

Application Ref: NP/11/227

Application Type	Full
Grid Ref:	SM86431387
Applicant	Mr G Rudder
Agent	Mr J Durham
Proposal	Remove existing roof structure & provide 1st floor bedroom accommodation
Site Location	5, Sandyke Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JL

Summary

This is a full planning application in respect of raising the ridge level of the existing bungalow, introducing a gable extension, a saddle roofed dormer window, and 2 N^o velux type windows into the front elevation, and a long horizontal, flat roof dormer extension and escape window to the rear, thereby creating a new first floor of two bedrooms and a shower room. Whilst there is a disparate range of property type and form in the general vicinity of the site, in its immediate context, the proposal would represent an incongruous and upsetting form of development with many differing forms of window type resulting in unsettled elevations, whilst the difference in roof form and height would be disrupting to the flow and rhythm of the roofscapes of adjoining properties to the detriment of the street scene. In addition the application provides insufficient information in relation to assessing the energy improvements to the original dwelling. Thus refusal is recommended.

Consultee Response

The Havens Community Council: Supporting
PCC - Transportation & Environment: Conditional Consent

Public Response

The application has been appropriately advertised, 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 view of The Havens Community Council.

Background & Description

This is a full (householder) planning application for the raising of the roof level and ridge line of the detached bungalow to allow the introduction of gable and dormer extensions, a dormer window and rooflights into the roof planes, thereby creating a first floor to the property, together with a new vehicular access and hardstanding to the front. The bungalow occupies a road frontage location on the eastern flank of Sandyke Road. It has an existing garage to the front opening on to the highway, whilst to the rear of what is quite a small back garden is a communal footway and local play area. It is sited on rising ground with views to the front over the bay below. There are a number of property types and forms within the general area of the site, and there have been a number of differing forms of property extensions over the passing of time.

Current Proposal

This is to increase the pitch of the bungalow's roof thereby raising ridge level by 1.5 metres. This will allow the construction of a substantial gable extension projecting from the front roof plane, and flanked by 2 N^o velux type roof windows and a traditional saddle roofed dormer, all in random pattern over the roof plane. To the rear, a narrow, flat roofed dormer extension is proposed to run 10.35m of the 11.35m width of the roof plane, broken to one end by an "escape" flat roofed dormer window. Internally this will provide a new first floor of two bedrooms, shower room and landing. Additionally, alongside the existing garage in the front garden, it is proposed to remove a length of walling and open up a new vehicular access to a parking bay excavated into the front garden.

Key Issues

These relate to whether the raising of the roof and the introduction of the variety of dormer extensions and roof windows will result in any loss of privacy or amenity to the occupants of adjoining dwellings, and whether they will be obtrusive or inappropriate in form and number in relation to the host dwelling or the street scene. Consideration of the energy improvements to the main dwelling are also required. In addition consideration needs to be given as to whether the new front access and parking bay will be in a position or form as

to constitute a danger to highway or pedestrian safety assessment. The application also provides insufficient information in relation to the energy efficiency of the existing dwelling. As such it is not possible to properly assess the proposal against policy 29 of the Local Development Plan. In relation to the latter the Highways Authority are satisfied that subject to appropriate conditions the arrangements proposed are satisfactory. With regard to the question as to whether the new roof height and the introduced extensions and windows would result in any loss of privacy to neighbours, it is apparent that facing properties are sufficiently distanced not to suffer any unacceptable loss of privacy. However in relation to building form the development would have a significant unacceptable impact. The property itself would wholly change in scale and appearance. The disparate forms of extensions and windows have no coherent pattern and would result in haphazard and unsettling appearances to the principal elevations of the property. Furthermore the raising of the ridge line by as much as 1.5 metres, increased pitch and the clutter of extensions and windows within the roof planes would be an unduly dominating, incongruous and disruptive element in the context of the immediate street scene, and particularly its roofscape.

Conclusion

The proposed increase in pitch and consequent raising of the ridge height, and the introduction of a number of substantial and disparate extensions and windows into the roof planes, would overwhelm the property, and result in an unattractive and unsettling appearance, overly dominating and detrimental to the immediate street scene.

Thus it is recommended that the application be refused.

Recommendation:

Refusal for the following reasons;

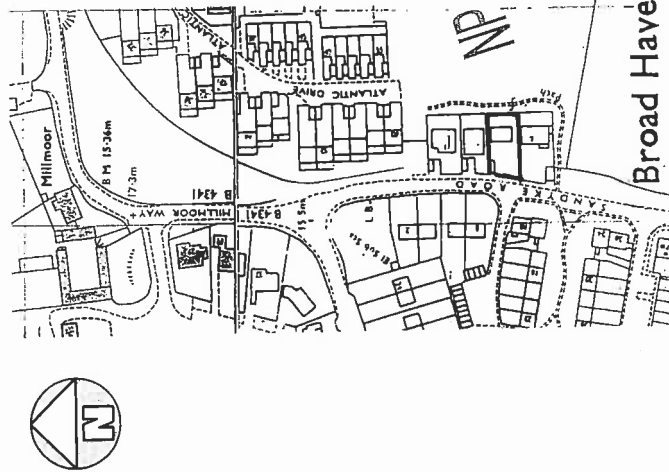
1. The proposal is contrary to the aims and provisions of Policy 15 "Conservation of the Pembrokeshire Coast National Park", of the Pembrokeshire Coast National Park Local Development Plan (2010), in that the development is insensitively and inappropriately designed, would be detrimental to the form, balance and appearance of the dwelling, and is unsettling both to the dwelling and the immediate street scene.
2. The proposed development does not comply with the requirements of Policy 30 "Amenity" of the Pembrokeshire Coast National Park Local Development Plan (2010), in that the development would be visually intrusive and unsettling in the immediate street scene, and is in a wholly disparate scale and form, detrimental to the appearance of the dwelling.
3. The proposal is incompatible with the aims of Technical Advice Note 12 "Design" (2009), in that it proposes development which is inappropriate in scale, form and pattern to the existing dwelling, the context of its immediate setting, and to the rhythm and appearance of the street scene.

4. The application provides insufficient information in relation to the energy efficiency improvements proposed on the original dwelling. As such it is not possible to fully assess the proposal against policy 29 of the Local Development Plan.

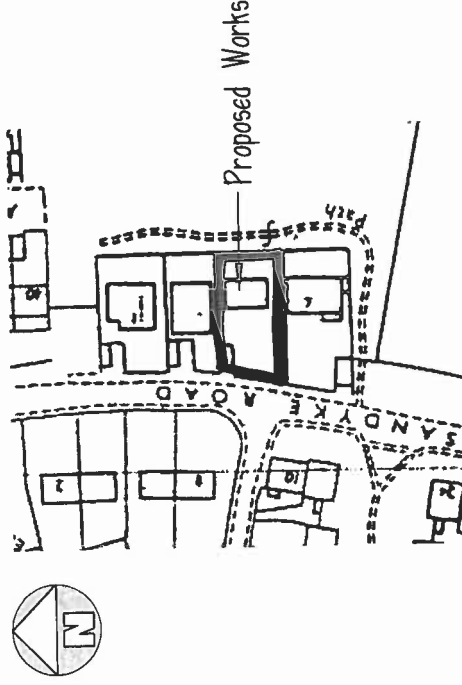
Additional Material

- Drawing N° 1762/01 Existing Planes & Elevations Scale 1:50 (received 17th May 2011)
- Drawing N° 1762/02A Proposed Plans, Sections & Elevations Scale 1:50 (received 17th May 2011)
- Drawing N° 1762/03 Existing & Proposed Entrance & Driveway Scale 1:50 (received 17th May 2011)
- Drawing N° 1762/04 Location & Site Plans Scales 1:2500 & 1:1250 (received 17th May 2011)

17 MAY 2011
National Park Authority



LOCATION PLAN Scale 1:2500



SITE PLAN Scale 1:1250

SCALE as shown
DATE May 2011
DRAWN AJD

DRG. No. 1762/04

REV. TITLE

No. 5, SANDYKE ROAD, BROAD HAVEN,
HAVERFORDWEST.

KIMPTON DURHAM JOHN ASSOCIATES
10-12 TOWER HILL, HAVERFORDWEST, Pembrokeshire
Tel: (01437) 767088 Fax: (01437) 769830



<p>1 CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT WORK AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND</p> <p>2 WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED</p> <p>3 ARCHITECT TO BE IMMEDIATELY NOTIFIED OF SUSPECTED DIMENSIONS OR DISCREPANCIES</p>	REVISIONS	DATE	

LDMA

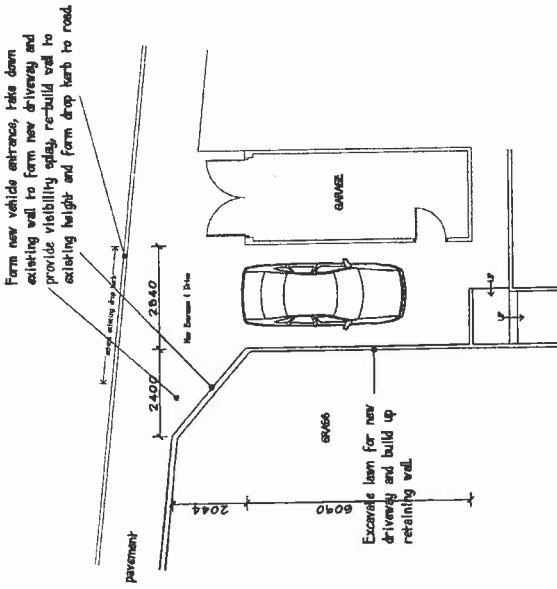
PROPOSED WORKS AT
 5 SANDYKE ROAD,
 BROAD HAVEN,
 HAVERFORDWEST

EXISTING & PROPOSED
 ENTRANCE & DRIVEWAY

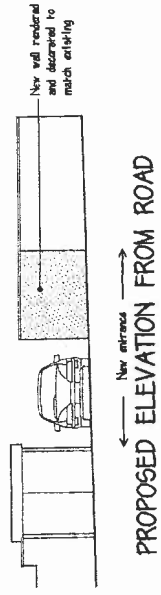
KIMPTON DURHAM JOHN ASSOCIATES
 ARCHITECTS AND TOWN PLANNING CONSULTANTS
 FOWLES HOUSE, 10-12 TOWER HILL,
 HAVERFORDWEST, PEMBROKESHIRE, SA72 9SR
 TEL: 014537 67088 FAX: 014537 708830

SCALE 1:50
 DATE JAN 2011
 DRAWN A.J.D.

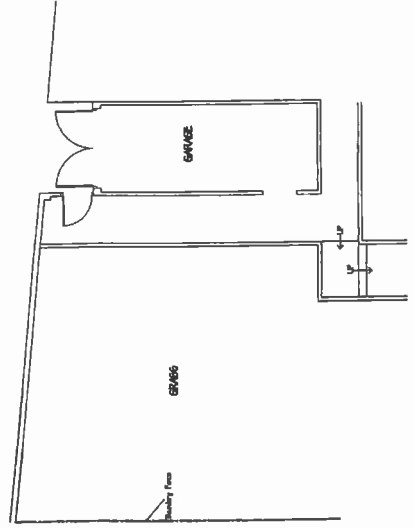
REV. 1762103



PART SITE PLAN - PROPOSED ENTRANCE



NP 11 2 27



PART SITE PLAN

