

Application Ref: NP/11/224

Application Type Full
Grid Ref: SM78960860
Applicant Trendell, Pearce & Smyth
Agent Mr S Hole, Willis & Hole
Proposal Three bedroomed detached dwelling
Site Location West End Bungalow, Marloes, Haverfordwest,
Pembrokeshire, SA62 3BE

Summary

This is a full application proposing a new dwelling to the western end of Marloes village. The proposed dwelling lies within the rural centre policy limit for the village, where the principle of residential development is acceptable subject to a number of caveats. The current application seeks to address the reasons for refusal of an application earlier this year for a single dwelling on the site (NP11/056): these reasons were design and amenity. Subject to the suggested conditions, the revised proposal is considered to be acceptable.

The application has been brought before the Development Management Committee because the Community Council has objected to the proposal which is contrary to your officer's recommendation for permission.

Consultee Response

Marloes & St Brides Community Council: My Council have compared this application to NP/11/0056 which was refused planning permission on 13 April 2011. They maintain their consideration that this development like the previous one is a large development on a small plot. They consider as previously that the design of the dwelling should be sensitive to the surrounding area. They have noted that there are aspects of a more traditional feature with this application but they have also noted that the first floor window in the dining area folds back entirely with a clear sheet in front for safety purposes.

Dwr Cymru Welsh Water: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Environment Agency: Standard Advice

PCC - Head of Public Protection: No Response Received

Public Response

The application has been advertised and neighbour notifications have been undertaken. Two letters have been received making the following points:-

- The submitted drawings are inaccurate as regards boundary detail;
- Removal of existing boundary walls could result in problems for neighbouring properties where they are performing a retaining function;

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- The proposed building is disproportionately large for the size of the plot;
- The height of the building would be overbearing on such a small plot;
- The proposed gable is pointless and spoils the building's profile and will allow a third storey to be inserted;
- The chimney stacks are extremely stubby;
- Full height windows offer no privacy to the building's occupiers or passers by;
- The vertical scale of the house should be reduced to a one and a half storey dwelling;
- The air source heat pump provides visual clutter and should be located inside, and be limited by condition as regards noise levels; and
- The size of the dwelling would set a precedent for other large buildings in the village.

Policies considered

LDP Policy 01 - National Park purposes and duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 33 - Renewable Energy

LDP Policy 44 - Housing

LDP Policy 45 – Affordable housing

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 08 - Transport

PPW4 Chapter 09 - Housing

PPW4 Chapter 12 - Infrastructure and Services

PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG01 - Affordable Housing

SPG03 - Sustainable Design

SPG06 - Landscape Character Assessment Study, June 2009

TAN 02 - Planning and Affordable Housing

TAN 06 - Planning for Sustainable Rural Communities

TAN 11 - Noise

TAN 12 - Design

TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background

The site is located within the Centre Boundary for Marloes near the western end of the village, and fronts the road which passes through the village to Martin's Haven. It is situated between a plot of land to the east and a two storey end of terrace house to the west. A timber chalet occupied the site until recently, but this has been demolished and the site cleared. The front of the site is level with the highway, but has a bank approximately half way along it beyond which the ground level is raised by about a metre. A grass bank runs along the eastern boundary of the site.

The planning history is material to the consideration of this application. Outline permission was granted in 1994 (NP94/466) for the replacement of the original chalet / dwelling on this site. This permission was renewed in 1997 (NP97/448). Then in 2006 full permission was granted for a replacement dwelling on the site. The approved design took the form of a one-half storey dwelling of traditional appearance sited centrally on the plot. Earlier this year an application for a contemporary designed dwelling was refused on the site (NP11/056), the reasons being that its design would have a harmful effect on the character and amenity of the area.

Current Proposal

The current application is for a detached three bedroomed dwelling, with an internal upside-down living arrangement. The proposed two-storey dwelling would have a gable end facing the highway with catslide roof to the rear, on which there would be a bank of solar panels and photovoltaic cells. An air heat source pump would be located on the rear elevation of the proposal. The house would be constructed of smooth rendered walls, under a natural slate roof. Windows and doors would be powder coated aluminium. To the front of the house would a parking and turning area providing access into the house's integral garage. Mixed native species would be planted along the grass bank bordering the east of the plot, whilst the rear and western boundaries would remain as existing.

The application has been supported with the following documentation:-

- A Design and Access Statement;
- A Code for Sustainable Homes Pre-Assessment Report;
- A Transport Statement; and
- Specification for the air source heat pump.

Key Issues

This application raises the following planning matters:-

- Principle of residential development and planning history;
- Impact of the proposal on the special qualities of the National Park;
- Highways, parking and servicing matters;

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- Drainage and water pollution prevention;
- Neighbouring amenity issues;
- Affordable housing provision; and
- Sustainable development matters.

The site has a history of planning permissions on it for a detached dwelling. It lies within the Centre Boundary for Marloes where under Policy 6 of the Pembrokeshire Coast National Park Local Development Plan the principle of residential development is supported subject to a number of caveats. Policy 45 of the Local Development Plan requires a commuted sum for the single unit schemes to contribute towards affordable housing provision, but as this requirement has been suspended until the 1st October 2011 for implementation, at the current time no contribution is required.

Turning now to the impact of the proposal on the special qualities of the National Park, it should be noted that prior to the application refused earlier this year that the previous schemes had all sought to achieve a traditionally designed dwelling for the site. This was to ensure that any replacement dwelling responded positively to its context, and therefore minimised harm to the special qualities of the National Park. This end of the village is made up of a mix of property types, including older properties, and newer ones, the latter of which have sought to replicate the local design vernacular. The refused application proposed a contemporary design that was at odds with this character. The current scheme was subject to extensive pre-application negotiations as a result of this refusal, and the scheme now proposed was one that received officer support as regards design. The current proposal now includes a number of traditional design elements, including reduced proportions, gable end chimneys, cat-slide roof to the rear, and natural slate roof. The applicant has also proposed the retention of the grass banks around the site, plus additional planting, which helps to protect the special qualities of the National Park. A neighbour has objected to the proposed retention of the existing boundary treatments as being inaccurate and unfeasible, but this matter can be dealt with by condition. As a result the proposal is considered acceptable subject to standard conditions concerning materials, the removal of permitted development rights, hard and soft landscaping, and protection of the existing grassbanks. Although it is noted that both the Community Council and neighbours object to the size and design of the proposed dwelling, the previous application did accept the scale of the development as being acceptable, and as the current scheme is smaller than that previously proposed, it would be difficult to support a refusal on these grounds.

The previous application was also refused for amenity reasons. The pre-application negotiations for the current scheme revised the design and size of the proposed dwelling to result in a scheme that was more acceptable in terms of impact on neighbouring properties. In order to protect neighbouring amenity, permitted development rights have been removed from the property. Concern was also raised with the previous scheme that the air heat source pump would be detrimental to neighbouring amenity. Although the Public Protection Section at the County Council were consulted on the application, at

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the time of writing the report no response had been received from them. National Government is seeking to encourage sustainable development, and in the absence of any comments from the County Council, it is suggested that the standard noise condition be attached limiting noise levels from the plant.

The application has been submitted with a Code for Sustainable Homes Pre-Assessment Report that has concluded that Code III can be met by the proposed dwelling. In accordance with Government Guidance conditions have been suggested requiring that the dwelling is not occupied until the "Interim Certificate" and "Final Certificate" has been issued showing that the permitted dwelling has met the Code for Sustainable Homes Requirements.

The application proposes a double-accessed parking area off the highway to the front elevation of the proposed dwelling. The Highways Authority have raised no objection to the proposal subject to conditions concerning turning areas, no gates, visibility splays, and surface water drainage arrangements. These have been suggested.

As regards drainage and water pollution prevention matters, neither the Environment Agency or Welsh Water raise any objection to the proposal subject to conditions concerning drainage arrangements. These have been suggested.

Conclusion

The proposal is not considered to harm the special qualities of the National Park. Subject to the suggested conditions detailed in the report above, it raises no objections, and is therefore recommended for approval.

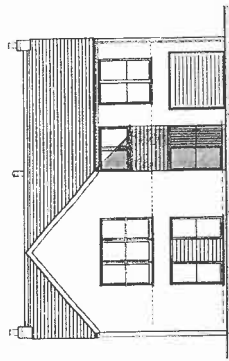
Recommendation

The application is recommended for permission with standard conditions being suggested concerning life-span and drawings, plus materials, the removal of permitted development rights for extensions and windows, Code III requirements, hard and soft landscaping, highways, and drainage matters.

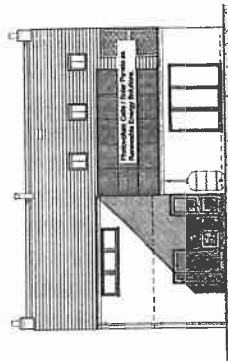
Additional Material

Decision Drawings:-

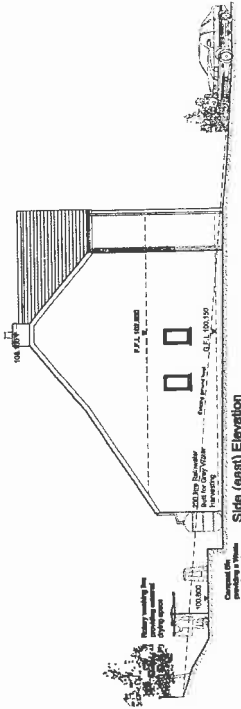
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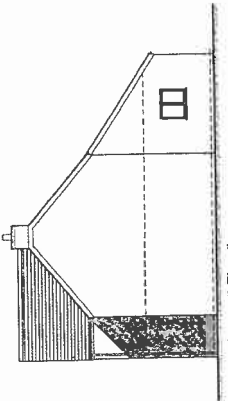
Front (north) Elevation
Scale 1:100 @ A1



Rear (south) Elevation
Scale 1:100 @ A1

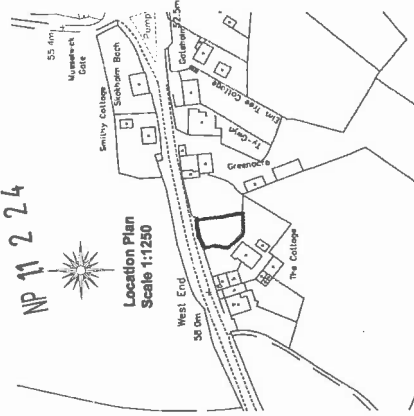
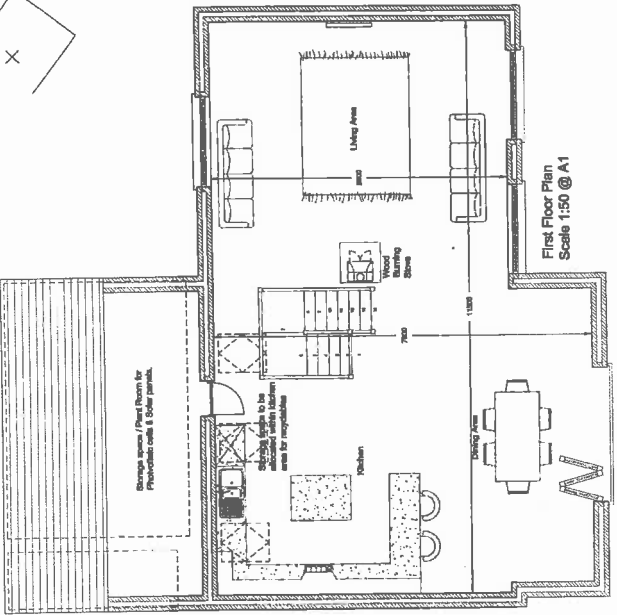
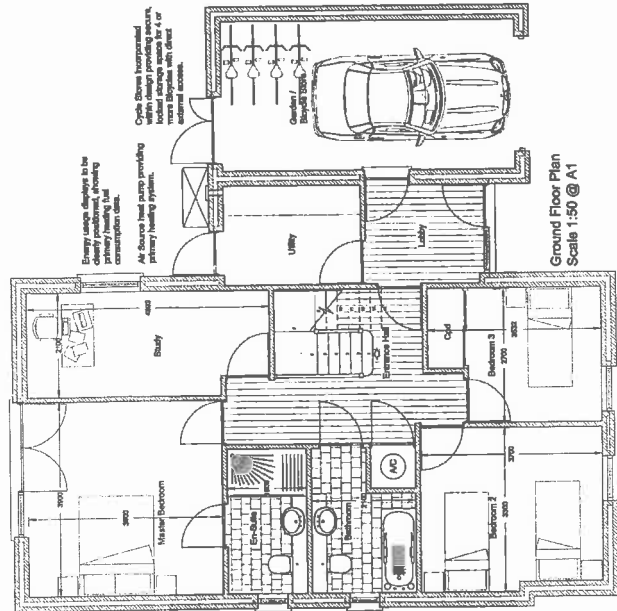
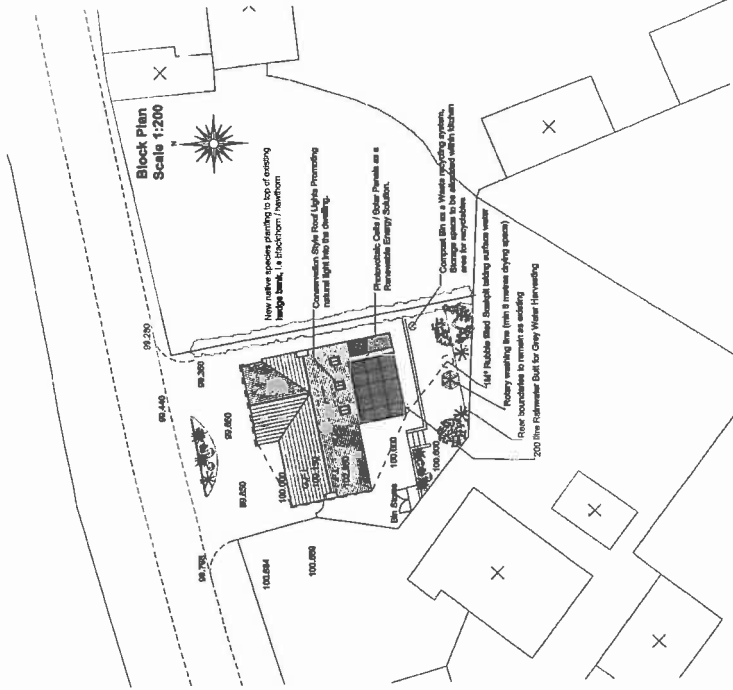


Side (east) Elevation
Scale 1:100 @ A1



Side (west) Elevation
Scale 1:100 @ A1

EXTERNAL FINISHES:
 ROOF TO BE CLAD WITH NATURAL SLUDBOISY SHAKES.
 EXTERIOR CLADDING TO BE IN BRICKWORK.
 MAINWATER COLOURS IN BLACK UPVC ON BLACK UPVC FRAMEWORK.
 EXTERNAL WALLS TO BE SMOOTH RENDERED, WHITE PAINT FINISHED.
 INTERNAL WALLS TO BE SMOOTH RENDERED, WHITE PAINT FINISHED.
 ALL DOORS TO BE POWDER COATED ALUMINIUM.



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Project	Proposed New Dwelling at West End, Northampton.
Drawing No.	Proposed Floor Plans, Elevations, Block 4 Location Plans
Rev.	101, 1101, 1201, 11250, 11250, 12.01.2011
Drawn by:	BJP