

**Application Ref: NP/12/0360**

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

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

NP/11/204 – Alterations and extensions by raising roof and adding dormer windows. Refused: 11 July 2011 (Appeal Dismissed: 2 February 2012).

### 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,

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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

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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**

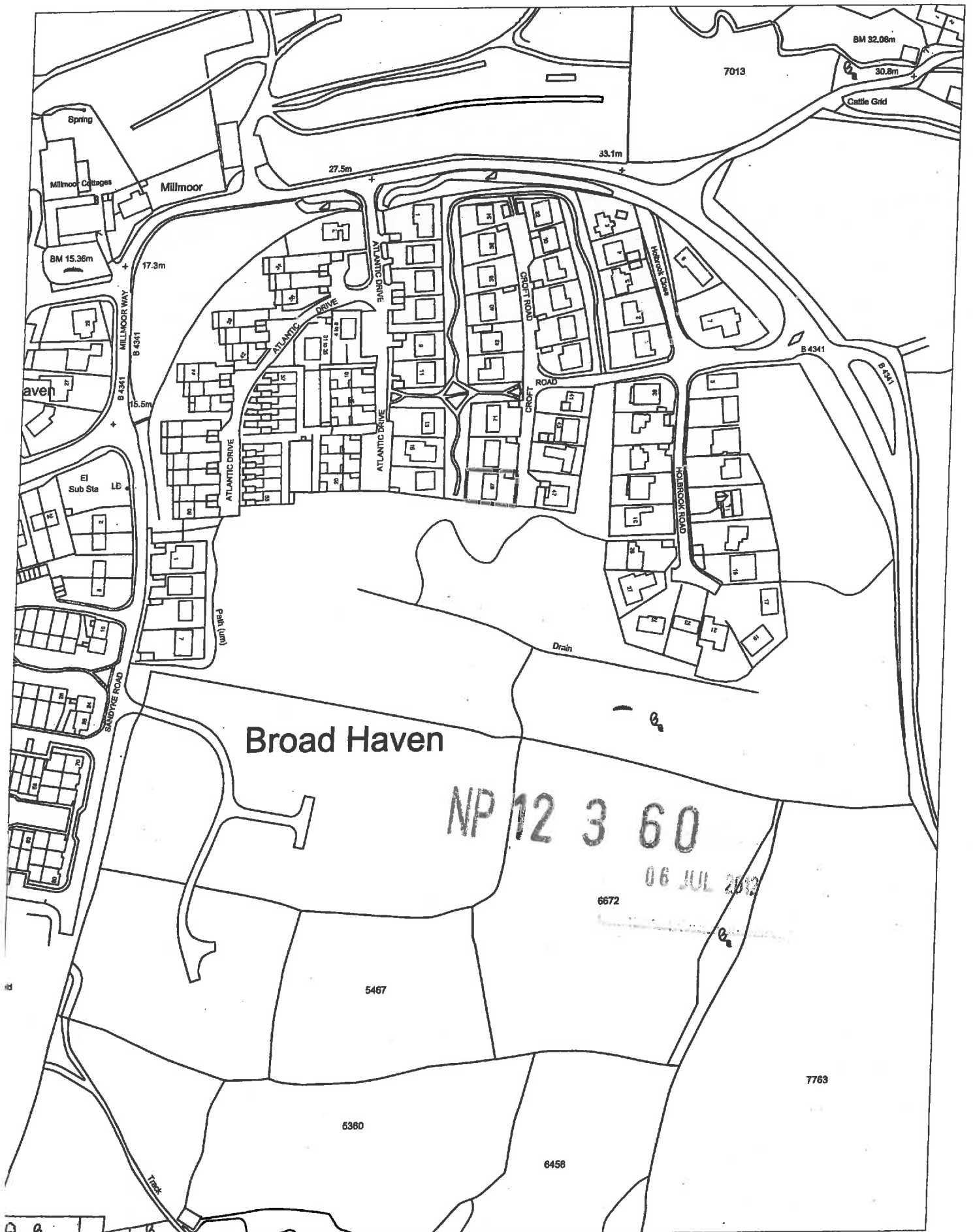
The proposal to raise the roof levels and introduce a substantial flat roof dormer extension on the front (west facing) roof plane would overwhelm the property and result in an unattractive and incongruous addition to the dwelling which would be detrimental to the immediate street scene, contrary to 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).

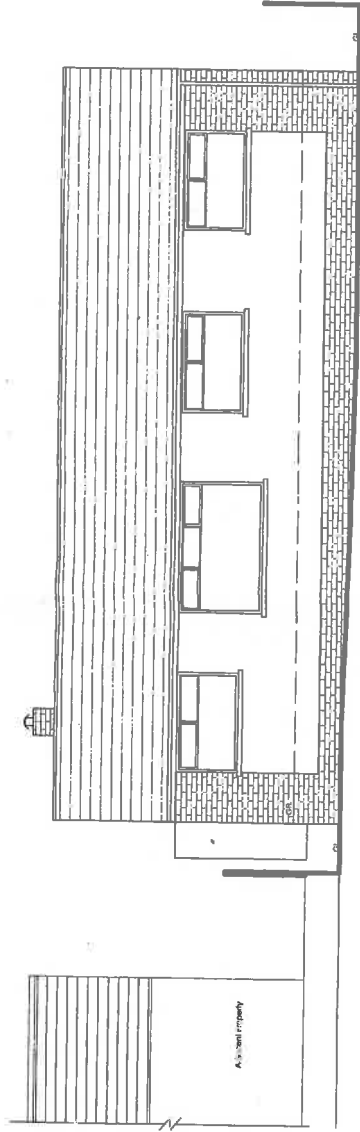


**SITE LOCATION PLAN**  
**67 CROFT ROAD**  
**BROAD HAVEN**

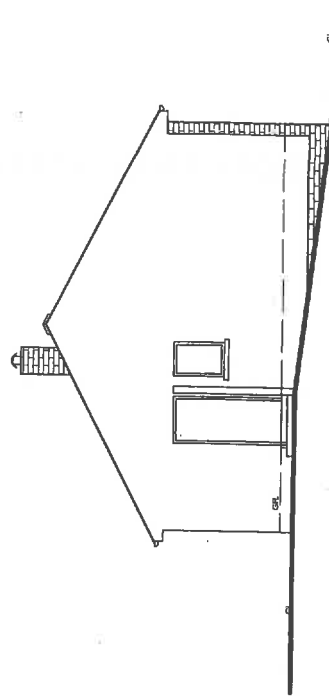
**SCALE 1:2500**

**MAY 2011**





REAR ELEVATION



SIDE ELEVATION

NP 12 3 60



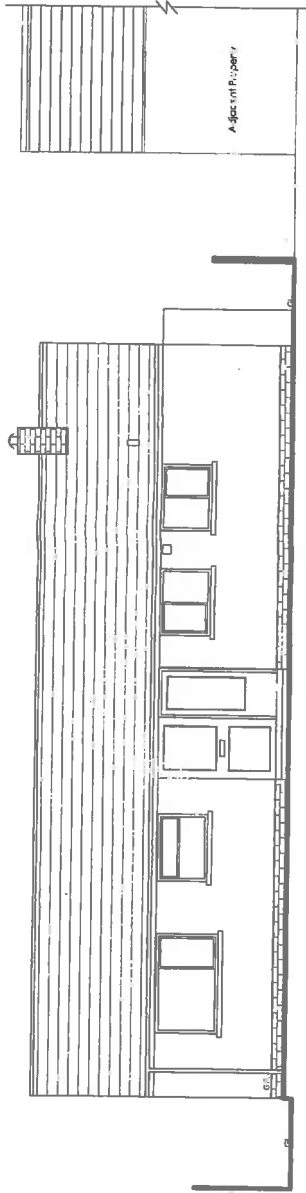
06 JUN 2012

PROJECT	ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN	SCALE	1:100 on A3	DWG#	03
	SURVEY ELEVATIONS	DATE	APR 11	REVISED	

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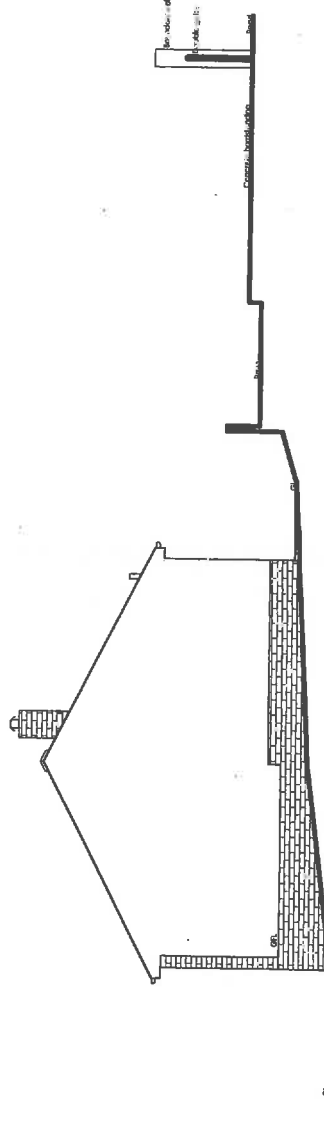






FRONT ELEVATION

- EXTERNAL FINISHES:**  
 ROOF: Concrete tile  
 WALLS: Spa cloth render with black drain  
 CHIMNEY: Brickwork with clay pot  
 WINDOWS & DOORS: White UPVC  
 FINISHES TO FLOORS: Grey UPVC half round gutters and round downpipes  
**LANDSCAPING:** Small lawn to front and rear with lawn mowable with and will provide mowing in front. Hedge to rear boundary. Path to rear boundary from front with fence to northern boundary and level to level well to the western boundary.



SIDE ELEVATION

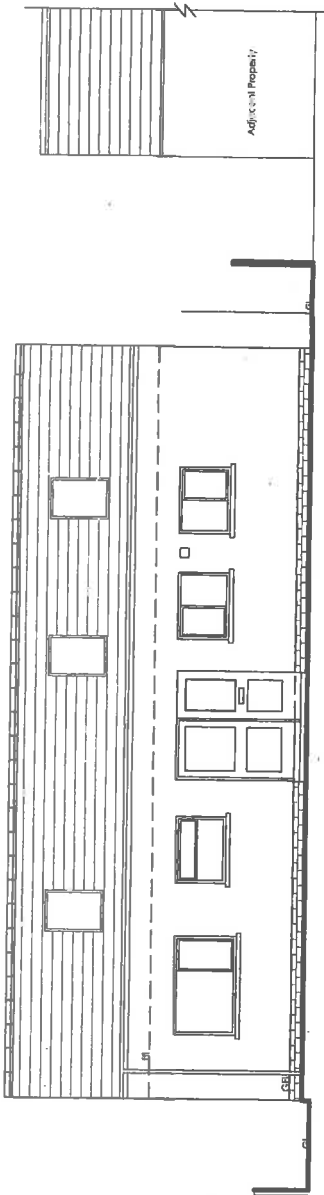


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 NP 12 3 60  
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PROJECT:	ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN	DATE:	1:100 ON A3	DRWG:	02
TITLE:	SURVEY ELEVATIONS	DATE:	APR 11	DRWG:	

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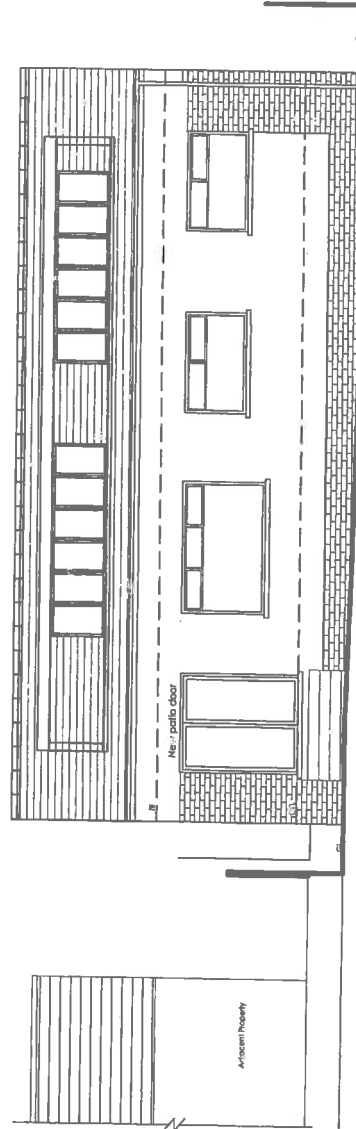


FRONT ELEVATION

**EXTERNAL FINISHES**  
**ROOF**  
 Concrete tiles, with dormer clad in white stipling. Velux fibreglass roof to dormer.  
**WALLS**  
 Spa finish render, with brick pinnings.  
**WINDOWS & DOORS**  
 White UPVC double glazing.  
**PAINTWORK**  
 Green UPVC painted radiators and metal downpipes.  
**ROOFLIGHTS**  
 Velux.

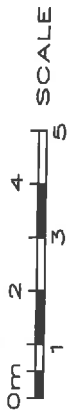
16 JUL 2012

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REAR ELEVATION

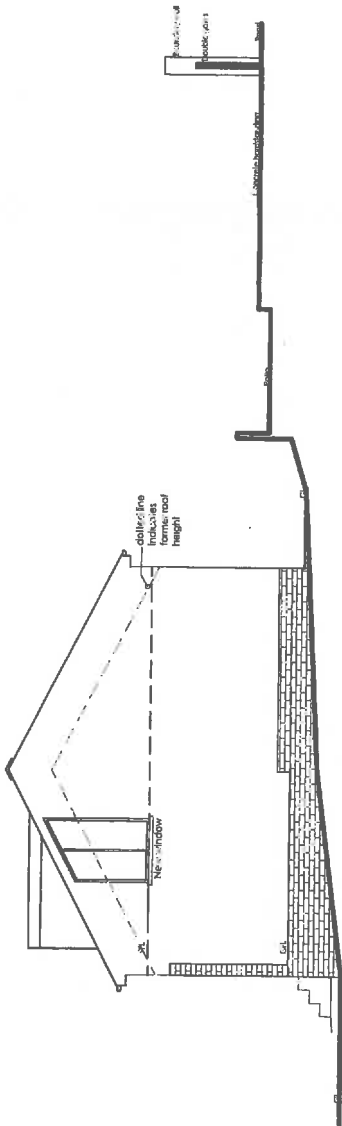
REV A - 22.02.12 - DORMER OMITTED FROM FRONT ELEVATION AND REPLACED WITH 3 VELUX. INTERNAL FIRST FLOOR LAYOUT ALTERED.  
 REV B - 11.07.12 - FRONT DOOR AMENDED



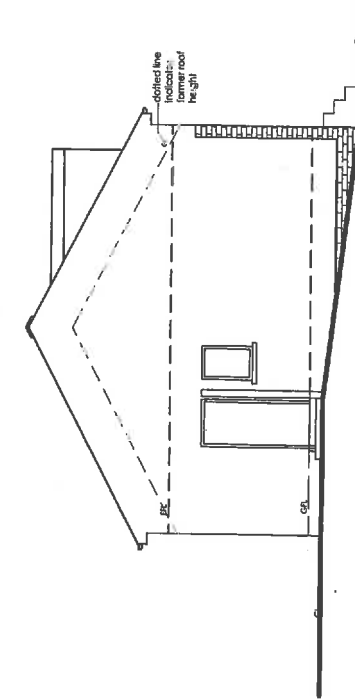
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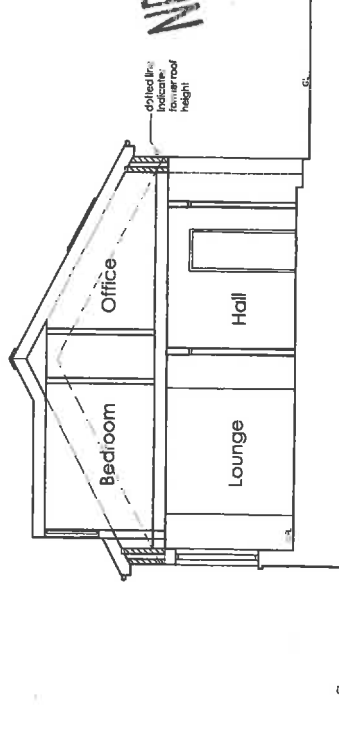
PROJECT	ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN	SCALE	1:100 on A3	REV'D	06
DRAWING	PROPOSED FRONT & REAR ELEVATIONS	DATE	FEB 12	REV'D	B



SIDE ELEVATION



SIDE ELEVATION



SECTION A - A

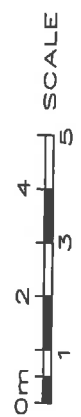
NP 12 3 60

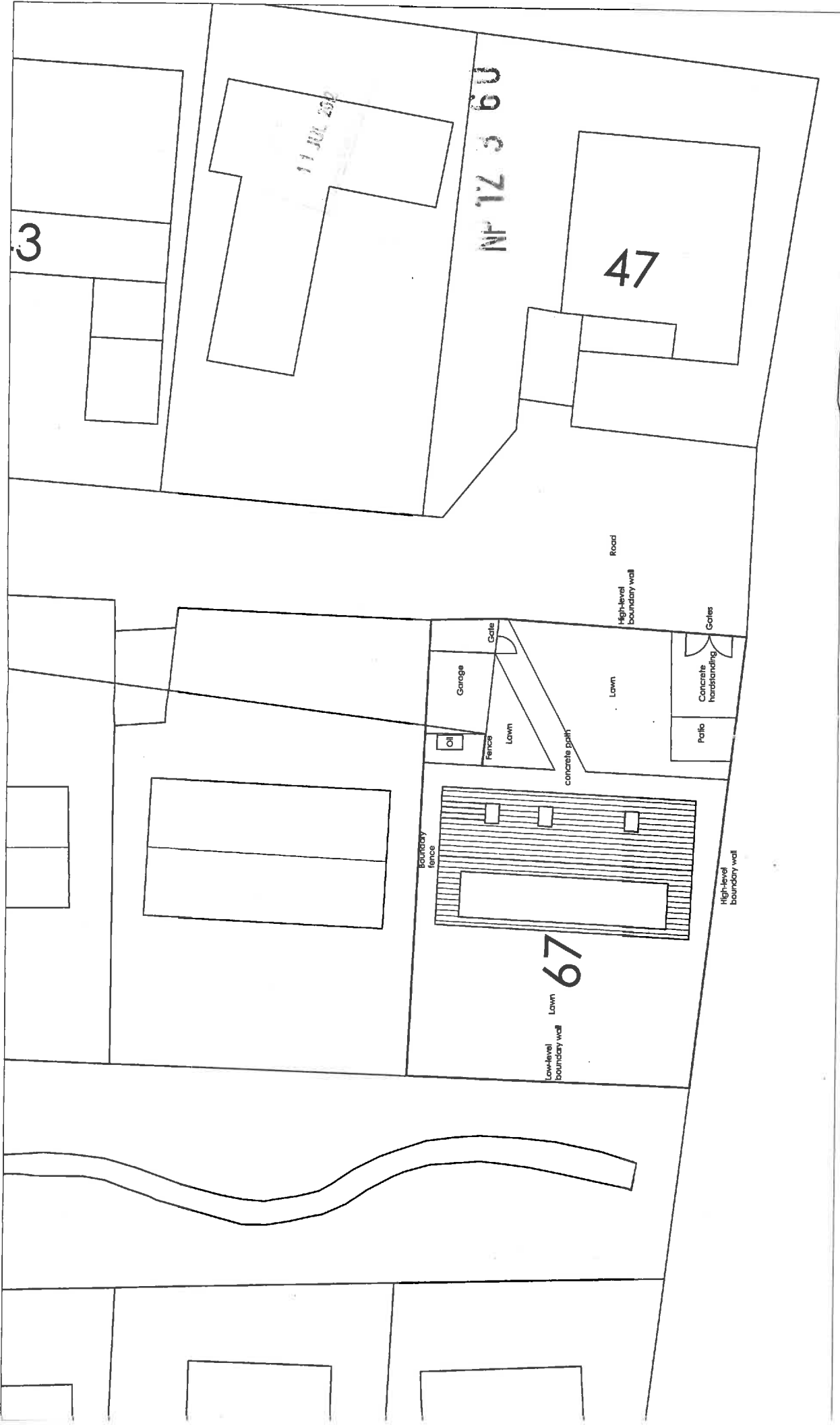
06 JUL 2012

REV A - 22.02.12 - DORMER OMITTED FROM FRONT ELEVATION AND REPLACED WITH 3 VELUX. INTERNAL FIRST FLOOR LAYOUT ALTERED.

PROJECT	ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN	
	SCALE	DWG. NO.
DRAWING	PROPOSED SIDE ELEVATIONS & SECTION	
	DATE	REV. FROM
	1:100 on A3	07
	FEB 12	A

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PROPOSED BLOCK PLAN



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PROJECT	ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN	
	SCALE	1:200 ON A3
DRAWING	PROPOSED BLOCK PLAN	
	DATE	APR 11
REVISED	08	A

REFUSED PLAN

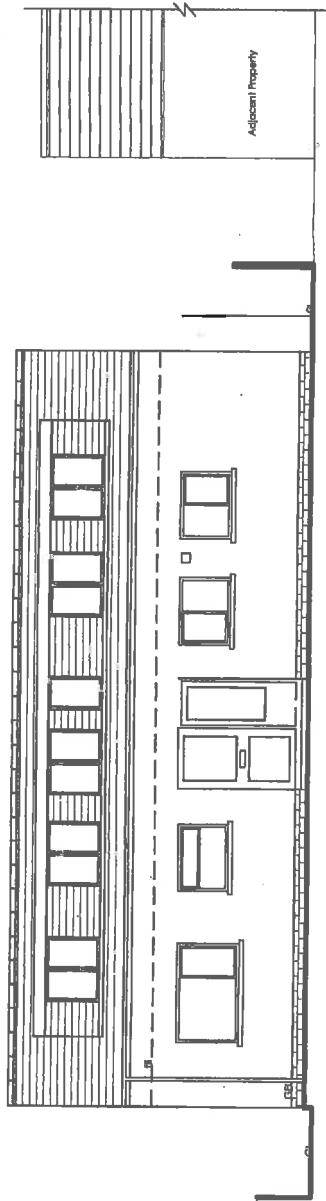
N/11/204

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NP 11 204

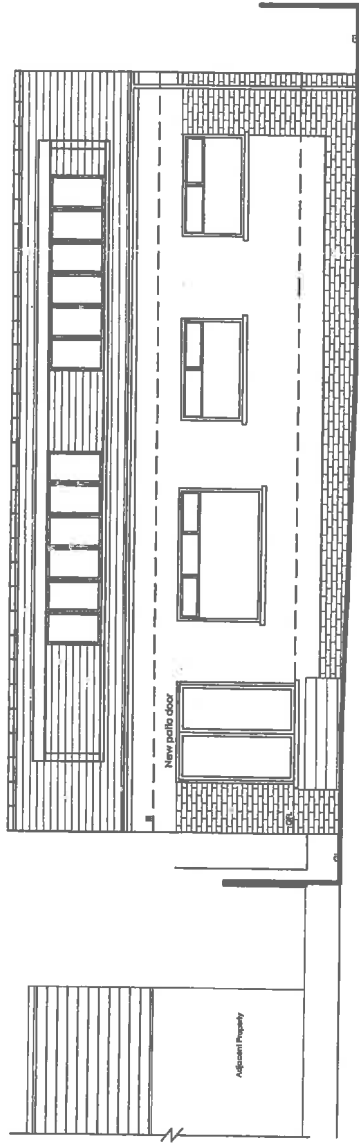
18 MAY 2011

- EXTERNAL FINISHES**
- ROOF**  
Concrete tiles, with chrome clad in  
- Hills asphalt upvc. Flat/glass roof to dormer
  - WALLS**  
Spa dash render, with brick parrh
  - WINDOW & DOORS**  
White UPVC or existing
  - BANK/WATER COLOURS**  
Grey UPVC half round gutters and  
round downpipes



FRONT ELEVATION

Indicate height  
of any  
wall to one  
metre above  
ground level



REAR ELEVATION

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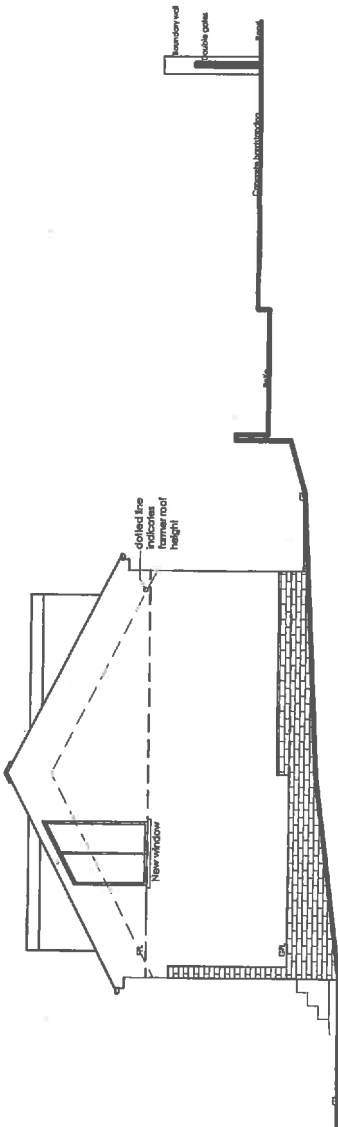


PROJECT	ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN	
	SCALE	1:100
DRAWING	PROPOSED FRONT & REAR ELEVATIONS	
	DATE	APR 11
	DATE	06
	REVISION	

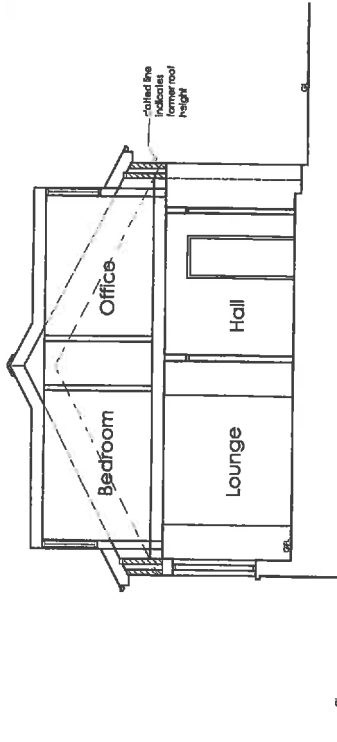
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NP 11 2 06

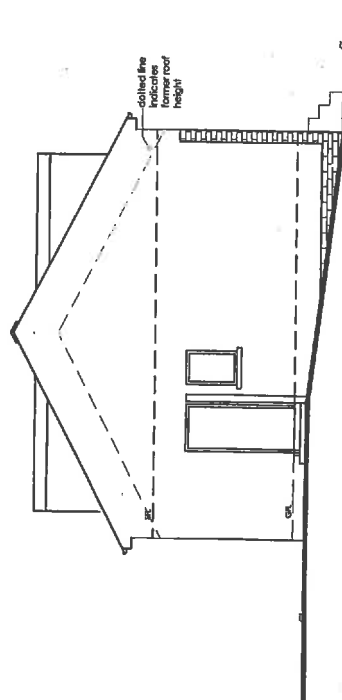
18 MAY 2011



SIDE ELEVATION



SECTION A - A



SIDE ELEVATION

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PROJECT	ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN	
DRAWING	PROPOSED SIDE ELEVATIONS & SECTION	
SCALE	1:100	DATE
DATE	APR 11	REVISION
07		