

**Application Ref: NP/11/223**

**Application Type** Full  
**Grid Ref:** SM87191276  
**Applicant** Mr Richard Llewelin  
**Agent** Mr T Kinver, Kinver Kreations Ltd  
**Proposal** Proposed single storey extension to form utility room & home office.  
**Site Location** Fenton, Gilton Lane, Broadway, Haverfordwest, Pembrokeshire, SA62 3TX

**Summary**

This is a full planning application for the addition of a single storey rear extension to a detached farmhouse in the countryside west of Haverfordwest. It will provide a porch, utility area, lobby and home office in the extensive rear garden of the dwelling. Whilst the farmhouse is traditional in appearance, and the extension very modern, with sweeping, curved rooflines, and large expanses of glazing, it is a highly sustainable and innovative approach to the provision of additional accommodation that has a comfortable relationship with existing built form. It will not be unduly obtrusive and has no effect on neighbouring properties which are distanced from the site. Thus subject to the imposition of appropriate conditions, approval is recommended.

**Consultee Response**

Walwyns Castle Community Council: The Councillors are concerned that if this modern extension is allowed on these premises, other such plans will be applied for, in possibly much more prominent positions and again on unsuitable property, which will not be in keeping with the Pembrokeshire countryside.

**Public Response**

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

**Policies considered**

LDP Policy 01 - National Park purposes and duty  
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 53 - Impacts on traffic  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
SPG03 - Sustainable Design

SPG06 - Landscape Character Assessment Study, June 2009

SPG08 - Validation of Planning Applications

TAN 12 - Design

TAN 22 - Planning for Sustainable Buildings

### **Officer's Appraisal**

The application is on the agenda as the recommendation is contrary to the views of the Community Council.

### **Background & Description**

This is a full (householder) planning application for the erection of a single storey rear extension to provide a home office and ancillary accommodation. The original farmhouse has previously been extended in linear form as a result of planning permission (NP/02/503) in 2002, and a number of the farmyard outbuildings have been converted into holiday accommodation. The farm complex is in a relatively isolated location, more than a mile outside the settlement of Broadway, and approached from the country highway along a lengthy driveway. The siting of the extension is in the large rear garden of the farmhouse, largely screened from the farmyard itself, and not visible from any public vantage point, apart from a short length of public footpath.

### **Current Proposal**

The extension is proposed to sit off the previously extended element of the farmhouse, at its northern extremity. The core of the extension measures an average of 10.80 metres in length x 5.00 metres in width, with an additional porch 3.60 metres x 2.00 metres, over the farmhouse rear door. A flowing, rounded roofline in standing seam construction extends over the core building and beyond to form a covered patio area. The south facing, courtyard wall of the extension is fully glazed, whilst remaining wall finishes are of painted, smooth cement render and timber cladding, with high level glazing. The gable wall (south westerly facing), will have 4 N<sup>o</sup> photovoltaic panels to provide energy source.

### **Key Issues**

These relate to whether the extension will be obtrusive or inappropriate in form for its setting, and whether its presence will result in any loss of privacy or amenity to the occupants of neighbouring properties. In respect of the latter, given the property's isolated, countryside location it is apparent that the proposal will not result in any loss of privacy or amenity to neighbours. Given its location in the rear garden of the farmhouse the extension will not be unduly prominent, and although modern in design it is highly sustainable in form and sits comfortably against the traditional farmhouse which remains the dominant architectural form.

### **Conclusion**

The proposed rear extension is modern in design and form, does not attempt to mimic the appearance of the original farmhouse, and is compatible in terms of form, scale and siting with the host dwelling. It will be neither prominent nor obtrusive, and given the relatively isolated location will not have any effect on the privacy or amenity of others. Thus, subject to the imposition of appropriate conditions, no objection is raised to the proposal.

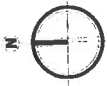
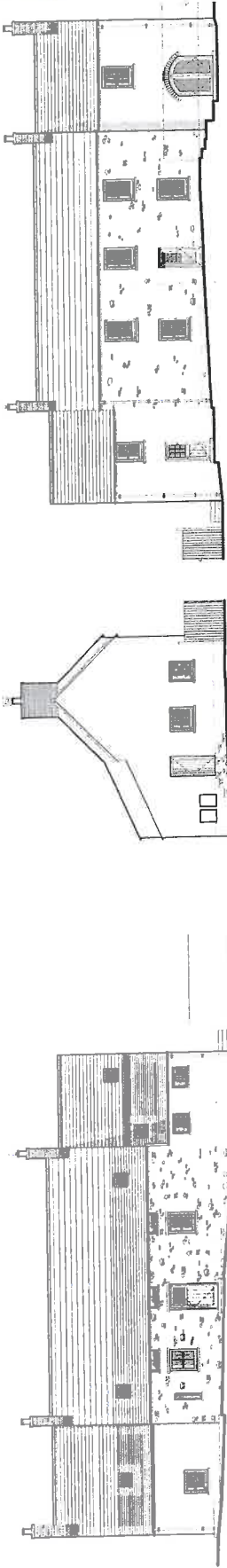
**Recommendation:**

Permission subject to conditions.

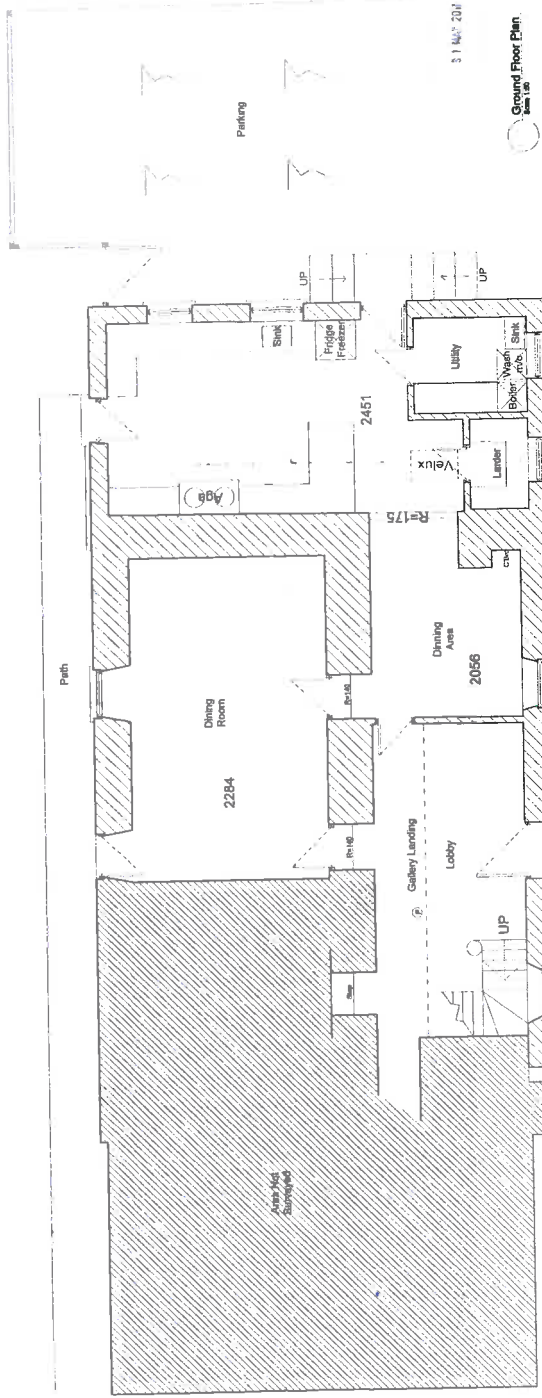
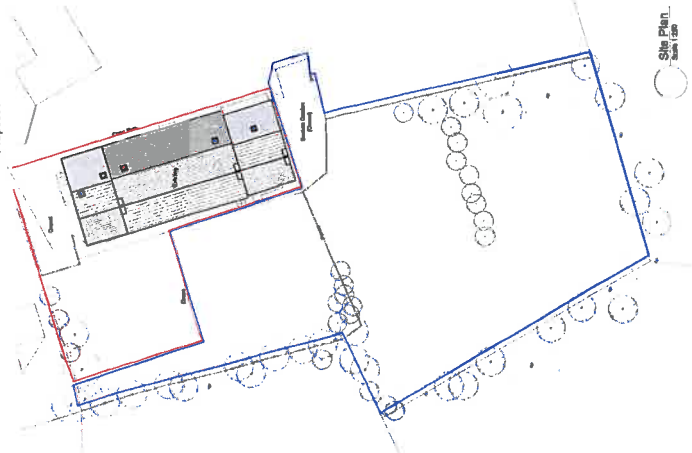
**Additional Material**

- Drawing N° GA/01 Existing (received 31<sup>st</sup> May 2011)
- Drawing N° GA/02 Proposed Extension Plans, Elevations, Section & 3D (received 31<sup>st</sup> May 2011)

External Finishes: Walls - Painted Random Stone, Painted Random Stone, Painted Sculptured Render and Red Brick, Roof - Blue/Grey Natural Slate, Windows/Dorms - Stained Timber, Double Glazed, Facias - Painted Timber, Water Goods - Black Squared UPVC Gutters, Sills - Natural and Painted Slate.



Proposed Site Location



Ground Floor Plan  
Scale 1:100



Front Elevation



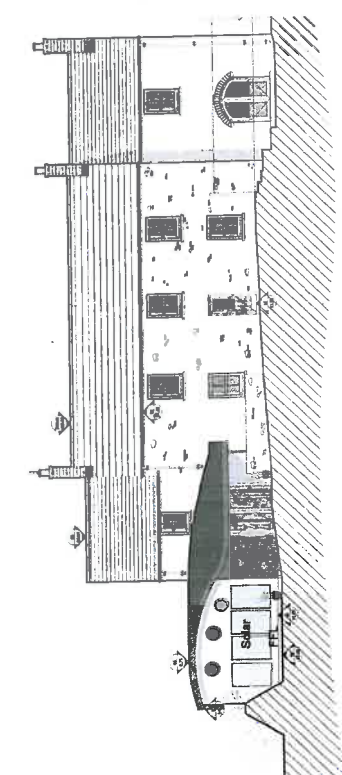
Rear Elevation



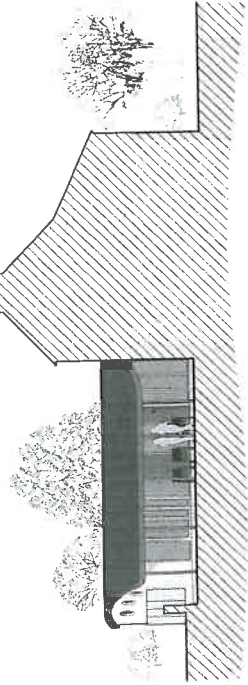
**Mr. Tomas J. Kinver**  
 Kinver Creations Ltd  
 Kinver, Staffordshire, ST16 2JL  
 Tel: 01548 871534  
 Email: info@kinver.com  
 WWW.KINVER.COM

**NP 11 2-20**  
 GA01  
 As Shown  
 Planning  
 Drawing scale: As Shown  
 Project title: Extension to Farm Farm  
 Address: NP 11 2-20, Kinver, Staffordshire, ST16 2JL  
 Date: May 2011  
 Drawing number: GA01  
 Drawing title: Extension to Farm Farm  
 Drawing scale: As Shown  
 Drawing date: May 2011  
 Drawing title: Extension to Farm Farm  
 Drawing scale: As Shown  
 Drawing date: May 2011

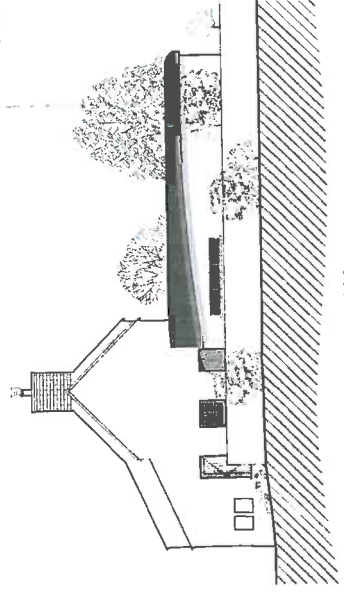
Location Plan  
Scale 1:2500



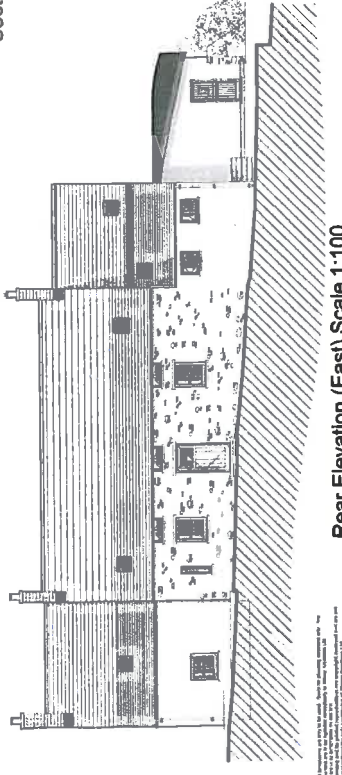
Front Elevation (West) Scale 1:100



Side Elevation (South) Scale 1:100



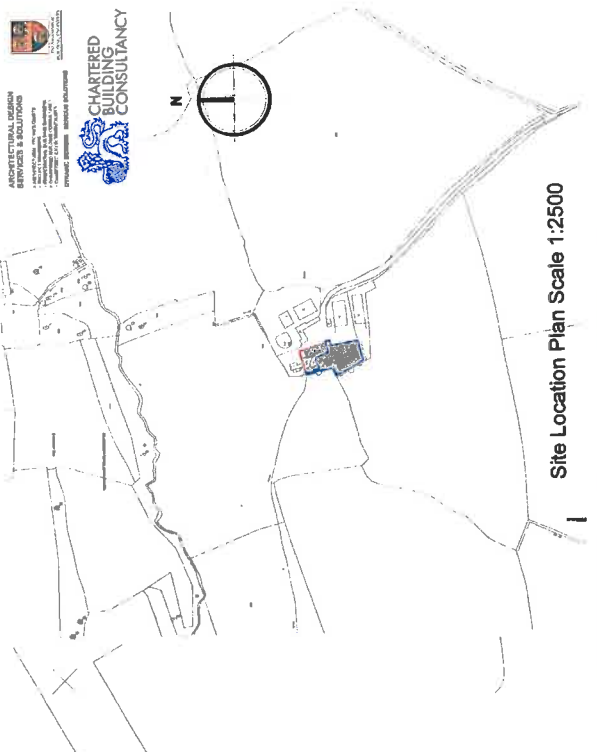
Side Elevation (North) Scale 1:100



Rear Elevation (East) Scale 1:100



Site Plan Scale 1:200



Site Location Plan Scale 1:2500



3D visualisations of proposed extension at Fenton farm.



31 MAY 2011

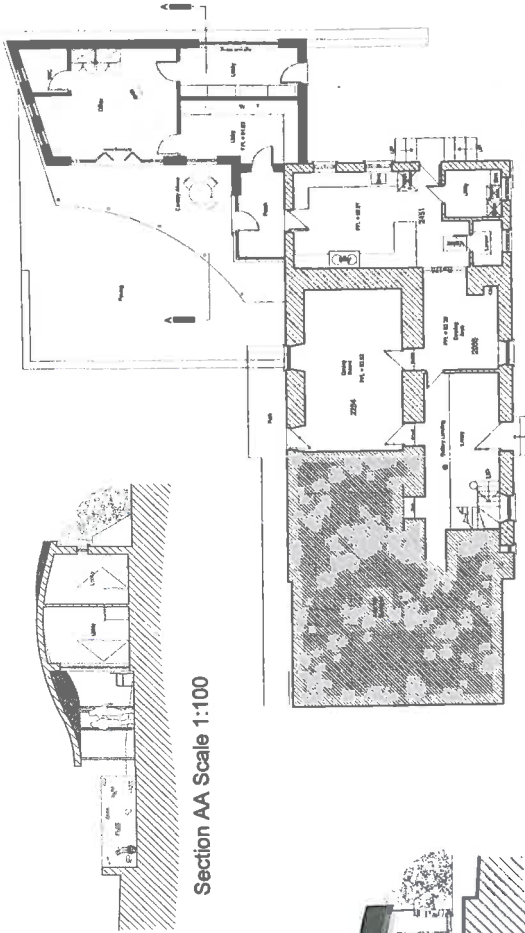
Proposed Extension Finishes: Walls - Timber Cladding, Roof - Standing Seam, Painted Smooth Cement Render, Windows/Doors - Painted Timber, Double Glazing - Painted Timber, Floor Goods - Black High-Round UPVC Gutters, Sills - Slate.



**Mr. Thomas J. Kiver**  
 Director  
 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:	Extension to Fenton Farm	drawing no:	GA/02
address:	Fenton Farm, Little Wymondley, Huntingdon, Cambridgeshire	scale:	As Shown
client:	Mr. P. & Mrs. D. Laverick	planning ref:	
architect:	KIK KIVER KREATIONS LTD	drawn by:	TJK
		date:	Mar 2011
		revision no:	
		revision date:	
		revision description:	PLANNING



Floor Plan Scale 1:100