

Application Ref: NP/11/206

Application Type	Full
Grid Ref:	
Applicant	Mrs K Clement
Agent	Mr T Kinver, Kinvear Kreations Ltd
Proposal	Two storey and single storey rear extensions and provision of roof to outdoor swimming pool
Site Location	Pwll Farm, Newport, Pembrokeshire, SA42 0LX

Summary

This is a full application for two and single storey extensions, plus the provision of a roof for an existing swimming pool at Pwll Farm, Newport. The existing house has previously been extended with single storey extensions to the side and rear, beyond which lies an open air swimming pool. The size and design of the proposed two storey rear extension, further single storey side and rear extensions, plus the provision of a roof to cover the swimming pool are considered to have both a detrimental impact on the special qualities of the National Park, the Historic Landscape, and the host dwelling. The application is therefore recommended for refusal.

The application is brought before the Development Management Committee because the Community Council supports the scheme which is contrary to your officer's recommendation for refusal.

Consultee Response

Nevern Community Council: No objection
Environment Agency: No objection

Public Response

The application has been advertised. No comments have been received.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
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
LDP Policy 34 - Flooding and Coastal Inundation
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 06 - Conserving the Historic Environment
PPW4 Chapter 08 - Transport
PPW4 Chapter 12 - Infrastructure and Services
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG06 - Landscape Character Assessment Study, June 2009
SPG09 - Building Extensions
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background

This is a full application for a two and further single storey extensions, plus the covering of the existing outdoor swimming pool at Pwll Farm, Newport. The house lies in the open countryside to the east of Newport, and is a detached traditional double-fronted dwelling that has existing single storey extensions to the rear and north. Within the extensive gardens of the property there is a detached garage to the north of the dwelling, and an outdoor swimming pool to the north-west. Access to the property is from a private drive to the north that links onto the A487(T) road. The drive is also a public footpath which goes past the house and over the stream that borders the south of the garden. The site is within the Newport and Carningli Historic Landscape.

Current Proposal

The current application seeks to extend the house by the provision of a rear two storey and further single storey extensions, plus the provision of a roof to the existing outdoor swimming pool. The host dwelling is of a traditional double fronted design, with subservient single storey extensions to the side and rear. The proposal seeks the provision of a two storey rear extension, with further single storey extensions beyond this, wrapping round both to provide a link to the swimming pool. These extensions would be of a contemporary design. The single storey element would be constructed of mainly glazing, ie aluminium double glazed units under a sedum flat roof. The two storey element would be constructed of rough cast render under a natural slate roof. The pool's enclosure would be constructed of either an aluminium or timber portal frame with glazed roof.

The application has been supported with the following information:-

- An Energy, Water and Drainage Efficiency Questionnaire; and
- A Transport Statement.

Key Issues

This application raises the following planning matters:-

- Impact of the proposal on the National Park;
- Impact of the proposal on the Historic Landscape;
- Amenity matters;
- Flooding matters;
- Public Rights of Way matters; and
- Sustainability matters.

The host dwelling is a traditional farmhouse, double-fronted with single storey rear and side extensions. These existing extensions are proportionate to the host dwelling, being subservient to it in both size and design. Both national and local policy highlight the need to promote or reinforce traditional and local distinctiveness in National Parks. Unlike the existing extensions, the scale of the proposed ones dominates the host dwelling. The character of the existing building and its extensions is traditional: the proposed extensions have been designed in a contemporary style that is at odds with the traditional character of the host dwelling. In addition, the amount of glazing, both to the pool and the single storey rear extensions would result in a building that forms a visually intrusive addition to this rural landscape. In total, the proposed extensions dominate the host dwelling in both size and design, resulting in a building that is at odds with the special qualities of both the National Park and the Historic Landscape. Although the applicant considers that the extensions are a modest increase to the host dwelling, it is not felt that this is the case, and as a result refusal is recommended.

The swimming pool lies just over 20m from a converted barn that lies in an elevated position to the north-west of the site. The pool is already in existence, and its use has therefore been accepted. The proposal to enclose it would therefore increase use of the pool, but due to the distances involved and the elevated position of the converted barn, it is not felt that the covering of the pool raises any greater loss of amenity than currently exists.

To the southern boundary of the property lies a stream. Part of the site lies within Flood Zone C2, as defined by TAN 15 – Development and Flood Risk. As a result the Environment Agency was asked to comment on the proposals. It has no objection to the application subject to the following being addressed:-

- The development should be of a flood resistant design;
- Surface water should not discharge directly to the watercourse, and sustainable drainage systems must be utilised;
- Construction should not impact on the flood plain.

These matters could be dealt with by condition if permission were to be recommended.

The site is crossed by a public right of way, which runs along the property's drive and then goes over the stream. The proposed development would be clearly visible from this right of way, although it does not physically impact on the line of the footpath. The visual impact of the proposal has been discussed

above, and conditions and informatives could protect the right of way from any potential blockages during construction.

The application was supported with an Energy, Water and Drainage Efficiency questionnaire in accordance with Policy 29 of the Local Development Plan. On the basis of the information provided by the applicant, the Authority's Building Projects Officer has raised no objection to the proposal in terms of its sustainability.

Conclusion

The size and design of the proposed extensions to this traditional dwelling are at odds with its traditional design and proportions, resulting in a building that is dominated by large contemporary extensions. As a result the proposal is considered to harm the special qualities of the National Park and the Historic Landscape, and refusal is therefore recommended.

Recommendation

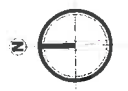
Refusal for the following reason:

1. Policy 1 of the Local Development Plan for the Pembrokeshire National Park Authority requires development to be compatible with the conservation or enhancement of the natural beauty of the Park. Policy 8 of the Local Development Plan for the Pembrokeshire National Park Authority requires, amongst other things, development to ensure that the sense of remoteness and tranquillity of the Park is not lost and that the pattern and diversity of landscape and historic environment is protected and enhanced. Policy 13 of the Local Development Plan for the Pembrokeshire Coast National Park seeks to protect Historic Landscapes. Policy 15 of the Local Development Plan for the Pembrokeshire National Park Authority states that development that adversely affects the qualities and special character of the National Park will not be permitted. The proposal by reason of the extensive amount of extensions and their contemporary design, and their resulting visual intrusion and change in the character and appearance of the host building and the area, is considered harmful to the qualities and special character of the National Park and the Historic Landscape. The proposal is, therefore, considered contrary to both national and local policies and detrimental to the special qualities of the National Park and the Historic Landscape.

Additional Material

Decision drawings:-

- GA01 – Existing site and location plans (received 12th May 2011);
- GA03 – Existing Elevations, Sections & 3D (received 12th May 2011);
- GA02A (received 12th May 2011);
- GA02B (received 12th May 2011);
- GA01 (received 20th May 2011);
- GA02 (received 12th May 2011);
- GA03 (received 12th May 2011).



Location Plan
 Scale 1:2500



Site Plan
 Scale 1:250



Mr. Tomas J. Kinver
 Kinver Creations Ltd
 100, The Quadrant, London, W1 1AA
 Tel: 020 7463 8000 Fax: 020 7463 8001
 www.kinvercreations.com

12 MAY 2011
 Building No. 11 2 06

11 2 06

project title:	Pwll Farm Renovation	drawing no:	GA01
client:	As Shown	drawing title:	As Shown
address:	Mr D. Charles & Mrs K. Charles 28 Llangynfrow, Llanidloes LONDON, WY10 3PC	prepared by:	As Shown
date:	12 MAY 2011	checked by:	As Shown
drawing status:	PLANNING	date:	12 MAY 2011



Existing Front



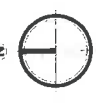
Existing North



Existing Front



Existing Basement



Existing Structure



Existing Structure



Mr. Tomas J. Kiver
Director of Planning
KIKER KREATIONS LTD
Charnock House, Linn Mill Lane, Sandbach,
Cheshire North, WA8 4AB
Tel: 01258 877624
www.kik-k.com

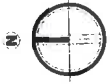
NP 11 2 06

Project Name	PAUL FARM RENOVATION
Scale	AS SHOWN
Drawn by	Mr D. Clement
Checked by	Mr D. Clement
Approved by	Mr D. Clement
Date	12th Aug 2011
Planning Status	PLANNING



Ground Floor Plan
Scale 1:20

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Existing
View from Living



Existing
View from Living

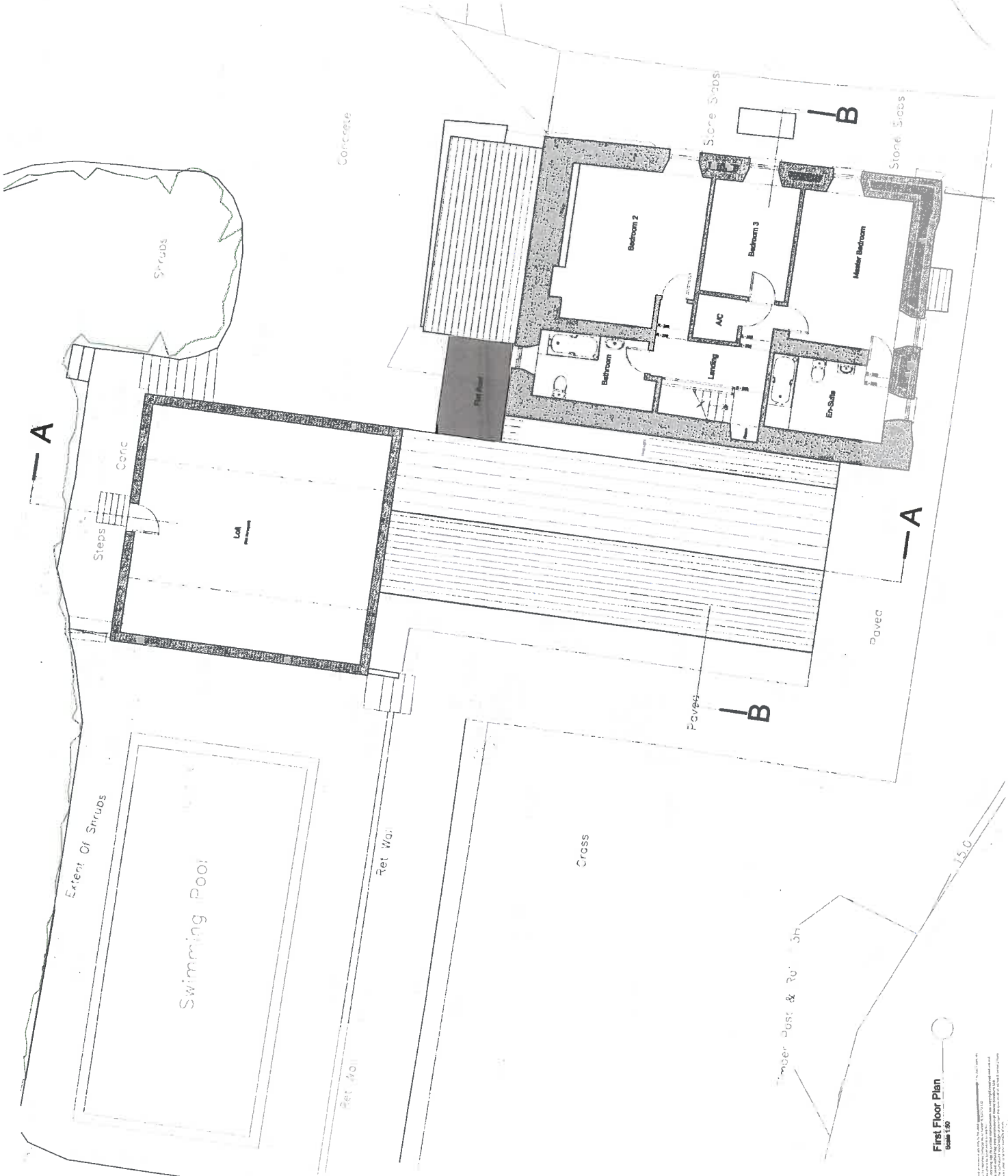


Mr. Tomas J. Kinver
 Director
 Kinver Creations Ltd
 100, The Quadrant, London, SW1 2JF
 Tel: 020 7493 8000
 Fax: 020 7493 8001
 Email: info@cbc.co.uk
 Website: www.cbc.co.uk

GA02b
As Shown
 drawing no.
 drawing title
 drawing scale
 drawing date
 drawing by
 drawing checked by
 drawing approved by
 drawing date

NP 11 2 01
 drawing no.
 drawing title
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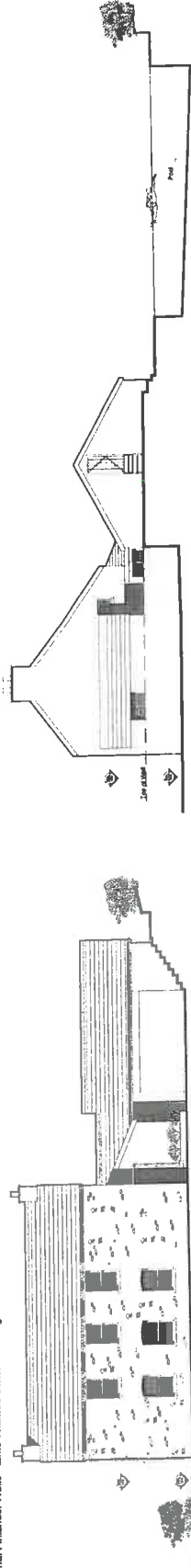
Existing - First Floor Plan
 drawing description



First Floor Plan
 Scale 1:50

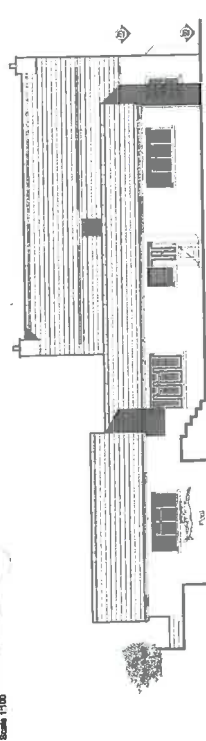
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External Finishes: Walls - Lime Washed Stone with rough cast concrete render to listed house extensions. - Roof - Natural slate / felt & bitumen flat roof construction over porch. - Windows & Doors - Solid timber frame white painted. - Soffits & Facade - Painted S/W. - Water Goods - Black box profile UPVC. - Sills & Copings - Painted concrete.

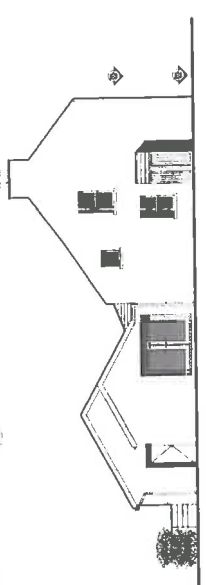


Front Elevation (East)
Scale: 1:100

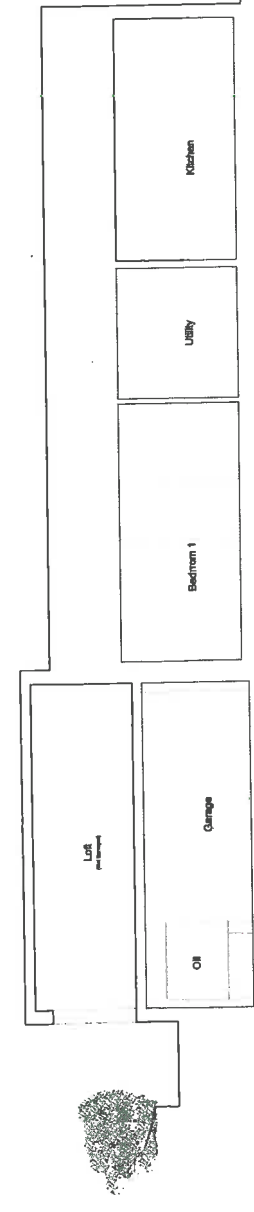
Side Elevation (North)
Scale: 1:100



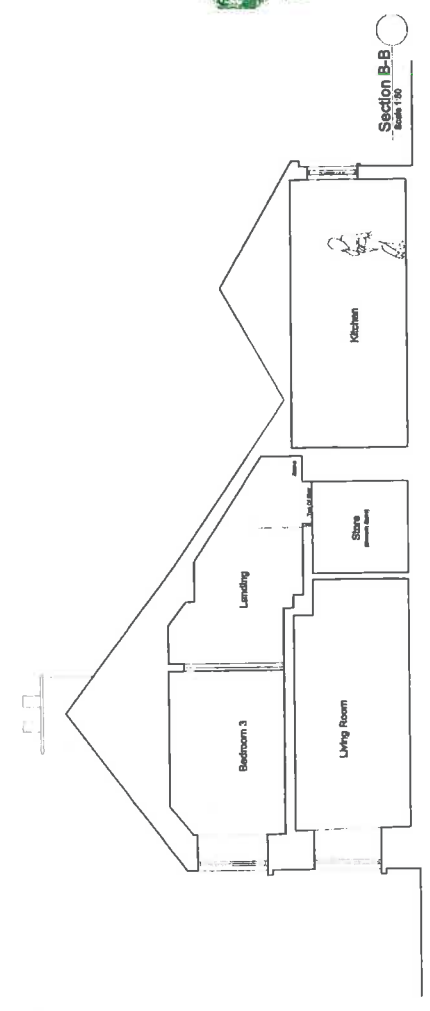
Rear Elevation (West)
Scale: 1:100



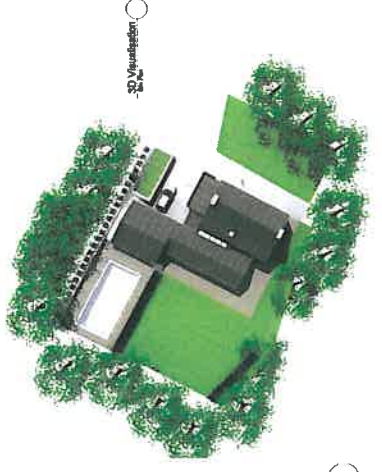
Side Elevation (South)
Scale: 1:100



Section A-A
Scale: 1:10



Section B-B
Scale: 1:10



3D Visualization



3D Visualization



3D Visualization



3D Visualization



3D Visualization



Mr. Tamas J. Kinver
 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

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project name:	Full Farm Renovation	drawing title:	GA03
client:	As Shown	drawn by:	As Shown
address:	M. D. Charval & Son, 4, Charval 28 Great Strand, Barnet LONDON, BN11 3RD	checked by:	TJK
date:	May 2011	approved by:	PLANNING



Proposed Rear Extension from South West



Proposed Rear Extension from South



M. Tomas J. Kinver
 100 Wilshire Blvd, Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.277.1000
 Fax: 310.277.1001
 www.kinver.com

Project No: **NP 11 2 06**

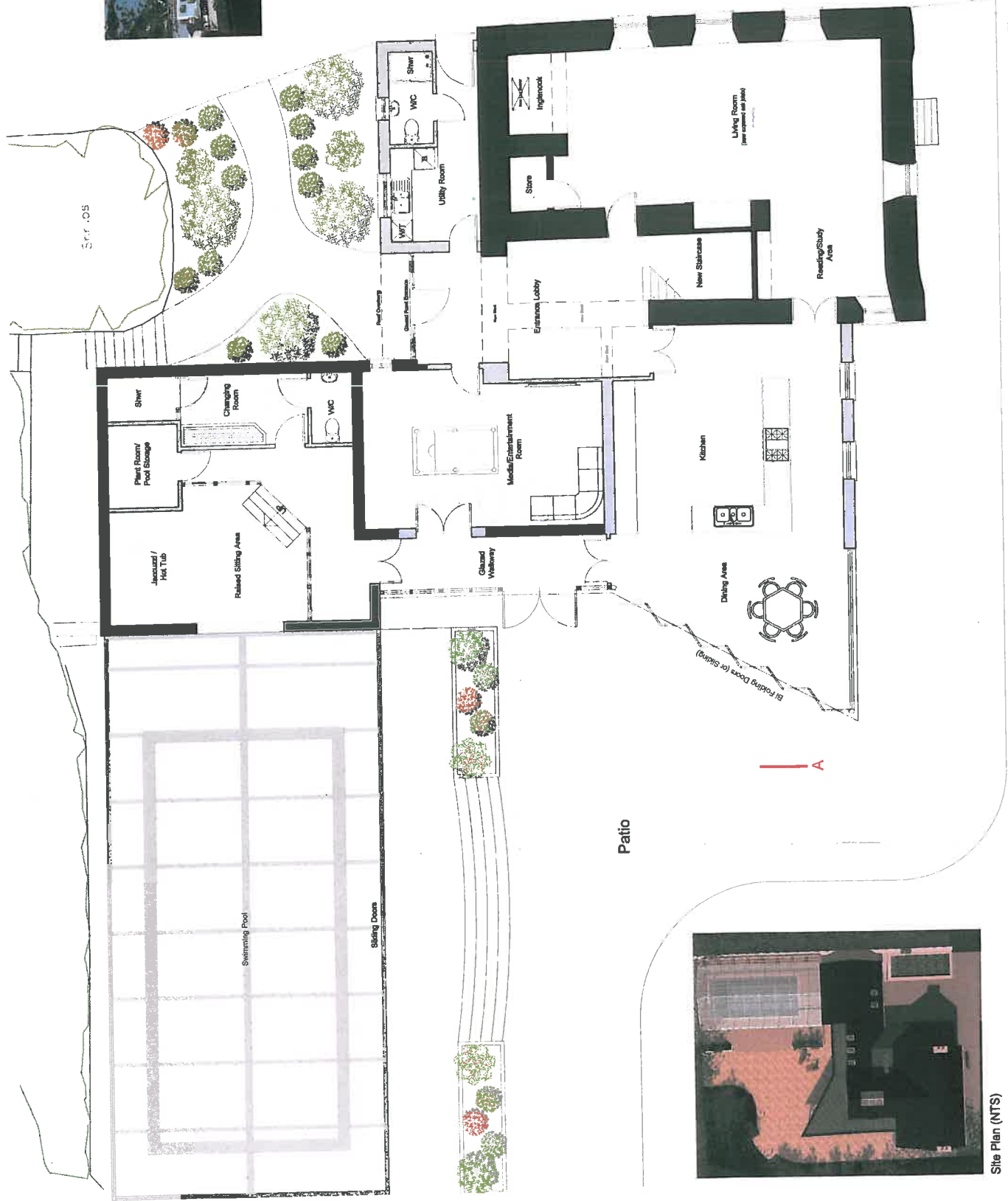
Project Name: **PAU Farm Renovation**
 Drawing No: **GA02**
 Drawing Title: **As Shown**

Architect: **KINVER KREATIONS LTD**
 100 Wilshire Blvd, Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.277.1000
 Fax: 310.277.1001
 www.kinver.com

Client: **Mr D. Chiswick & Mrs A. Chiswick**
 26 Garsfield Road, Brentford
 London: TW9 1JG

Planning Status: **PLANNING**

Ground Floor Plan
 Scale: 1:50



Ground Floor Plan
 Scale: 1:50



Site Plan (NTS)

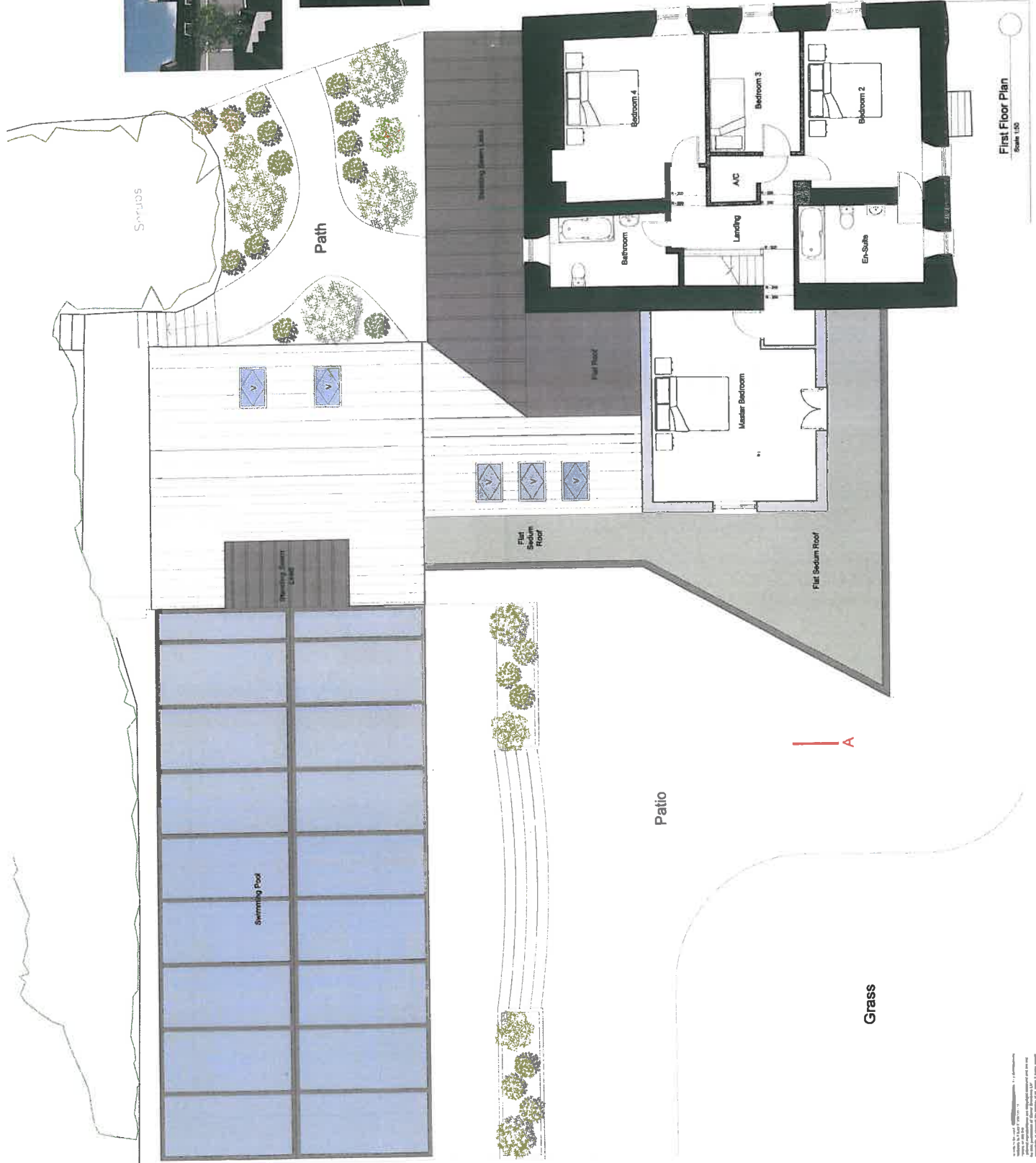
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Proposed Rear Extension from West



Proposed Kitchen Interior



First Floor Plan
Scale 1:50

17 MAY 2011



KINVER CREATIONS LTD
Mr. Thomas J. Kinver
1st Floor, Kinver, 15th May 2011
Kinver Creations Ltd
Chained House, Main Street, Corporation,
Preston, Lancashire, PR1 1QJ

17 MAY 2011
www.kc-uk.com
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project file:	GA03
client:	AS Showm
architect:	Mr. D. Conway & Mr. K. Conway
project no.:	17
date:	17 May 2011
drawing description:	PLANNING