

Application Ref: NP/12/0116

Application Type	Full
Grid Ref:	SM79922403
Applicant	Mr F Lord
Agent	Ms J Price
Proposal	New dormer windows to front & rear elevations
Site Location	The Moorings, Fort Road, Solva, Haverfordwest, Pembrokeshire, SA62 6TG
Case Officer	Emma Langmaid

Summary

Planning permission is sought to extend the main house at The Moorings with dormer windows to the front and rear. Planning permission was granted last year to alter the existing outbuilding (NP/11/451). The proposal, whilst altering the character of the host property, is considered to be acceptable and would not adversely affect the host property, would preserve the appearance of the conservation area and would not affect neighbouring amenity. The proposal is recommended for approval subject to conditions, and an informative in respect of the public right of way.

The application is reported to the Development Management Committee as the recommendation is contrary to the view of Solva Community Council.

Consultee Response

Solva Community Council: Concern - The six dormer windows seem far too excessive for a relatively small bungalow and would have concern with the six dormer windows facing NE and SW would not compromise the delicate environmental aesthetic view. The lower windows are visually too close to existing fascia boards resulting in the potential overcrowding of windows.

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

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

TAN 04 - Retailing and Town Centres

TAN 12 - Design

Officer's Appraisal

Background

The Moorings is a detached 1950's style bungalow located to the south of Solva on the west side of the harbour, at the very end of Fort Road. The site is located within Solva Conservation Area.

The final section of Fort Road is private vehicular access shared between The Fort and The Moorings with pedestrian access to the Pembrokeshire Coast Path. From this private access, a short driveway drops steeply into the application site which includes the main bungalow (subject of this application) set at a lower level and further into the site than the associated detached outbuilding comprising of a garage and a lean-to shed / boiler room (subject of a previous application).

A retaining wall runs to the west of the bungalow and outbuilding with the garden rising steeply beyond.

History

NP/11/451 – Alterations to outbuilding, including provision of pitched roof to provide 1st floor loft for storage use – Approved 23rd December 2011

Constraints

- Special Area of Conservation within 500m
- Biodiversity Issue
- 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 extend the existing bungalow with 6 no. pitched roof dormer windows (3 no. to the front roof slope and 3 no. to the rear roof slope). The dormer extensions will allow greater use of the attic space for an enlarged bedroom, plus a new bathroom and new en-suite bedroom. The proposed dormers would have painted render walls and slate roofs to match existing.

The application is on the agenda as the recommendation differs from the view of Solva Community Council.

Key Issues

The application raises the following planning matters:-

- Visual Amenity and Impact on Conservation Area
- Amenity and Privacy
- Biodiversity
- Impact upon Footpath

Visual Amenity & impact Upon Conservation Area:

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').

The proposal includes the insertion of 6 dormer windows to an existing 1960s bungalow, plus a window in the gable wall on the south east elevation. The insertion of the dormer windows would also necessitate relocation of the chimney. The bungalow is located overlooking the harbour at Solva and whilst it is located within the Solva Conservation Area it is of little architectural merit, albeit prominently located. The comments of the Solva Community Council have been taken into consideration whilst assessing this application. It is appreciated that the character of the property will change, but on balance given the current appearance of the bungalow and that only three of the dormers (on the front elevation) will be visible from the Solva Harbour estuary, the proposal is considered acceptable.

When looking towards the headland in the distance when approaching Solva from the east (before the road drops steeply into Solva) glimpse views of the area where this bungalow is located are possible. However, the eye is drawn to the neighbouring property The Fort, which is a large imposing building which has painted white render walls with a red tile roof. Given the variety of development on the headland set at different levels, of varying quality, varying architectural periods and various sizes (some detached houses, some flats etc) it is not considered that the proposal will be incompatible with its surroundings or visually intrusive, in particular to the aesthetic view of the headland (as identified by the community council). During a second site visit, following comments received from the community council, the view from the harbour itself was considered. It is not possible when standing on the harbour to view this property; views will only be possible from boats travelling in and out of the harbour.

It is considered that the proposed development will not be visually intrusive and will preserve the appearance of the conservation area in this location.

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

The nearest neighbour to the site is The Fort, located to the north east; other residential development is dotted around the site but the topography of the area means they are set at various levels above and below. The main bungalow is set lower into the site, away from The Fort. Whilst the new dormer windows to the front of the property will be visible from The Fort, the views they offer towards the Fort and across the harbour will not be significantly different from those views already possible. It is therefore considered that the proposed new dormer windows would not affect the existing levels of amenity and privacy currently enjoyed by neighbours, in particular The Fort. The site rises steeply to the rear of the property, such that the proposed rear dormers will not affect neighbour amenity or privacy.

Biodiversity:

As part of the previous planning application, a Bat and Barn Owl Survey has been submitted (Bob & Annie Haycock – Naturalists – August 2011) that found no evidence of bats or barn owl activity at the site.

Impact on Footpath:

No comments on this application have been received from the Public Rights of Ways Officer; however comments were received on the previous planning application which is equally relevant to this application. The PROW commented that the site is accessed via a public right of way (Public Footpath 102/45) that is also designated as the Pembrokeshire Coast National Trail, and therefore subject to increased usage.

The proposal does not however impact the footpath therefore subject to an informative in respect of restrictions, there is no objection.

Conclusion

The proposal represents an appropriate form of development within the Solva Conservation Area. Whilst the addition of dormers to the roof will alter the character of the host property it is not considered that it will be harmful to its appearance and it will preserve the appearance of the conservation area. Recommend approval subject to standard conditions plus informative regarding the footpath.

Recommendation

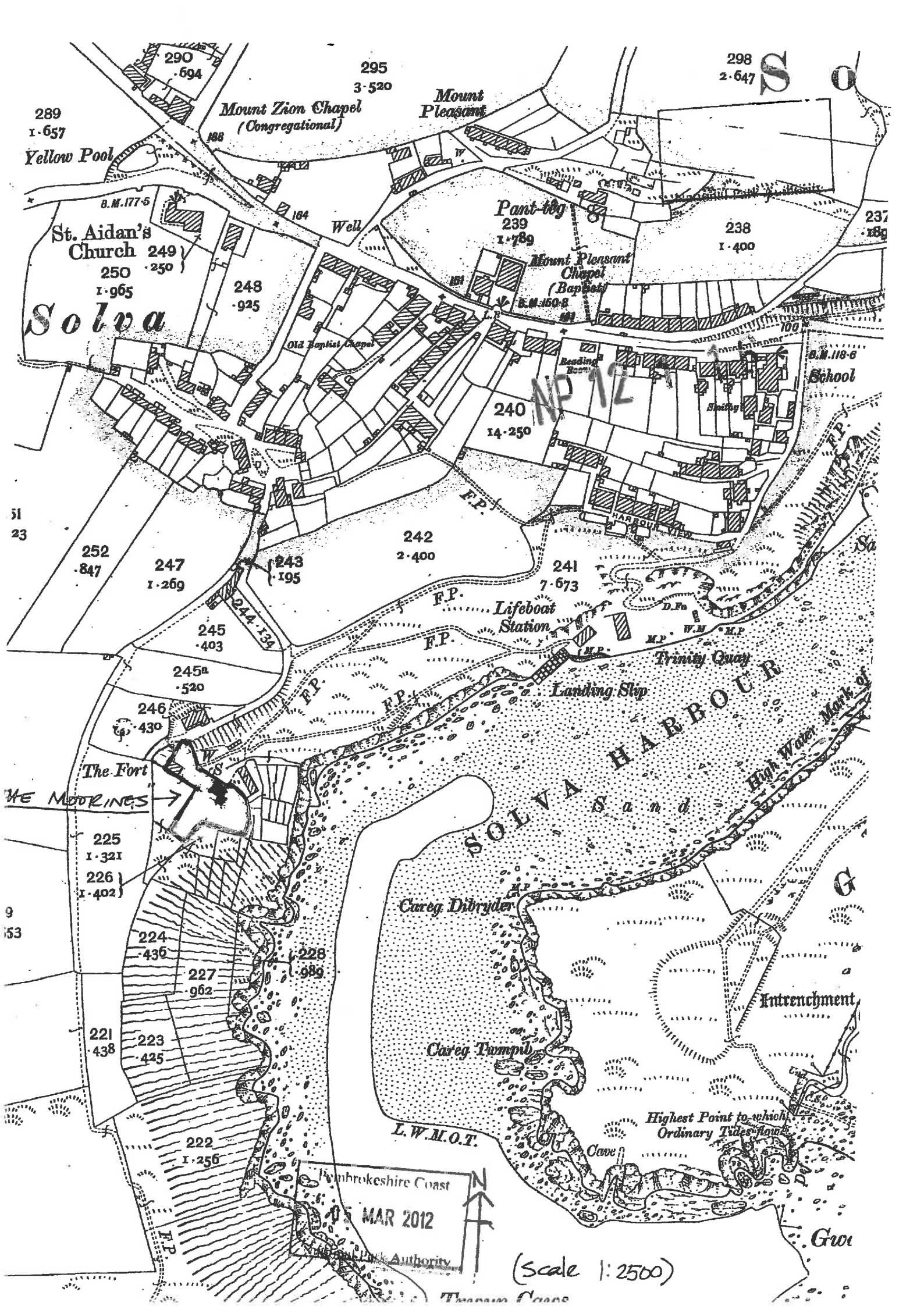
That full consent be granted.

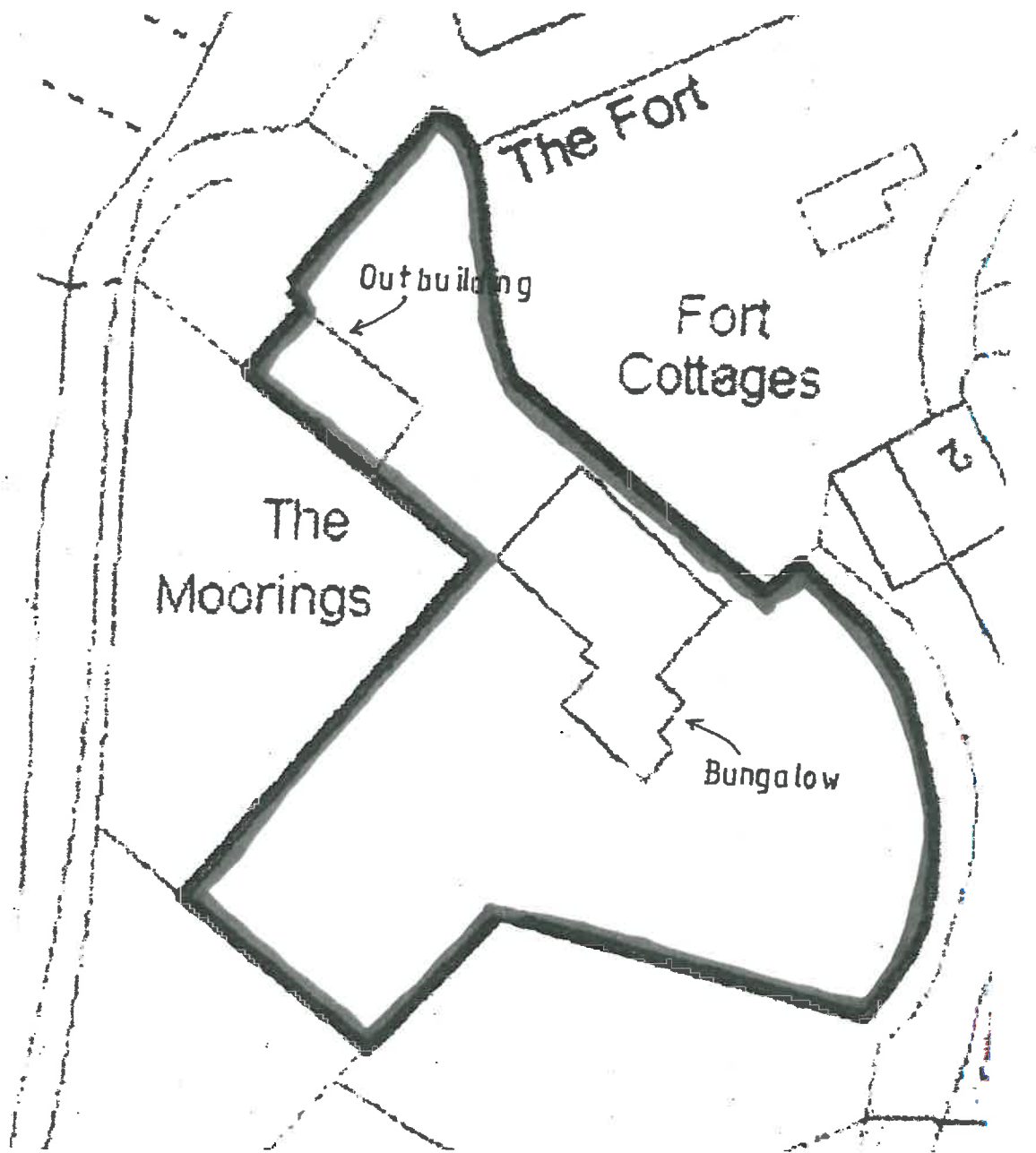
Conditions / Reasons / Informatives

Standard time compliance and adherence to plans.

Informative:

Access to the site is via a public right of way (public footpath 102/45). The applicants attention is drawn to the restrictions imposed by section 34 of the Road Traffic Act 1988 regarding the prohibition of driving motor vehicles elsewhere than on roads.

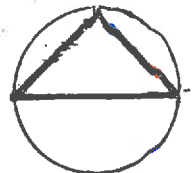




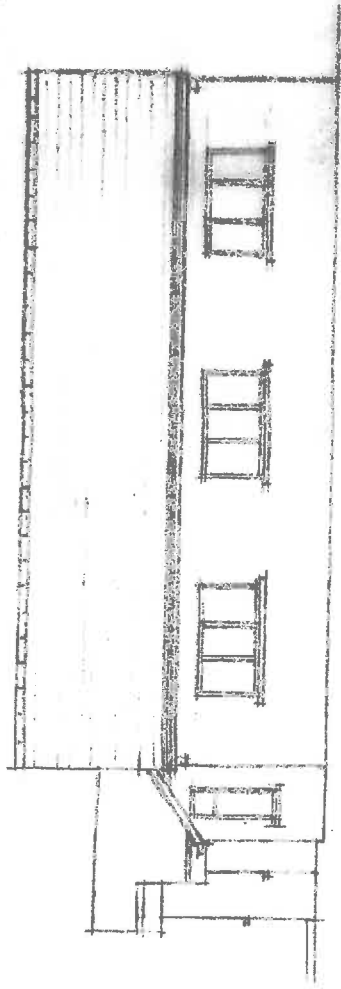
SITE PLAN (1:500)

"THE MOORINGS", FORT ROAD, SOLVA, PEMBRS.

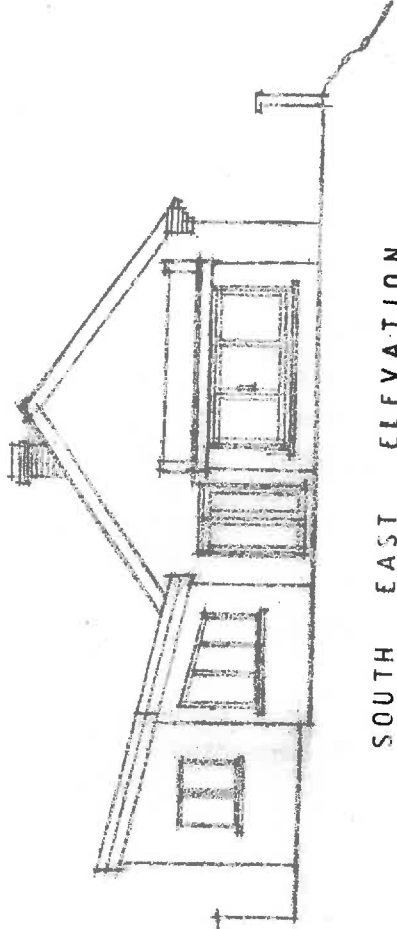
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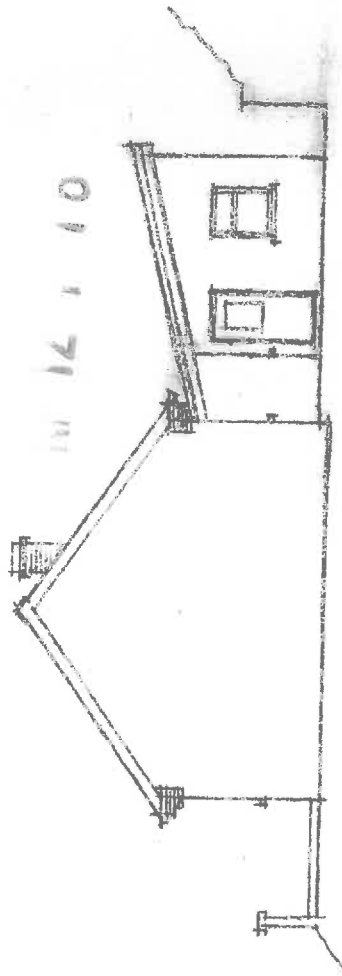
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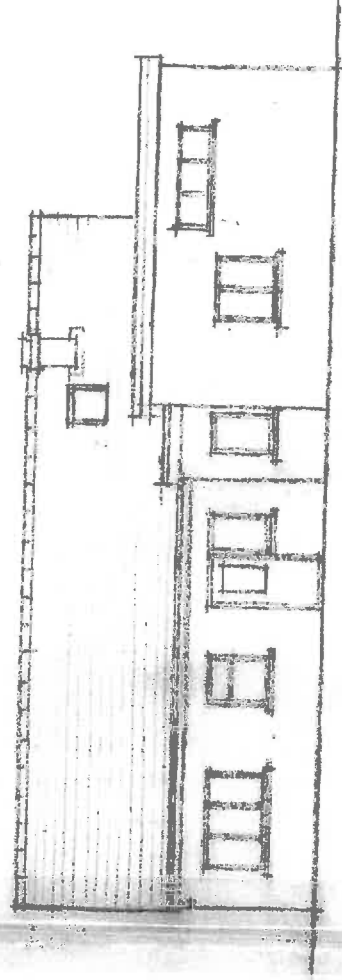
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

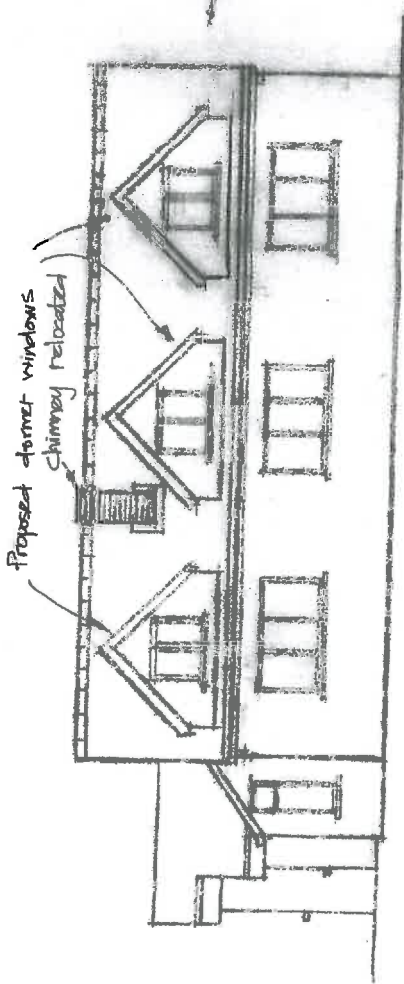


SOUTH WEST ELEVATION

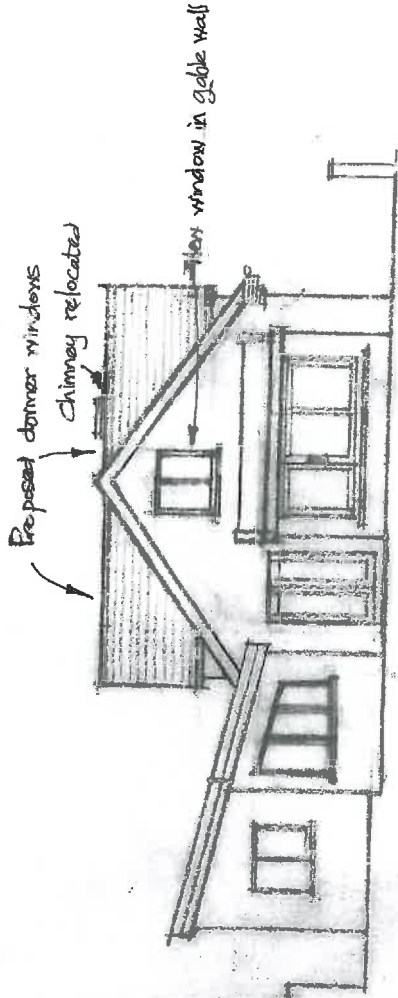
'The Moorings', Fort Road, Solva, Pembro.

ELEVATIONS - AS EXISTING

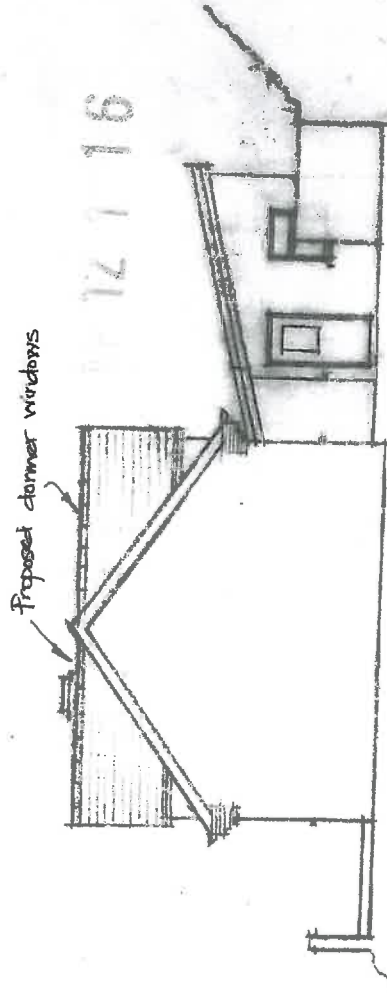
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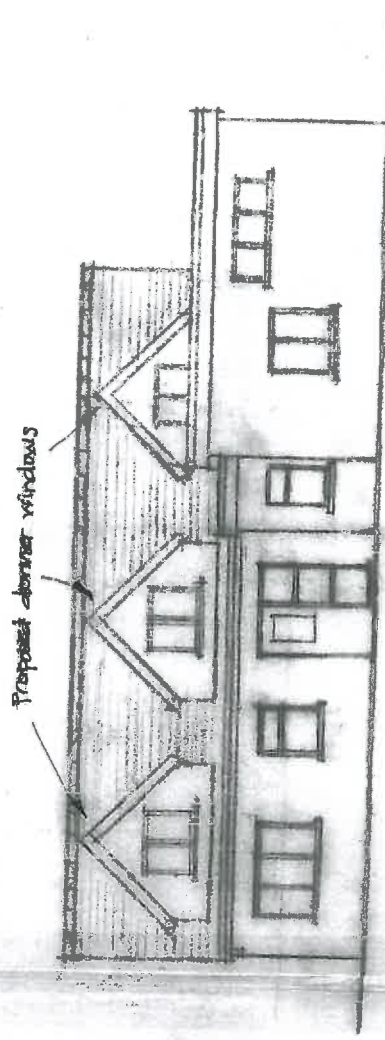
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



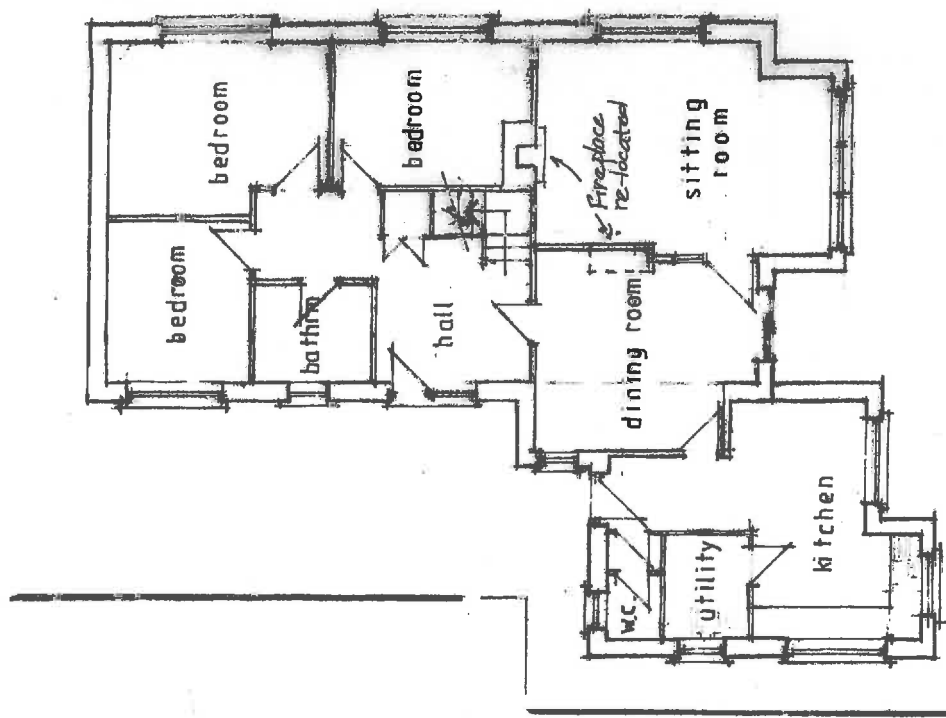
SOUTH WEST ELEVATION

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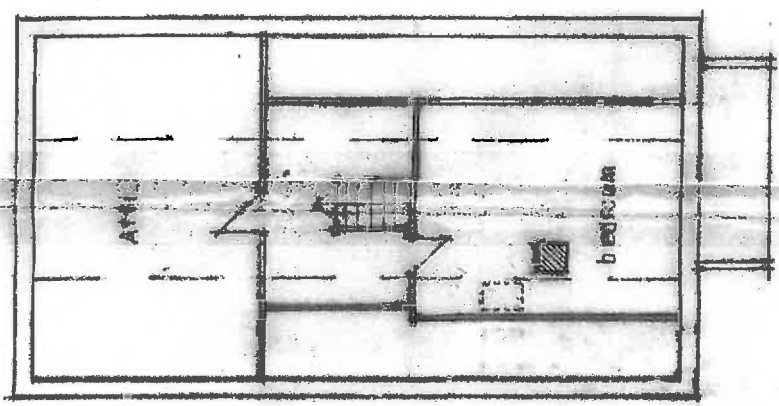
ELEVATIONS - AS PROPOSED.

18 FEB 2012

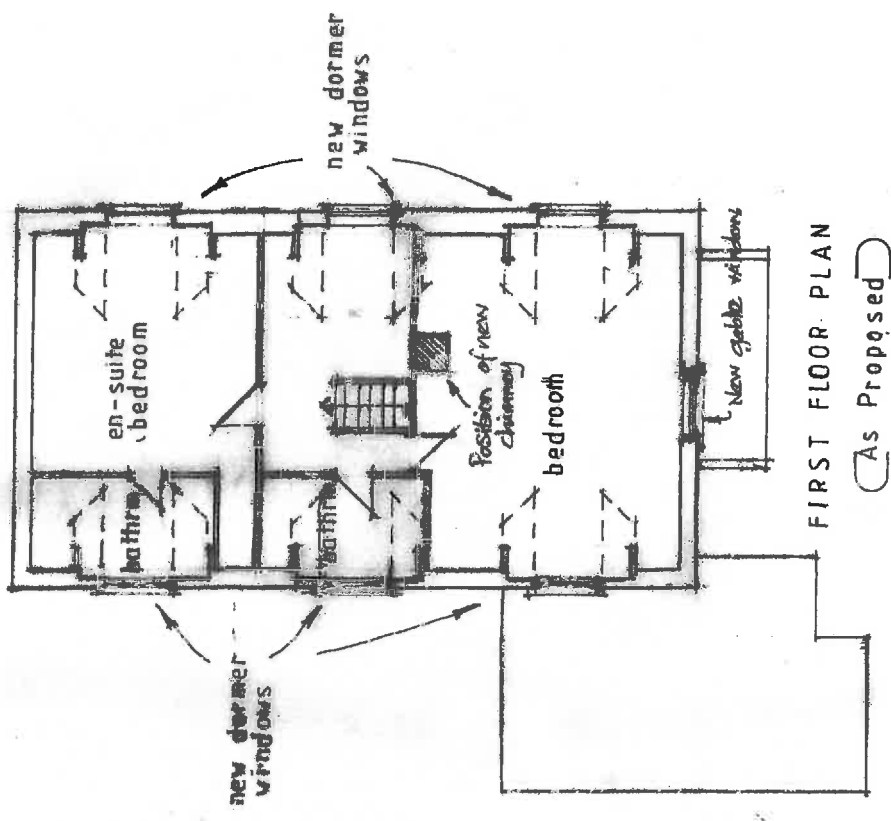
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GROUND FLOOR PLAN **NP 12 1 16**



FIRST FLOOR PLAN **(As Existing)**



FIRST FLOOR PLAN **(As Proposed)**

16 FEB 2012

The Moorings, Fort Road, Solva, Pembrokeshire

PLANS AS EXISTING & AS PROPOSED

Scale 1:100