

Application Ref: NP/13/0445

Application Type	Full
Grid Ref:	SN05020662
Applicant	Mr Robert Scourfield
Agent	
Proposal	Construction of first floor garden access/fire escape, garden shed & creation of access between upper & lower levels of garden
Site Location	The Manse, Cresswell Quay, Cresselly, Kilgetty, Pembrokeshire, SA68 0TE
Case Officer	Ceri Porter

Summary

Planning permission is sought for construction of a first floor garden access/fire escape, a garden shed and the creation of access between the upper and lower levels of the garden.

This application is reported to Committee as the applicant is a member of staff.

As the last date for the target decision date falls on 18 November 2013, two days short of the next Development Management Committee, the application is reported in brief to this committee with the recommendation for delegation to Head of Development Management for decision.

Consultee Response

Rights of Way: No objection - subject to informative regarding safety of public, storage of materials, maintenance of public access.

Ecologist - Pembrokeshire County Council: No adverse comment

Public Response

No responses received at the time of writing

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 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 30 - Amenity
TAN 12 - Design
TAN 15 - Development and Flood Risk

Officer's Appraisal

Background and Description

The application site is a detached 2 storey dwelling located within the hamlet of Cresswell Quay, approximately 50 metres south of the Cresselly Arms Public House. The property is of stone construction under a slate roof, with a number of traditional stone outbuildings. The property has undergone extensive renovation and improvement in recent years.

The house is set within a steeply rising landscape and to the rear of the house is a retaining wall with the rear garden accessed via stone steps.

Relevant Planning History

NP/01/087 Replacement garage and attic conversion of house. Approved 26th April, 2001

NP/06/257 Adaptation and extension of existing outbuildings. Approved 7th July, 2006.

NP/11/337 Construction of a greenhouse. Approved 25th October, 2011

Current Proposal

The proposed fire escape is from a north facing rear upstairs window. This would require the installation of a new full length door in place of the existing window. The materials for the new door and frame would be painted wood to match existing.

The fire escape would be in the form of steel beams with a half-round balustrade to match the house together with a timber/steel mesh decking as the platform. Existing steps would take the escapee to the ground floor. The steel work would be painted black.

The proposed shed would be located in the south east corner of the site with north elevation constructed of blockwork (and acting as a retaining wall) partially against an existing stone wall and embankment. The remaining walls and mono-pitch roof would be finished in corrugated steel sheets including the doors within the west elevation.

The proposed access to the upper garden area involves slight re-grading of the existing bank to provide a 2m wide access path from the outbuildings for use by pedestrians and a ride-on mower. This access would be surfaced in grass and would be used infrequently.

The application raises the following planning considerations:-

Visual Amenity:

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. 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').

Initial consideration of the proposal following an Officer site visit finds the proposals to be generally acceptable.

In respect of the proposed access/fire escape, given the steeply rising ground and orientation of The Manse to the public highway only a small portion of the railings would be visible. The rear elevation of the house faces part embankment and part rear garden. The alteration to the window to a French door by lowering the window sill would have limited impact upon the rear elevation.

The proposed shed would be discretely located to the side of the property, of a simple design, modest scale and finished in materials that would be appropriate for the surrounding area.

The proposed access path involves the basic movement of soil within an existing bank to form a grassed path. Upon completion it is considered that the visual impact of this element of the proposal would be minimal.

A full appraisal will be carried out upon receipt of all consultee and public responses and reported verbally at the meeting.

Trees:

The application site has a large mature beech tree to the east of The Manse subject to Tree Preservation Order 51.

A plan detailing a Construction Exclusion Zone and the location of Protection Fencing has been submitted with the application however at time of writing, no comments have been received from the Tree & landscape Officer to establish that these details are acceptable.

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.

As with 'Visual Amenity' a full appraisal will be carried out upon receipt of all consultee and public responses

Conclusion

This will be finalised once all consultee and public responses have been received and taken into account in the whole planning appraisal.

Recommendation

That, subject to no adverse comments being received from consultees during the statutory consultation period, the application is delegated to the Head of Development Management for decision.

Item 6(g)

SITE PLAN. 8/19/50.



N

The Cottage

Cresselly Arms (PH)

Sunny Side

Tides Reach

The Manse

CS

Cresswell Quay

Quay

ED MLW Bay NTL

Cresswell House

Hillside

9.3m

Laburnum Cottage

Chestnut Cottage

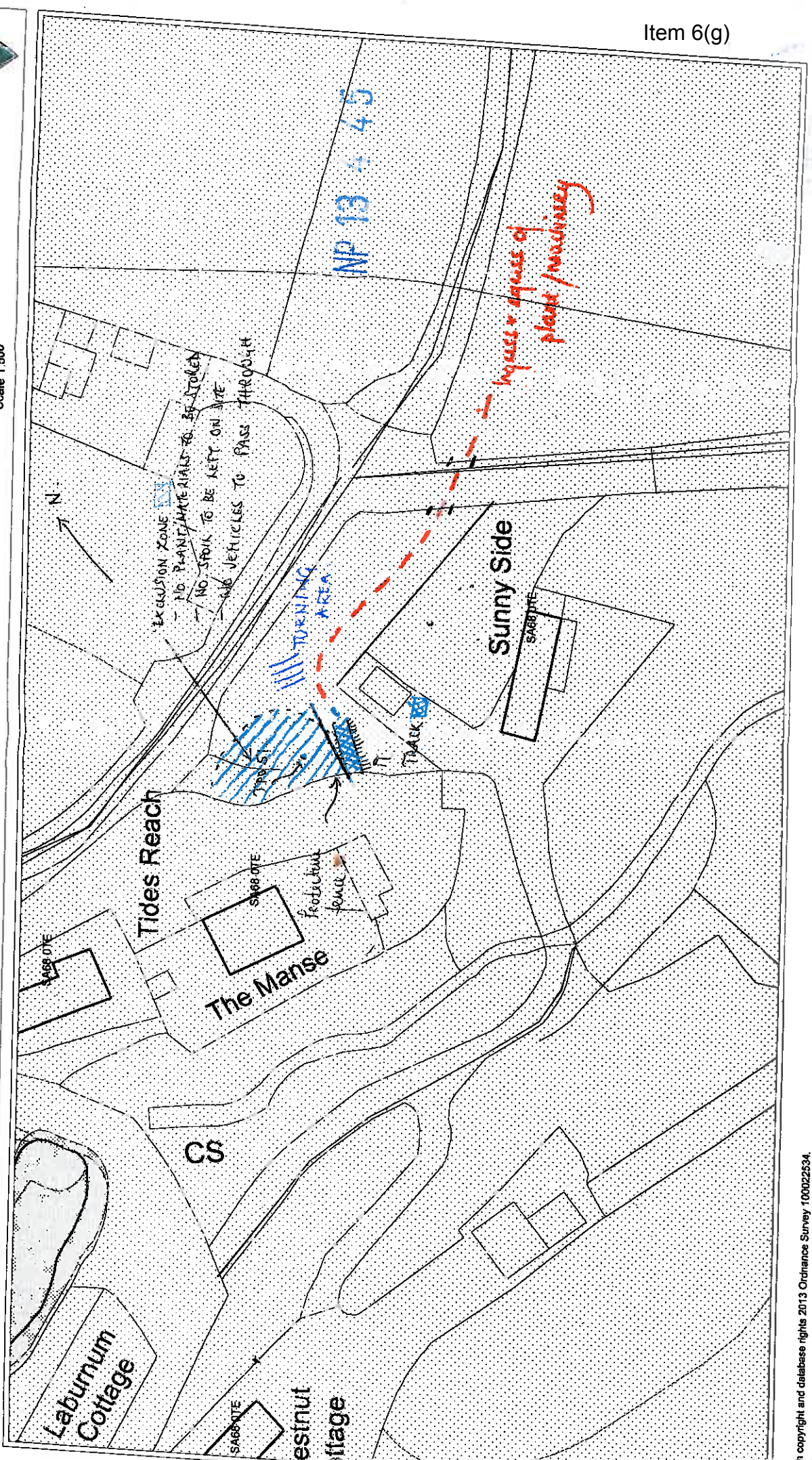
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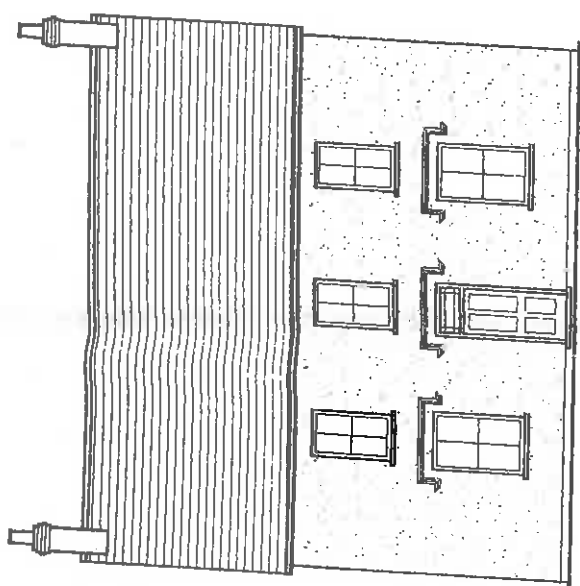
The Manse, Cresswell Quay

Compiled by Mike Higgins on 9 September 2013

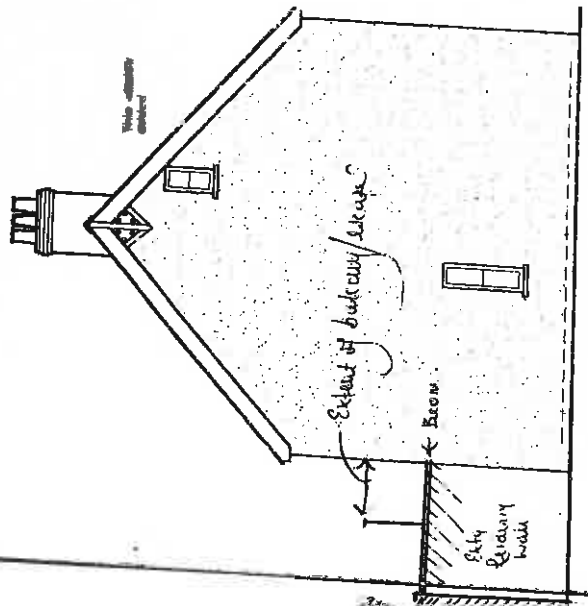


23 SEP 2012

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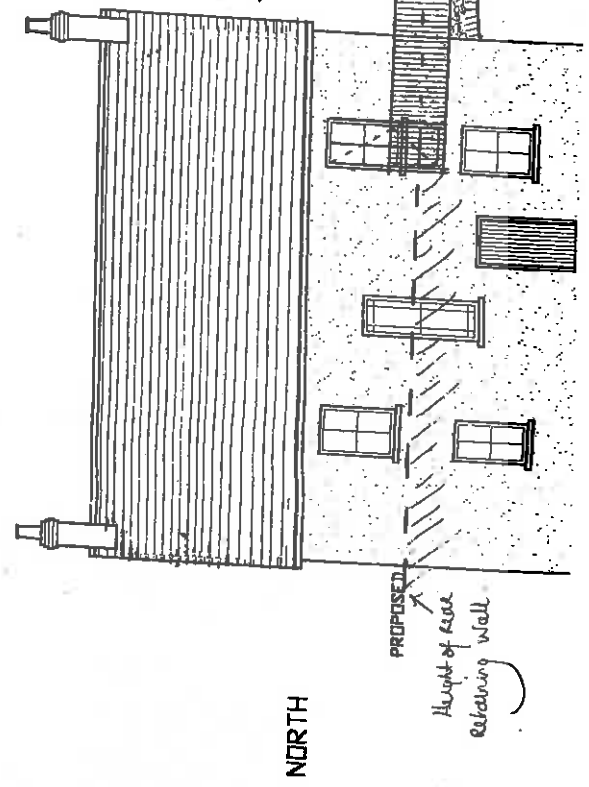


SOUTH - EXISTING AND PROPOSED



PROPOSED WEST

Ext. Retaining Wall

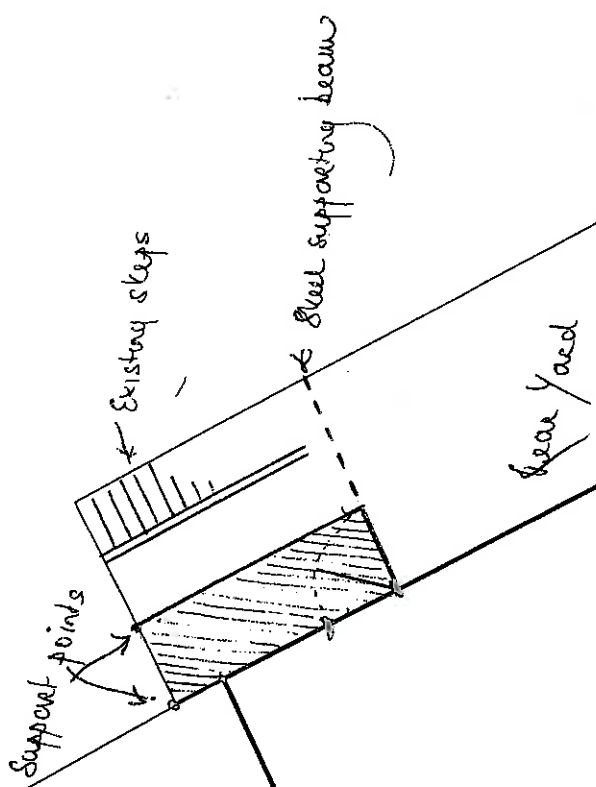


NORTH

Construction

- Support - Steel beams to 3/4" legs standards
- Buckram - Steel square-section buckram & 1/2" round studs inside; painted to match house
- Floor - Fibre decking / steel mesh
- Door - Painted finish, glazed to match existing windows

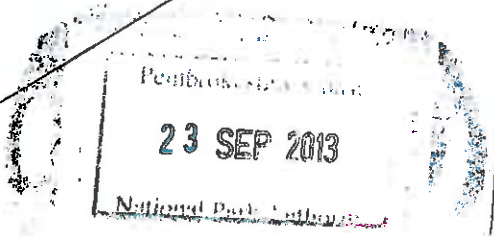
Scale-1/100	Drawing No 005
PROPOSED F.R.F.	



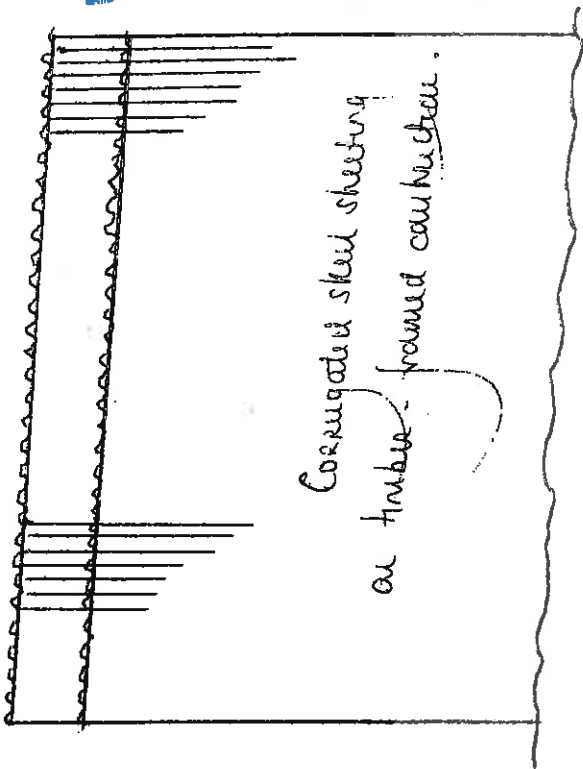
NP 13 4 45

The Mansse

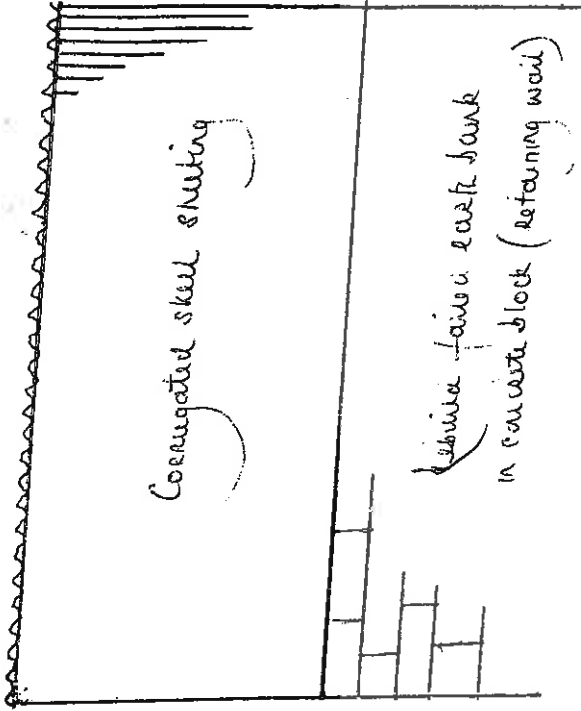
PROPOSED FIRE ESCAPE 1:100 - PLAN



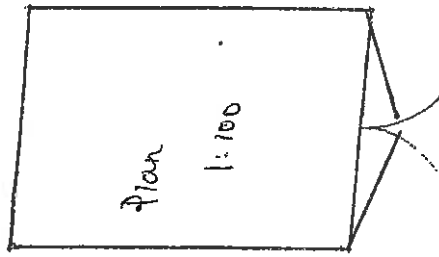
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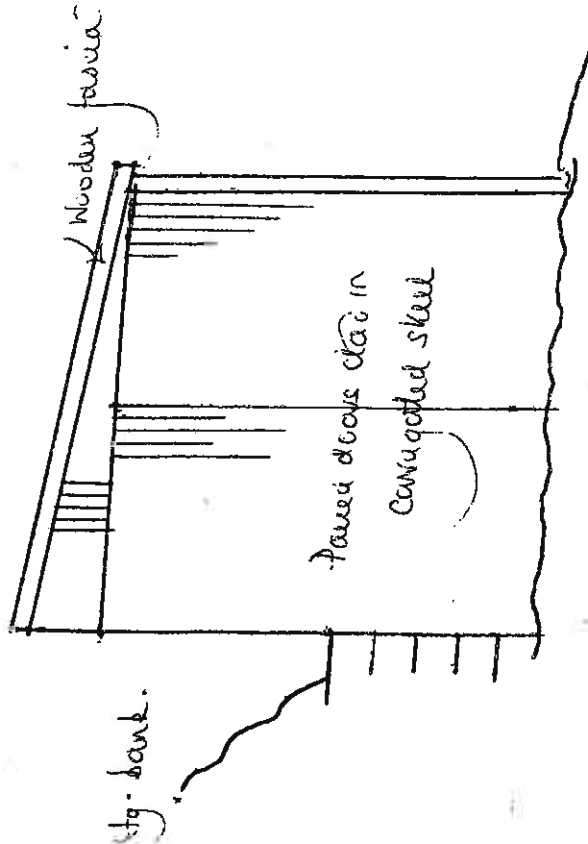
SOUTH ELEVATION 1:50



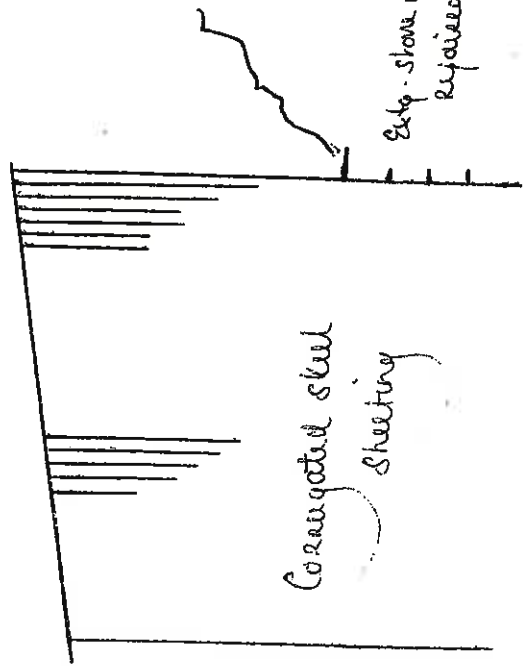
NORTH (HIDDEN) ELEVATION 1:50



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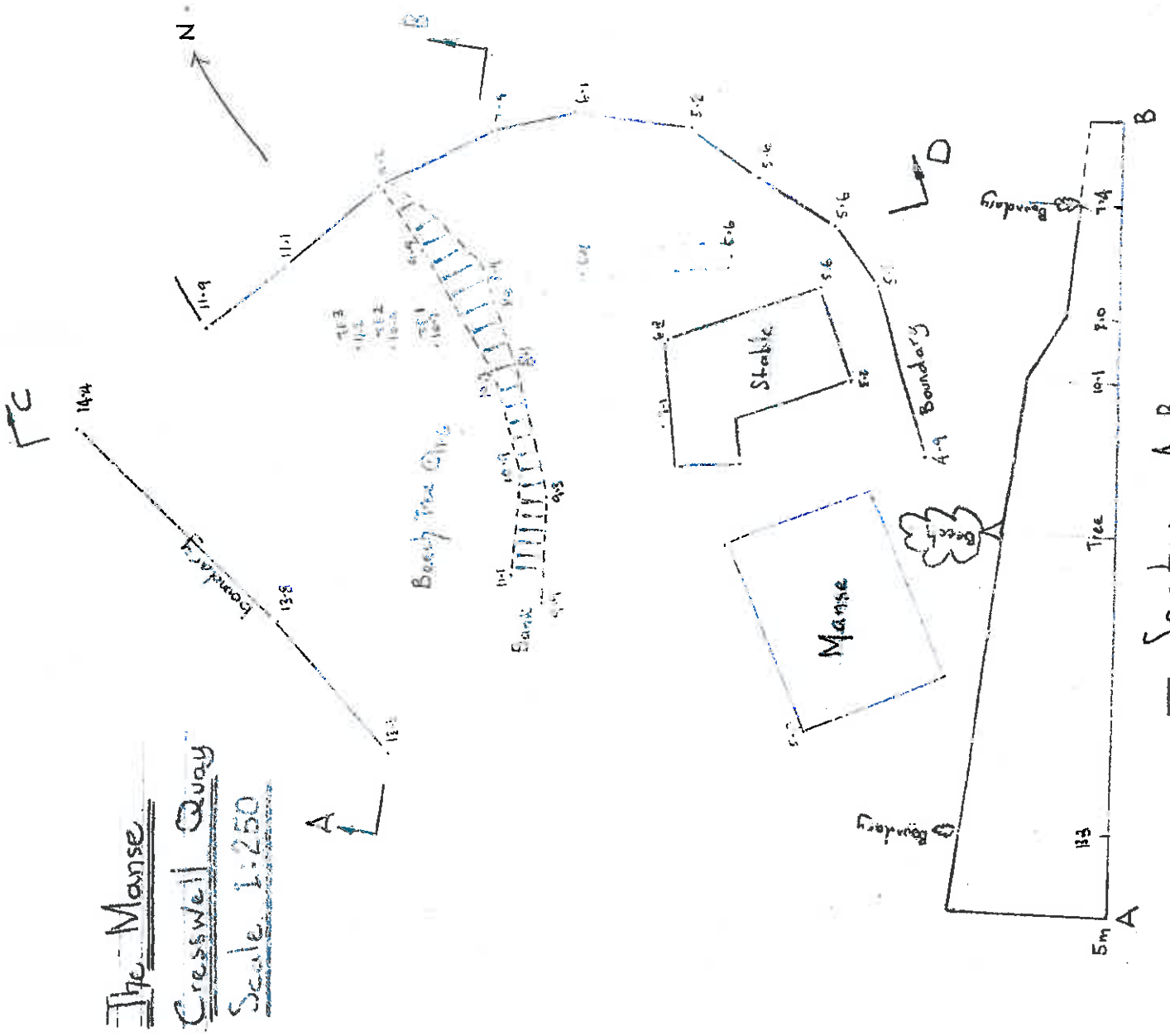


WEST ELEVATION 1:50

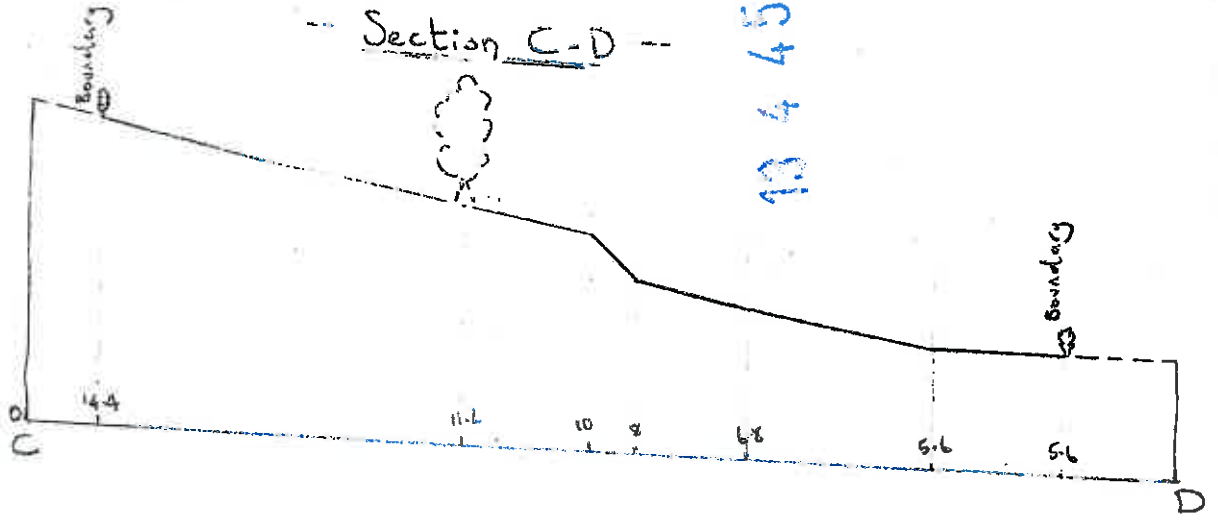


EAST ELEVATION 1:50

23 SEP 2018



The Manse
Cresswell Quay
Scale 1:250



— Section A-B —

— Section C-D —

10 4 45

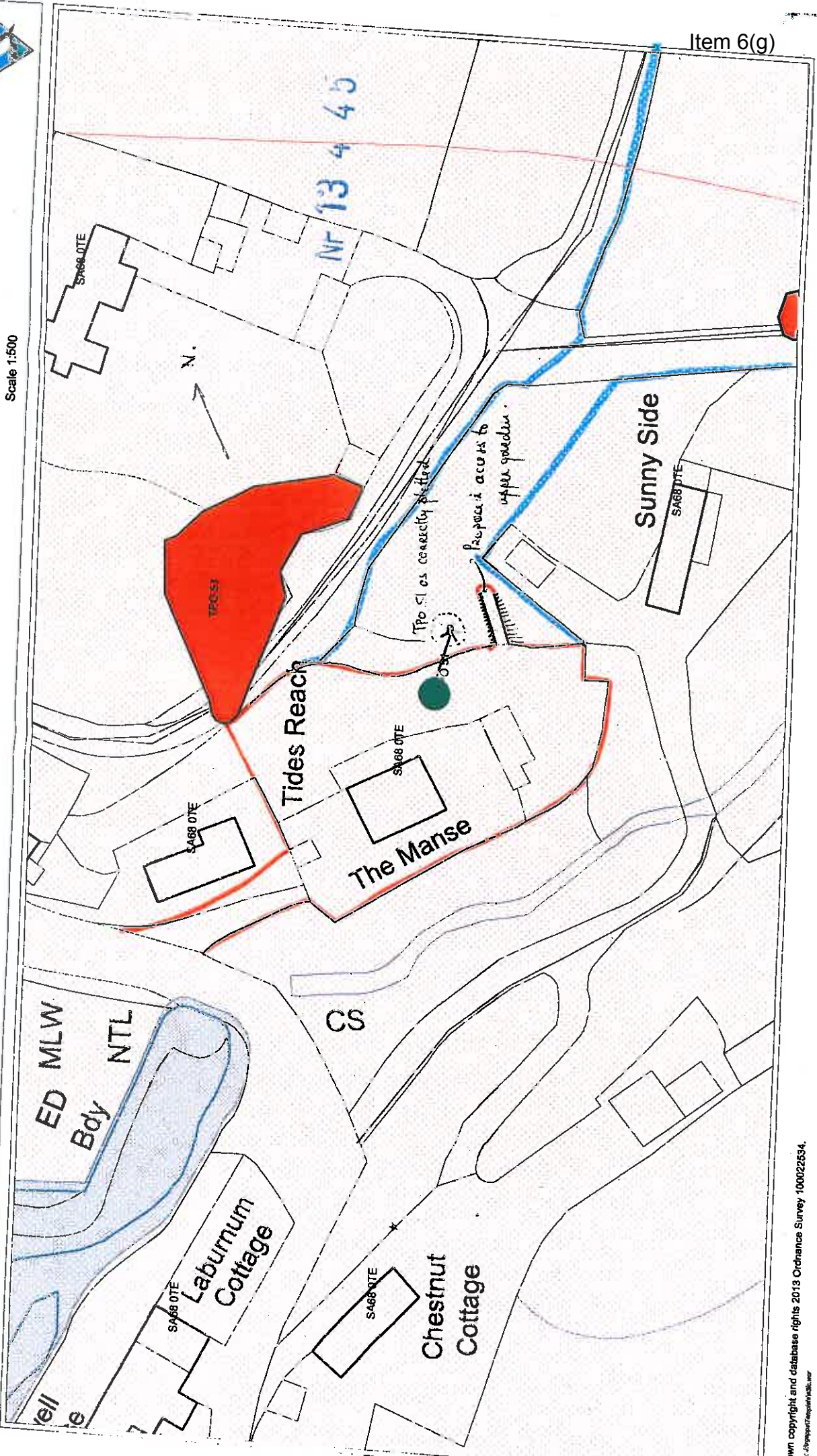
TPO 51

The Manse, Cresswell Quay

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Scale 1:500



Item 6(g)

27 SEP 2013

PLAN SHOWING TPO 51 & PROPOSED ACCESS