Application Ref: NP/12/0155

Application Type  Full
Grid Ref:  SM86041869
Applicant  Mr & Mrs Ifor Jones
Agent  Mr Meirion Williams, Pembroke Design Ltd
Proposal  Extension to dwelling and alterations to garage and workshop
Site Location  The Campions, Nolton Haven, Haverfordwest, Pembrokeshire, SA62 3NH
Case Officer  Emma Langmaid

Summary

The application site is an existing single storey L-shaped dwelling, with a detached garage set in a large garden plot to the north east of the beach at Nolton Haven. The access road from the beach towards the application rises fairly steeply such that the application site is above Nolton Haven and has commanding views over the surrounding area. The application proposes a single storey extension to the north eastern elevation to accommodate an additional bedroom, plus alterations to an existing garage/workshop to include a greenhouse. The main considerations are visual amenity and neighbouring amenity and it is considered that the proposed extension and alterations are acceptable and the application is recommended for approval, subject to conditions and informatives.

Consultee Response

Environment Agency Wales:  No objection - Planning Advice Note 1.
Nolton & Roch Community Council:  No Response Received

Public Response

The application has been appropriately advertised, and no responses have been received.

Policies considered

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 13 - Historic Landscapes Parks and Gardens
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
Officer’s Appraisal

Background

This application proposes an extension to the existing dwelling to form an additional bedroom and alterations to the existing garage and workshop. A pre-application enquiry was received in December 2011 with regard to these proposals and a response sent in February 2012 was broadly supportive of the proposals, stating it would be preferable for timber to be used rather than UPVC which is considered to be less traditional in its appearance and less sustainable as a material. The application is accompanied by a Transport Statement and Energy, Water and Drainage Efficiency questionnaire.

History

No planning history.

Pre-app PA/11/0391 and PA/11/0566

Constraints

- Special Area of Conservation – within 500m
- Technical Advice Note 15
- Biodiversity Issue
- Coal Referral Area – Data Subject to change
- Coast Standing Advice Area
- Safeguarding Zone
- Potential for surface water flooding

Current Proposal

The application site is an existing single storey L-shaped dwelling, with a detached garage set in a large garden plot to the north east of the beach at Nolton Haven. The access road from the beach towards the application rises fairly steeply such that the application site is above Nolton Haven and has commanding views over the surrounding area.

The existing dwelling currently has 3 bedrooms and the first part of the proposal is to extend this to 4 bedrooms. This involves the construction of a single storey extension to the north eastern elevation of the property (where
there is an existing greenhouse), requiring some internal alterations. The extension will be of a similar construction to the main dwelling, with the pitch of the roof matching, albeit slightly set down. Proposed materials include painted roughcast render walls and plain concrete interlocking tiles, to match existing. Windows and doors are proposed to be white UPVC; including a small sun room proposed on the southern elevation to take advantage of views from the property. The second part of the proposal includes an alteration to the existing garage which currently is a garage, with workshop and covered store – retaining the covered store and garage and altering the workshop to a store room and greenhouse. This involves filling in the existing arched openings with glazed screens and altering the end of the building to have glazed door/screens and a section of roof to be glazed.

The application is on the agenda as the applicant is the Authority’s former Director of Conservation & Planning and is currently doing some work for the Authority.

Key Issues

The application raises the following planning matters:-

- Visual Amenity;
- Amenity and Privacy;
- Sustainability Matters;
- Other considerations.

Visual Amenity:

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. 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. 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 proposed extension to the north eastern elevation of the existing dwelling is considered to be acceptable with regard to impact on visual amenity. Whilst the application site is elevated and therefore visible, the existing property is of a modern construction and single storey. The proposed extension respects the appearance of the property and would not appear insensitive or unsympathetic in the landscape. Materials are chosen largely to match existing, although the use of UPVC for windows and doors has been proposed. Whilst pre-application advice stated it would be preferable to see the use of timber; the use of UPVC particularly for what is a modern property is accepted.
The proposed alterations to the existing garage and workshop to form a greenhouse are considered to be acceptable. As a standalone proposal they would appear visually acceptable; as part of this proposal the proposed extension would largely act as a screen to the changes from longer range views. Again whilst the use of UPVC was advised against, it has been proposed and is accepted.

Overall, the proposed extension and alterations are considered acceptable with regard to impact on visual amenity. Whilst the topography is such that the site is in an elevated position, the extension is relatively minor and has been designed to match and complement the existing appearance of the host dwelling. The changes to the existing garage and workshop are relatively minor, and the change to make a section of the building a greenhouse, is a replacement to an existing greenhouse on the site, lost due to the extension.

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 application site is in a relatively isolated location and set in a large plot. Due to this and the site and surrounding areas topography it is considered that there will be no impact on neighbouring amenity from the proposals. Whilst ‘Campions’ is set higher than the adjacent neighbours ‘Furze Mill’ and ‘Ty Felin’ each of these dwellings sit in generous plots with mature planting and are well distanced from one another.

Sustainability Matters:

Policy 29 of the LDP requires applications for extension to buildings to make energy, water and drainage efficiency improvements where appropriate and practicable. The completed energy efficiency measures checklist shows that the applicants have completed some, but not all of the measures. They proposed that all outstanding work will be completed (where applicable). As such, it is considered that the proposal meets the energy, water and drainage efficiency requirements of policy 29 of the LDP and the supplementary planning guidance and the appropriate condition to ensure compliance will be attached.

Other considerations:

The property has been picked up as being within TAN 15 Area – however, an extract of the Development Advice Map from TAN15 shows the property to be outside the area. EAW have been consulted and have no objection but suggest Planning Advice Note 1 is attached to any permission.
**Conclusion**

The proposed extensions and alterations to the property are considered to be acceptable with regard to visual amenity and neighbouring amenity and as such the proposal is recommended for approval.

**Recommendation**

That full planning permission be granted.

**Conditions/Reasons/Informatives**

Standard time limits, compliance with plans and advisory notes recommended by statutory consultees.