

Application Ref: NP/11/471

Application Type Full
Grid Ref: SN05173904
Applicant Mr R Jenkins
Agent Mr Iain MacRae, MacRae Associates
Proposal Extension to kitchen
Site Location Highway, Newport, Pembrokeshire, SA42 0TY
Case Officer Ceri Porter

Summary

Planning permission is sought to construct a single storey rear extension to Highway Farm, a grade II listed Building, plus insert 2 no. dormer windows. Whilst the proposal for the extension is considered acceptable, the design of the dormer windows, by virtue of their proportions and finishing, would appear as incongruous additions to the property. Accordingly the application is recommended for refusal.

Consultee Response

Newport Town Council: Supporting
Dyfed Archaeological Trust: No objection

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 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
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
SPG10 - Parking
TAN 12 - Design

Officer's Appraisal

Background

Highway is a Grade II listed early 19th Century farmhouse located to the north of Fishguard Road forming a linear group with two storey and single storey attached cottages. As such, the property drops in height from the large farmhouse, to two storey element and then single storey cottages element.

Vehicular access to the site is via an entrance to the west of the group of buildings with a gravelled driveway and turning area serving the property at the rear.

The front elevation is symmetrical and simply proportioned with sash windows, whilst the rear elevation is more irregular with a 2.5 storey gabled staircase wing. The north east corner of the house has been extended with a cat slide roof that partially wraps around the staircase wing.

History

The most recent application for this site is reference 01/283 (and associated listed building consent 01/282) for an extension & internal alterations, repairs & renewal, approved in 2001.

Constraints

- Biodiversity Issue
- Historic Landscape

Current Proposal

Consent is sought to demolish an existing porch located close to the centre of the rear elevation of the buildings and replace it with a single storey extension to the rear to provide an enlarged kitchen. The proposed extension would be gable in form, project the same depth as the extension to the south east corner with a slate roof and have a large glazed feature window within the north elevation.

It is also proposed to install 2 no. dormers within the eaves of the two storey cottage element of the building either side of the ridge of the proposed new extension. These windows are proposed to have slate hung sides.

Materials are proposed to match those existing with painted timber windows and doors, slate roof and colour washed render walls.

Key Issues

The application is on the agenda as the recommendation differs from the view of Newport Town Council.

The application raises the following planning matters:-

- Character & Setting of the Listed Building
- Neighbour Amenity
- Sustainability
- Historic Landscape

Character & Setting of the Listed Building:

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. Criterion 'd' specifically refers to protection of the historic environment and, where possible that it is enhanced.

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 Building Conservation Officer considers the porch proposed to be demolished is relatively recent in date and bulky in proportions therefore its loss is acceptable.

The proposed single storey extension to the kitchen is also considered acceptable as it matches the existing finish of the property and does not try to copy the character of the main house. As such it represents an honest and straightforward addition to the property that is in line with the gradual extension of the original farmhouse.

Of concern however is the design of the proposed dormer windows. Whilst the principle of dormer windows is considered acceptable, their design appears squeezed in proportions and the slate hanging appears over fussy in comparison with the proposed simple extension below. It is appreciated that the dormers have sought to reflect the existing dormer to the east however the design has failed to respect the character of the listed building.

Neighbour Amenity:

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b'; seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

The neighbouring properties to the rear of the application site, in Tir Treham, are set at a lower level with mature planting to the boundary. Notwithstanding this, the proposed dormers would replace an existing first floor window therefore it is considered that there would be little impact upon the amenity currently enjoyed by neighbouring properties as a result of this proposal.

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 most measures have either been installed or will be as part of the development. 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.

Historic Landscape

The application site falls within the Newport and Carningli historic landscape area however Dyfed Archaeological Trust has no objection to the application and no further action is required in respect of protecting the historic environment in archaeological terms.

Conclusion

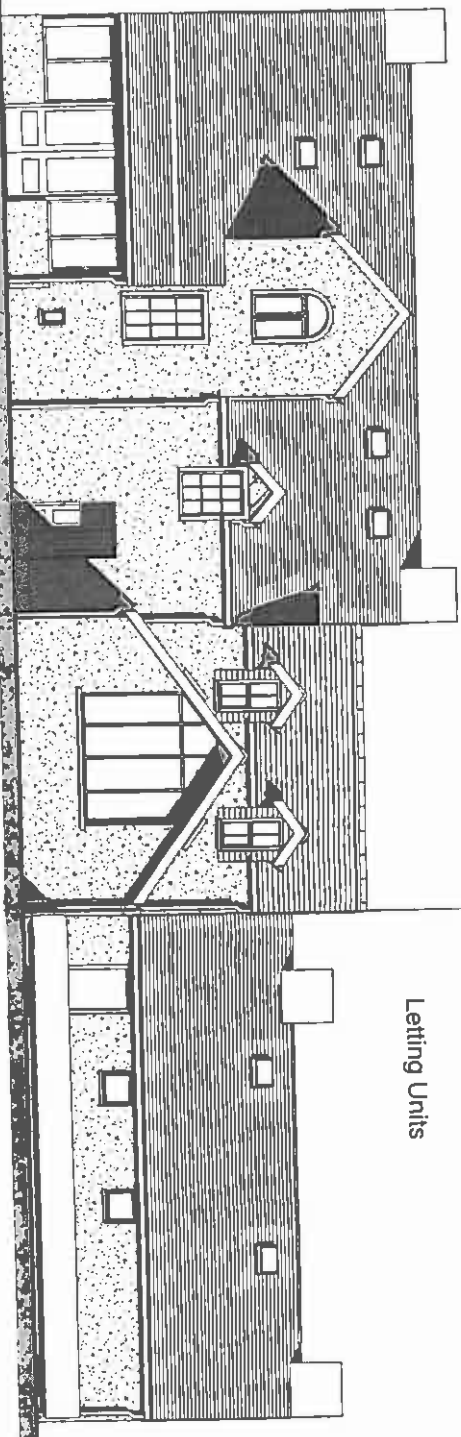
Whilst the design and finish of the proposed extension reflects that of the main house, the proposed dormers would represent an unacceptable form of development for this listed building that would appear as features out of proportion and over-detailed with the existing building.

Recommendation

Refuse.

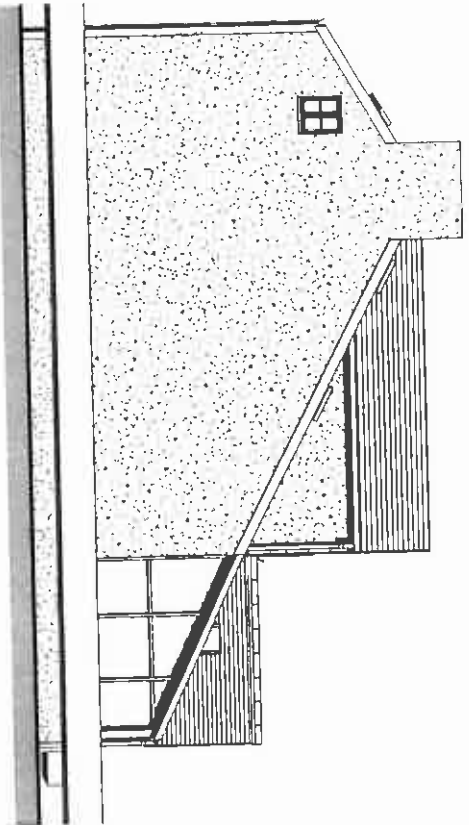
Conditions / Reasons / Informatives

The proposed dormer windows within the north elevation, by reason of their narrow width and design, would appear out of proportion and overdetailed and consequently appear as an incongruous addition to this grade II listed building. As such the proposal is contrary to policies 8 (d), 15(a)(b) and 30(d) of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010).



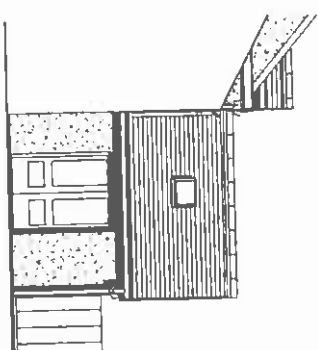
2 North Elevation

1 : 100



3 East Elevation

1 : 100



1 Part East Elevation Extension

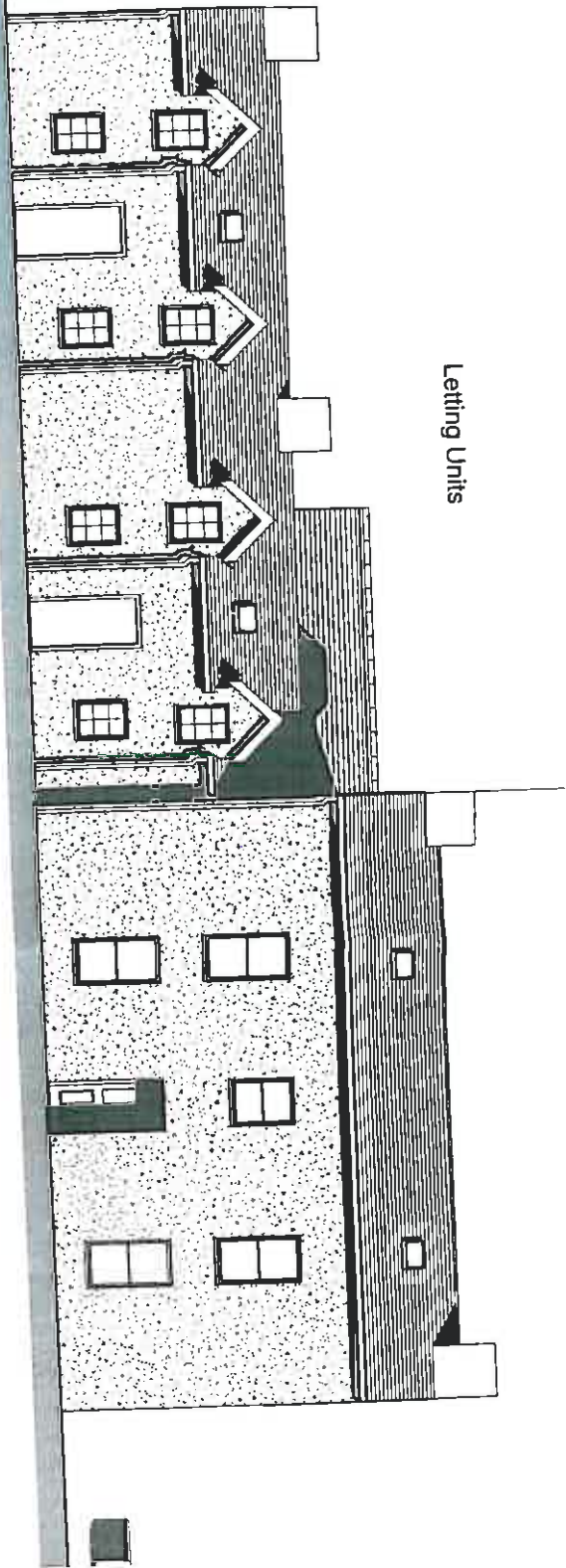
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Option C

Letting Units

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Letting Units

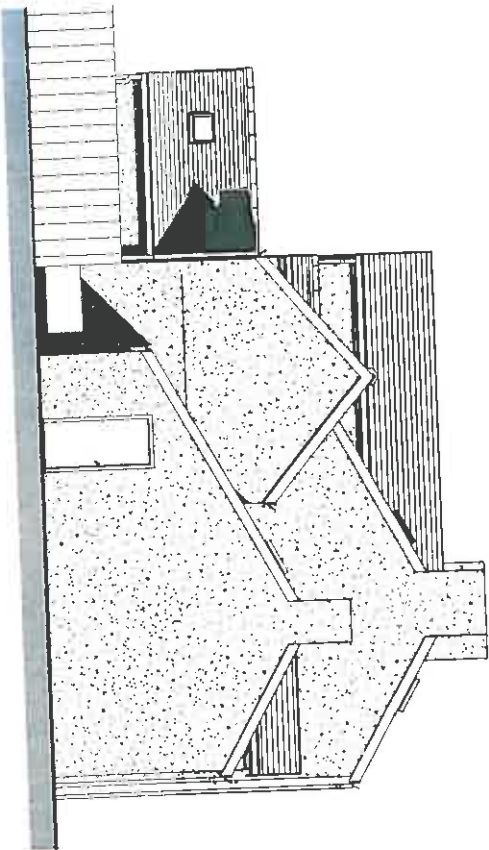


1

South Elevation
1 : 100

2

West Elevation
1 : 100



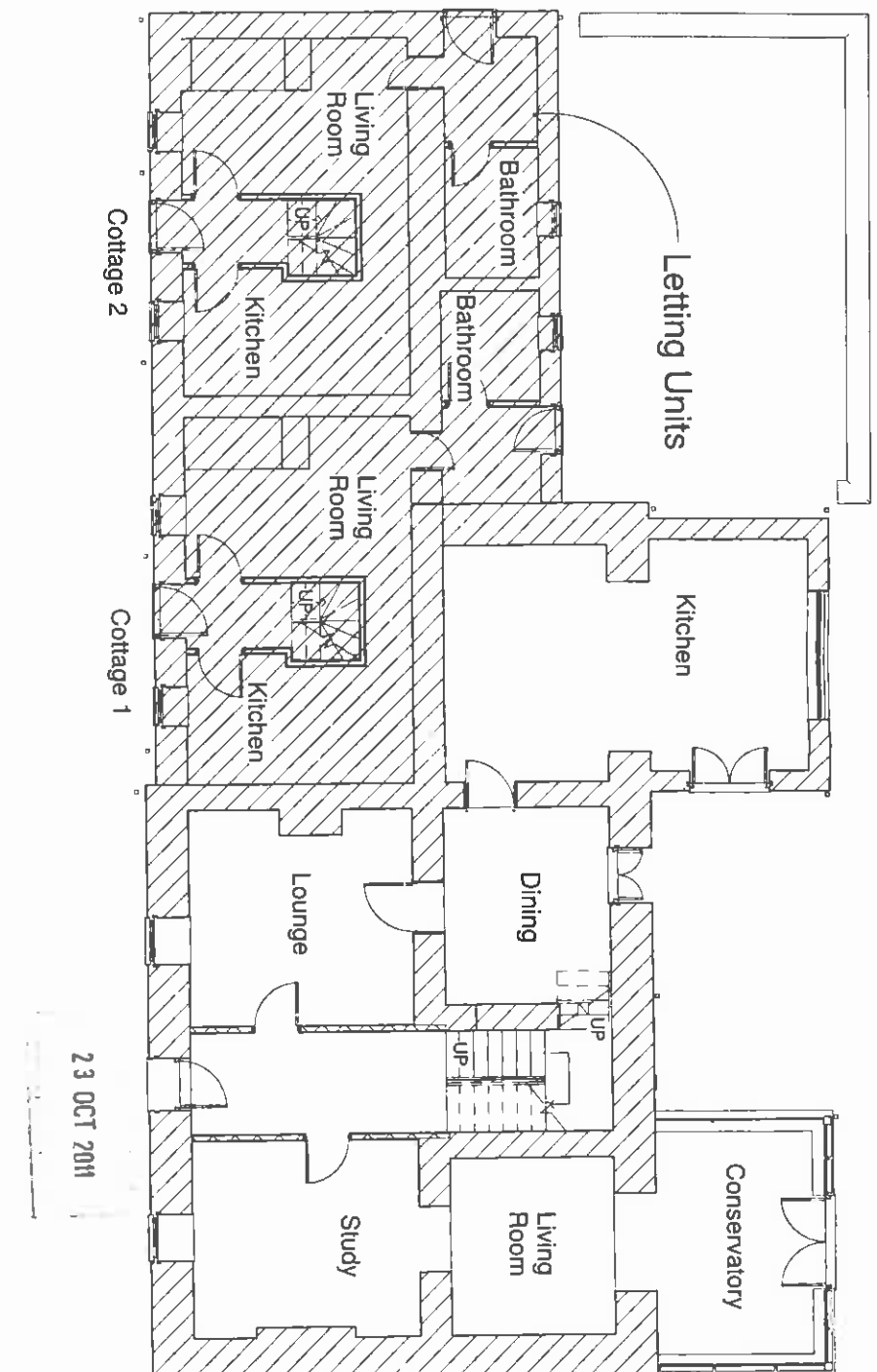
MP 99 8 7 1

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Pendre, Fishguard Road Newport
Drawing 2
Proposed Elevations 2
September 2011

Iain MacRae: Chartered Surveyor

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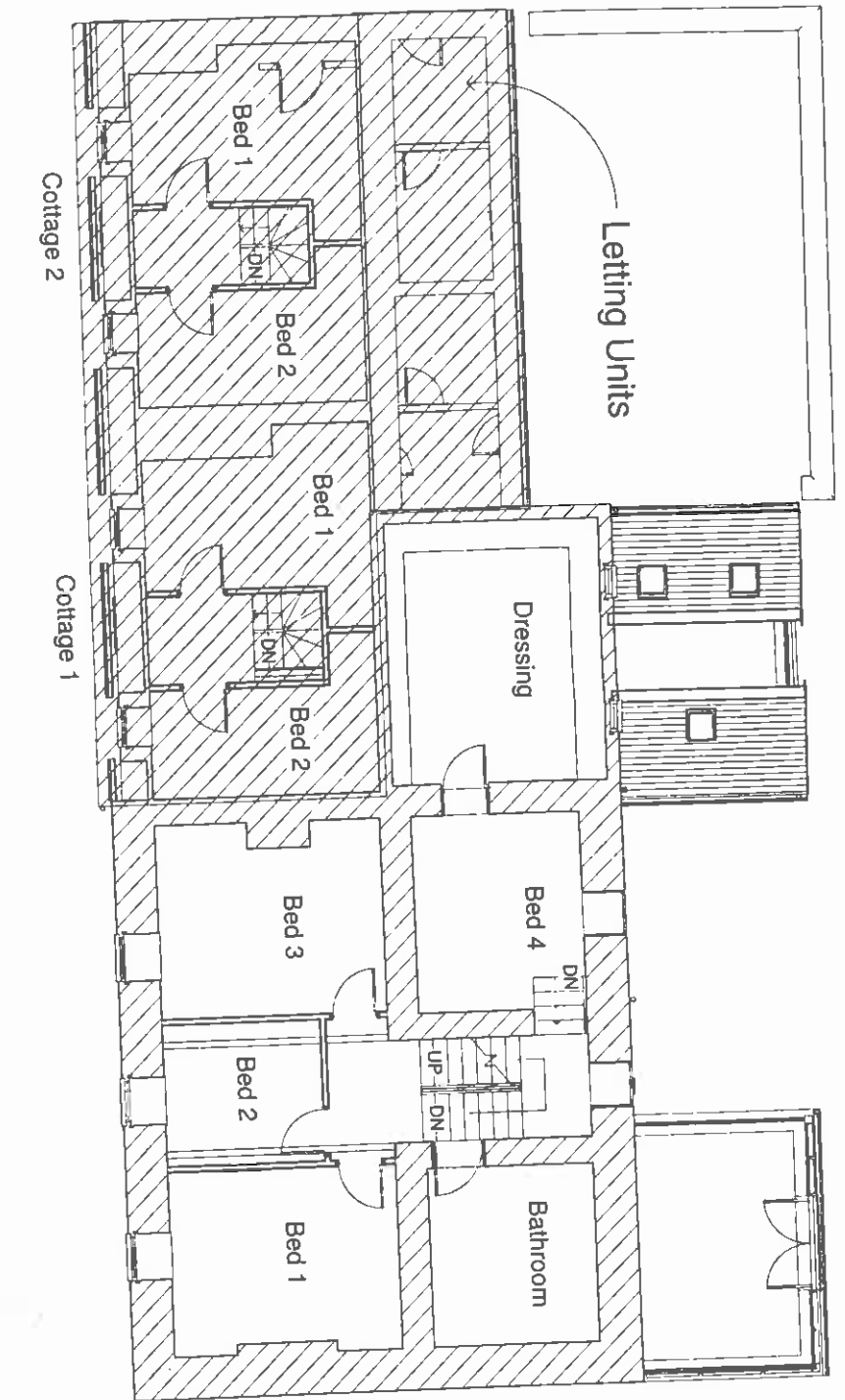
1 Ground Floor

1 : 100

NP 41 & 71

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Pendre, Fishguard Road Newport
 Drawing 3
 Proposed Ground Floor Plan
 September 2011



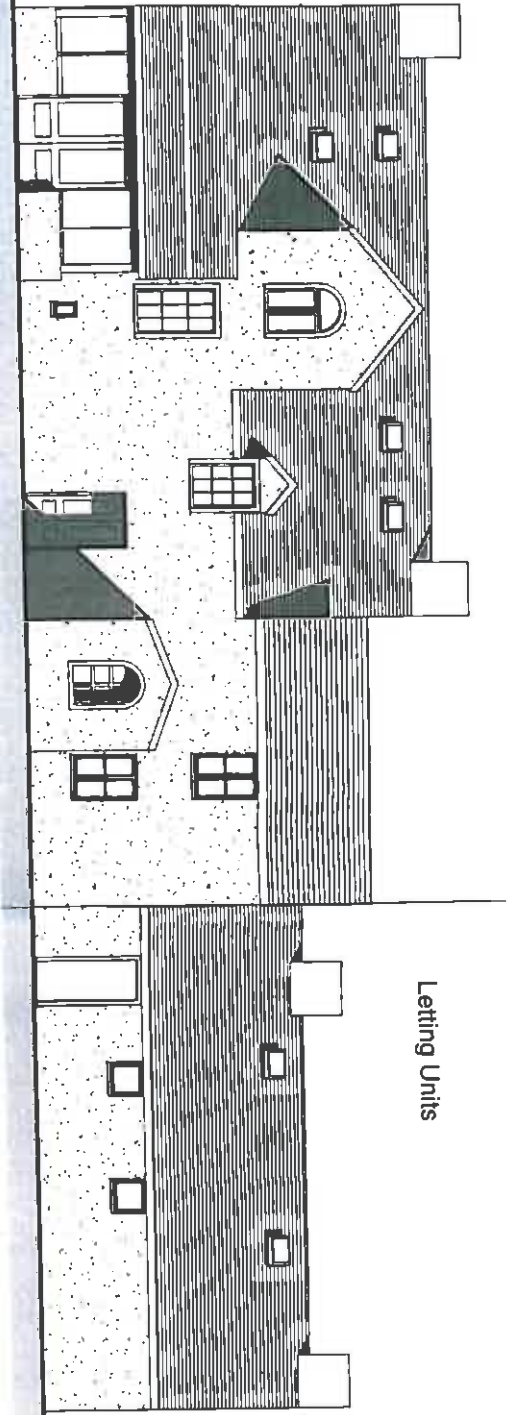
1
1 : 100
1st Floor

NP 11471

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Pendre, Fishguard Road Newport
 Drawing 4
 Proposed First Floor Plan
 September 2011

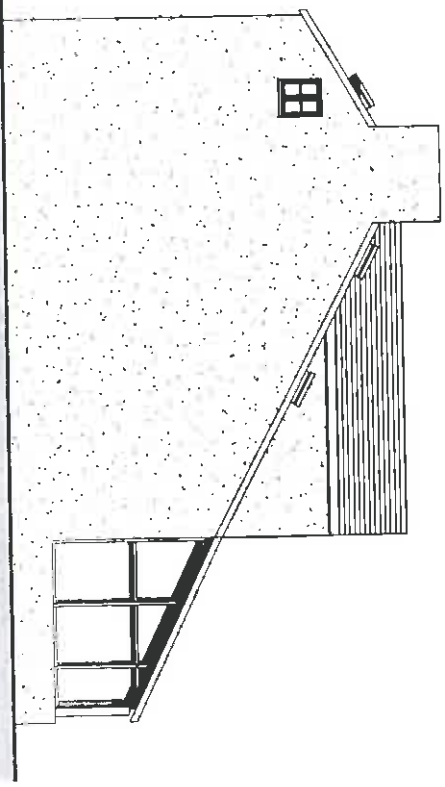
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2 North Elevation Existing

1 : 100

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1 East Elevation Existing

1 : 100

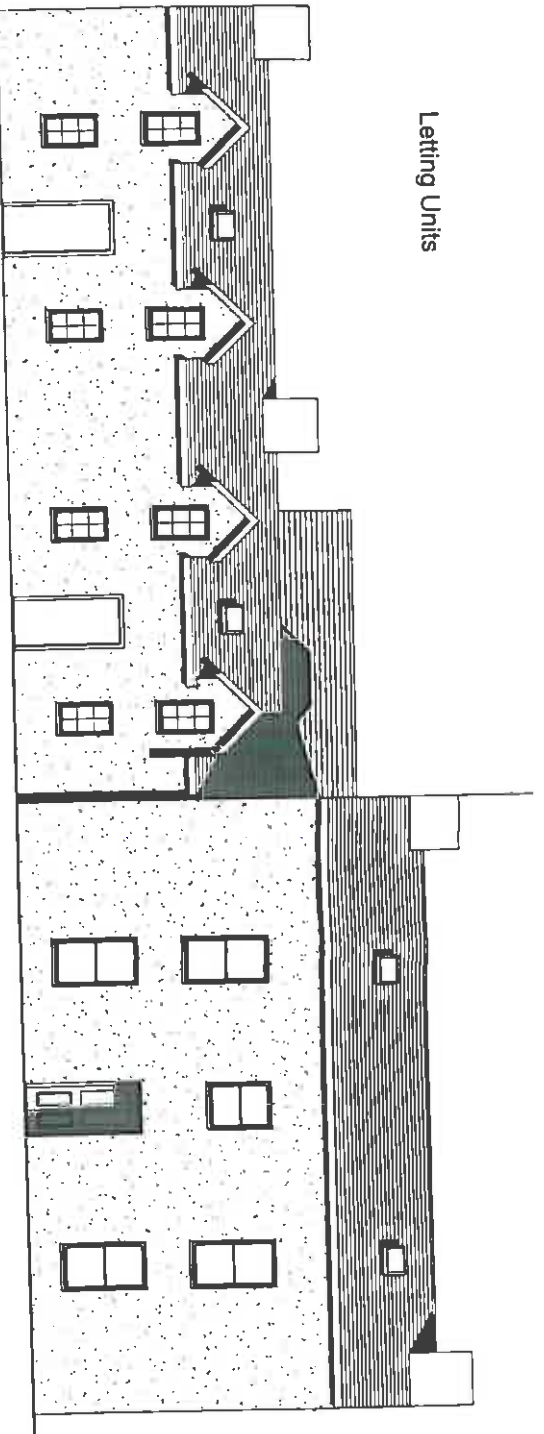


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Pendre, Fishguard Road Newport
 Drawing 5
 Existing Elevations & Photographs of Existing Porch
 September 2011

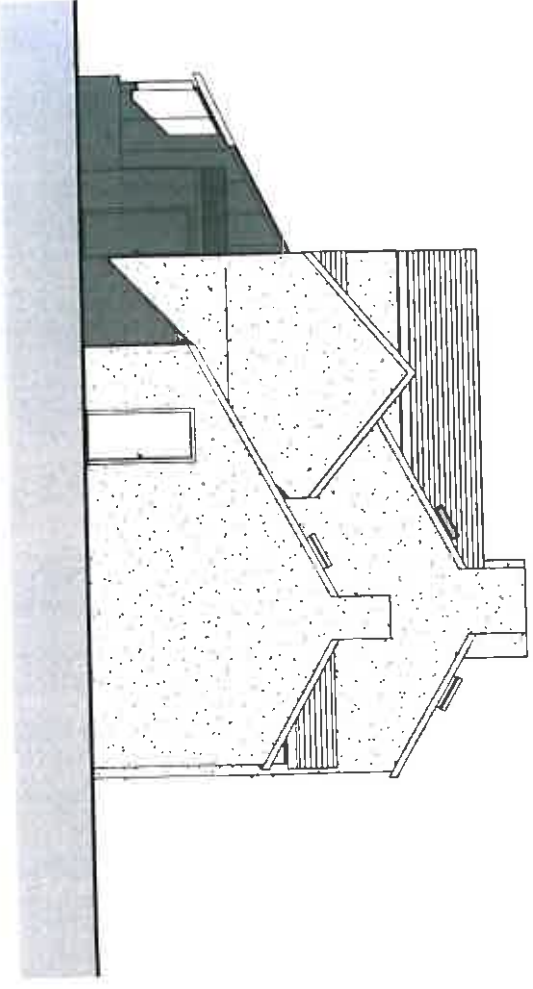
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Letting Units



1 South Elevation Existing No Change
1 : 100

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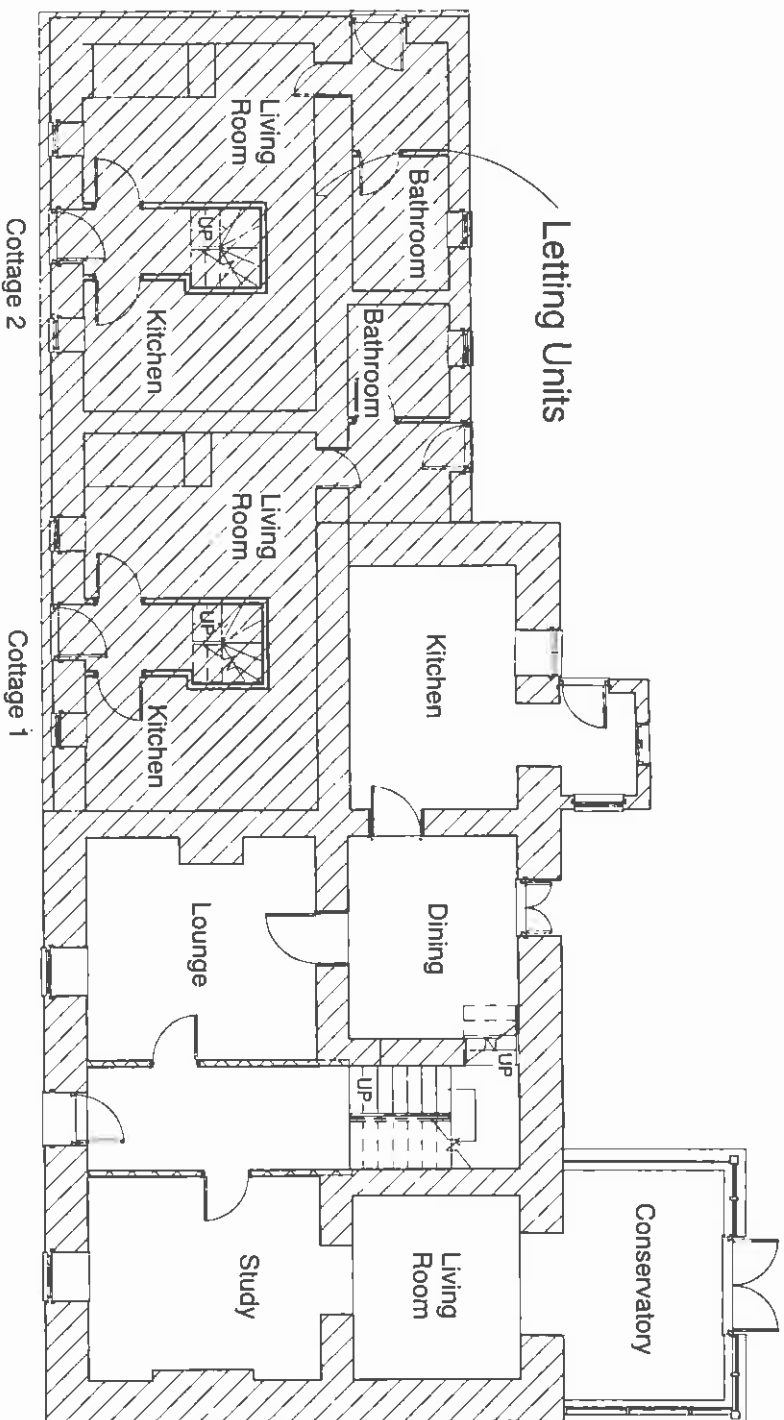
2 West Elevation Existing
1 : 100



11

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Pendre, Fishguard Road Newport
Drawing 6
Existing Elevations & Photographs of Existing Porch
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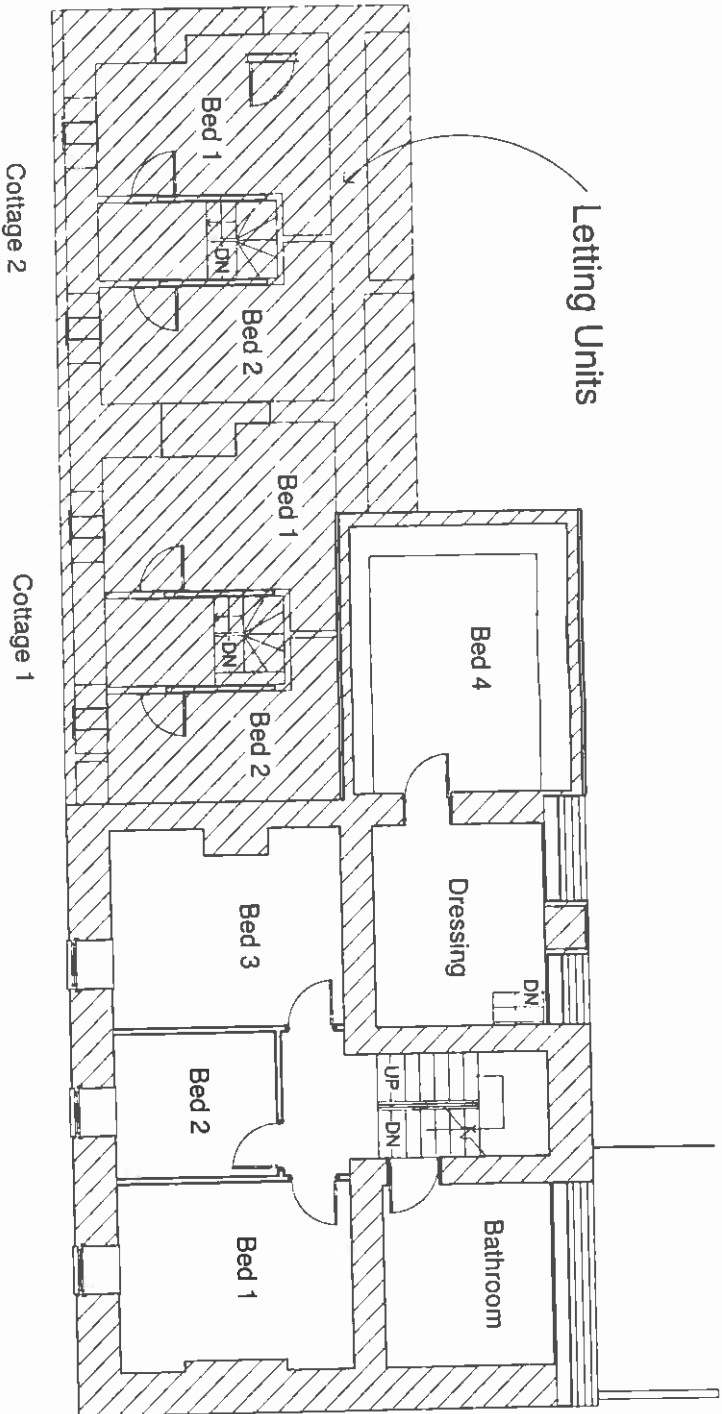
1 Ground Floor
1 : 100

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Pendre, Fishguard Road Newport
Drawing 7
Existing Ground Floor Plan
September 2011



1
1 : 100
1st Floor

10 11 7 1

Pendre, Fishguard Road Newport

Drawing 8

Existing First Floor Plan

September 2011

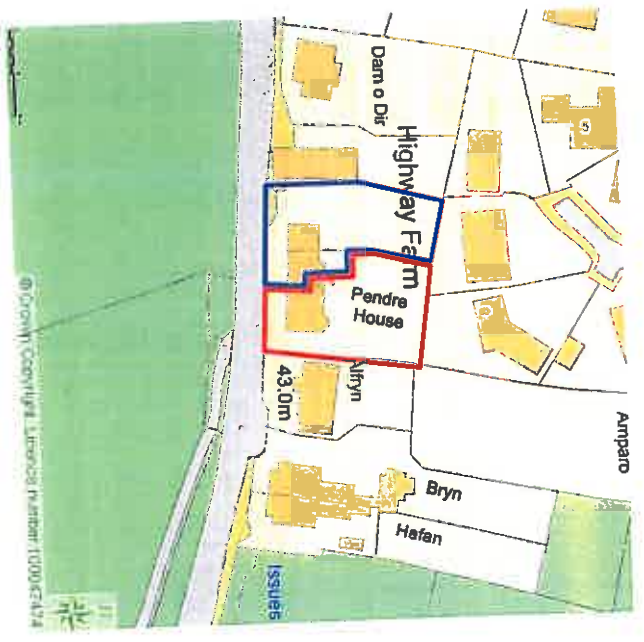
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1 Site Plan
1 : 200



Location Plan Scale 1:1250

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Pendre, Fishguard Road Newport
 Drawing 9
 Site & Location Plan
 September 2011