

Application Ref: NP/12/0095

Application Type Full
Grid Ref:
Applicant Mr J Brown
Agent
Proposal Alterations to existing dwelling to form new rear dormer
Site Location Pattys, Little Haven, Haverfordwest, Pembrokeshire,
SA62 3UF
Case Officer Emma Langmaid

Summary

The application is being reported to committee because the Havens Community Council supports the proposal. This application is a resubmission of similar proposal with planning reference NP/11/490, which was withdrawn before being determined. In dealing with NP/11/490 officers considered the proposed flat roof dormer to be unacceptable; this application has amended the proposal to construct a flat roof dormer window to the rear of this small traditional stone cottage reducing its width and changing materials. However, the revised design of the dormer window, by virtue of its modern and utilitarian appearance is still considered to be out of keeping with the property and surrounding Conservation Area. Accordingly and contrary to the view of the Havens Community Council, the application is recommended for refusal.

Consultee Response

The Havens Community Council: Supporting

Countryside Council for Wales: Reply - CCW doesn't object to the proposal but, if any bats, or evidence of bats are found during the work, all work must cease and CCW be contacted for advice.

Coal Authority: Standard Advice

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 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW4 Chapter 04 - Planning for Sustainability

PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW4 Chapter 06 - Conserving the Historic Environment

SPG05 - Loss of Hotels and Guesthouses

SPG08 - Validation of Planning Applications

SPG10 - Parking

TAN 12 - Design

Officer's Appraisal

Background

Patty's Cottage is a small end of terrace stone residential property located on a corner plot at the junction of Walton Hill and Settlands Hill within Little Haven Conservation Area.

The property has been previously altered to allow first floor accommodation by installing 2 no. pitched roof dormers within the front elevation and a central rear doorway within the rear elevation (to allow access to the small rear garden area) and conservation rooflights to either side.

The site is enclosed by a stone wall with close boarded timber fence (approved under application NP/05/272)

History

NP/00/470 – Alterations including enlargement and new roof structure. Approved Dec 2000.

NP/05/272 – Boundary fence & Gate – Approved July 2005.

NP/11/490 – Alterations to existing dwelling to form new rear dormer – Withdrawn Feb 2012

Constraints

- Special Area of Conservation within 500m
- Biodiversity Issue
- Coal Standing Advice Area
- Safeguarding Zone
- Rights of Way Inland – Within 50m
- ROW Coastal Path – within 10m
- Potential for surface water flooding
- LDP Centre

Current Proposal

Planning permission is sought to construct a flat roof dormer to the eastern half of the rear elevation of the property.

The dormer would be full height and cover the roof from the chimney at the east to approximately a third of the way across. Within the rear elevation, a set of double doors are proposed to serve the existing bedroom.

Materials proposed are a lead covered flat roof and cladding to dormer cheeks and front sections with hardwood timber doors.

Key Issues

The application raises the following planning matters:-

- Visual Amenity & Impact upon Conservation Area
- Amenity and Privacy
- Sustainability Matters
- Other Material Considerations

Visual Amenity & impact Upon Conservation Area:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. Criterion 'd' of policy 8 specifically refers to protection of the historic environment and, where possible that it is enhanced.

Policy 15 of the Pembrokeshire Coast National Park Local Development Plan (LDP) seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

As identified within the background of this report, the site is located within the Little Haven Conservation Area where development should preserve and enhance the special qualities of the area.

Whilst it is appreciated that the property is tightly enclosed by a stone wall with timber fence above, the site is located in a prominent location with the coastal path running along the rear and front elevations down Settlands Hill and onto Walton Hill. With the steep topography and the proposed dormer slightly above ridge height, the flat roof will be visible from various points to the side and rear. The Little Haven Conservation Areas Proposal Supplementary Planning Guidance identifies key views down both Settlands Hill and Walton Hill.

Notwithstanding views of the proposal from outside the site, the Building Conservation Officer considers the proposed dormer to be of a modern, utilitarian design and being set slightly higher than the main ridge-line would be out of character with the property.

Item 6 - Report on Planning Applications

During the consideration of the application officers of the PCNPA offered the applicant the opportunity to amend the proposal, due to the submitted proposal failing to overcome the previous concerns with regard to the impact on the property and conservation area. A revised proposal was submitted informally, but officers of the PCNPA felt that this too did not overcome their concerns. It was considered that whilst the design was an improvement, the scale was too great for what is a small cottage; as such the suggested amendment was not formally submitted and the application before you is the original submission.

In light of the above, it is considered that the proposed rear dormer by reason of its size and modern utilitarian design would be out of keeping with the property and surrounding area, failing to protect the special qualities of the Little Haven Conservation Area. As such the proposal is contrary to policies 8 (d), 15(a)(b) and 30(d) of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010).

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b'; seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

Given the topography, the residential property to the rear of the application site is set at a considerably higher level and would therefore the amenity currently enjoyed by those residents would not be affected by the proposal.

Other Material Considerations:

The site is located within an area of known past coal mining activity however; the area is identified by the Coal Authority as a Standing Advice area where the Coal Authority is not to be consulted on Householder applications, and where the standing advice of the Coal Authority will be issued by the National Park Authority as an informative.

In respect of biodiversity, the National Park Authority has taken the stance that with householder applications no protected species survey is to be provided. CCW were, however, consulted on the application, and do not object but would recommend that if any bats or evidence of bats were found during the work, all work must cease and CCW be contacted for advice.

Conclusion

The proposal represents an inappropriate extension that fails to respect the property itself and the surrounding Conservation Area of Little Haven. As such, the proposal is recommended for refusal.

Recommendation

Refuse.

Conditions / Reasons / Informatives

The proposed rear dormer by reason of its size and modern utilitarian design would be out of keeping with the property and surrounding area, failing to protect or enhance the special qualities of the Little Haven Conservation Area. As such the proposal is contrary to policies 8 (d), 15(a)(b) and 30(d) of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010).

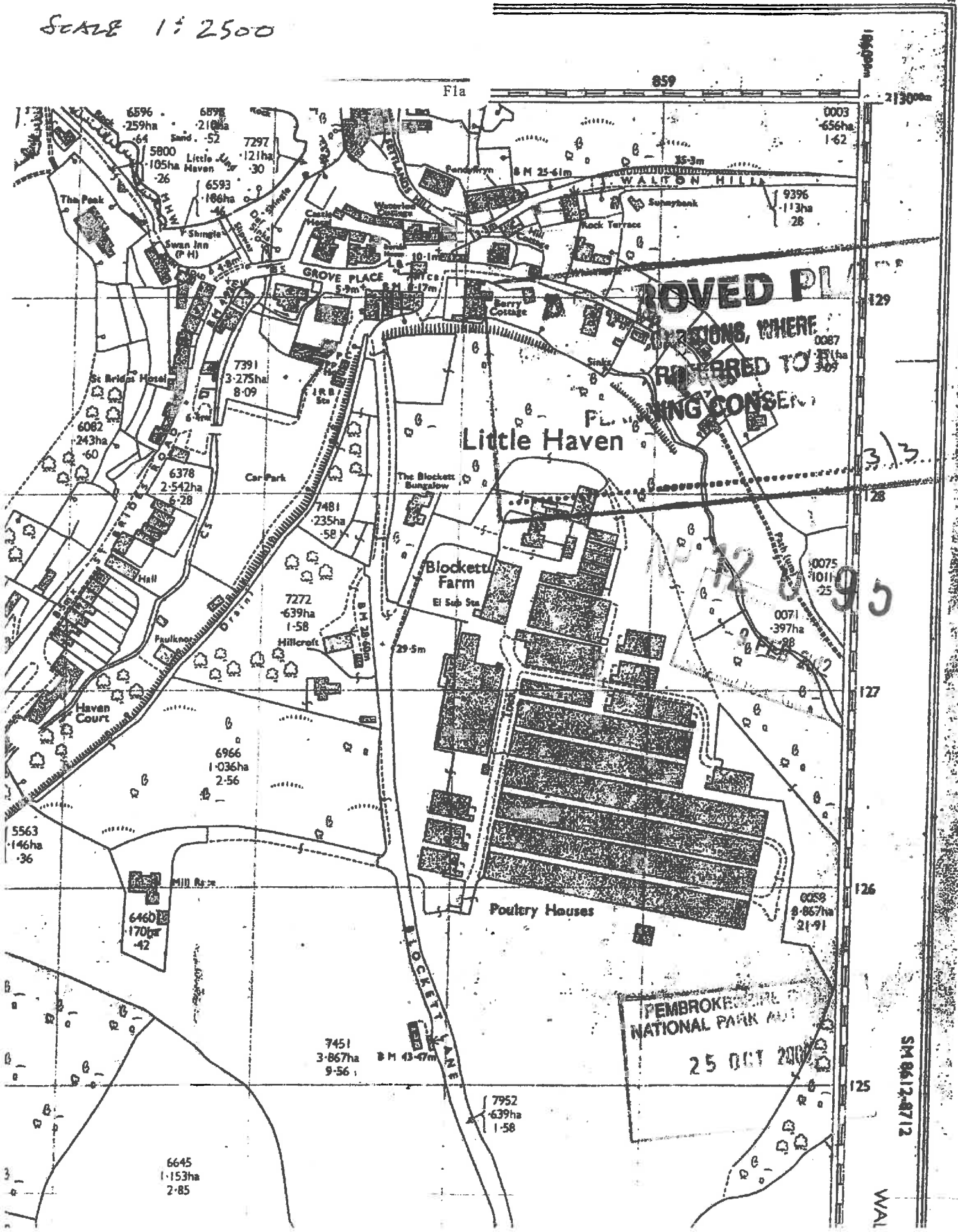
PATTY'S COTTAGE
LITTLE HAVEN.

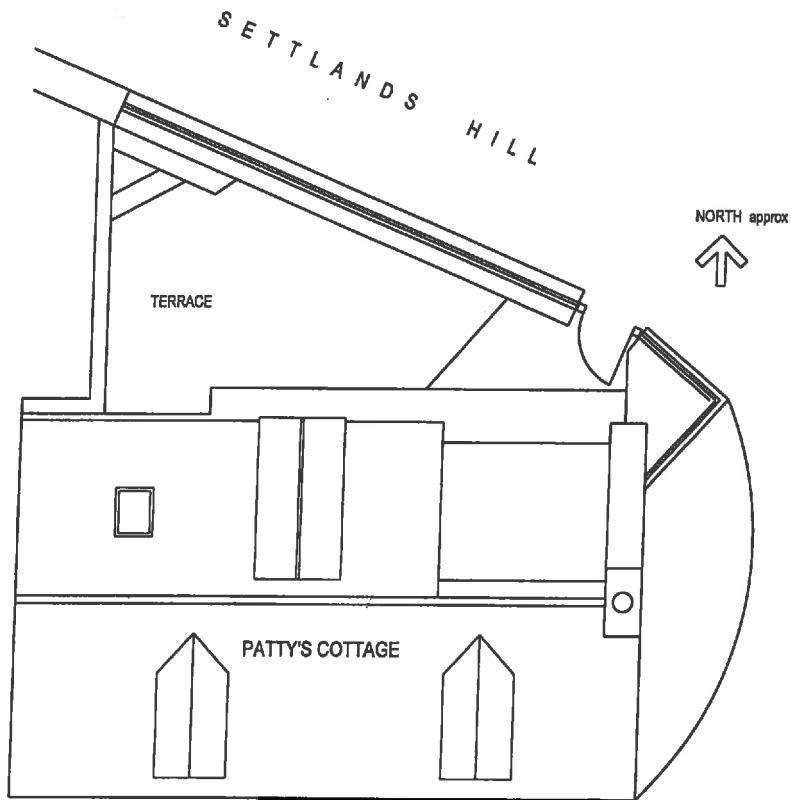
SITE LOCATION PLAN.

SCALE 1:2500



PLAN SM 8412-8512





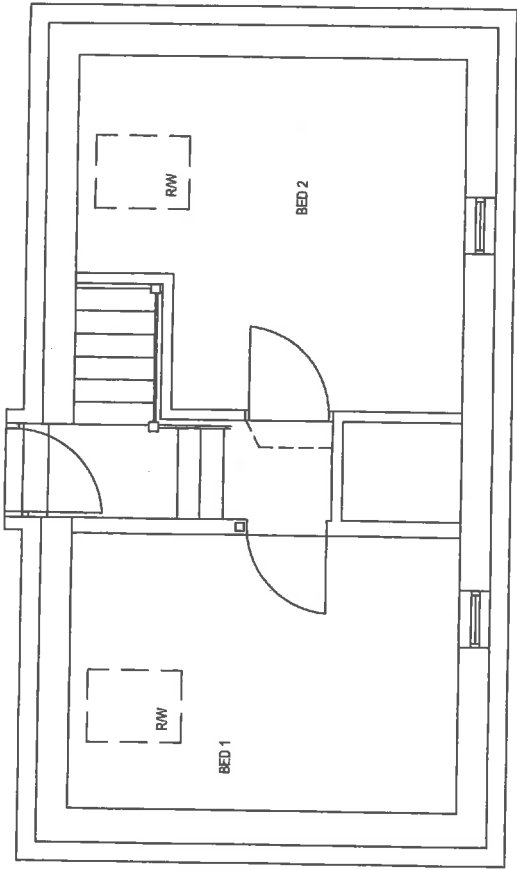
BLOCK PLAN
Scale 1:100

WALTON HILL

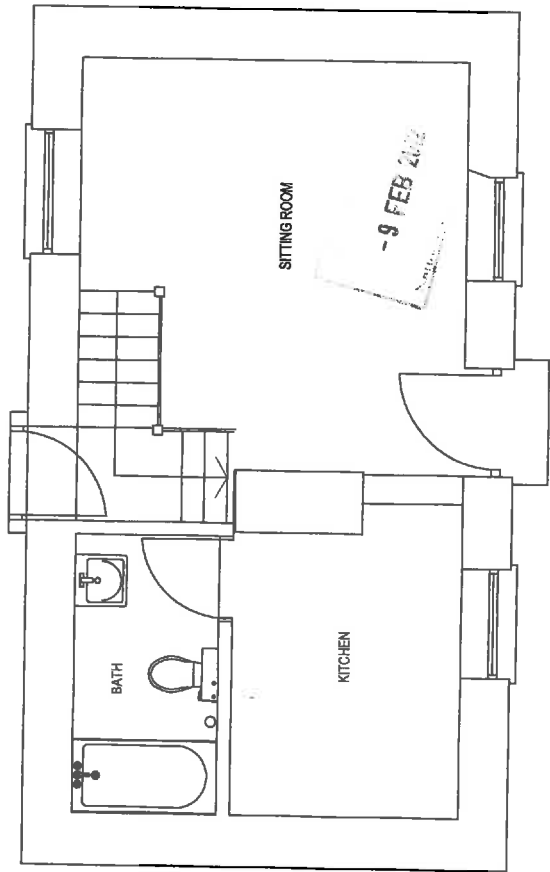
NP 72 U 95

PROJECT: Patty's Cottage, Little Haven
DRAWING: Block Plan
DRAWING No. 3A
SCALE : as shown

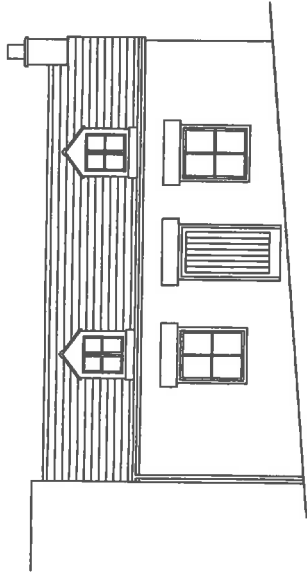
9 FEB 2002



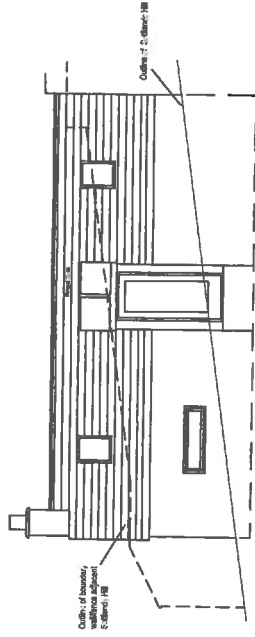
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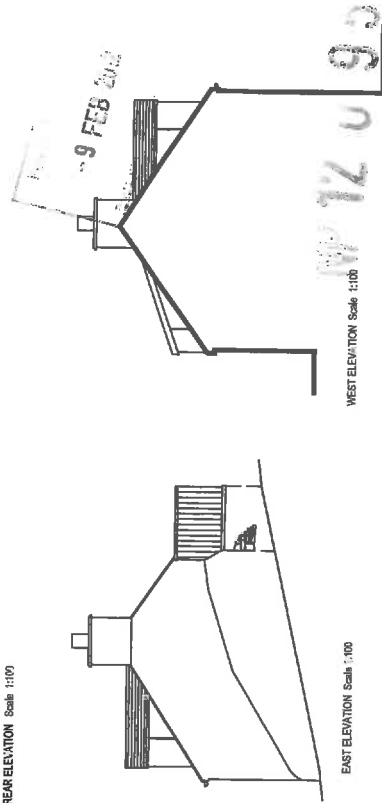
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FRONT (SOUTH) ELEVATION
Scale 1:100



REAR ELEVATION Scale 1:100

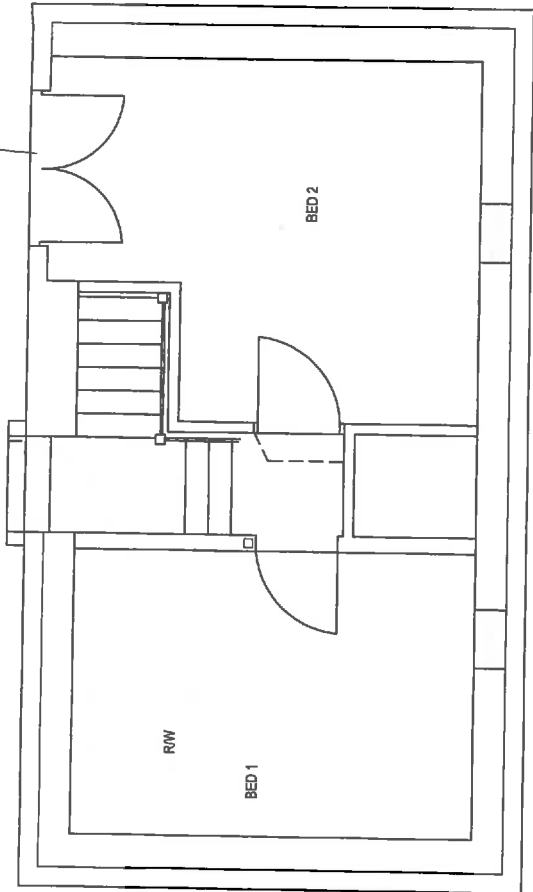


WEST ELEVATION Scale 1:100

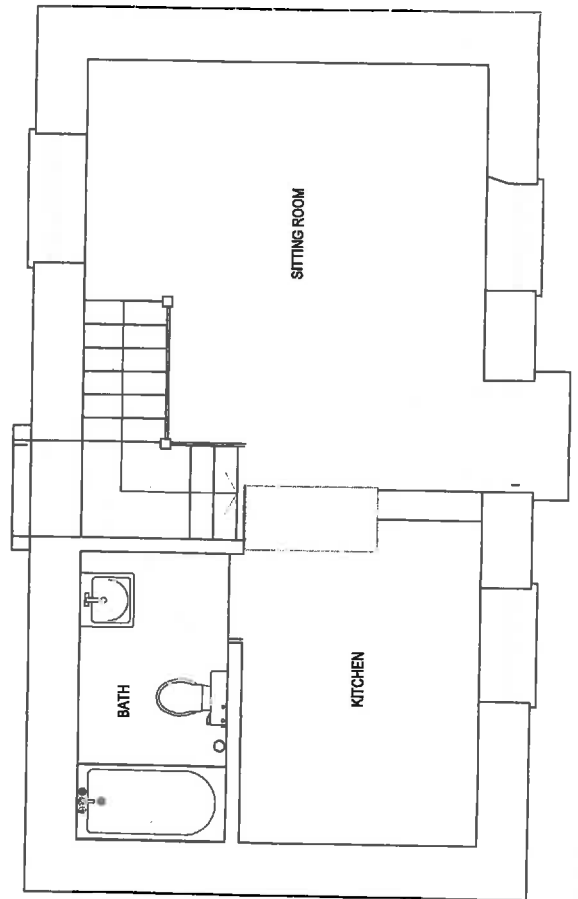
EAST ELEVATION Scale 1:100

PROJECT: Patty's Cottage, Little Haven
 DRAWING: Existing Plans & Elevations
 DRAWING No. 1A
 SCALE: as shown

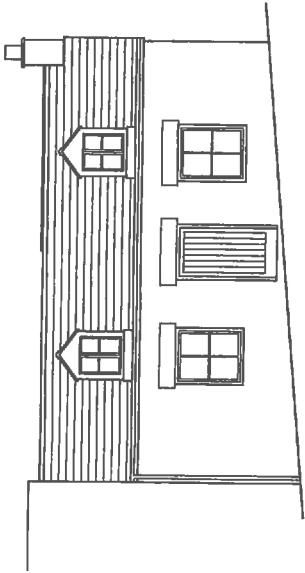
Pair of glazed timber doors



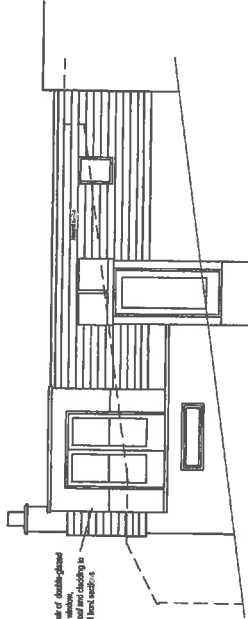
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GROUND FLOOR 1:50

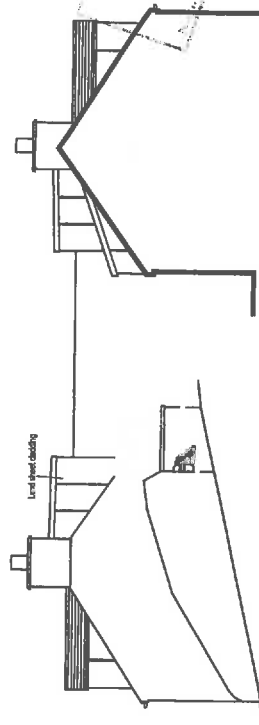


FRONT (SOUTH) ELEVATION Scale 1:100

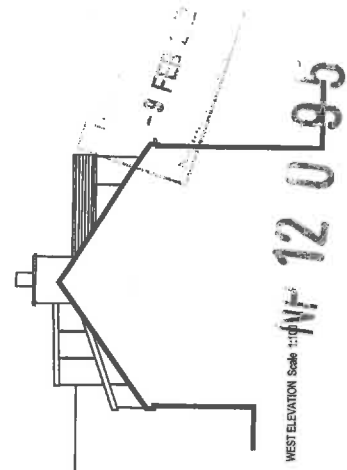


1. New double glazed pair of double-glazed hardwood doors & windows, including to new double and back doors.
2. New double and back doors.

REAR ELEVATION Scale 1:100



EAST ELEVATION Scale 1:100



WEST ELEVATION Scale 1:100

PROJECT: Patty's Cottage, Little Haven

DRAWING: Proposed Plans & Elevations

DRAWING No. 2B

SCALE : as shown

9 FEB 2005

WF 12 0 95