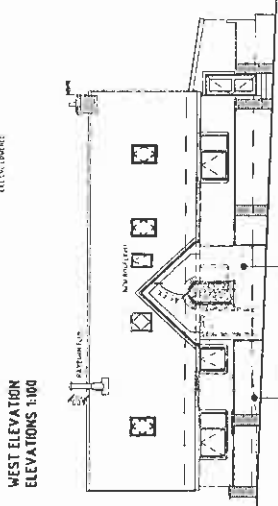
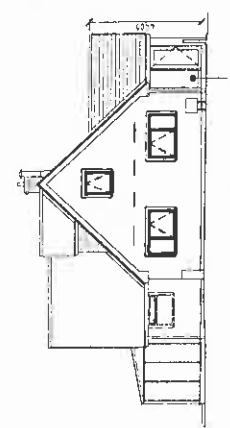
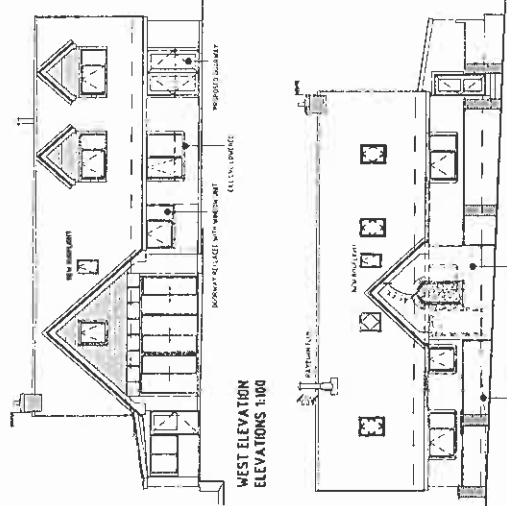
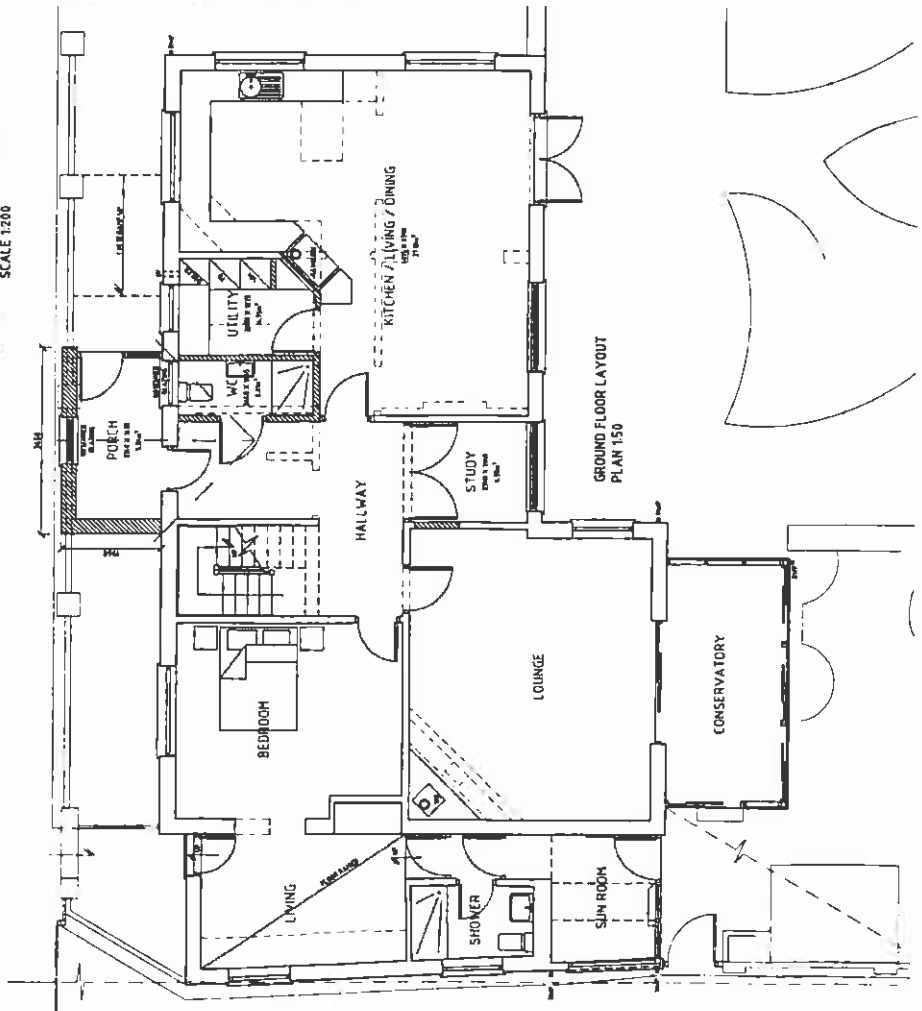
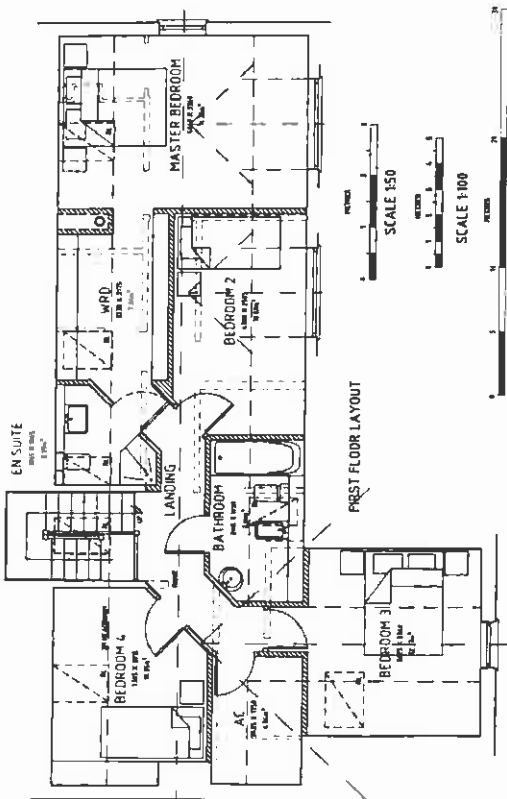
Conclusion

The proposal involves the provision of a well designed porch extension on the front of this dormer bungalow, the materials are considered to be suitable and provide an element of sustainable design on this modest extension. The dwelling is also located within an area of known bat activity and given the scale of the domestic extension and current approach on these matters an informative will be added to any consent that is granted to inform the applicant of their statutory duty in relation to any protected species identified on the site during the works. As such, it is considered that the current proposal may be recommended for approval subject to a number of planning conditions as set out below.

Recommendation

That the application be approved subject to conditions relating to:

1. Development to commence within 5 years
2. Development in accordance with the approved plans



THE PROJECTS OF THIS DRAWING ARE LIMITED TO THE WORK SPECIFICALLY MENTIONED AND THE DESIGNER ACCEPTS NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.

THIS DRAWING IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND ANY REUSE OR MODIFICATION OF THE DESIGN OR INFORMATION IS AT THE USER'S RISK.

THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DELAYS IN THE PROJECT.

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

DO NOT SCALE ORIGINAL DRAWING A1

REV. DATE COMMENTS

PLANNING APPLICATION

CLIENT: **Mrs HARRIS**

DATE: 1 FEB 2011

COMPETENT PERSON: **CHRISTOPHER MARRIS ENGINEERING & CONSULTANTS**

REGISTERED NUMBER: **102476**

REGISTERED ADDRESS: **102476, NEWBURN, SOUTH YORKSHIRE, WAKEFIELD, W. YORKSHIRE, WF1 2JQ, W. YORKSHIRE, W. YORKSHIRE**

HARRIES DESIGN & MANAGEMENT

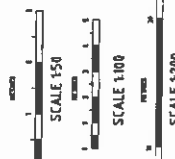
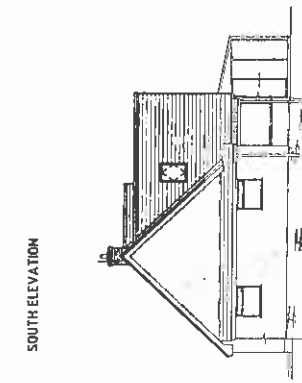
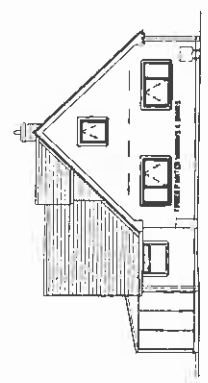
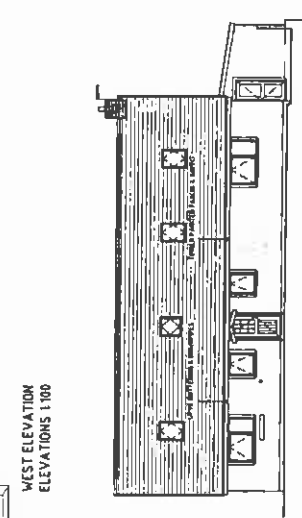
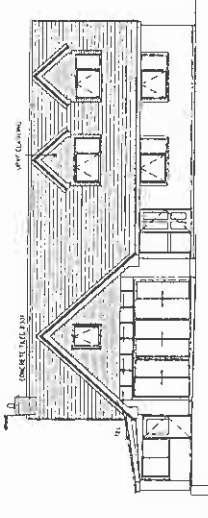
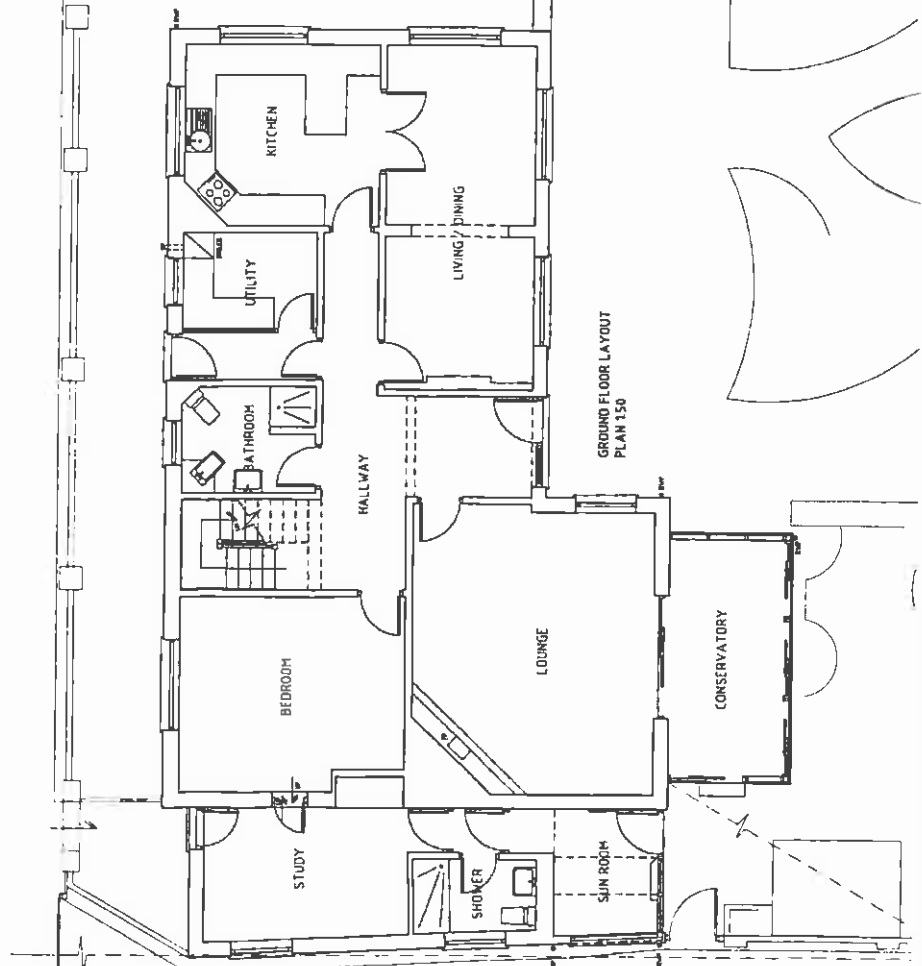
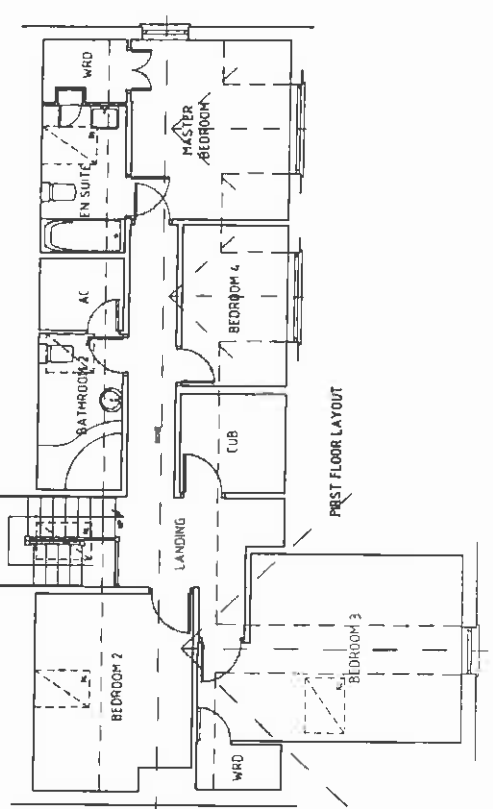
PROPOSED WORKS AT

SIBRAWD Y COED, EAST STREET, NEWPORT, PEMBROKESHIRE. NP 11 0 4 1

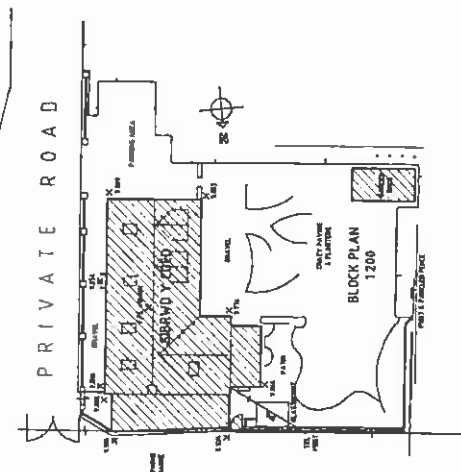
FLOOR PLANS & ELEVATIONS AS PROPOSED

SCALE: 1:150 DRAWN BY: DATE: CHECKED BY: DATE: REV. NO. 03

JOB NO. **1244**



THE PROPERTY OF THIS DRAWING IS THE PROPERTY OF HARRIES DESIGN & MANAGEMENT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF HARRIES DESIGN & MANAGEMENT.

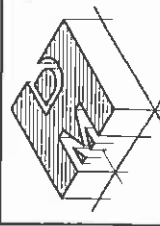


DO NOT SCALE
ORIGINAL DRAWING A1

REV.	DATE	COMMENTS

CLIENT
Mrs HARRIS

DATE
- 3 FEB 2011



HARRIES
DESIGN & MANAGEMENT

PROPOSED WORKS AT
STIRWY COED,
EAST STREET,
NEWPORT,
PEMBROKESHIRE. NP 11 0 4 1

PLANS & ELEVATIONS
AS EXISTING

SCALE SEE DWS	DRAWN BY	CHKD BY	DATE
1244	01		