

Item 6 - Report on Planning Applications

Application Ref: NP/12/0448

Application Type	Full
Grid Ref:	SM85851294
Applicant	Mr P Morgan
Agent	Mr H Tribe, H B Tribe Chartered Engineer
Proposal	Two storey rear extension with dormer window, pitched roof dormer window to rear of existing building and alterations providing for timber hardwood doors and windows and natural slate roof.
Site Location	1 & 2 Rock Terrace, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UE
Case Officer	Liam Jones

Summary

This application proposes the erection of a rear two storey extension to Nos. 1 and 2 Rock Cottages within Little Haven Conservation Area. The extension, although large in external appearance, is traditionally detailed and will sit comfortably within the confines of the plot such that it will have no adverse harm upon the character and appearance of the Conservation Area. The works will allow internal updating of the property as well as an opportunity to replace all existing plastic windows with wooden windows to fit the character of the site surroundings. By virtue of the close proximity of adjoining occupiers to the rear boundary of the site and the proposal for a raised walking area it is considered reasonable to require the provision of a privacy screen in order to prevent impact upon the amenities of others by reason of overlooking. Subject to suitable conditions the scheme is considered to be acceptable and meets the aims of policies 1, 8, 14, 15, 29, 30, 31, 32, 52 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

The application is being reported to the Development Management Committee for consideration as the applicant is a member of the National Park Authority.

Consultee Response

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

Public Response

The application was advertised in the local press and through display of a site notice at the site on 17 October 2012. Letters were sent to adjoining occupiers on 2 October 2012 and no representations have been received to date.

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Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

Circular 61/96 - Conservation Areas

LDP Policy 08 - Special Qualities

LDP Policy 14 - Protection of Buildings of Local Importance

LDP Policy 15 - Conservation of the Pembrokehire 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 53 - Impacts on traffic

PPW5 Chapter 06 - Conserving the Historic Environment

SPG05 - Sustainable Design

SPG17 - Conservation Area Proposals

TAN 12 - Design

Officer's Appraisal

Background

Nos. 1 and 2 Rock Cottages are two semi-detached houses located within, and on the edge, of the Little Haven Conservation Area. They are contained within a single and traditional large three storey building located along Walton Hill, the highway which leads into Little Haven from the East. The existing houses have traditional pointed stone masonry walls with a saddle roof and cat-slide at the rear. Windows and doors in the building have previously been changed to plastic construction. The site is bordered by a traditional stone wall and it is noted that recent excavations works have taken place to the rear of the property and a former single storey garage structure has been removed.

Constraints

- Special Area of Conservation – within 500m
- Biodiversity Issue
- Coal Standing Advice Area
- Safeguarding Zone
- LDP Centre: 50pc aff housing; 30 units/ha
- Conservation Area

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Relevant Planning History

None

Current Proposal

The application proposes the erection of a two storey extension to the rear of the two properties. The extension includes a side facing dormer window and is set down in height from the main ridge of the existing property by 0.5m. The extension which is proposed to be finished in render protrudes 5.4m in depth from the rear wall of the property and measures 7.4m across. With regard to its height the extension measures 8.8m high although includes a staggered roof with an area of glazing.

A pitched roof dormer is proposed in the rear facade of the main building providing pedestrian access to the rear via a platform with balustrade and works include the replacement of all doors and windows with timber and a new natural slate roof.

The works would provide an amended internal arrangement with the internal accommodation being divided horizontally as opposed to vertical as existing.

Key Issues

The application raises the following planning matters:-

- Policy & Principle of Development
- Visual Amenity & Impact Upon Conservation Area
- Amenity & Privacy
- Highway Safety, Access & Parking

Policy & Principle of Development

The site lies on the edge of the Little Haven Conservation Area which comprises a mix of housing form and type. The building itself and its immediate west facing sloped garden is within the Conservation Area although part of the garden and access lies outside. The building is referred to as 1 and 2 Rock Terrace, two dwellinghouses, although there is no existing subdivision of the front and rear amenity areas. In policy terms the principle of extensions and alterations are acceptable with the key matters for consideration relating to the impact of the works upon the character and appearance of the Conservation Area, impact upon neighbouring amenity and matters relating to the provision of suitable access, parking and turning to serve the property following completion of the development.

Visual Amenity & Impact Upon Conservation Area

As recognised above the key consideration relates to the visual impact of the proposal and its impact upon the Conservation Area and special qualities of the National Park. The Adopted Supplementary Planning Guidance (SPG)

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'Little Haven Conservation Area Proposals' states that a key principle is "to ensure that new development / uses preserves or enhances the character or appearance of the Conservation Area" (page 26). Policies 15, 29 and 30 of the Local Development Plan (LDP) reinforce the need for development to be of a suitable scale and to fit with its surroundings to protect the special qualities of the National Park.

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the 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. It further resists development that would not be compatible with its location (criterion 'c'), fail to harmonise with or enhance the landform and landscape character of the National Park (criterion 'd') and lose or fail to incorporate important traditional features (criterion 'e'). Policy 29 of the LDP seeks to ensure that all proposals demonstrate an integrated approach to design and construction. 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 proposals entail a large extension of the property which projects into the rear amenity space. The site is positioned on a slope and the scheme shows that the extension would be cut into the upper bank leaving only the upper portion of the extension visible from the east of the site. Extensions should usually be designed as subordinate features to an existing dwelling and be of a scale proportionate to the property and its surroundings. In this instance whilst it is accepted that the extension is particularly large, the nature of the sloped site would result in the extension sitting relatively comfortably within the rear garden area. The roof of the scheme has been broken up in its profiling to the rear and materials proposed consisting of hardwood timber doors and windows, smooth render finish, natural slate and powder coated aluminium rainwater goods respect the character and appearance of the property. The re-instatement of the traditional windows along the front of the property is welcomed and on a whole the works will have a positive contribution to and will enhance the character and appearance of the Conservation Area in line with the aims of policies 8, 15, 29 and 30.

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 property itself lies in an elevated position above a number of properties in the lower parts of Little Haven. A neighbouring property at High Haven

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overlooks the application site from the west. The form of extension itself will have no detrimental impact upon neighbouring occupiers by virtue of its scale or siting. The main proportion is quite central on the building and it will not result in an overbearing form of development or result in the loss of daylight to other occupiers.

Notwithstanding this the proposals contain an elevated platform by virtue of the entrance created from the rear first floor window proposed which gives access to the rear parking and amenity area. Whilst it is accepted that there is already a degree of overlooking of properties to the south (Oswald House and Whitehurst) and that these views are primarily limited to the roof spans and upper floor garden areas the development proposed results in a platform adjoining the boundary with the potential for overlooking and perception of overlooking in a raised position. There are useable garden areas adjoining the property and to maintain a sense of privacy that you would expect and in order to limit any impact from the surrounding platform it is considered reasonable to require submission of a scheme proposing a high level screen adjoining the property. Such a screen would prevent views southwards from the nearest raised area adjoining the boundary. Given the set backed nature of the remainder of the platform adjacent to the extension it would not be considered necessary to require additional screening around the remainder of the platform.

Subject to the imposition of a suitable condition to deal with the provision of a new screen the application will have no adverse impact upon neighbouring amenity and comply with the aims of Policy 30 - Amenity of the LDP.

Highway Safety, Access and Parking

The scheme shows that vehicular access will remain as existing with entry from the rear (east) of the property. A former garage has been removed and the scheme would allow a good level of space for car parking and turning to serve the two dwellings. The Highway Authority has no objection to the arrangement subject to the parking and turning area being completed before the development is brought into use, being retained for only parking and turning and being surfaced appropriately. As such there are no objections raised in respect of highway safety, parking and turning and the scheme will comply with the aims of Policy 53 – Impacts of Traffic.

Conclusion

In summary the scheme results in a traditional and sympathetic approach to development of the property and is considered to be acceptable. The works will provide updating of the property which will enhance the character and appearance of the Little Haven Conservation Area. Subject to suitable conditions regarding the detailing of the works, highway conditions and to provide for a privacy screen the scheme is considered to be acceptable and meets the aims of policies 1, 8, 14, 15, 29, 30, 31, 32 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

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Recommendation

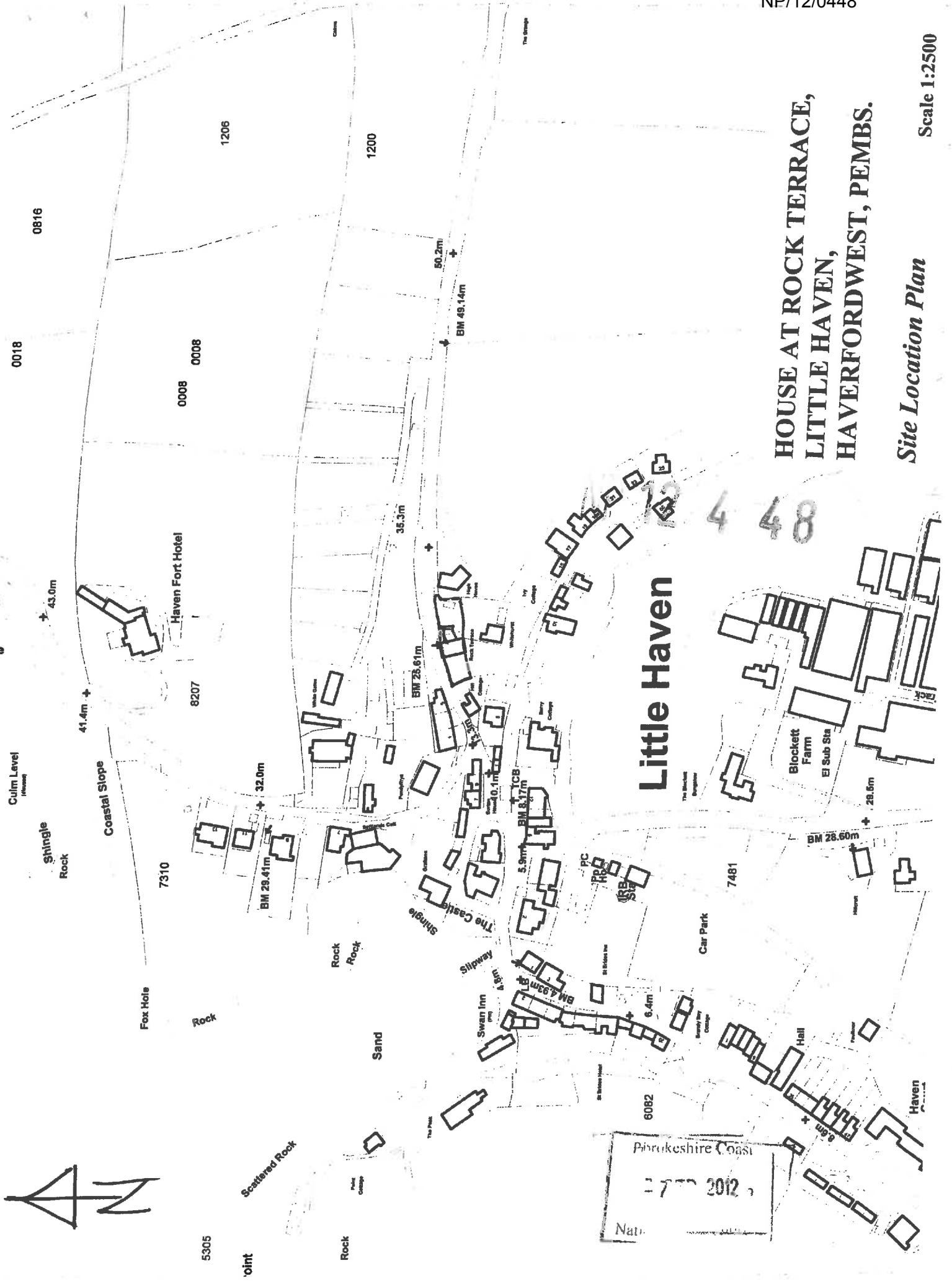
The application be approved subject to conditions relating to the following:

Suggested Conditions

- Standard time limit
- Samples
- Highway Conditions
- Privacy screen

Site Location Plan

HOUSE AT ROCK TERRACE,
LITTLE HAVEN,
HAVERFORDWEST, PEMBS.



Little Haven

Pembrokeshire Coast
National Park
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35



BM 25.61m

Existing entrance +

Proposed Extension.

Main road slips

Lawn.

Hill Cottage

High Haven

Rock Terrace

Car Parking & Turning.

New retaining wall - top at first floor level.



Whitehurst

HOUSE AT ROCK TERRACE,
LITTLE HAVEN,
HAVERFORDWEST, PEMBES.

NP 12 4 48

Berry

Block Plan

ryn

B

+3.3m

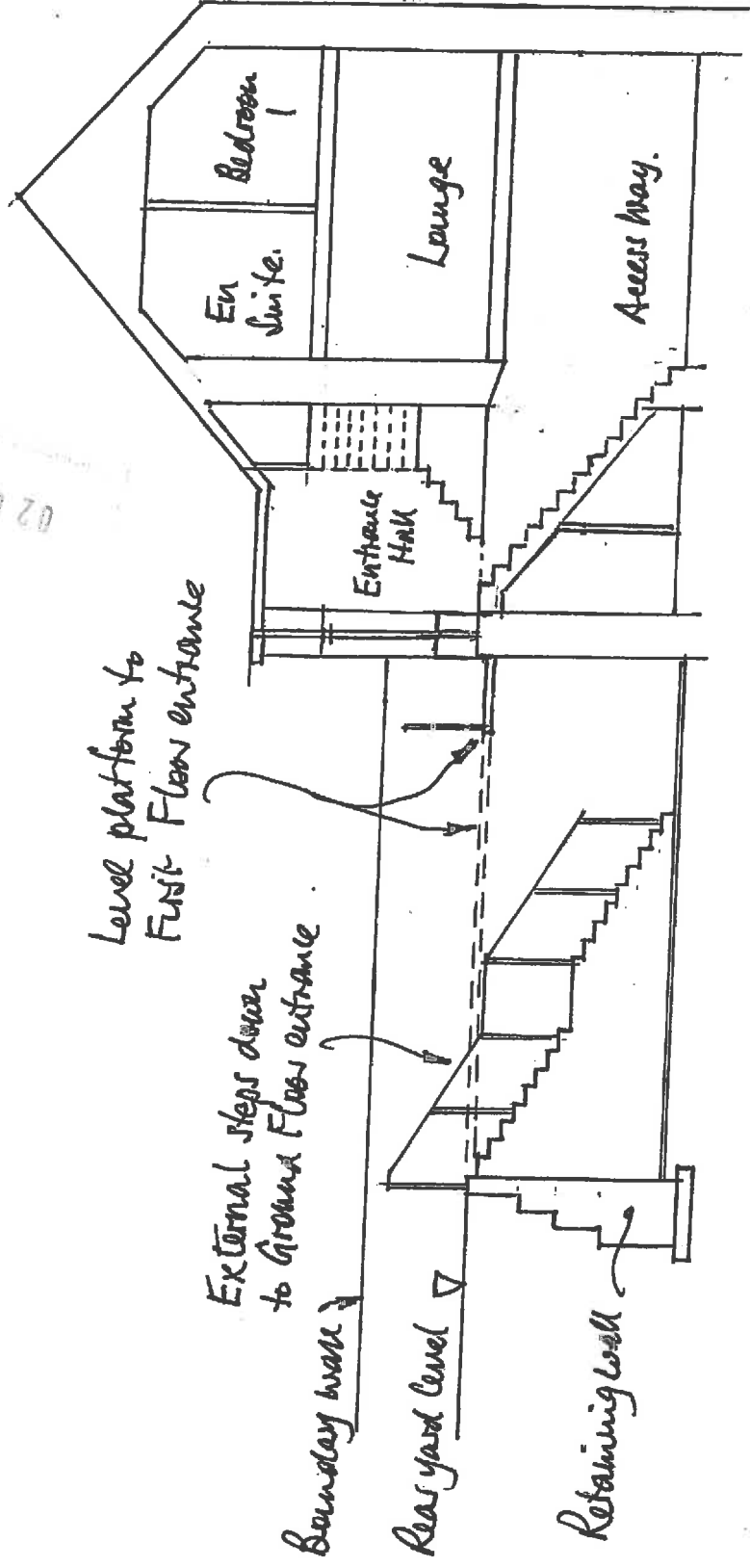
1

5

5

1

02 OCT 2012



Level platform to First Floor entrance

External steps down to Ground Floor entrance

Boundary wall

Rear yard level

Retaining wall

En Suite

Bedroom

Lounge

Access way

Entrance Hall

NP 12 4 48

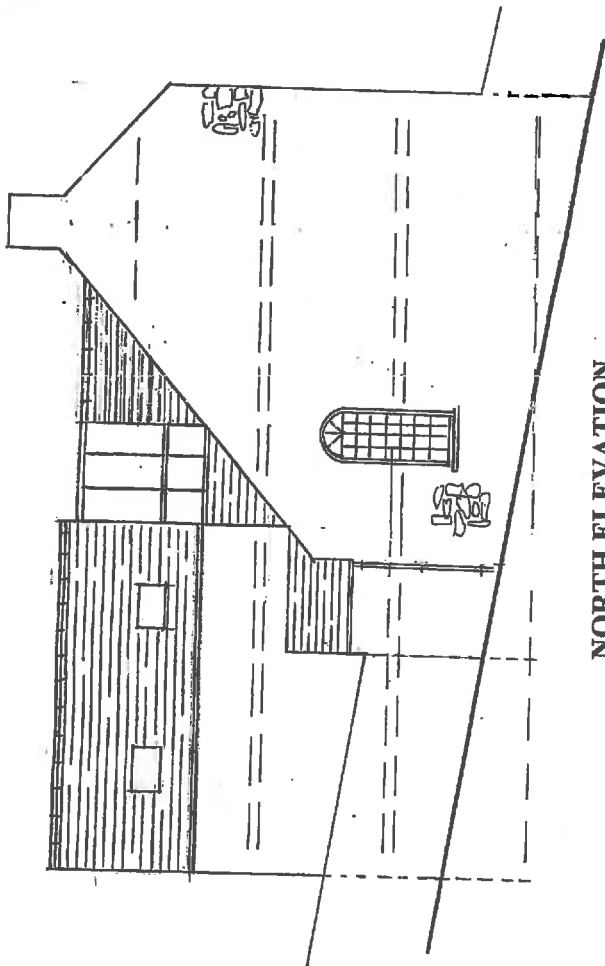
Scale 1/10

NP 12/0448

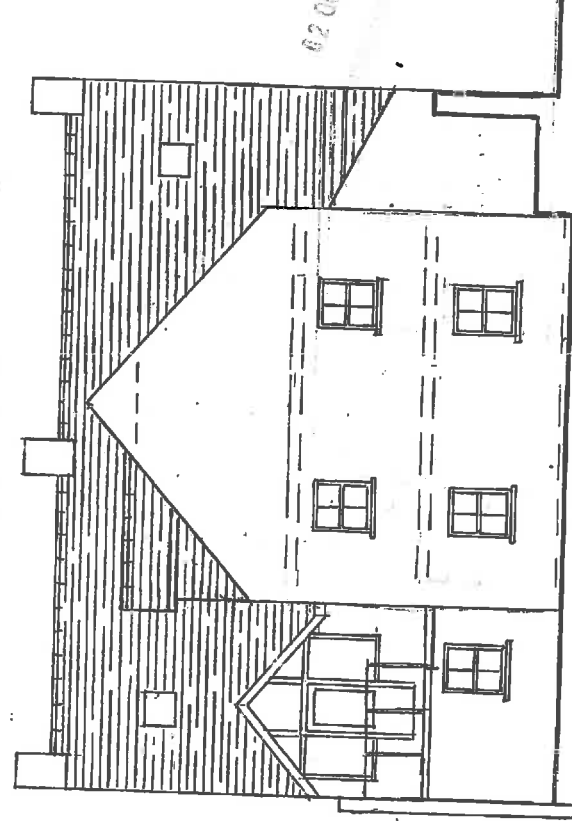
H B TRIBE BSc MICE MIBS
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1 & 2 Rock Terrace, Little Haven,
 Havertfordwest - Section showing
 stairs from 1st Floor entrance hall

02 OCT 2012



NORTH ELEVATION



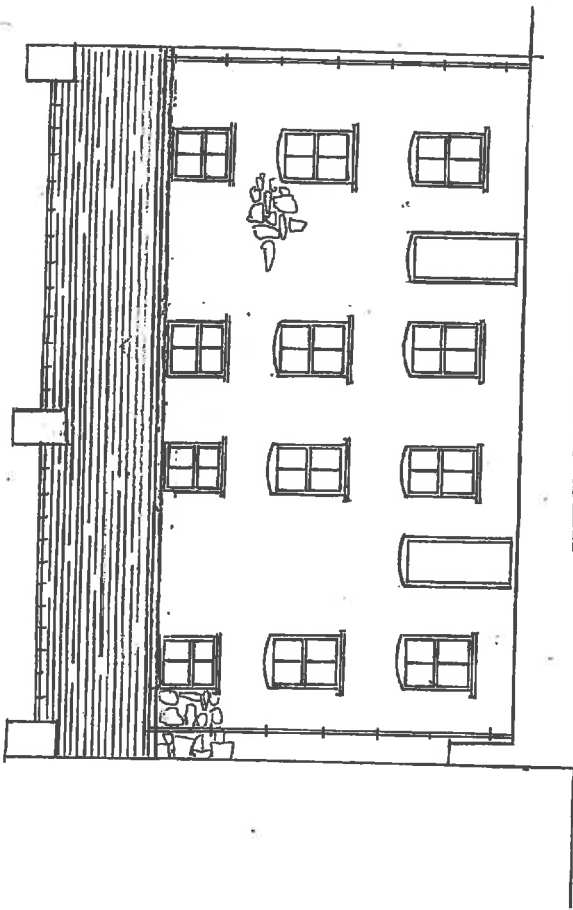
EAST ELEVATION

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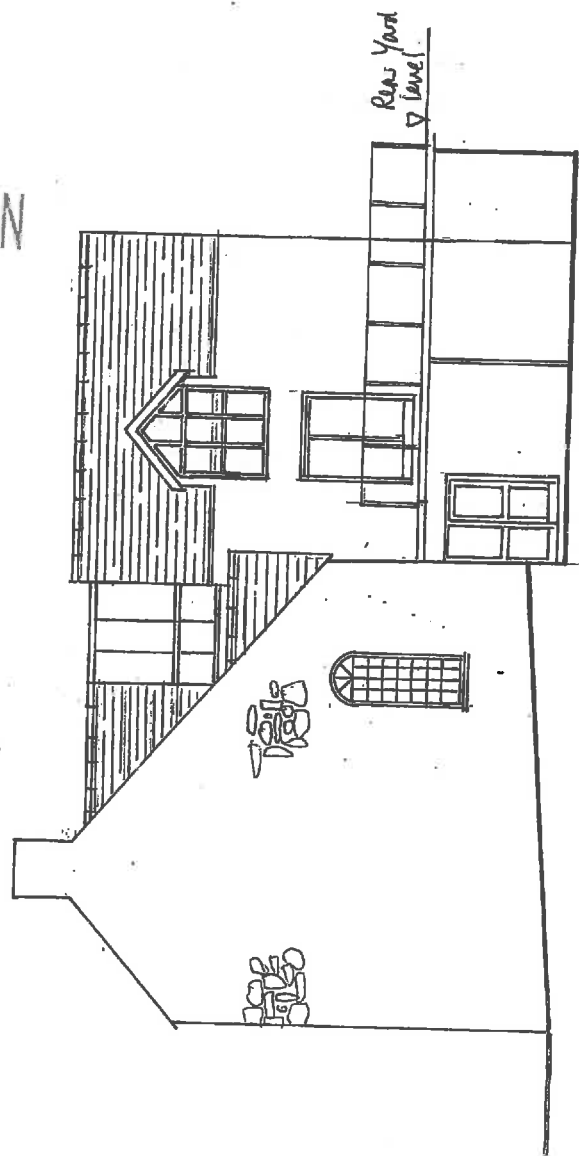
**HOUSE AT ROCK TERRACE,
 LITTLE HAVEN,
 HAVERFORDWEST, PEMBS.**

Elevations - As Proposed Scale 1:100

NP 12 4 48



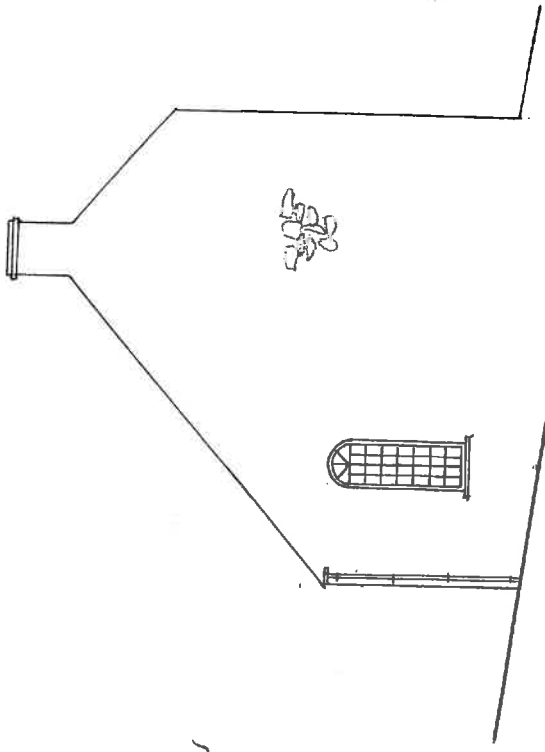
WEST ELEVATION



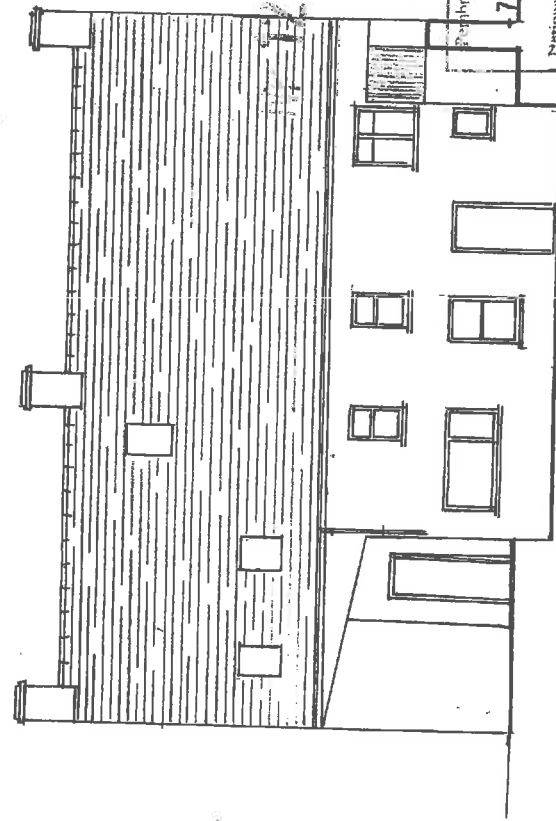
SOUTH ELEVATION

Notes:
 Existing and new roof to be clad with natural slate
 Existing building kept in period character. Extension to have smooth render finish.
 Doors and windows to be of hardwood timber.

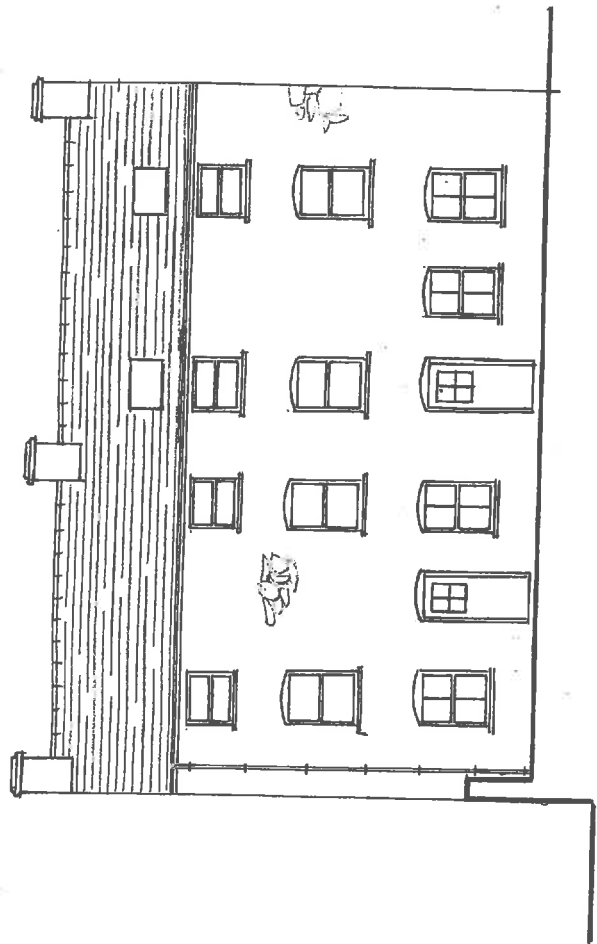
Existing roofs - synthetic slate
Windows - UPVC & timber.
walls - painted stone & render
Ravine notes goods - upvc.



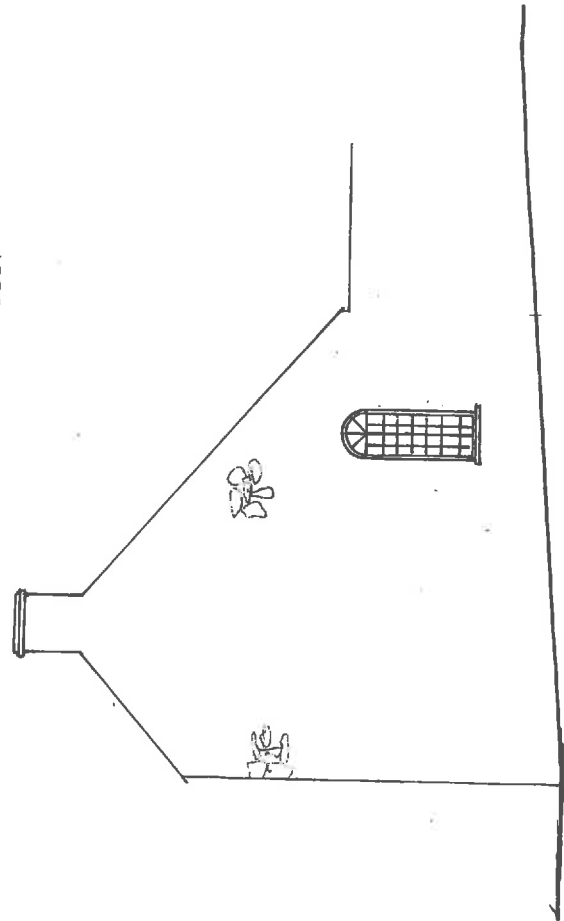
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

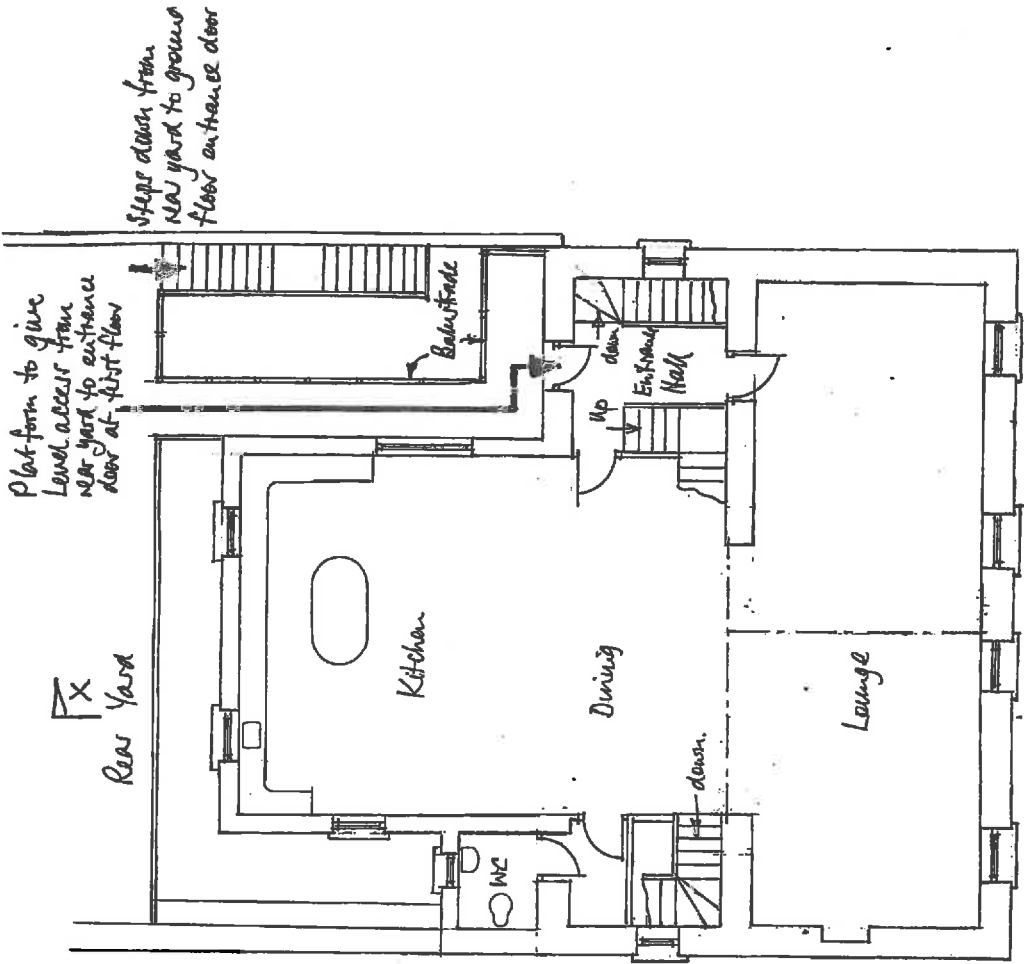


SOUTH ELEVATION

**HOUSE AT ROCK TERRACE,
LITTLE HAVEN,
HAVERFORDWEST, PEMBS.**
Elevations - As Existing Scale 1:100

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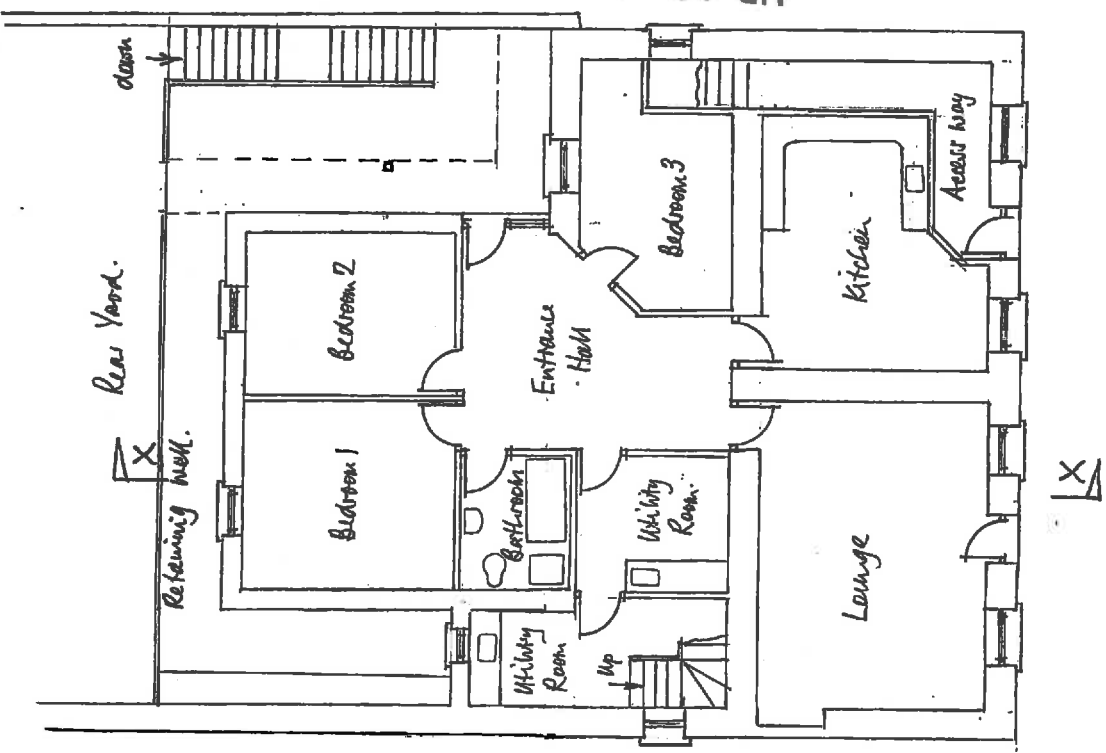
FIRST FLOOR PLAN

HOUSE AT ROCK TERRACE,
LITTLE HAVEN,
HAVERFORDWEST, PEMBS.
Ground and First Floor Plans
As Proposed

Scale 1:100

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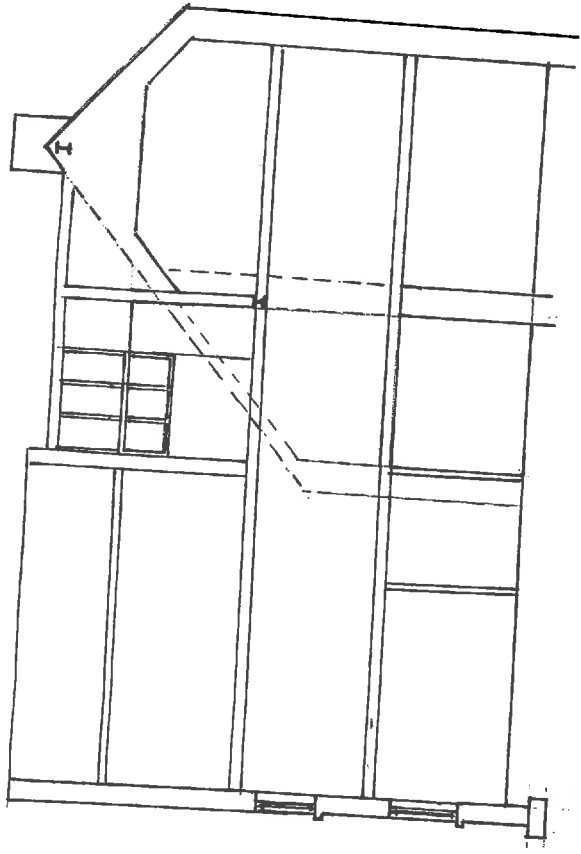
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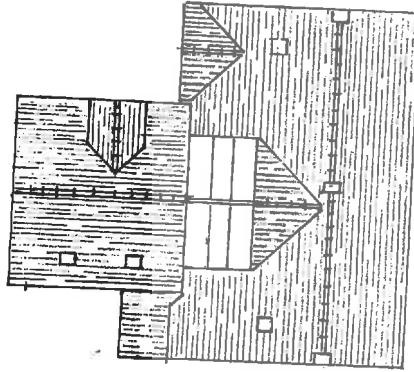
GROUND FLOOR PLAN

Pembrokeshire Coast
- 7 SEP 2012
National Park, A.L. 12.13.12

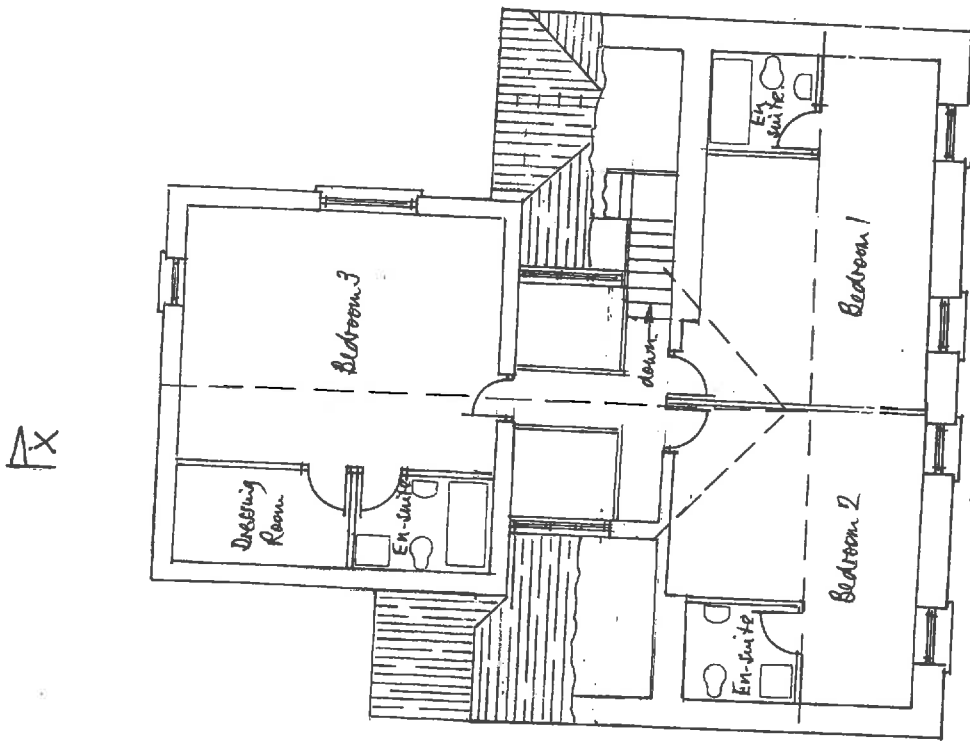
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CROSS SECTION X-X



ROOF PLAN
Scale 1:200



SECOND FLOOR PLAN

HOUSE AT ROCK TERRACE,
LITTLE HAVEN,
HAVERFORDWEST, PEMBS.
Second Floor Plan & Cross Section X-X
As Proposed
Scale 1:100

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