

Application Ref: NP/12/0101

Application Type Full
Grid Ref: SN05873900
Applicant Ms Alison Mott
Agent Mr R Howell, RLH Architectural Design Solutions Ltd
Proposal Alterations & Extensions, replacement dormer windows and new rooflights
Site Location Vine Cottage, Goat Street, Newport, Pembrokeshire, SA42 0PT
Case Officer Brian Canning

Summary

The proposal involves the demolition of a single storey rear lean-to extension and construction of a kitchen/dining room extension, and a front porch. The rear extension will be overtly modern in design which is aimed at complementing the traditional cottage structure with modern sustainable materials. The front porch will be more traditional in appearance with a slate roof, rendered walls and painted timber windows and door. Whilst incorporating modern features and materials in the rear extension, the proposed developments do not impact adversely on the character and appearance of the Conservation Area, and consequently it is considered that there are no in-principle planning or design objections. Approval is therefore recommended.

The application is placed before the Development Management Committee as the recommendation to approve is contrary to the views expressed by the Newport Town Council.

Consultee Response

Newport Town Council: Objecting - Recommend rejection as consider porch will be visually obtrusive and inappropriate in the context of this street, and rear extension appears insensitive to the rest of the building

Dyfed Archaeological Trust: No objectio

Public Response

No third party consultee responses received to date.

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

TAN 12 - Design

TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background & Description

The application site is a semi-detached traditional cottage located on the north side of Goat Street, Newport, and is within the Newport Conservation Area. The cottage is predominantly constructed in stone, with the exception of the rear lean to kitchen/utility room and side garage, which are more modern additions with roughcast render finish. The roof of the cottage is finished in man-made slate, with doors and windows painted timber. The front of the property has a generally pleasing traditional appearance, with the rear of the property not readily visible from any public vantage point.

Current proposal

The proposal involves the demolition of the modern rear lean-to extension and its replacement with a lean-to kitchen/dining room extension measuring 7.3m x 4.3m x 3.4m high, and construction of a saddle roofed front porch measuring 1.9m x 1.1m x 2.8m high. The kitchen/dining room extension is proposed to be a lightweight modern structure with a timber frame and external horizontal timber boarding. The roof will be finished in colour coat standing seam sheeting, grey in colour to match the existing roof. The front porch will be constructed in more traditional materials, with rendered blockwork walling, slate roof and painted timber door and windows.

The proposed rear extension will replace a modern addition to the cottage of no particular aesthetic quality, and the use of modern sustainable materials will represent a pleasing contrast to the rear elevation of the cottage. The front porch will create a draft lobby into the cottage, and the use of a more traditional design and materials will complement the existing character of the front elevation of the property in this visually more prominent position.

Whilst the comments of Newport Town Council are noted, it is considered that the proposed development has been appropriately designed using modern sustainable materials where possible. The character and appearance of the Conservation Area will not be adversely affected, nor will the amenity of the neighbouring property be compromised. An 'Energy, Water and Drainage Efficiency Questionnaire has been submitted as part of the application, which indicates that all mandatory requirements will be completed as part of the renovation and development of the property, and this will be conditioned accordingly.

A Bat Survey has also been submitted which recorded bat activity within the gable end of the cottage, but the conclusion of the Report was that the works, which are mostly limited to the rear of the property, will not impact on the roost or access points. In these circumstances, it is considered that a bat licence would not likely be necessary, but it is recommended that initial works to

demolish the rear extension are carried out using the precautionary principle and that contractors are made aware of the potential presence of bats.

Recommendation

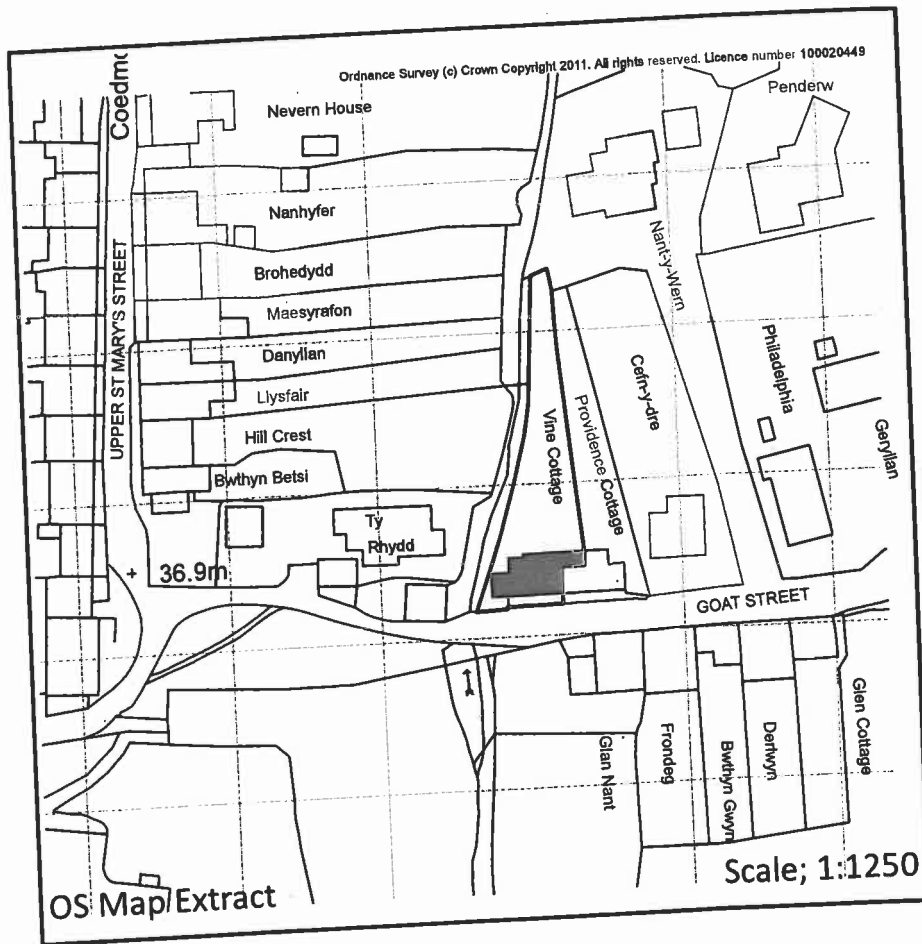
That power be delegated to the Chief Executive(National Park Office)/Director of Park Direction and Planning/Head of Development Management to grant planning permission for this development, subject to appropriate conditions and subject to no valid planning objections (which cannot be overcome by condition).



10 FEB 2012

National Park Authority

NP 12 0 801



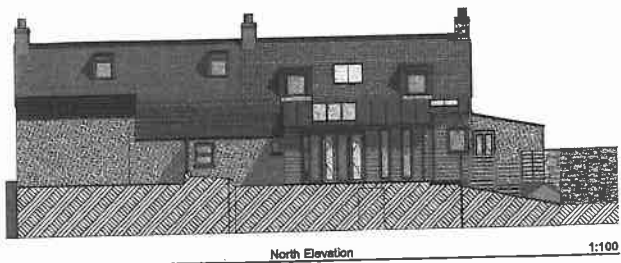
Client
Alison Mott & Paul Kinnersley

Job title
Proposed Alterations & Extension,
Vine Cottage, Goat St, Newport



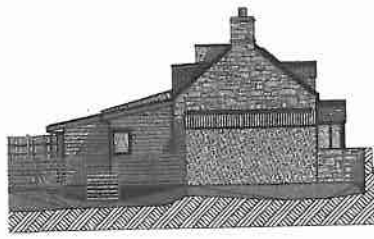
Drawing title
OS Map Extract - 1:1250

R156 OS-01



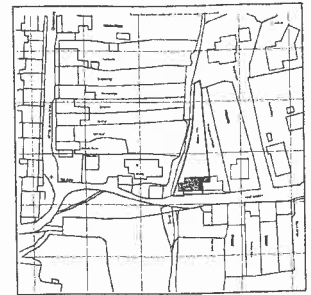
North Elevation

1:100



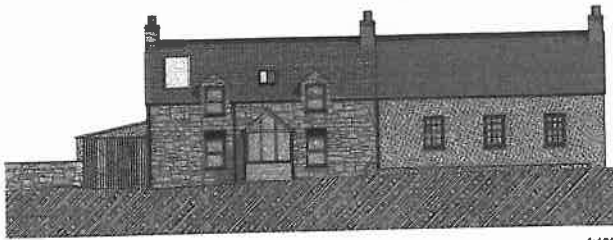
West Elevation

1:100



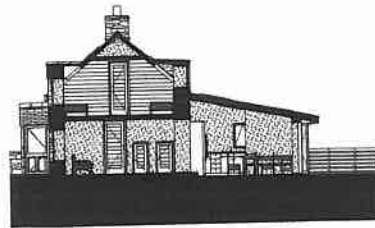
OS Map Extract -

1:1250



South Elevation

1:100



S-01

Building Section

1:100

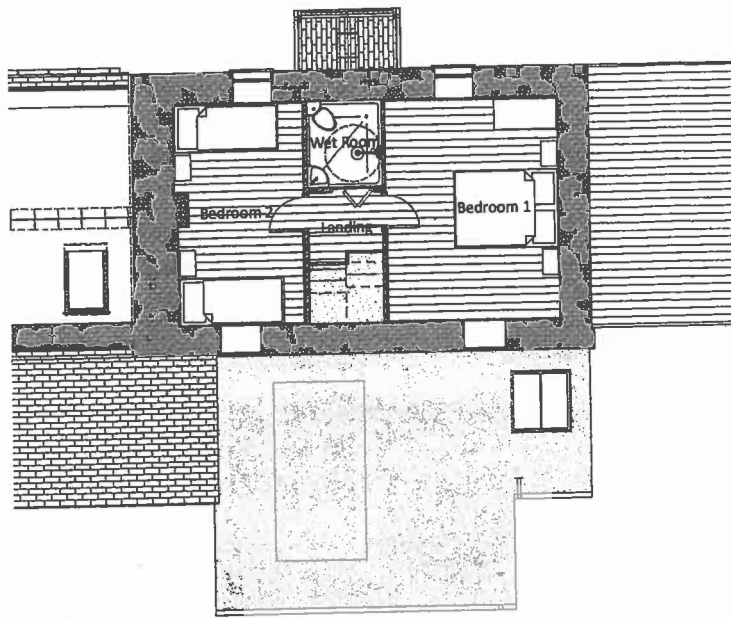
View 2 (South West) Windows
 New standing seam sheet roofing; Colour: Grey.
 New stone lining above sheet; Colour: Blue/Black.
 New painted window sills; Colour: Cream.

View 3 (North East) Windows
 New standing seam sheet roofing; Colour: Grey.
 New stone lining above sheet; Colour: Blue/Black.
 New painted window sills; Colour: Cream.

View 4 (North West) Windows
 New standing seam sheet roofing; Colour: Grey.
 New stone lining above sheet; Colour: Blue/Black.
 New painted window sills; Colour: Cream.

View 5 (South East) Windows
 New standing seam sheet roofing; Colour: Grey.
 New stone lining above sheet; Colour: Blue/Black.
 New painted window sills; Colour: Cream.

**Proposed Alterations & Extension, Vine Cottage,
 Goat St, Newport, Pembrokeshire SA42 0TP**



First Floor

1:50



Image from south-west - Before



Image from south-west - After



Image from north-east - Before



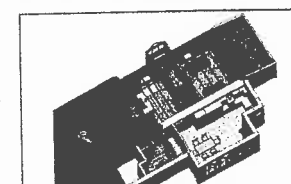
Image from north-east - After



Image from north-west - Before



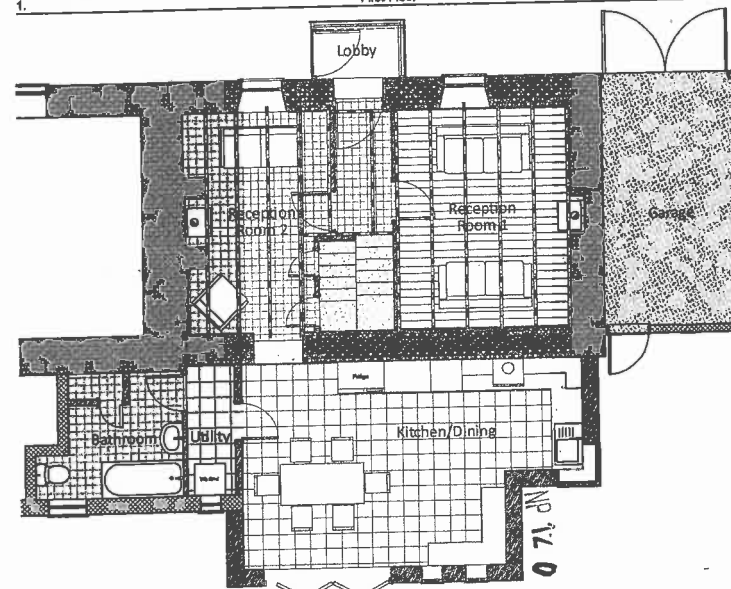
Image from north-west - After



Internal image - Isometric

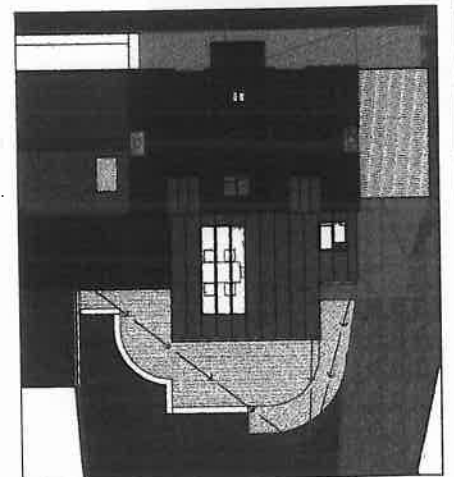


Image from north-west - After



Ground Floor

1:50



Site Plan/Roof Plan -

1:100

REVISIONS	DATE

NOTES

1.0 FEB 2002



Client: Alison Mott & Paul Kinnevey

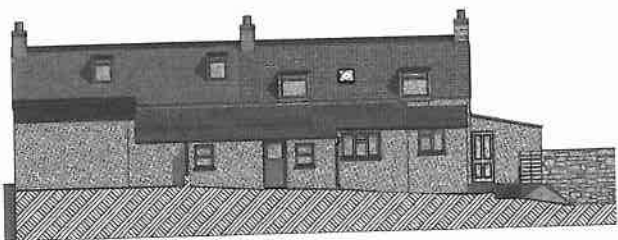
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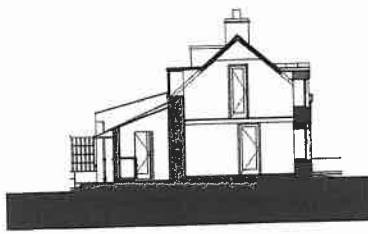
Drawings: Planning Drawings, OS Map Extract, Site Plan, Floor Plans, Roof Plan, Elevations & Images.

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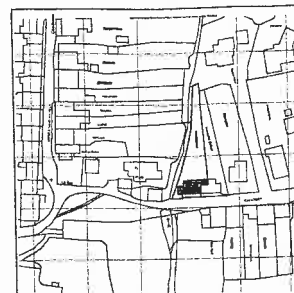
R156 P-01



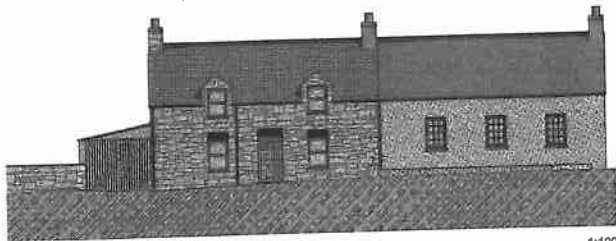
North Elevation 1:100



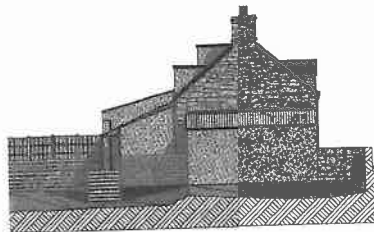
S-01 Building Section 1:100



QS Map Extract - 1:1250



South Elevation 1:100

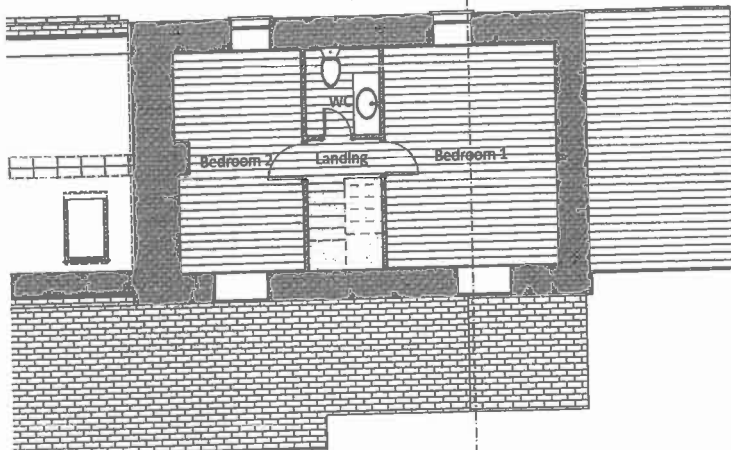


West Elevation 1:100

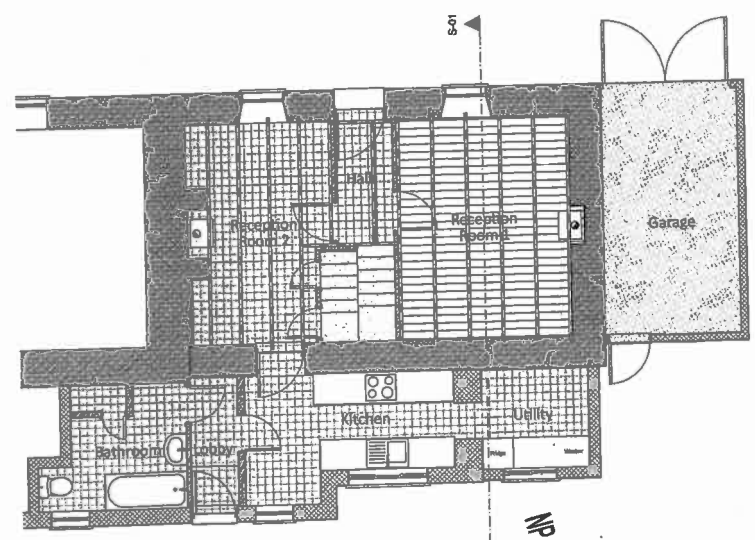


Finishes:
 Plastering both finished sides Veneer Colour: Blue/Black
 Rendering main inside elevations Colour: Blue/Black
 Rendering external visible elevations Colour: Grey/Brown
 Rendering rendered chimney Colour: Grey
 Rendering porches Colour: Grey
 Rendering stone surrounds Colour: Blue/Black
 Rendering stone surrounds & sumpers Colour: White
 Rendering polished reconstituted granite Colour: Black & Grey
 Rendering polished reconstituted marble Colour: Grey/Beige
 Rendering polished reconstituted marble Colour: White
 Rendering polished reconstituted marble Colour: Grey/Beige
 Rendering stone surrounds Colour: Grey/Beige
 Rendering stone surrounds Colour: White
 Rendering stone surrounds Colour: White & Green
 Rendering stone surrounds Colour: Terracotta
 Rendering stone surrounds Colour: Grey

**Proposed Alterations & Extension, Vine Cottage,
 Goat St, Newport, Pembrokeshire SA42 0TP**



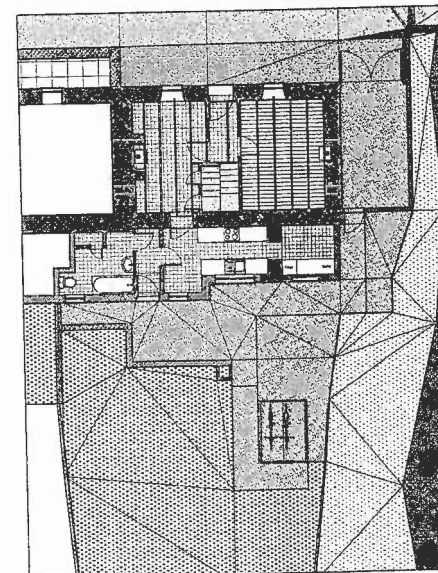
1. First Floor 1:50



0. Ground Floor 1:50



Roof Plan - 1:100



Site Plan - 1:100

REVISIONS	DATE

NOTES:
 10 FEB 2012



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Client Alison Mott & Paul Kinnerley	Scale Date 10 FEB 12 09:00 AM	Drawn by Sally Brindley, OS Map Extract, Site Plan, Floor Plans, Roof Plan, Elevations, Sections & Photographs
Job No Proposed Alterations & Extension, Vine Cottage Goat St, Newport, Pembrokeshire SA42 0TP		R156 S-01