

Item 6 - Report on Planning Applications

Application Ref: NP/12/0353

Application Type	Full
Grid Ref:	SN13060098
Applicant	Mr Wayne Vaughan
Agent	Mr Steven George
Proposal	Proposed rear extension and front porch
Site Location	13, The Glebe, Tenby, Pembrokeshire, SA70 8HA
Case Officer	Emma Langmaid

Summary

This application is being reported to committee because the recommendation is contrary to the view of Tenby Town Council.

Planning permission is sought for a single storey rear extension and a front porch at 13 The Glebe, Tenby.

The proposed single storey rear extension would create an enlarged living room and allow some internal changes to room use. The front porch allows a lobby area outside the existing front door. The proposed single storey extension is considered to be out of scale with the host property and as an overbearing and unneighbourly impact detrimental to the amenities of the neighbouring occupiers at 15 The Glebe. The proposed front porch is considered acceptable. The application is on balance considered to be unacceptable due to the size, siting and design of the proposed single storey rear extension and is therefore recommended for refusal.

Consultee Response

Tenby Town Council: Approve

Public Response

A site notice has been erected and no responses have been received at the time of this report.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

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

SPG05 - Sustainable Design

TAN 12 - Design

Officer's Appraisal

History

None

Constraints

- Special Area of Conservation within 500m
- LDP Open Space
- Biodiversity issue
- LDP Centre: 60pc aff housing; 30 units/ha

Current Proposal

The application proposes two elements:

- Erection of a front porch; and
- Erection of a single storey rear extension.

All materials are proposed to match the existing including rendered walls, slate roof, UPVC windows and doors. In addition cedar boarding is proposed between the large glazed windows on the rear elevation of the extension.

The application is accompanied by a Transport Statement and Energy Efficiency Measures.

Key Issues

The application raises the following planning matters:-

- Visual Amenity; and
- Amenity and Privacy.

Visual Amenity:

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').

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The application site is one half of a pair of semi-detached houses fronting Glebe Road (to the east of the loop it forms) and backing on to an area of open space, and is one of many similar looking properties within this housing estate. Various alternations and extensions have been carried out to different properties within the estate, with varying degrees of success.

The proposed porch is considered to be acceptable in visual terms. It is of a scale and appearance that fits with the host property and materials are proposed to match existing.

The proposed single storey rear extension is considered to be unacceptable in visual terms. Whilst materials are proposed to match or complement existing, including a near fully glazed rear elevation with cedar boarding between the windows, render walls, slate roof and upvc it is the overall dimensions of the proposed extension which make it visually intrusive and of an incompatible scale with its surroundings, including the host property. Whilst some form of single storey extension could be acceptable, with the current proposed size and design this proposal cannot be supported.

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 front porch extension will be adjacent to the front door of the neighbouring property at no. 15 The Glebe, however given the nature of the proposal and the location to the front of the house it is not considered that the front porch will impact on neighbouring amenity.

The single storey rear extension, however, requires careful consideration. The proposed extension would be set off the boundary with no. 11 The Glebe and directly adjacent to the boundary with no. 15 The Glebe. Due to the topography of the area in some instances neighbouring properties in The Glebe are at different levels which can potentially lessen (and also increase) the impact a proposal might have on neighbouring amenity. In this case the neighbour directly adjacent is at the same level. There have been other instances where single storey extensions have been acceptable to the rear of properties in The Glebe.

Looking first at the relationship of the proposed single storey extension with no. 11 The Glebe it is considered that due to the distance off the boundary of the proposed extension, the distance off the boundary of the neighbouring property and the fact that on the boundary is the flank wall of a utility area (common to all properties in The Glebe) which has no windows, there will be

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little or no direct impact from the proposed single storey rear extension, although it will be visible from the rear garden.

Taking the relationship of the proposed single storey extension with no.15 The Glebe (the other half of the pair of semi-detached houses with the application site) it is considered that due to the depth of the extension directly on the boundary, coupled with the proposed height it would lead to a development which is overbearing and unneighbourly and therefore detrimental to the amenity currently enjoyed by the occupiers of no. 15 The Glebe.

A daylighting exercise taking a 45 degree line from the mid-point of the neighbour's dining room window (closest to the extension) shows quite a large proportion of the extension outside the area which indicates a potential loss of light to a habitable room which could directly affect the amenity of neighbours.

Conclusion

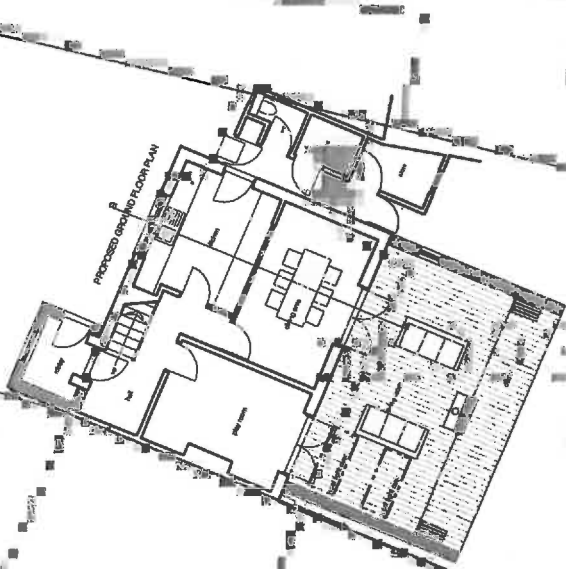
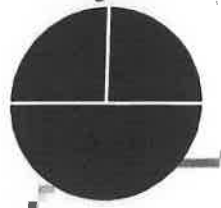
The proposed front porch extension is considered to be acceptable, however the proposed single storey rear extension is considered to be unacceptable with regard to visual and neighbouring amenity and as such the proposal is recommended for refusal.

Recommendation

Refuse

Reasons

1. The proposed single storey rear extension by reason of its size, siting and design would cause significant visual intrusion and be of a scale incompatible with its surroundings leading to a development which is unneighbourly and overbearing and detrimental to the amenity of the neighbouring occupiers of 15 The Glebe. As such the proposal is considered to be contrary to Policy 15 (criteria 'a' and 'b') and Policy 30 (criteria 'b' and 'd') of the Pembrokeshire Coast National Park Local Development Plan (September 2010).



84-30030

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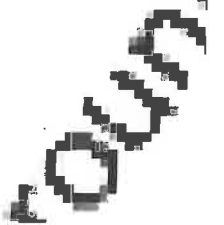
Printed on 16 JUL 2012
Project: 84-30030

13 The Gleb, Tenby
Block plan 1:200

13003904

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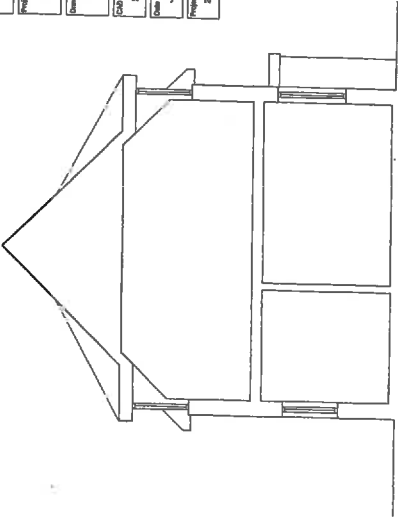
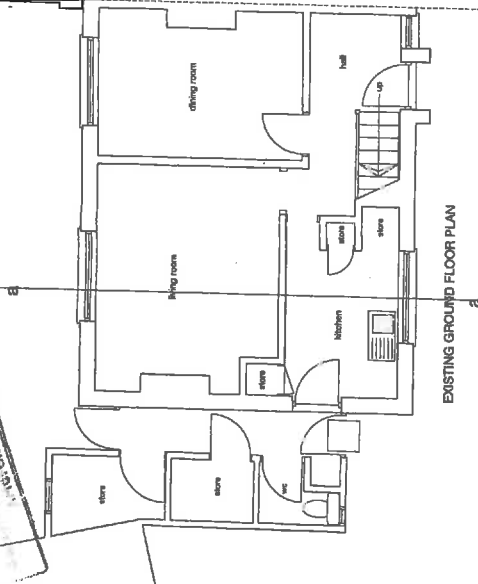




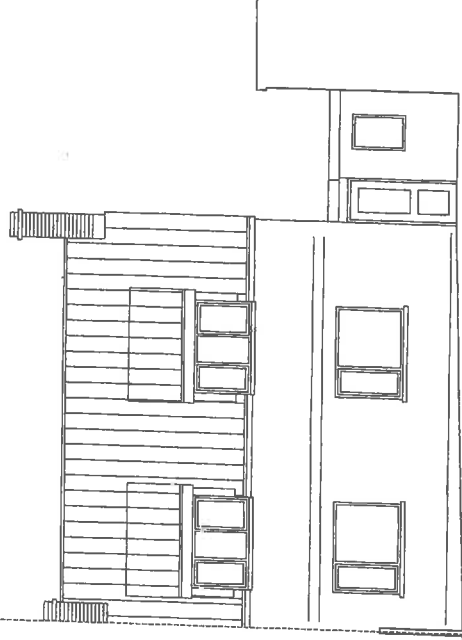
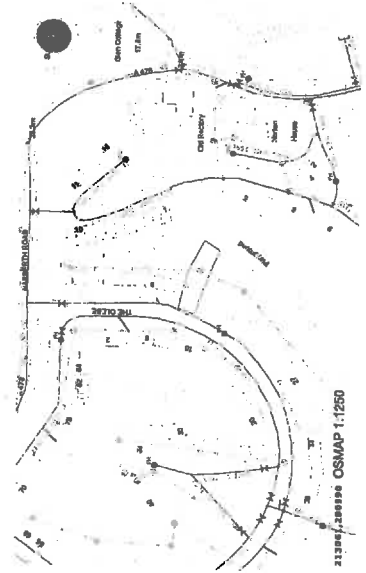
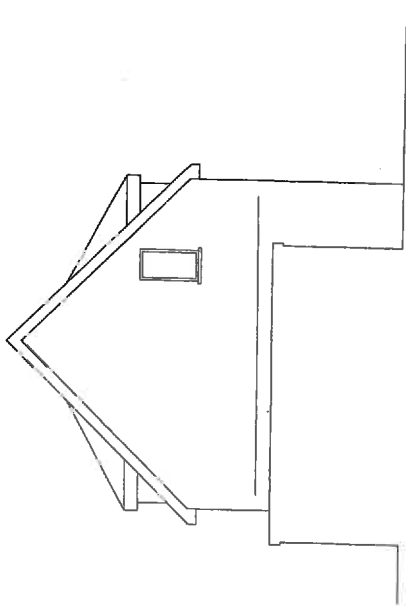
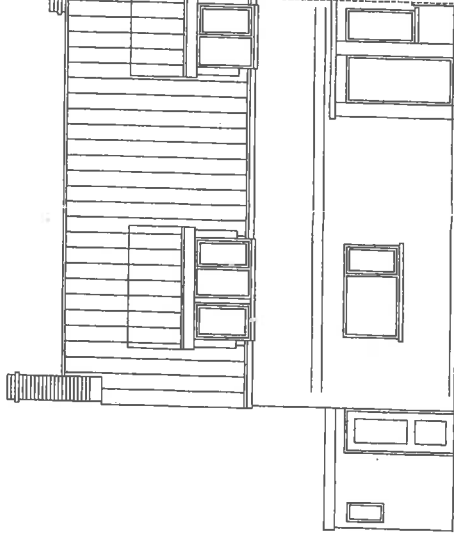
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Owner	Mr. & Mrs. Vaughan
Project	Proposed extension to 13 The Glade, Turkey
Project No.	2002-01
Sheet No.	01
Date	July 11
Scale	AS SHOWN
Project No.	2002
Sheet No.	01



NP 12 3 53

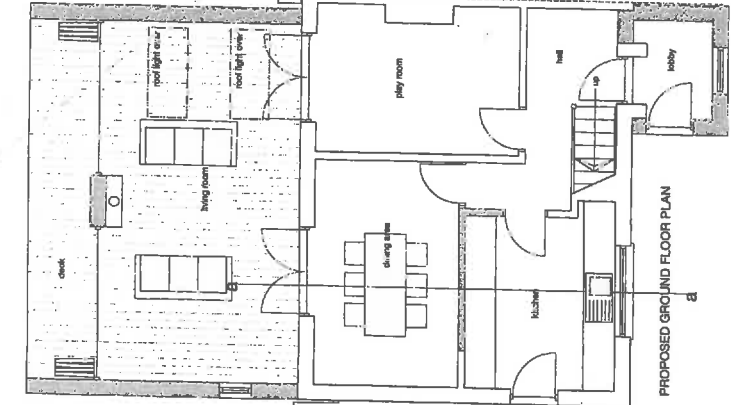


Client: Mr & Mrs Vaughan
Project: Proposed extension to 13 The Gables, Tenby
Planning No: Proposed Scheme 1

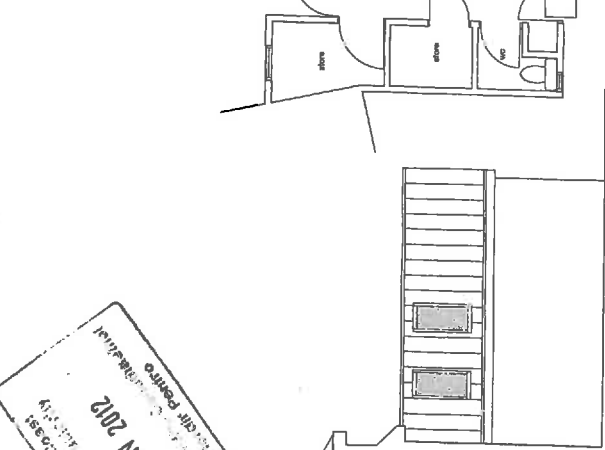
Location: 282-01
Scale: DS
Date: July 11
Drawn: 1:5000A1
1:10000A3

Project No: 282
Drawing No: DS
Revision:

- MATERIALS**
- Roof:** Artificial slate on extension and porch (colour blue/black) to match existing dwelling.
 - Rainwater goods:** Black upvc.
 - Walls:** Self coloured smooth render to both porch and extension. Feature panels as shown in natural cedar boarding between large glass windows to rear extension.
 - Plinth:** Staffordshire blue facing bricks below DPC.
 - Windows and External doors:** uPVC to match existing.
 - Facades and Barge Boards:** uPVC colour White.



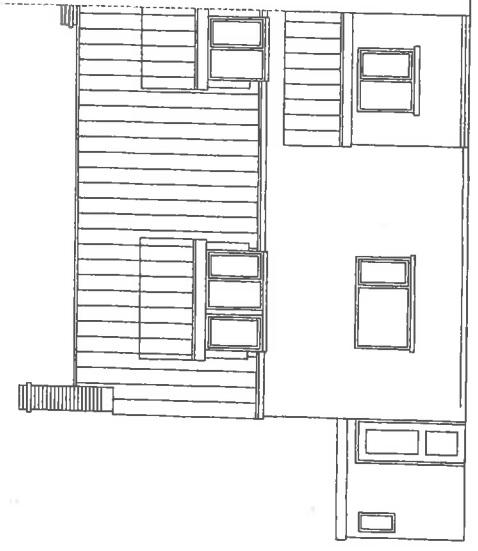
PROPOSED GROUND FLOOR PLAN



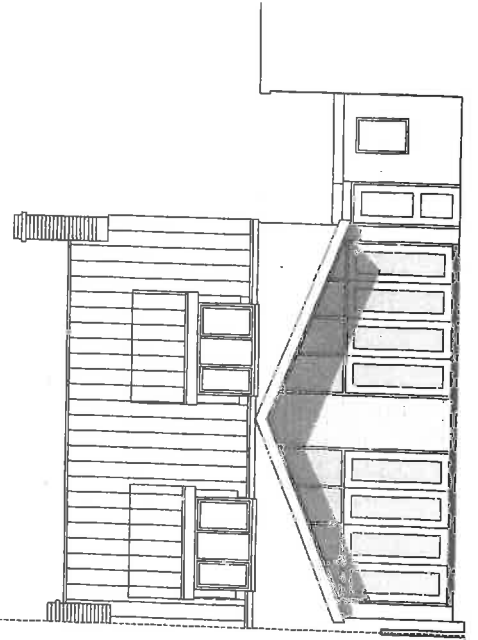
PROPOSED SIDE ELEVATION

28 JUN 2012
 National Park - Historic
 Mr & Mrs Vaughan

NP 12 3 53



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION

