Application Ref: NP/12/0360

Application Type: Full
Grid Ref: SM86591393
Applicant: Mr & Ms C & C Evans & Wallace c/o Agent
Agent: Mr Ian Bartlett, Ian Bartlett Building Design & Cons
Proposal: Raising roof and erection of flat roof dormer window
Site Location: 67, Croft Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HY
Case Officer: Eleri Davies

Summary

This application is being reported to the Development Management Committee for consideration as the recommendation for refusal is contrary to the views expressed by The Havens Community Council in support of this proposal.

This application seeks planning permission to raise the roof level and insert a flat roof dormer along the west facing roof plane of an existing bungalow at 67 Croft Road, Broad Haven. Whilst there is a disparate range of property type and form in the vicinity, the proposal, by reason of its scale, form and detailed design, represents an inappropriate extension that fails to respect the character of the host dwelling and immediate street scene. Accordingly, and contrary to the views of The Havens Community Council, the application is recommended for refusal.

Consultee Response

The Havens Community Council: Supporting
Ecologist - Pembrokeshire County Council: No objection

Public Response

The application has been appropriately advertised, and no public responses have been received at the time of writing this report.

Policies considered

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

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 06 - Rural Centres
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity

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LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 16 - Open Space and Green Wedge
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 53 - Impacts on traffic
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
SPG05 - Sustainable Design
SPG06 - Landscape Character Assessment Study, June 2009
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design

Officer’s Appraisal

Background

This is a full (householder) planning application to raise the roof levels of a detached bungalow and introduce a long, flat roofed dormer extension along the west facing roof plane, thereby creating a first floor to the property. Generally, the application site slopes from higher ground in the east to lower ground towards the coast in the west. The host property, 67 Croft Road, comprises a bungalow with a shallow pitched roof located at the end of a cul-de-sac. External finishes include a concrete tiled roof, spa dash rendered walls with a brick plinth, white uPVC windows and doors and grey uPVC rainwater goods.

The site is enclosed on the eastern side by a wall at a slightly higher level and, on the western side, the dwelling looks over an area of open space with dwellings opposite at lower level. The host property has small front and rear gardens with footpath access only to the front (west) and highway access to the rear (east). The area to the south of the host property is designated as a green wedge and open space on the Broad Haven Proposals Map of the Pembrokeshire Coast National Park Local Development Plan.

The application site is set within an estate of similar properties, with some two-storey dwellings, and has a residential character that is distinct from other coastal parts of the Pembrokeshire Coast National Park. Some of the bungalows and houses nearby have been altered, including some with flat roof dormer windows in their roofs although there remains a commonality of design.

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Application NP/11/204 refused consent in July 2011 for the raising of the roof and addition of flat roof dormer windows on both the east and west facing roof slopes on grounds of the proposal being inappropriate to the host dwelling and surrounding area; a subsequent appeal against this decision was dismissed by the Planning Inspectorate in February 2012. In dismissing the appeal the Inspector stated: "The proposal is to raise the wall plate and ridge of the bungalow so as to provide accommodation in the roofspace, lit by long flat roofed dormer windows that would extend almost the full width of the bungalow. Being rendered, the additional block or brickwork could be disguised, but this would not resolve the resultant poor proportions in terms of the relationship of the amount of solid to void on the main elevations. As a result, the ground floor fenestration would relate poorly to the divisions and proportions of the windows. In my view, the visual balance of the elevations would be significantly disturbed causing visual harm that would be especially prominent when viewed from the western side.

Furthermore, the imposition of the flat roofed dormer would relate poorly to the original design of the bungalow. The visual harshness and incongruity of the flat roof sections would be especially noticeable from the side views along the streets and the open space to the south, and would jar in comparison to the neighbouring bungalow. I appreciate that similar dormer extensions appear to have been built on other bungalows within the estate, but these only serve to confirm to me that their design fails to respect that of the host dwelling and as a consequence, appear visually intrusive and ugly. TAN 12 makes it clear that poor design should not be supported and in this case, I find no compelling reason to conclude other than the proposal is such an example. I conclude therefore that the proposal would fail to satisfy the Council's policy 30 and especially criterion (d) by harming the character and appearance of the bungalow and in turn that of the street scene".

History


Constraints

- Special Area of Conservation within 500m
- LDP Open Space
- Biodiversity Issue
- Coal Referral Area
- Safeguarding Zone
- LDP Centre: 50pc affordable housing; 30 units/ha

Current Proposal

Planning permission is sought to raise the eaves and ridge height of the roof by approximately 0.8m; the existing roof pitch is maintained. This allows the construction of a flat roofed dormer extension on the west facing roof plane,
measuring 11.45m in length (the overall length of the bungalow is 14.0m), 1.3m in height and set down 0.45m from the proposed ridge height. Internally, this provides two bedrooms, an en suite and an office at first floor level above an unaltered ground floor layout. External finishes include a concrete tiled roof, with the dormer clad in white shiplap uPVC with a fibreglass roof, spa dash rendered walls with a brick plinth, white uPVC windows and doors and grey uPVC rainwater goods.

It is noted that the sole difference between the current proposal and that refused (and dismissed at appeal) under reference NP/11/204 is the removal of the flat roofed dormer extension on the east facing roof plane and its replacement with three rooflights.

Key Issues

1. Visual amenity;
2. Neighbouring amenity; and
3. Other Material Considerations.

Visual Amenity:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria ‘a’, ‘b’ and ‘d’ resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion ‘a’). 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 main issue is the effect of the development upon the character and appearance of the street scene. The host property comprises a bungalow with a shallow pitched roof set within an estate of similar properties and some houses. The locality has a residential character that is distinct from the coastal parts of the National Park and thus policy 30, which relates to local amenity and character, is more applicable than policy 15, which seeks to protect the special character and qualities of the Pembrokeshire Coast National Park.

The host dwelling would suffer a dramatic change in appearance with its principal west facing roof plane practically disappearing as a result of the flat roof dormer occupying 11.45m of the total 14.0m length of the property, 1.3m of the total 2.1m height of the roof and leaving only a 0.45m apex above the dormer. The flat roof dormer extension would become the visually dominant element resulting in a box-like appearance to the west facing elevation, which
is most prominent from distant views. Although the additional blockwork required to raise the roof by approximately 0.8m can be disguised by render, this would not resolve the resultant poor proportions in terms of solid to void on the front and rear elevations. The visual balance of the elevations would be significantly disturbed causing visual harm that would be prominent when viewed from the west.

The imposition of the flat roof dormer extension would relate poorly to the original design of the bungalow. The visual harshness and incongruity of the flat roof section would be especially noticeable from the side views along the street to the north and the open space and green wedge to the south, and would jar in comparison to the neighbouring bungalow. Furthermore, in relation to immediate context, the bungalow is viewed as one of a group of three properties on a gradually ascending (south to north) street frontage. There is currently a rhythm and a consistency to the rooflines that creates a natural flow; the raising of the roof height alone would disrupt that rhythm whilst the introduction of a substantial flat roof dormer extension would be a wholly alien and incongruous element in the street scene. Although there is a variety of built form in the area and a number of dormer-style extensions, none appear to have the same degree of negative impact on the balance and form of the host dwelling as that proposed, particularly given its prominent location on the edge of a hillside housing estate.

These conclusions were made by the Inspectorate at the previous appeal and it is not considered that removing the dormer on one side resolves the issues stated above. It is not considered that a material change has been made to justify approval.

In light of the above, it is considered that the proposed extension, by reason of its scale, mass and detailed design, would be out of keeping with the host dwelling and immediate surrounding area. As such the proposal is considered contrary to policies 29(a), 30(b) and 30(d) of the Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).

Neighbouring Amenity:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. Although the proposal introduces an array of windows at first floor level to the front (west facing) roof plane and dormers to the rear (east facing) roof plane, facing properties are sufficiently distanced not to suffer any significant or unacceptable loss of privacy. In the same regard, although the proposal increases the height of the building, it is not considered that this would lead to any significant or unacceptable loss of light to the adjacent property to the north. Overall, the extension does not raise any significant concerns in terms of loss of light or loss of privacy.
Other Material Considerations:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat. The PCNPA Ecologist has commented on the application stating that a protected species survey is not required however opportunities for enhancing biodiversity would be welcomed. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

A transport statement accompanies the application demonstrating that there will be no increase in journeys to and from the site. Access to the dwelling is level and firm and the proposal does not propose any change to existing levels.

Conclusion

The proposal to raise the roof levels and introduce a substantial flat roof dormer extension on the front (west facing) roof plane would overwhelm the property and result in an unattractive and incongruous addition to the dwelling which would be detrimental to the immediate street scene, contrary to the relevant provisions of PPW, TAN12 and LDP policies 29 and 30. This view was taken at the previous appeal and it is not considered that removing the dormer on the western side is sufficient to now justify granting approval. As such, the proposal is recommended for refusal.

Recommendation

Refuse

Conditions / Reasons / Informatives

1. The proposal, by reason of its scale, mass, siting and detailed design, would be detrimental to the form, balance and appearance of the host dwelling and would cause significant visual intrusion to the immediate street scene. As such, the proposal is contrary to policies 29 and 30 of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010).
FRONT ELEVATION

REAR ELEVATION

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ALTERNATIONS TO 67 CROFT ROAD, BROAD HAVEN

PROPOSED FRONT & REAR ELEVATIONS
FRONT ELEVATION

REAR ELEVATION

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ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN
PROPOSED FRONT & REAR ELEVATIONS

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