
 Item 6 - Report on Planning Applications

Application Ref: NP/13/0209

Application Type	Full
Grid Ref:	SM86591393
Applicant	Mr & Ms Carl & Claire Evans & Wallace
Agent	Mr Ian Bartlett, Ian Bartlett Building Design & Cons
Proposal	Alterations and extension by alteration of the southern half of the roof only, to increase pitch and raise ridge and provide two dormers to east slope and 1 dormer to west slope.
Site Location	67, Croft Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3HY
Case Officer	Caroline Phillips Bowen

Summary

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

This application seeks planning permission to partially raise the roof level to the southern side of a detached bungalow, and to insert two small dormer windows to the east facing roof plane and a pitch roof dormer on the west facing roof plane. This will provide additional living accommodation, to supplement the existing dwelling.

Planning permission has been sought on two previous occasions to extend the property by raising the entire roof of the property and installing long flat roof dormer windows. The applications have been refused as the proposed scale, form and detailed design, represented an inappropriate extension that failed to respect the character of the host dwelling and immediate street scene. An appeal against the refusal was also dismissed. The applicant subsequently sought advice from officers, and the current proposal reflects the outcome of the discussions.

Objections have been received from The Havens Community Council, and from neighbouring properties, who raise concerns in respect of the design, impact on physical and visual amenity, overlooking, loss of view and concern at the creation of a precedent.

It is recognised that the dwelling sits at the southern end of a small group of dwellings that are set low into the landscape and, therefore, have 'group value' in themselves. However, the wider setting is of a densely developed, relatively modern residential estate which has a mix of housing of varying height and design, thus, a modest extension of part of the dwelling which does not dominate the overall character of the property, would not be out of

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keeping in the wider setting. There is considered to be sufficient separation between the application site and properties to the east and west of the dwelling to maintain adequate privacy and amenity, and the extension lies to the south adjacent to the playing fields, away from the boundary with the neighbour to the north. The extension replicates the pitch of the main dwelling, and it is considered that the more modern approach taken for the extension would be an interesting contrast to the linear proportions of the property. The proposal would modernise the overall appearance and demonstrate an individual design approach, without having a significant adverse impact on the character of the property, or the existing amenity and privacy to neighbouring properties. As such, officers would support the proposal, subject to conditions.

Consultee Response

The Havens Community Council: Objecting

Ecologist - Pembrokeshire County Council: No adverse comments

PCC - Transportation & Environment: Conditional Consent

Public Response

A site notice was posted in accordance with statutory requirements and neighbouring properties were notified by letter. Seven letters of objection were received in total, but four of these were copies of 3 main objection letters. The issues of concern raised (in summary) are;

- The application is out of context and incongruous to the surrounding bungalows
- The height of the half roof elevation far exceeds what would be considered reasonable.
- The new proposals seem worryingly higher than the previous plans, with the new raised half roof potentially disturbing our line of vision and appearing incongruous to neighbouring properties if pitched too high. Our privacy would also be affected by overlooking dormers.
- If planning were to go ahead, it would create a precedent in the area for more ambitious roof raising.
- The dormer window to the east side will cause overlooking and light disturbance.
- The increase in ridge height, whilst presently along only part of the roof, intrudes into the building line down the terrace, disrupting views across the bay for the properties above.
- Concern at the impact and disturbance from construction activities
- The application goes against the fine record of the park regulations. It opens up a rash of roof extension applications and destroys the careful

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planning of the levels of the roofs in the Croft Road area of Broad Haven.

- The application would also go against the National Park's policy of keeping affordable housing in the area. This is at present a 3 bedroom bungalow and with this permission it would make the bungalow a 'house' of 4 bedrooms.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire 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 Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

PPW5 Chapter 04 - Planning for Sustainability

SPG11 - Coal Works - Instability

TAN 12 - Design

Officer's Appraisal

Background and site description.

The application site lies to the southern edge of a cul de sac within a large modern, densely developed residential estate, with the prevailing ground levels sloping from higher ground in the east to lower ground towards the coast in the west. The host property is detached and single storey, and its external finishes include a shallow pitched concrete tiled roof, spa dash rendered walls with a brick plinth, white uPVC windows and doors and grey uPVC rainwater goods.

The existing property 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 application site is set adjacent to similar properties, with a mix of single storey and two-storey dwellings in the wider estate setting. Some of the bungalows and houses nearby have been altered, including some with flat roof dormer windows in their roofs.

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The application site falls just within the Centre boundary defined for Broad Haven, and 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.

Previous planning history

- NP/11/204 – Alterations and extensions by raising roof and adding dormer windows. Refused: 11 July 2011 (Appeal Dismissed: 2 February 2012).
- NP/12/0360 – Alteration and extension by raising roof and adding one dormer window. Refused.

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 of the existing dwelling by 500mm (0.5 metres), which will raise the ridge height of the southern half of the roof by approximately 1.4m, with the existing roof pitch and proportion maintained. Internally, this provides two bedrooms, an en suite and an office at first floor level above an unaltered ground floor layout. Two pitched roof dormers measuring 1.2 metres in width and 1.7 metres in height are to be evenly spaced to the east roof plane, with a single larger gable dormer measuring 5.7 metres in width and 3.1 metres in height proposed to the west roof. The external finishes include a concrete tiled roof with the face and cheeks of the east dormers clad in tiles and the west dormer rendered, spa dash rendered walls with a brick plinth, white uPVC windows and doors and grey uPVC rainwater goods.

Key Issues

- Policy and principle of development
- Siting, design and external appearance
- Amenity and privacy
- Access and parking
- Biodiversity
- Other material considerations;
 - Green Wedge (LDP)
 - Coal Referral Area
 - Safeguarding Zone
 - Hazardous Zone
 - Neighbours concerns.

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Policy and principle of development.

Policy 8 – Special Qualities states in criterion b) that the priority will be to ensure that the identity and character of towns and villages is not lost through coalescence and ribboning of development, or through the poor design and layout of development. The new extension is more modern in design, and would break the linearity of the main building. The extension sits with the main footprint of the existing building, and does not encroach beyond the existing curtilage and developed part of the application site.

Policy 15 – Protection of the Pembrokeshire Coast National Park states in criterion c, that development should not introduce or intensify a use which is incompatible with its location and/or, in criterion d, development should harmonise with or enhance the landform and landscape character of the National Park. The use of the land and dwelling for full time residential accommodation is compatible with the residential character of the estate, and, as the extension is for the addition and improvement of living accommodation, the proposed use would still be compatible with its surroundings.

Policy 30 – Amenity states that development will not be permitted where it has an unacceptable impact on amenity, particular where (amongst other criteria) the development is of a scale incompatible with its surroundings, and/or is visually intrusive. The main design feature of this development is the increase in height of part of the existing roof of a single storey dwelling, together with the introduction of two small dormers and a single larger gable dormer. The increased height can be considered to relieve the linear form and character of the main building, but is not of such a height that would be visually intrusive, as the extension is to only one part of the building, and is balanced proportionally by the remaining single storey roof. The result is akin to a small dormer cottage with a single storey wing. The new dormers will not project above the raised ridge, and are considered to be of a more modern design, which would add some individuality to the property.

Extensions to existing buildings are generally acceptable where the use is ancillary to an existing use, and does not create accommodation which would be used separately from the main property. The proposed extension would fall within the established curtilage, would be for use in association with the existing residential accommodation at this site, and would not introduce or intensify a use which is incompatible with the existing use. The extension of the roof will introduce greater height for a part of the dwelling, but the overall development is not considered to be overly harmful when viewed against the wider estate setting. The development would not be considered to have an adverse impact on the amount of amenity space and parking remaining available to the property.

Siting and design

Planning Policy Wales Edition 5 (PPW Ed.5), paragraphs 4.11.9 and 4.11.10, and TAN 12 – Design can be referred to in respect of design issues within a National Park setting. PPW states that in areas recognized for their

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landscape, townscape or historic value (including National Parks) and areas with an established and distinctive design character, it can be appropriate to promote or reinforce traditional and local distinctiveness. It also advises that whilst the visual appearance and scale of proposed development, and its relationship to its surroundings are material planning considerations, local planning authorities should not attempt to impose a particular architectural style and should avoid inhibiting opportunities for innovative design solutions.

In this instance, 67 Croft Road sits at the end of a row of dwellings of similar appearance and proportion, and would be visible in wide ranging views from the adjacent open land, which means that any alteration has to be appropriate to the setting and not dominate the original form. There is no one defined architectural style within the village of Broad Haven which would be considered to be distinctive or definitive. The new extension would be legible by its differing design and, due to extending for only part of the roof, cannot be considered to compete visually with the original building. In the wider landscape setting, the new extension will result in a section of the building being taller in the landscape, but there are other properties of two storey proportion within the surrounding estate and forming part of the same setting. The form would, therefore, not be overly intrusive.

Amenity and privacy.

In respect of amenity, the application site lies to the southern outskirts an estate, with existing dwellings to the west, north and east of the site. The proposed use supplements an existing residential use, and would, therefore, be appropriate and compatible with the location and existing character of the surrounding landscape.

In terms of privacy, the main issue is considered to relate to the proposed dormer windows. The proposed east facing dormers are small in proportion, with the larger west facing dormer having centralised glazing extending to the apex. There are properties with main elevations facing toward the main house, with a separation between main elevations of approximately 24 metres. It is noted that the ground levels slope downward from east to west, however, it is considered that there is sufficient separation to ensure no direct overlooking between the dwellings. 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 nearest adjacent property to the north. Overall, the extension does not raise any significant concerns in terms of loss of light or loss of privacy.

Access and parking

The Highways Planning Liaison Officer was consulted on this new proposal, and has recommended conditional consent, provided plans illustrating the widening of the existing parking area to accommodate two cars are submitted and approved.

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Biodiversity

The Authority's Ecologist was consulted and recommended there was no evidence of protected species using the site.

Other material considerations.

Green Wedge and Open Space (LDP)

The application site falls within an area designated as Green Wedge and Open Space within the Local Development Plan. As the proposal concerns the improvement and extension of the existing footprint and building fabric, without encroachment onto adjoining land, it is considered that the proposal would not have an adverse impact.

Coal Referral Area

Where a development proposal lies within a Coal Mining Development Referral Area, the National Park Authority has a duty to consider ground stability issues when determining planning applications. The proposal does not involve significant ground works, therefore the Standing Advice note will be recommended.

Safeguarding Zone

Brawdy Airfield – the proposed development is not considered to be of a scale that would have an adverse impact.

Hazardous Zone

Transco – the proposed development is not considered to be of a scale that would have an adverse impact.

The previous appeal decision.

The appeal decision raised the issues of poor proportions arising from the lifting of the eaves, and the design of the flat roof dormers. This current proposal has addressed both issues, with the proposed design addressing the proportions of 'solid' to void' more sympathetically, and the proposed dormers of a design that is more modern and less overwhelming to the roof profile.

Neighbours concerns

The concerns of the neighbours have been considered in detail. In summary, the main issues appear to be concern at the proposed design, that the proposal would have an adverse impact on visual amenity and privacy, and that the proposal would create a precedent for other roof extensions in the vicinity.

As detailed in the report above,

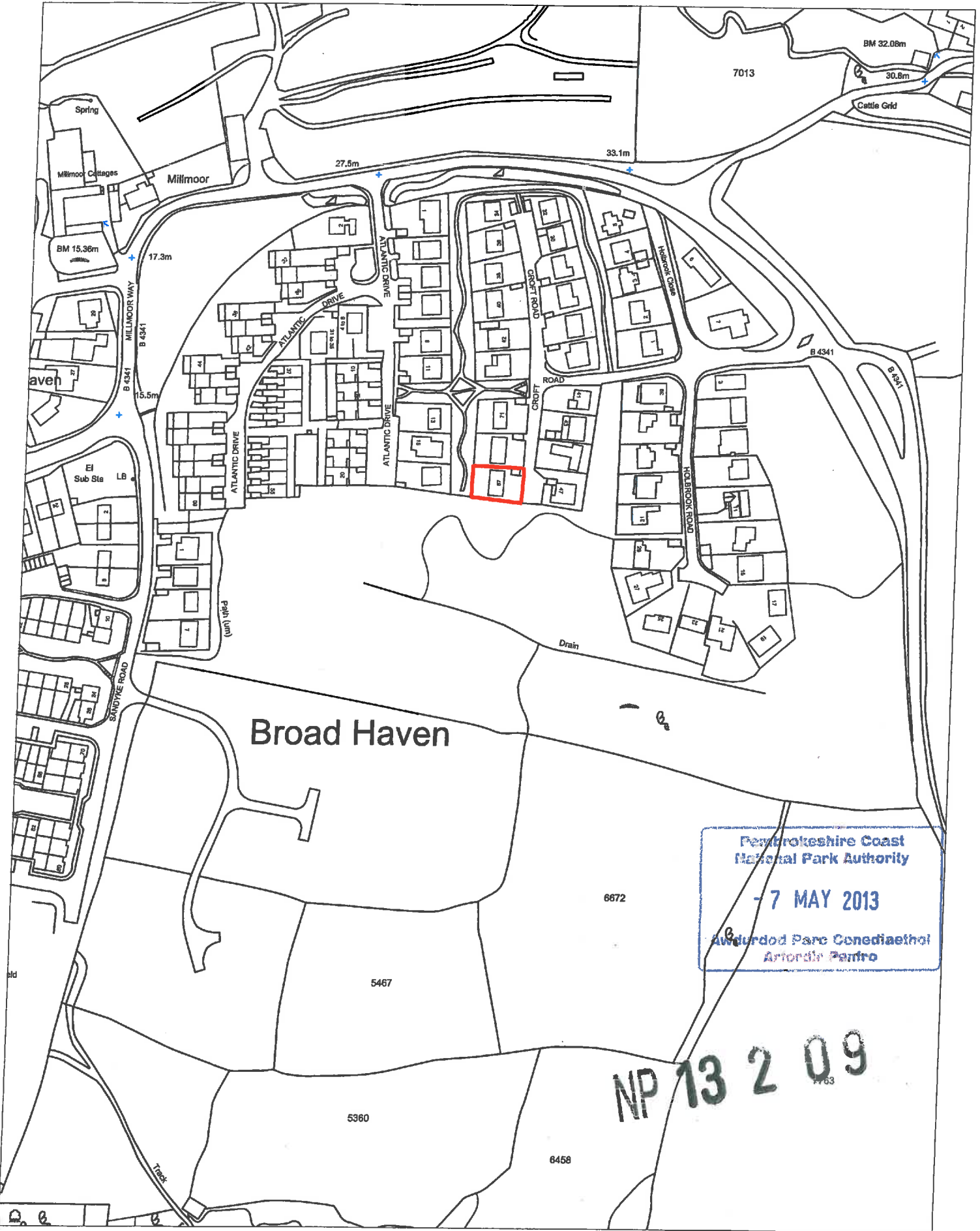
- There is a character to the dwellings, but in the wider setting, there is visual variety, and planning policy does not preclude different design.

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- The resulting proportions cannot be considered to harm the modern character of the dwelling
- There is sufficient separation to ensure no direct overlooking or overshadowing/impact on sunlight/daylight
- If further planning applications are made to the Authority for similar development, each planning application has to be taken on its own merits, and has to be appropriate in terms of design and amenity to both the host building and wider setting.

Recommendation

That the application be approved, subject to conditions relating to time, accordance with submitted plans and conditions recommended by statutory consultees. Informatives to include Coal Standing Advice.



Pembrokeshire Coast
National Park Authority
- 7 MAY 2013
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 13 2 09

SITE LOCATION PLAN
67 CROFT ROAD
BROAD HAVEN

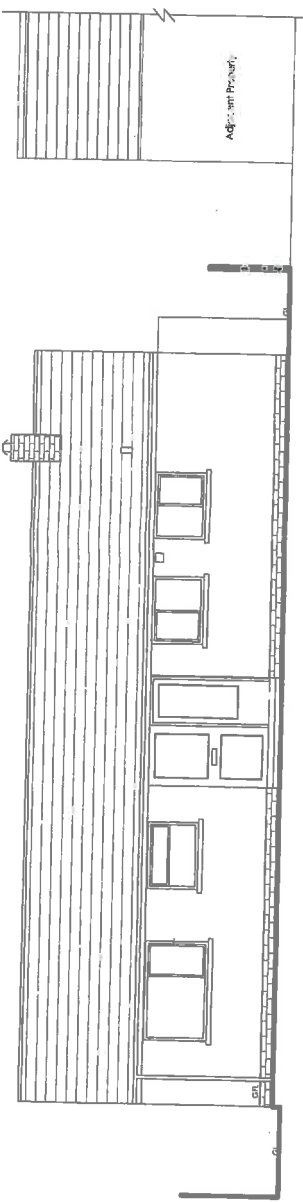
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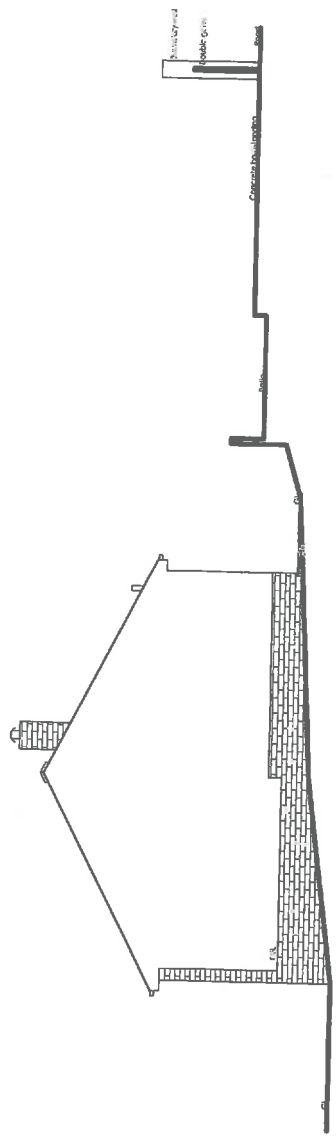
NP 13 2 09



- EXTERNAL FINISHES
- ROOF
Concrete tiles
- WALLS
S:3:5 cobalt render, with brick pinnh
- CHIMNEY
Brick, tiled with clay pipe
- WINDOWS & DOORS
White UPVC
- PAINTS & FIXTURES
Painted round gutters and
round downpipes
- LANDSCAPING
Lawn, gravel, and plants, with concrete
paths and gravel to surrounding fields.
Height of brick walls to southern and
eastern boundaries will face to northern
boundary. Height of brick walls to the
western boundary.



FRONT ELEVATION



SIDE ELEVATION

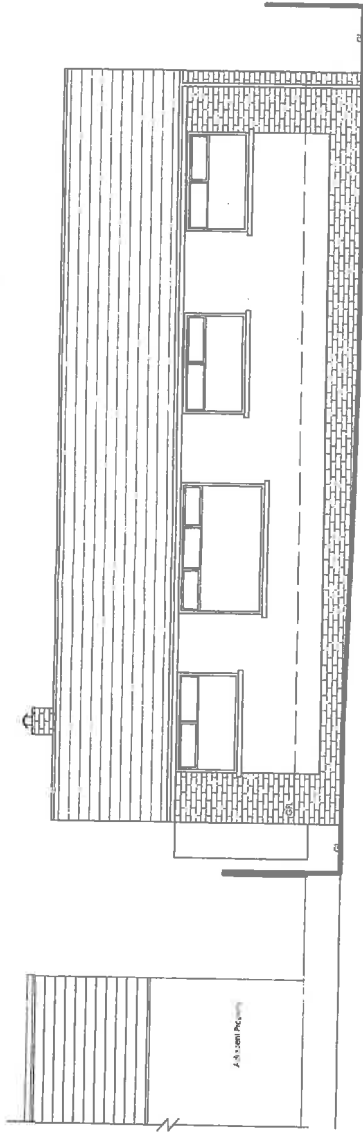


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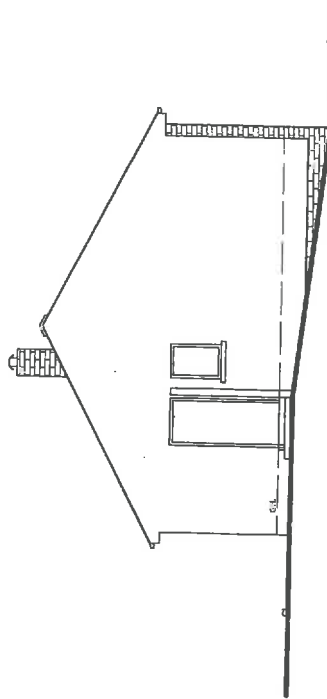
PROJECT
ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN

SCALE	1:100 on A3	NO	02
DATE	APR 11	REVISED	

DRAWING
SURVEY ELEVATIONS

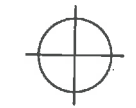
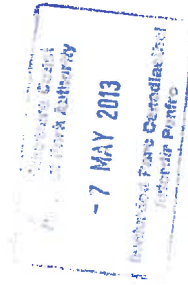


REAR ELEVATION



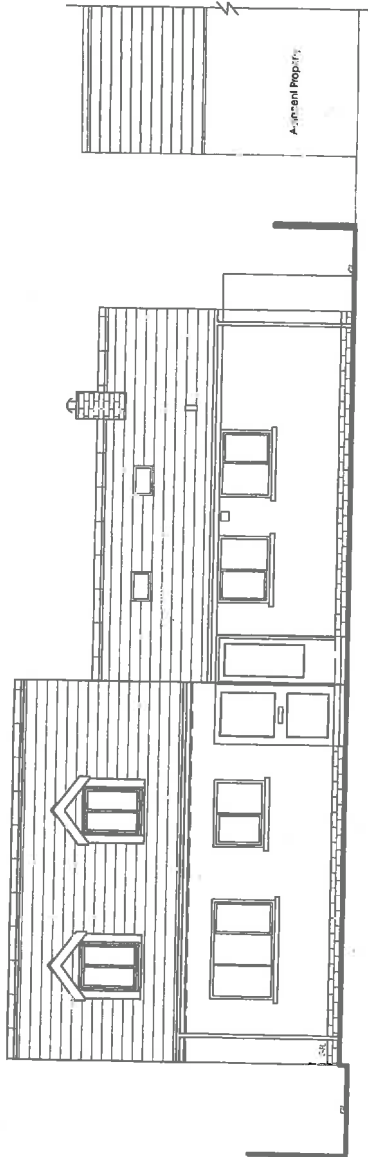
SIDE ELEVATION

NP 13 2 09

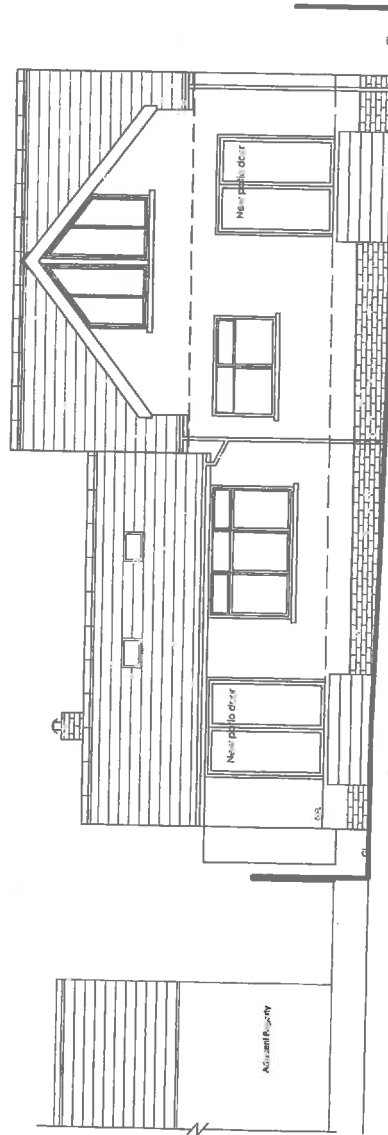


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PROJECT	ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN
SCALE	1:100 ON A3
DATE	APR 11
NO	03
REVISED	
SURVEY ELEVATIONS	



FRONT ELEVATION



REAR ELEVATION

EXTERNAL FINISHES

ROOF
Concrete tiles to match existing

WALLS
Semi-detached, with brick piers, existing brick piers to be reinforced in situ

CHIMNEY
Black brick with clay pot

WINDOWS & DOORS
White UPVC

RAINWATER GOODS
Green UPVC half round gutters and downpipes

SOFFITS
White UPVC

SKYLIGHTS
None

DETAILS
See elevations and details

REVISIONS
None other than standard architectural details

Approved for Building
 - 7 MAY 2013

NP 13 2 09

PROJECT	SCALE	DRAWN	DATE
ALTERATIONS TO 67 CROFT ROAD, BROAD HAVEN	1:100 OR A3	06	APRIL 13
DESCRIPTION			
PROPOSED FRONT & REAR ELEVATIONS			

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