

Application Ref: NP/11/261

Application Type Full
Grid Ref: SR91169851
Applicant Mr M Sanders
Agent
Proposal New house
Site Location Welcome Inn, Castlemartin, Pembroke, Pembrokeshire, SA71 5HW

Summary

This is a full application for a new dwelling on land within the curtilage of The Welcome Inn, Castlemartin and the dwelling will be in the form of a one and a half storey three bedroom house. Although the principle of infill on the site is acceptable, the current application raises objections concerning the form, scale, mass and siting together with non traditional detailing and impact on amenity of neighbours. This results in the dwelling being detrimental to the special qualities of the National Park. In addition, the lack of a detailed landscaping scheme provides insufficient information to enable a comprehensive assessment to be made of the proposed new dwelling. As a result the application is recommended for refusal.

Consultee Response

Castlemartin Community Council: Reply - No objection and accept the slightly bigger area at the rear of property - have noted that the existing garage will remain where it is - as per new plans.

Dwr Cymru Welsh Water: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Environment Agency: Standard Advice

Public Response

A consultee response has been received from the adjoining neighbour outlining their objection to the current planning application with several points indicated which are summarised below:

- The proposed dwelling will add to the existing second home/letting units within the village.
- Impact on daylight from living area.
- The Authority previously refused an application for a two storey extension on the rear of Welcome House which would not be visible from the street scene or change the aesthetic appearance of the village.

Officers have provided a detailed response on the above within the main report.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 07 - Countryside
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 32 - Surface Water Drainage
LDP Policy 33 - Renewable Energy
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic

Officer's Appraisal

The application is put before members as the views of the Community Council are contrary to the recommendation of your officers.

Background & Description

The Welcome Inn was previously a public house that is now a residential dwelling as approved under planning consent NP/02/178. It is located within Castlemartin and has a large double garage to the rear of the property which was granted consent under NP/99/547. The vehicular access to the property is via the former car park area which is located on the far side of the adjacent property to the east, known as Welcome House, with the access drive to the garage wrapping around the rear of this property. A previous planning application was recently refused at the Development Management Committee for a similar dwelling under planning reference NP/11/026.

Current proposal

Full planning permission is sought for the erection of a new detached one and a half storey three bedroom dwelling on the site of the former car park area, whilst retaining a shared access to the rear of the Welcome Inn along side the new dwelling. The proposed dwelling would measure approximately 7m wide by 10.65m long and 6.9m high to the ridge at its maximum extent. The proposed dwelling will have a north-south orientation with the principle elevation addressing the road to the south. It will be constructed of painted undulating render walls, timber windows, under a slate roof and have a single storey lean-to section running the full width of the front elevation. The rear section of the building has two pitched roofs extending northwards for some 3.5m at two storey level with the main roof having a single chimney to the eastern gable. Foul drainage would be to the mains sewer via a new connection and surface water would be disposed of via a soakaway.

Key Issues

- Impact on character and setting;
- Scale, form, siting and design;
- Privacy and amenity of Neighbours;
- Highways and access matters;
- Sustainable development matters;
- Landscaping

Impact on character and setting:

The application site is located in the countryside and therefore Policy 7 of the LDP is relevant. This policy allows for the sensitive filling in of small gaps to isolated groups of dwellings. It is your officer's view that there is scope to accommodate a new dwelling on this piece of land; however the design of any new dwelling will need to be responsive to its context. The design should either embrace the local distinctiveness of Castlemartin and follow the vernacular design principles or embrace the opportunity to provide a more innovative design solution; officers consider that the current design fails to successfully meet either of these approaches. The above concerns have previously been raised during a previous planning application and the current design is not considered to have been amended to address these concerns in any way. In addition, the submitted drawings do not show the new dwelling in the context of the street scene and it is difficult for officers and members to fully consider the possible impact of this new dwelling on the character and setting of the area.

Scale, form, siting and design:

The applicant has reduced the scale of the proposed dwelling from the previous submission by reducing the overall length by 0.5 metres and reduced the height by 0.6 metres, however the scale of the proposed dwelling is considered by officers to remain overly large given the available size of the proposed plot and leaves very little amenity space for the proposed dwelling. In relation to the form of the proposed structure, officers consider that the structure has a bulk which does not respond to the context of the site and the adjoining properties. This element is further exaggerated, given the loss of pronounced gable projections on the property. In respect of the siting of the dwelling the proposed building would be sited very close to the eastern boundary due to the access drive being retained for the Welcome Inn dwelling in addition to providing vehicular access to the new dwelling, which gives the appearance of the dwelling having been shoehorned into the site with little usable amenity space being provided on the remainder of the site. The proposed materials and finishes (in relation to type of roof slate, finish to fenestration, ridge tiles, fascia's, verge details and rainwater goods) have not been indicated on the submitted plans and whilst these elements could perhaps be covered by planning conditions there remains officers concerns about this lack of detailing on a full planning application.

Privacy and amenity of Neighbours:

A consultation response has been received from a neighbouring property who objects to the current proposal, the response identifies several areas of concern which officers have carefully considered and respond with the following comments:

The current proposal is for a separate dwelling and officers are unable to make any consideration in respect of the possible use as a second home/letting unit. In addition, the previous refusal of a two storey extension to rear of the neighbour's property is not considered to be relevant in this instance. As such, both are considered to be non relevant planning matters when determining this application.

However the point raised in respect of the impact on daylight is relevant and officers consider there is likely to be an overshadowing impact on the property known as Welcome House as there is a window at ground floor level serving a habitable room on the side elevation which it is considered would be overshadowed by the proposed dwelling together with a small garden area to the rear that may also be overshadowed to some degree.

Whilst it is recognised that the applicant has reduced the overall height of the dwelling by some 0.6 metres it is felt that the current proposal still has an over bearing impact on the adjacent single storey property given its height and its location close to the boundary, in addition to the concerns raised above on the impact to daylight into the adjacent property. However, it is noted that the proposed fenestration arrangement of the new dwelling would not have any detrimental impact upon the privacy of the neighbours.

Highways and access matters:

The Highway Officer is satisfied with the parking and turning for both the existing Welcome Inn dwelling and proposed 3 bedroom dwelling and as such he recommends conditional consent.

Sustainable development matters:

Policy 29 of the LDP requires all proposals for development to demonstrate an integrated approach to design and construction, including sustainable design measures. Development plan policy requires sustainable development including sustainable energy use, generation, materials and resources, waste and drainage. To support this, the applicant has submitted a pre-assessment report indicating that the proposed dwelling will meet the Code for Sustainable Homes Level 3. Neither the Environment Agency nor Welsh Water have objected to the proposed drainage arrangements for the site.

The applicant has also stated that the proposal would seek to use locally sourced materials and comply with Building Regulation insulation standards, with the current design incorporating a large element of glazing on the south facing elevation to maximise solar gain into the property together with solar

panels on the main southern roof aspect and the lean-to roof below. The applicant has indicated that the surface water runoff will discharge to a new soakaway located within the parking and turning area at the rear of the dwelling.

Within the design and access statement it is stated that the applicant is considering incorporating additional features on the site which include ground source under floor heating, photo voltaic tiles, domestic wind turbine, air source heat pump and heat recover ventilation system. However, no details of any of the above have been indicated on the submitted drawings and as such your officers are unable to properly assess the impact or appropriateness of these features.

Landscaping:

The applicant has submitted a landscaping scheme which provides a basic level of detail with the proposed species being mainly non-native and low level planting. The Tree and Landscape officer has indicated that this element could be controlled through a planning condition and would also suggest the inclusion of one or two trees to provide a variety in plant levels.

As referred to above the scale and massing of the proposed dwelling would be at odds with adjacent properties due to the size and length of the building which would be read as one large mass dominating the site. This short coming would be reinforced by the level of any detailed landscaping plan which should form part of any detailed proposal.

Conclusion

Whilst it is acknowledged that the principle of development at this location is acceptable, as currently submitted the application again raises similar fundamental concerns that cannot be addressed through conditions. The proposed dwelling has elements of sustainable design and renewable energy provision which assist the dwelling in meeting Code for Sustainable Homes Level 3. However, the current design lacks detail in addition to the concerns raised on the form, scale, mass and siting of the new dwelling together with some non traditional detailing which results in the proposed dwelling being detrimental to the special qualities of the National Park. In addition, the level of detail in the submitted landscaping scheme provides insufficient information to enable a comprehensive assessment to be made of the proposed dwelling within the context of the site and its surroundings. As a result the application is recommended for refusal.

Recommendation

That the application be refused for the following reasons:

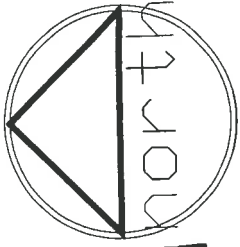
1. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires development to be compatible with the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the

National Park. Policy 7 of the Pembrokeshire Coast National Park Local Development Plan seeks to only permit development where it constitutes sensitive filling in of small gaps to isolated groups of dwellings. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan seeks to protect the special qualities of the National Park, including amongst other things, the pattern and diversity of the landscape is protected and enhanced. Policy 15 of the Pembrokeshire Coast National Park Local Development Plan states that development that adversely affects the qualities and special character of the National Park will not be permitted. Policy 29 of the Pembrokeshire Coast National Park Local Development Plan requires development to be well designed in terms of place and local distinctiveness, materials and resources. The proposal by reason of its form, scale, mass, siting and non traditional design is considered harmful to the qualities and special character of the National Park. The proposal is therefore considered contrary to both national and local policies and detrimental to the special qualities of the National Park.

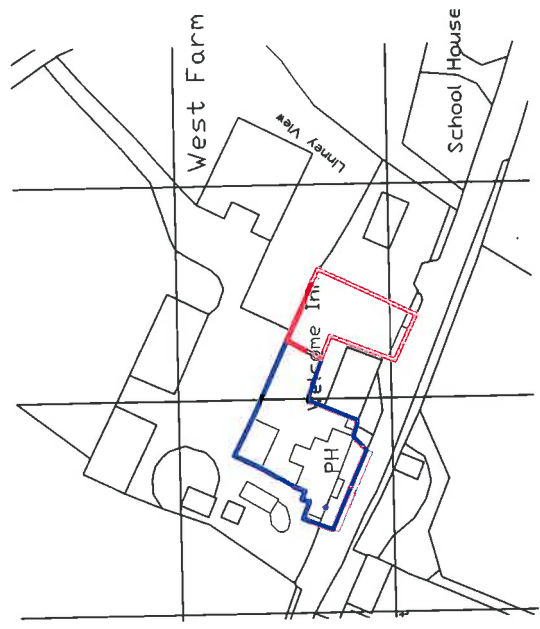
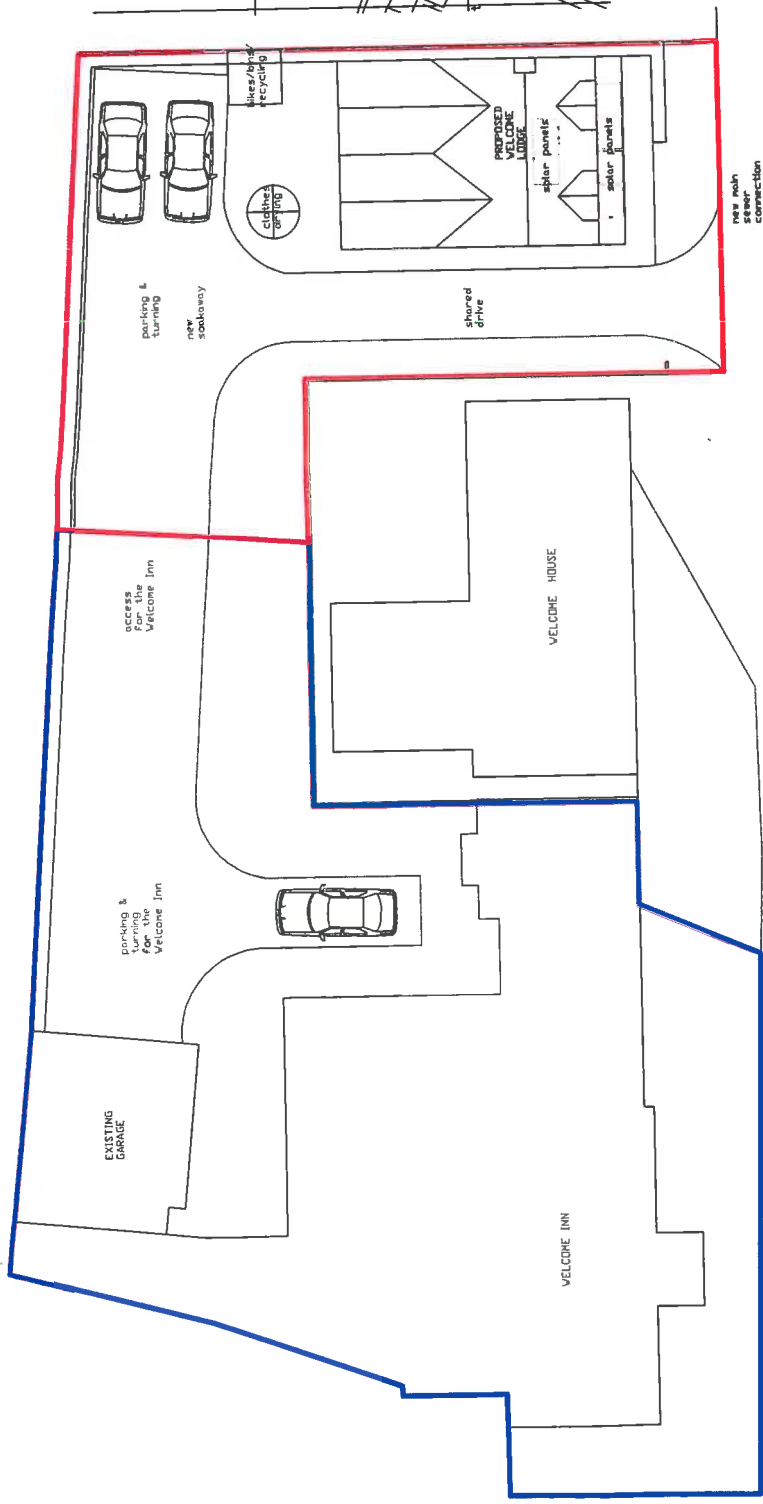
2. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires development to be compatible with the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the National Park. Policy 8 of the Pembrokeshire Coast National Park Local Development Plan seeks to protect the special qualities of the National Park, including amongst other things, to ensure that the identity and character of towns and villages is not lost through coalescence and ribboning of development or through poor design and layout of development. Policy 29 of the Pembrokeshire Coast National Park Local Development Plan requires development to be well designed in terms of place and local distinctiveness, materials and resources. The proposal by reason of the lack of information on the landscaping scheme, materials, additional sustainable design features and lack of design detailing on the submitted application is insufficient to enable a comprehensive assessment to be made of the proposed new dwelling. The proposal is therefore considered contrary to both national and local policies and detrimental to the special qualities of the National Park.

Additional Material

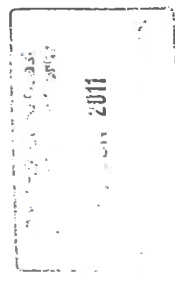
- Drawing 01 - Location plan, proposed site plan (dated 24/6/2011)
- Drawing 02 – Floor plans and roof plan (dated 24/6/2011)
- Drawing 03 - Elevations and section (dated 24/6/2011)
- Drawing 04 – Site levels and landscaping (dated 24/6/2011)
- Drawing 05 – Street elevation (dated 24/6/2011)



NP 11 2 61



LOCATION PLAN 1/1 250



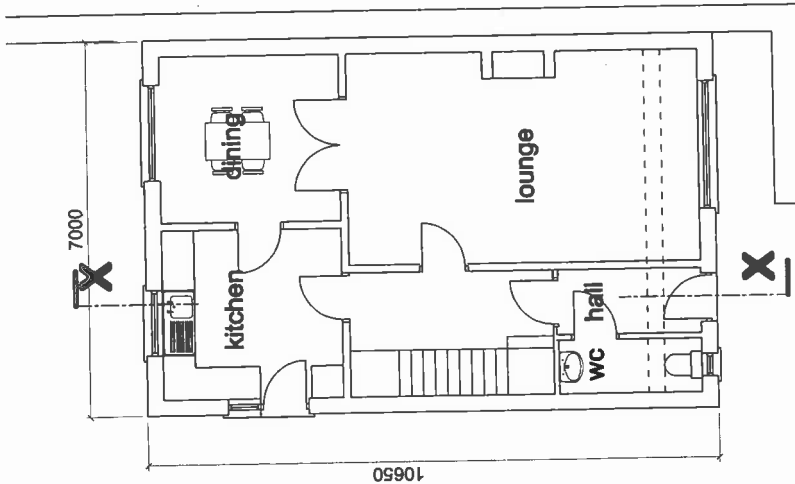
SITE PLAN 1/200

REV E REVISED TO PLANNING COMMENTS 23/06/11
 REV G REVISED TO PLANNING COMMITTEE COMMENTS 23/03/11
 REV B GARAGE OMITTED 02/03/2011
 REV A LANDSCAPING LAYOUT ADDED 24/01/11

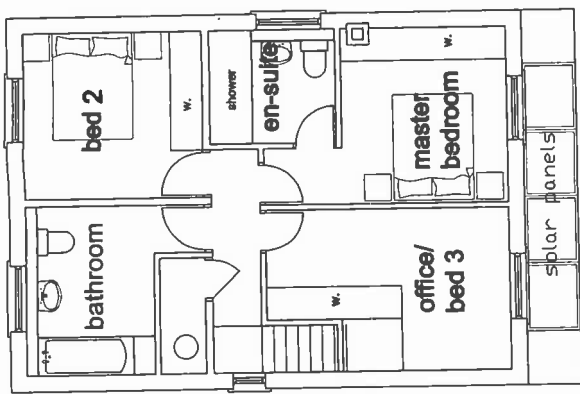
Drawn:	01
For:	MR & MRS BANDERS
Date:	11 JANUARY 2011
Scale:	A8 SHOWN / A3

NEW HOUSE AT
 THE WELCOME INN, CASTLEMARTIN

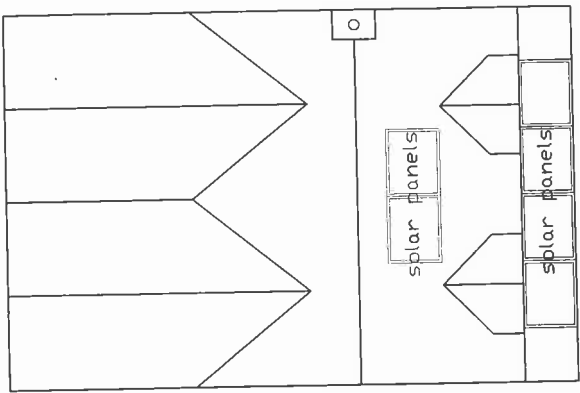
SITE &
 LOCATION PLAN



ground floor



first floor



roof plan

24 Jun 2011

REV E REVISED TO PLANNING COMMENTS 23/06/11
 REV D REVISED TO PLANNING LETTER DTD 19/05/11
 REV C REVISED TO PLANNING COMMITTEE COMMENTS 23/03/11
 REV A HOUSE MOVED TO INSIDE BOUNDARY WALL 26/01/11

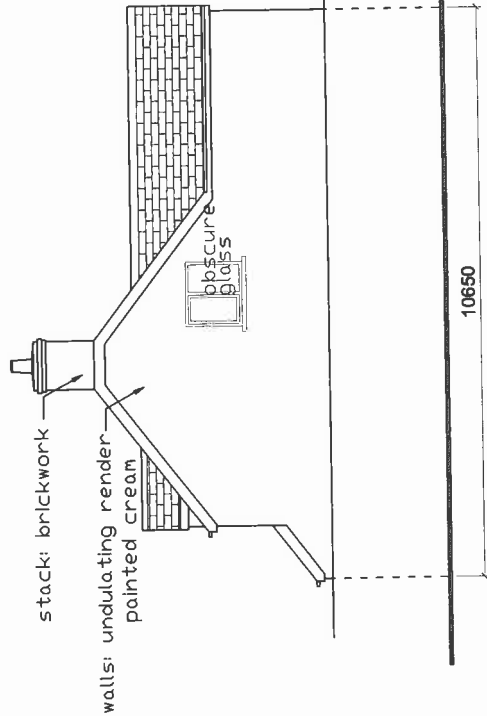
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 FOR: MR & MRS SANDERS
 DATE: 11 JANUARY 2011
 SCALE: 1/100 A3

NEW HOUSE AT
 THE WELCOME INN, CASTLEMARTIN

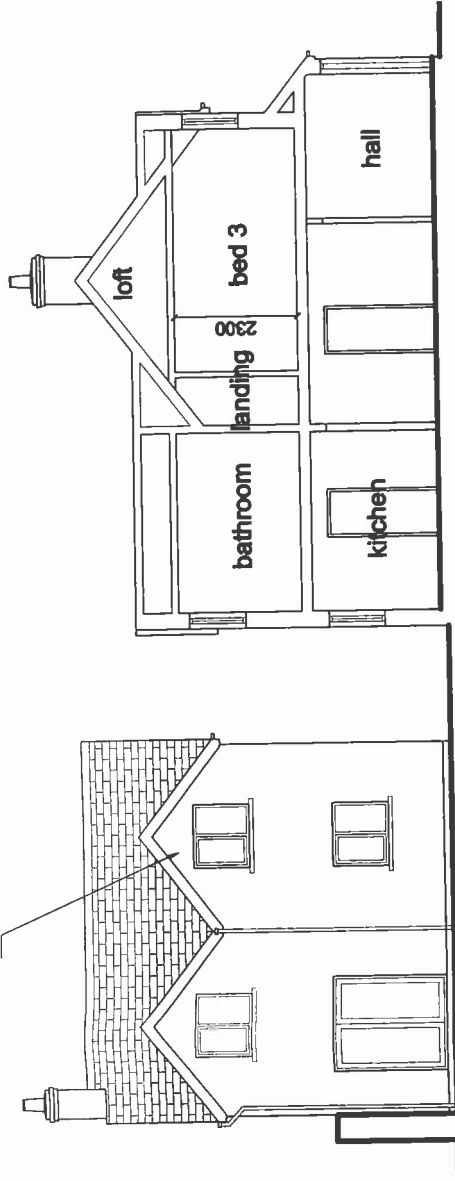
HOUSE PLANS
 AS PROPOSED

11261

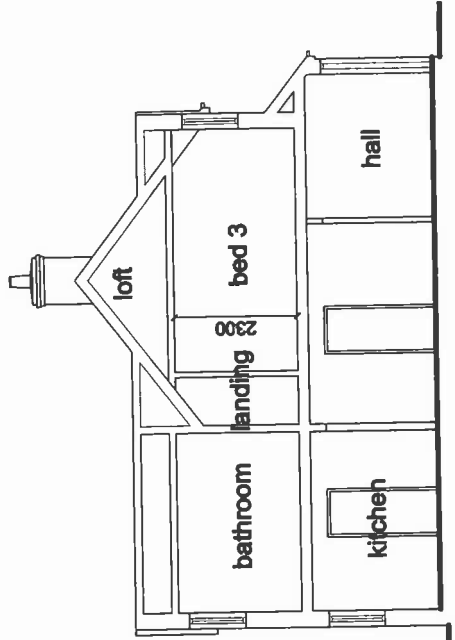
windows & doors: Andersen



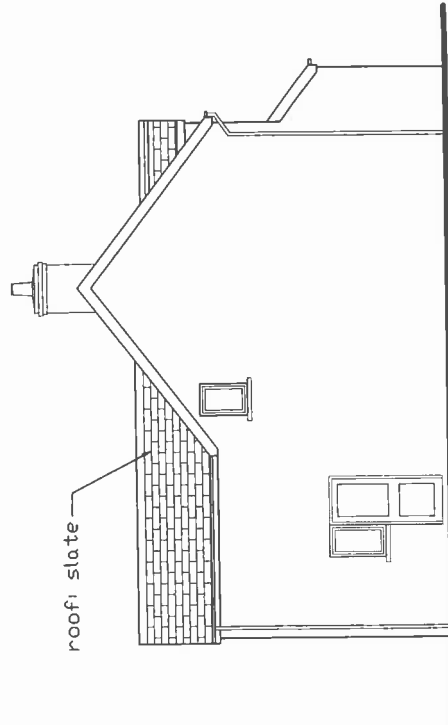
west (side) elevation



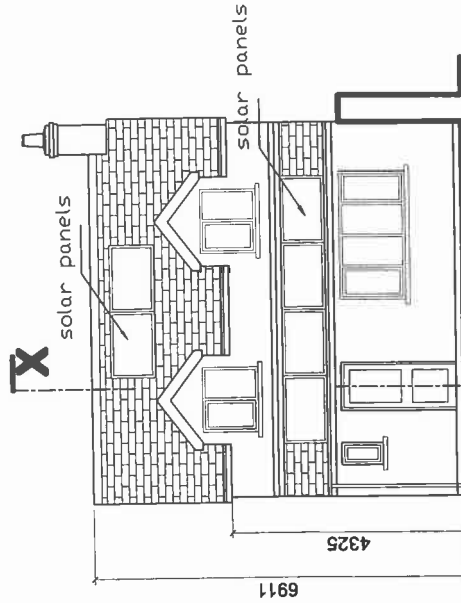
north (rear) elevation



section X-X



east (side) elevation



south (front) elevation

REV E REVISED TO PLANNING COMMENTS 23/06/11
 REV C REVISED TO PLANNING COMMITTEE COMMENTS 23/03/11
 REV A HOUSE MOVED TO INSIDE BOUNDARY WALL 26/01/11

NEW HOUSE AT

THE WELCOME INN, CASTLEMARTIN

HOUSE ELEVATIONS & SECTION
AS PROPOSED

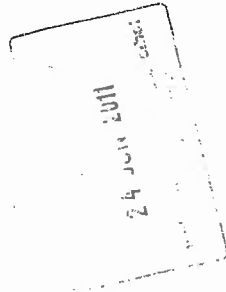
DRAWN: D3

FOR: MR & MRS BANDERS

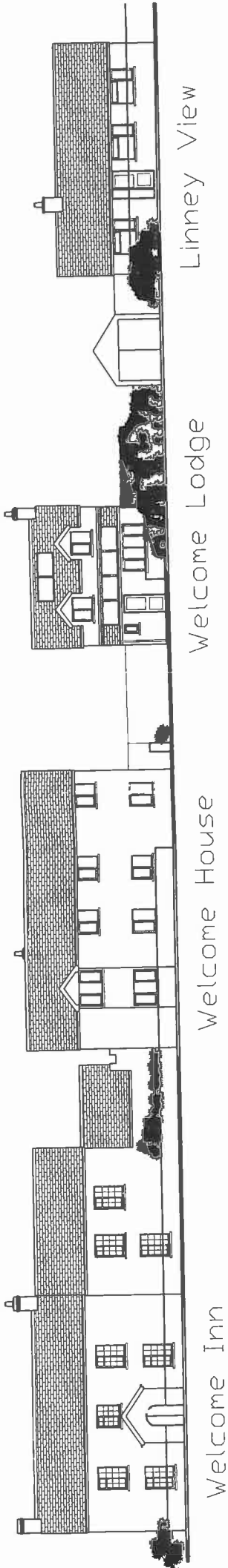
DATE: 11 JANUARY 2011

SCALE: 1/100

A3



29261



Welcome Inn

Welcome House

Welcome Lodge

Linney View

DATE: 23/06/11

REV E REVISED TO PLANNING COMMENTS 23/06/11
 REV D REVISED TO PLANNING LETTER DTD 19/05/11

**NEW HOUSE AT
 THE WELCOME INN, CASTLEMARTIN**

STREET ELEVATION

DRAWN: 05
FOR: MR & MRS SANDERS
DATE: 11 JANUARY 2011
SCALE: 1/200 A3