

Application Ref: NP/11/435

Application Type	Full
Grid Ref:	SM85661288
Applicant	Mr & Mrs H Evans
Agent	Kimpton Durham John Associates
Proposal	Alterations & remodelling works including provision of new porch to front & pitched roofs over existing bay windows all with natural slate finish; infilling small yard area at rear and extending flat roof deck over; removing existing window to rear bedroom and provision of new angled bay window; reduction in size of roof terrace and installation of photovoltaic panels.
Site Location	6, St Brides Road, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UN
Case Officer	Andrew Richards

Summary

The application is before members as the views of The Havens Community Council differ from those of your officers.

The dwelling known as No 6 forms part of a terrace of properties along St Brides Road in Little Haven and is also within the Conservation Area. The dwelling has previously been altered and extended at the rear in the form of a single storey extension at ground floor level and a roof top terrace. The current application seeks approval for alterations and extensions with a front porch, hipped roofs over the two existing bay windows on the front elevation. The application also includes extensions at the rear which fully encloses the rear yard area, a modest angled bay window extension to bedroom four and an 8 panel solar array at roof top level. The proposed scheme is considered to be in-keeping with the host dwelling in design, form and scale with an acceptable level of screening to the rear. The use of renewable technology together with the proposed water saving measures will ensure a good level of sustainable design. As such, the application can be supported subject to conditions.

Consultee Response

The Havens Community Council: Reply - Not supported, Cllrs approved of the front elevation but were concerned the density of the development at the rear on this constrained site was incompatible with a conservation area and would result in an overdevelopment of the site. Although the site is hardly overlooked the overall appearance is in-congruous and unbalanced. The Council also has a concern about neighbour amenity – Policies 15 and 30.

Environment Agency Wales: 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 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 33 - Renewable Energy
LDP Policy 34 - Flooding and Coastal Inundation
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW4 Chapter 12 - Infrastructure and Services
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG03 - Sustainable Design
SPG07 - Conservation Area Proposals
SPG08 - Validation of Planning Applications
SPG09 - Building Extensions
SPG12 - Coal Works - Instability
SPG14 - Renewable Energy
TAN 05 - Nature Conservation and Planning
TAN 08 - Renewable Energy
TAN 12 - Design
TAN 15 - Development and Flood Risk

Officer's Appraisal

The application is before members as the views of The Havens Community Council differ from those of your officers.

Background/History

The dwelling known as No 6 forms part of a terrace of properties along St Brides Road in Little Haven and is also within the Conservation Area. The

dwelling has previously been altered and extended at the rear in the form of a single storey extension at ground floor level and a roof top terrace.

The agent has recently carried out extensive pre-application consultations on behalf of the applicants with officers and was advised by officers that this scheme was supported in principle.

The property has had several extensions previously to the front and rear with the most recent being an addition of a roof top terrace area granted for a certificate of lawfulness under NP/11/025. The other extensions had been carried out before the early 1950's.

Constraints

- Special Area of Conservation – Within 500m
- Flood Zone – Tan 15
- Biodiversity Issue
- Coal Standing Advice Area
- Potential for Surface Water Flooding

Current Proposal

The current application seeks approval for alterations and extensions with a new front glazed porch being provided in addition to hipped slate roofs over the two existing bay windows on the front elevation. The application also includes extensions at the rear to provide a single storey rear extension which fully encloses the rear yard area for accommodation in the form of a shower room and utility area. A modest angled bay window extension to bedroom four which also incorporates french doors to provide access out onto the extended decked area at first floor level. In addition to these elements an 8 panel solar array is proposed at roof top level which will also reduce the existing roof top terrace in size.

Key Issues

The application raises the following planning matters:-

- Policy
- Conservation Area and Character
- Siting and Sustainable Design
- Amenity and Privacy
- Biodiversity
- Land Stability
- Flooding and Land Drainage

Policy:

The site lies within the local centre of Little haven and the proposal to extend the dwelling with a modest extension to the front and rear together with the

addition of renewable energy technology on the rear roof is considered to be acceptable in principle with regard to the policies set out in the Local Development Plan.

Conservation Area and Character:

The dwelling is located within the Little Haven Conservation Area and forms part of a prominent terrace of properties within St Brides Road, the dwelling being nineteenth century with a rendered and painted facade. The provision of hipped roofs over the bay windows is a welcome proposal along with the provision of a half glazed porch which would also add a greater degree of traditional vernacular to the property. The provision of UPVC within the new porch is unfortunate, however the existing front fenestration is already provided in the same material. As such, the alterations and extensions in whole are not considered to have an adverse impact on the character or setting of the Conservation Area.

Siting and Sustainable Design:

The siting of the porch on the front elevation is considered to be acceptable and this together with the addition of hipped roofs over the bay windows adds traditional features to this prominent elevation. To the rear the application includes several elements that include the full enclosure of the existing rear yard area with a boarded deck over at first floor level. The provision of an angled bay window on the rear bedroom at first floor is considered to be modest in scale and provides an element of solar gain into the property. At roof top level an area of the existing roof terrace will be removed and replaced with 8 photovoltaic panels mounted on an angled frame, these will help reduce the dwelling's electricity consumption. No specific details have been provided for the panels or frame as part of this application and officers consider a condition can be added to any consent that may be issued to seek these details prior to works commencing.

The agent has also indicated that several energy efficiency improvements within the existing dwelling are to be carried out as part of the proposed works. These elements will be covered as a planning condition and added to any consent that may be issued to ensure the proposed works are carried out as stated.

Amenity and Privacy:

The proposal includes several elements to the rear where there are near neighbours, the agent has worked with officers to try and overcome any overlooking issues from the proposed works. In this respect, the design includes an opaque glazed privacy screen to the east of the decked area at first floor level. It is considered that this element will prevent any direct overlooking from the development into neighbouring properties; the existing layout at the rear will however prevent full screening to neighbouring garden area. It is considered that the current design will not have a greater adverse

impact than that currently afforded on this aspect given the close proximity of the adjoining properties.

Biodiversity:

In respect of the potential impact on protected species, the site is located within an area where bats may be present. Given that the proposal involves the provision of modest alterations and extensions within the curtilage of a dwelling house it is not considered reasonable to request a full bat survey, however officers consider a precautionary approach would be appropriate in this respect and a note will be added on any planning consent that may be granted to inform the applicant of their duty in respect of protected species if found on the site.

Land Stability:

The proposed site is located within an area known which has been mined for coal, in this respect a note will be added to any consent that may be issued to inform the applicant of their duty to inform The Coal Authority if any coal mining feature is encountered during the development.
Flooding and Land Drainage:

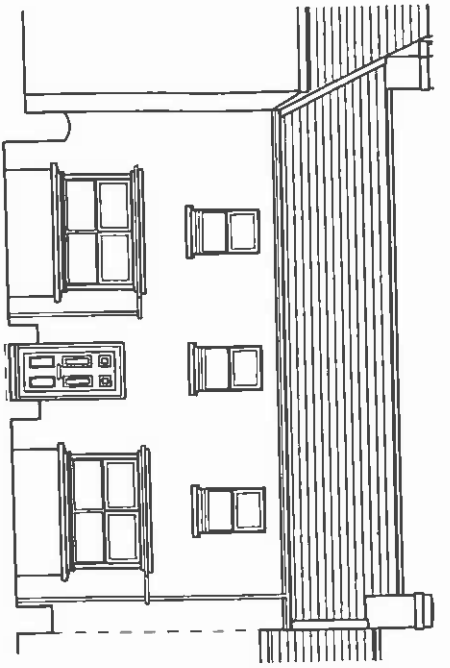
Part of the site to the front of the plot falls within a flood zone and as such the Environment Agency has been consulted as part of the application and requires the applicant to take account of their guidance notes. The site also lies within an area known for surface water flooding and no adverse comments have been received on this element. In respect of the surface water drainage from the dwelling this will remain as existing apart from a new rain saver water butt to be provided on the rear elevation.

Conclusion

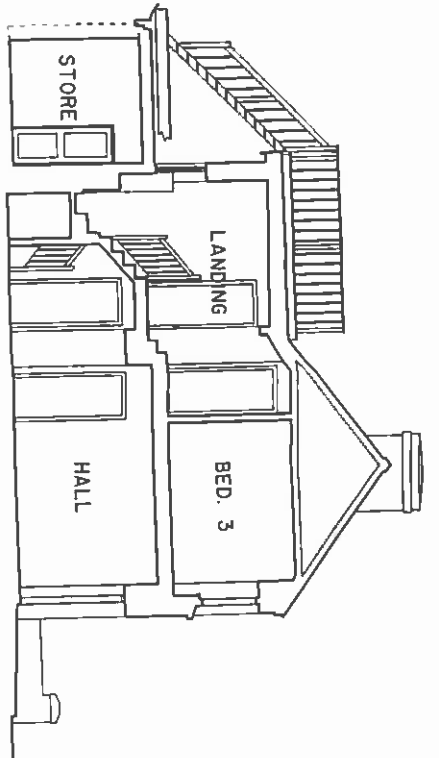
Whilst the objection from the Havens Community Council is noted, it is your officer's view that the proposed scheme is n-keeping with the host dwelling in design, form and scale. The proposal is not considered to have an adverse impact on the character or amenity of the Conservation Area with an acceptable level of screening to the rear to protect neighbours privacy. The use of renewable technology together with the proposed water saving measures will ensure a good level of sustainable design. As such, the application can be supported subject to conditions.

Recommendation

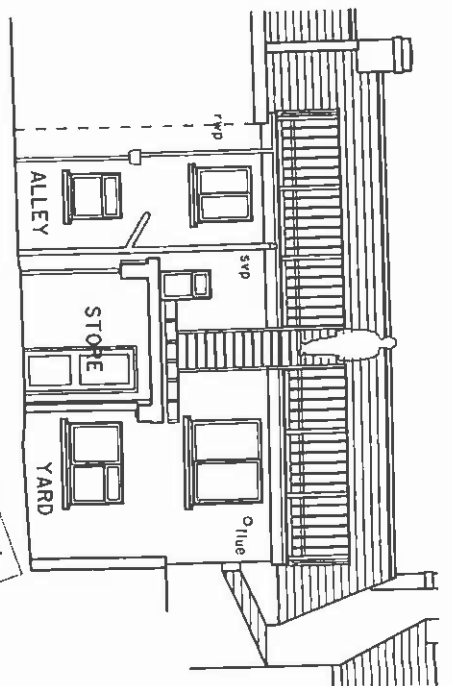
That the application be approved subject to conditions relating to:
Development to commence within 5 years
Development in accordance with the approved plans
Energy Efficiency Measures
Details of photovoltaic panels and supporting frame



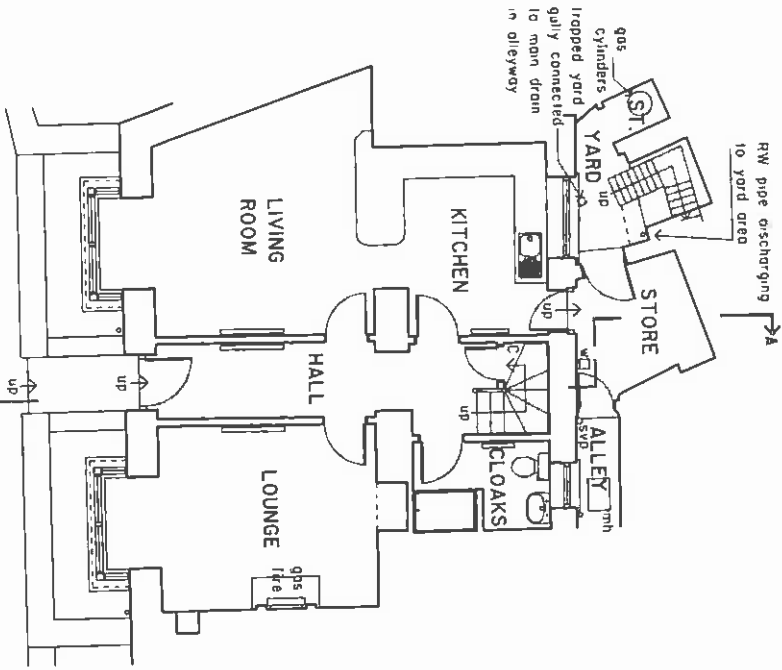
FRONT ELEVATION



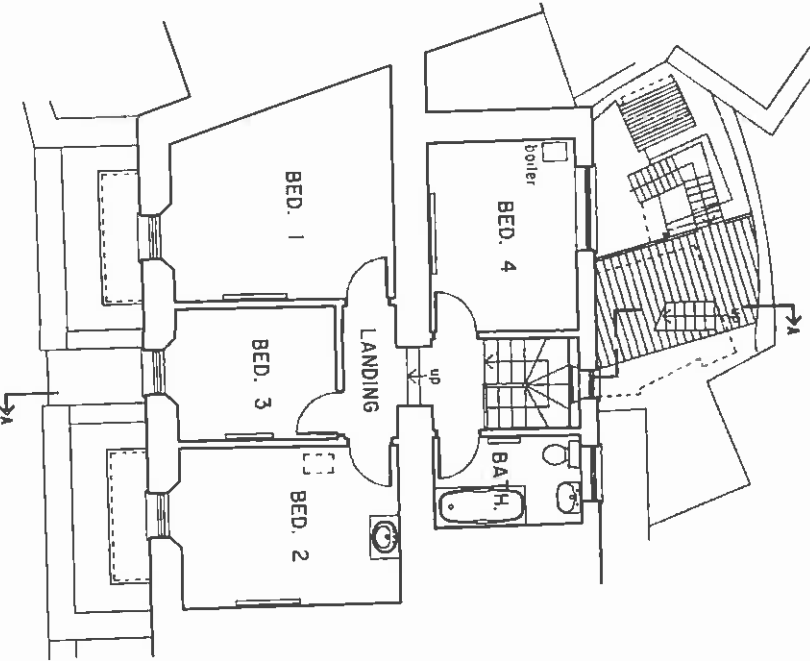
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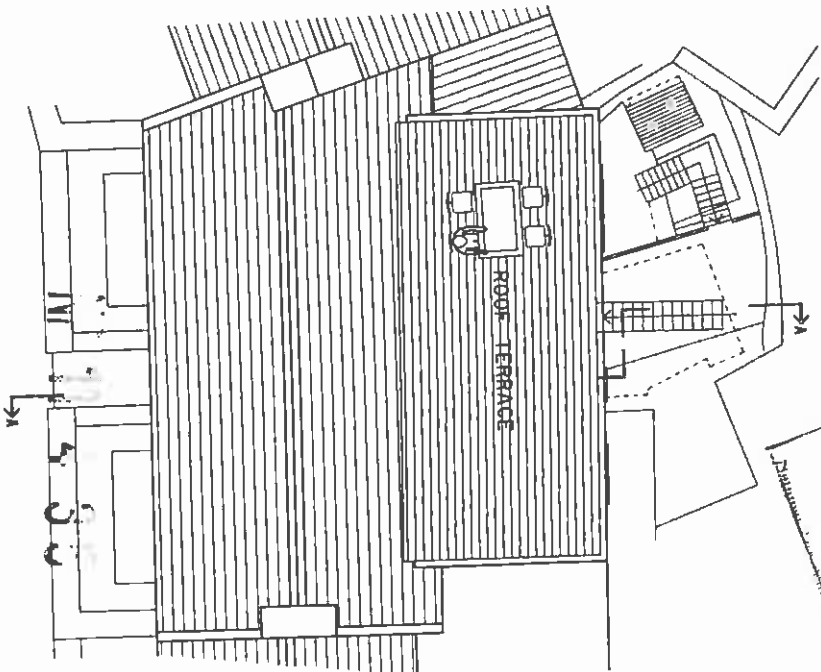
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

SCALE 1:100 (A3)

DATE DEC. 2009

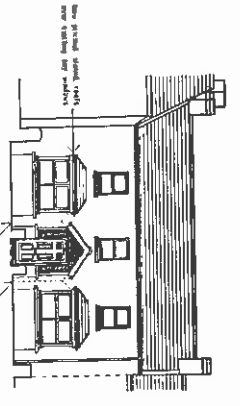
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REV TITLE

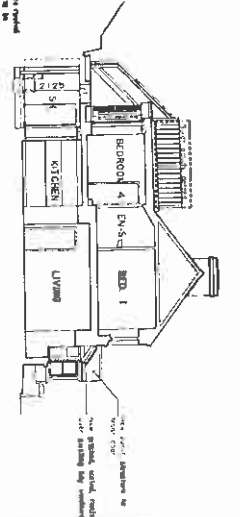
PROPOSED WORKS AT 6 ST BRIDES ROAD, LITTLE HAVEN, Pembrokeshire, 'AS EXISTING'

KIMPTON DURHAM JOHN ASSOCIATES
10-12 TOWER HILL, HAVERFORDWEST, Pembrokeshire
Tel (01437) 767088 Fax (01437) 769830

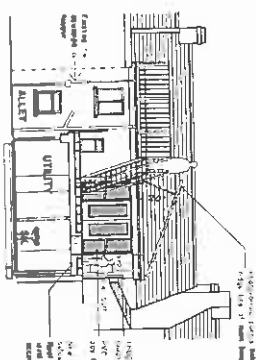




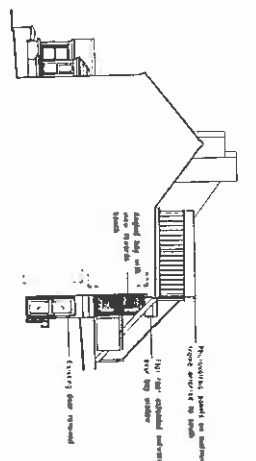
FRONT ELEVATION



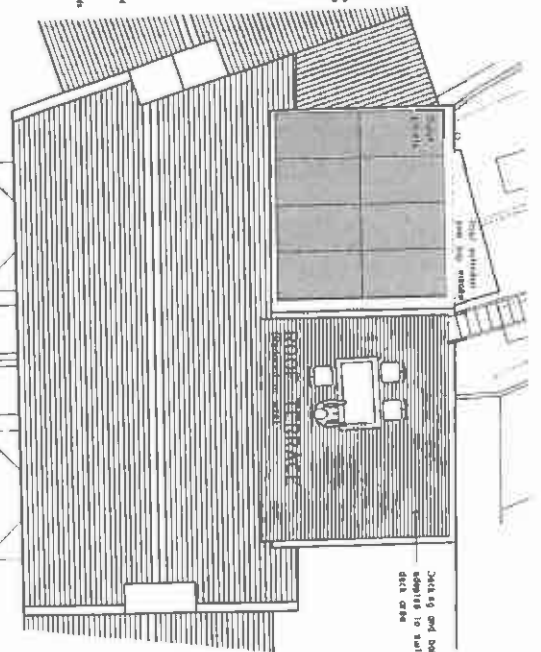
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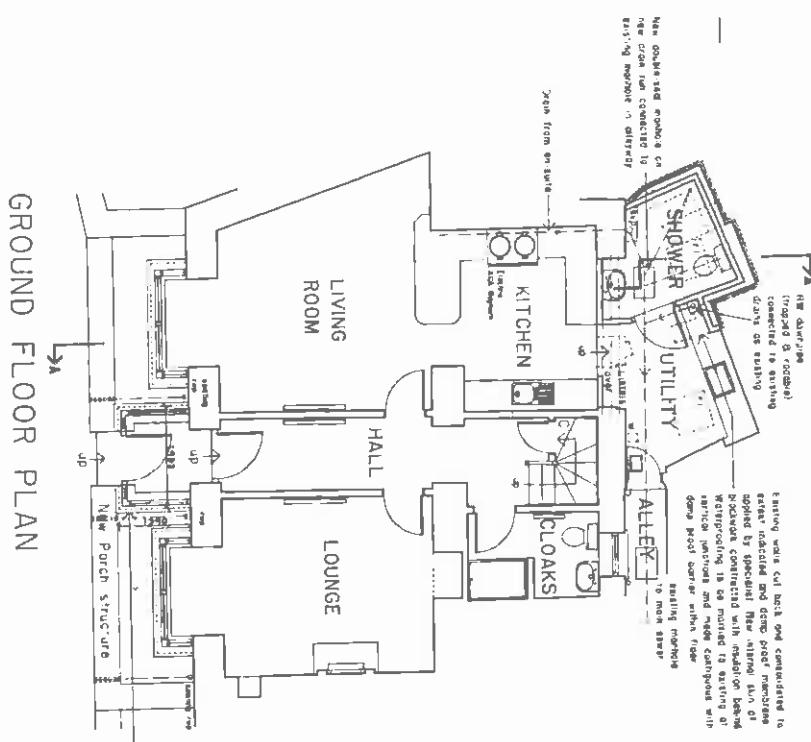
REAR ELEVATION



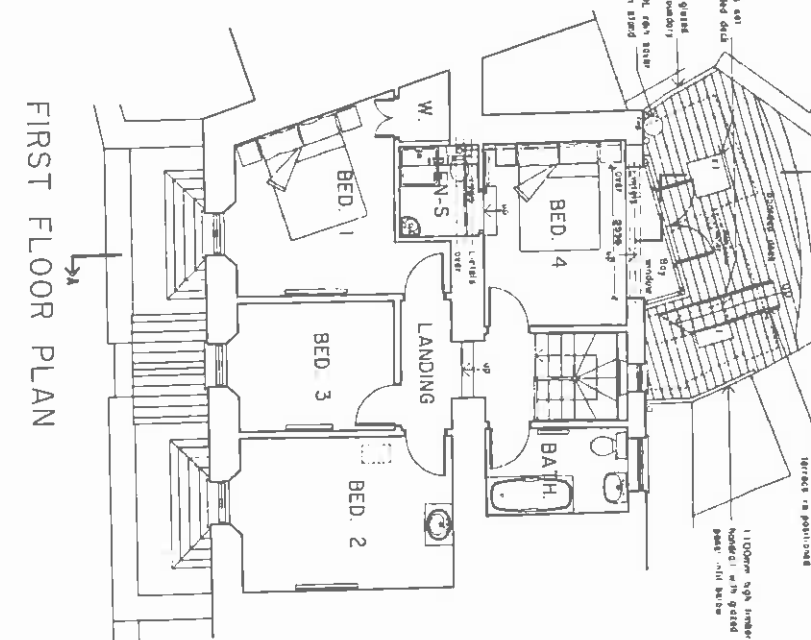
ALLEY ELEVATION



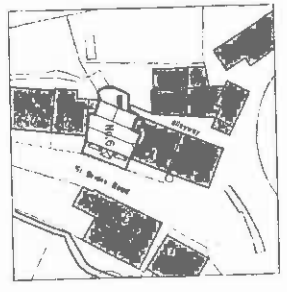
ROOF PLAN



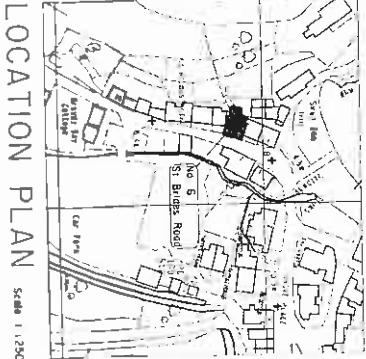
GROUND FLOOR PLAN



FIRST FLOOR PLAN



BLOCK PLAN Scale 1:500



LOCATION PLAN Scale 1:250

SCALE DRAWING FOR PLANNING PURPOSES ONLY	
DATE	D.T.T.
REF. NO.	
1. DATE OF REVIEW FOR VALIDATION	01
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7. DATE OF REVIEW FOR VALIDATION	01
8. DATE OF REVIEW FOR VALIDATION	01
9. DATE OF REVIEW FOR VALIDATION	01
10. DATE OF REVIEW FOR VALIDATION	01



PROPOSED WORKS AT
 6 ST BRIDES ROAD,
 LITTLE HAVEN,
 PEARBROOKSHIRE

for
 Mr & Mrs H Evans

NO. 1. 35

PROPOSED
 PLAN & ELEVATIONS

KIMPTON DURHAM JOHN ASSOCIATES
 ARCHITECTS, 100, BARN ROAD, BARN, LEICESTERSHIRE
 LE4 6JG
 TEL: 01509 240000 FAX: 01509 240001

Scale 1:1000 (A1)

DATE: 08/05/2011

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