

Item 6 - Report on Planning Applications

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**Application Ref: NP/13/0222**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN12380107
<b>Applicant</b>	Mrs Thomas
<b>Agent</b>	Mr R Collins, RPC Architectural Design
<b>Proposal</b>	Conservatory extension to rear of dwelling
<b>Site Location</b>	St Meryl, Serpentine Road, Tenby, Pembrokeshire, SA70 8DD
<b>Case Officer</b>	Jeff Davis

**Summary**

Planning permission is sought for the erection of a single storey conservatory to the rear of the application property. The proposed conservatory, by reason of its form, design and use of materials, would be out of keeping with the host dwelling and would fail to protect the Special Qualities of the National Park, contrary to policies 1, 8, 15, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan.

This application is before Members as the Town Council has a contrary view to the Officer's recommendation.

**Consultee Response**

**Access Officer:** No adverse comments

**Tenby Town Council:** Approve

**Ecologist - Pembrokeshire County Council:** No adverse comments

**Tenby Civic Society:** No objection

**Public Response**

A site notice was erected on 5<sup>th</sup> June 2013 and neighbour letters sent 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 02 - Tenby Local Service and Tourism Centre

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

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LDP Policy 30 - Amenity

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

PPW5 Chapter 04 - Planning for Sustainability

PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG11 - Coal Works - Instability

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

### **Officer's Appraisal**

#### **Background**

The host dwelling is 'St Meryl', a two storey semi-detached property situated in the Local Service and Tourism Centre of Tenby. External finishes of this dwelling include rendered walls, a slate roof and uPVC windows and doors. An area of patio exists to the rear of the dwelling and the garden is at a lower level to the rear of this.

#### **Constraints**

- Biodiversity Issue
- Coal Standing Advice Area
- Rights of Way Inland – within 50m
- LDP Centre: 60pc affordable housing; 30 units/ha

#### **Relevant Planning History**

- NP/86/78 – Planning permission granted for a single storey rear extension.
- NP/50/85 – Planning permission granted for a side extension/garage.
- NP/03/196 – Planning permission granted for two dormer windows to accommodate a loft conversion.

#### **Current Proposal**

Planning permission is sought for the erection of a single storey conservatory to the rear of the application property. This conservatory is a uPVC hipped roof structure on a rendered dwarf wall base and measures 3m in depth by 3.8m in width with a maximum height of approximately 3.1m.

#### **Key Issues**

The application raises the following planning matters:-

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- Principle of Development
- Scale, Siting and Design
- Amenity and Privacy
- Biodiversity
- Land Stability
- Other Material Considerations

### **Principle of Development:**

The property is situated in the Local Service and Tourism Centre of Tenby and the proposal to construct a conservatory/extension in this location is acceptable in principle.

### **Scale, Siting and Design:**

Criterion 'a' of Policy 15 and criterion 'd' of Policy 30 seek to resist development that would cause significant visual intrusion and Policy 29 seeks to ensure the sustainable design of all new development within the National Park. Criterion 'b' of Policy 30 aims to resist development that is of an incompatible scale with its surroundings whilst insensitively and unsympathetically sited development is resisted by Policy 15 (criterion 'b').

The overall design and form of the proposed conservatory is considered to have a detrimental impact on the host dwelling and surrounding area through the use of a 'freestanding', standard design double hipped roof which would be an incongruous addition. This is also considered to be out of keeping with the host dwelling which features a slate roof and rendered walls and the use of a polycarbonate roof is visually intrusive in this context.

As such, the proposal is considered to be unacceptable in terms of scale, siting and design.

### **Amenity and Privacy:**

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b' seeking to avoid significant adverse impact upon the amenity enjoyed by neighbouring properties.

The proposed conservatory is a single storey addition and is not considered to have a detrimental impact on the amenity and privacy of neighbouring properties. 'Woodview' is the attached property to the north east and this extends further to the rear than St Meryl with a blank elevation facing towards this property. A timber fence exists on this site boundary measuring approximately 2m in height. As such, the proposed conservatory is not considered to have a detrimental impact on the amenity enjoyed by this neighbouring property and there will not be any adverse impact through overlooking or overshadowing. The conservatory is approximately 7m from the boundary of the property to the south west and will therefore not impact upon this dwelling.

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There are no other properties which could reasonably be affected by this proposal and it is therefore considered to be acceptable in terms of amenity and privacy.

### **Biodiversity:**

Pembrokeshire County Council's Ecologist was consulted to assess the proposal's impact on biodiversity and no objections were raised.

### **Land Stability:**

Chapter 13 of Planning Policy Wales (2012) states that development should be guided to lessen the risk from human-made hazards, including land instability.

The site is located within an area defined by The Coal Authority as containing potential hazards arising from coal mining. With regard to the current application type, the applicant is not required to provide a Coal Mining Risk Assessment as land instability from former coal working will be considered under the building regulations process. In this respect an informative will be added to any consent issued to inform the applicant of this.

### **Other Material Considerations:**

A Public Right of Way exists at the rear of the application site and as such, the Authority's Rights of Way Officer was consulted though no objections were raised.

### **Conclusion**

The proposed conservatory, by reason of its form, design and use of materials, would be out of keeping with the host dwelling and would fail to protect the special qualities of the National Park, contrary to policies 1, 8, 15, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan.

### **Recommendation**

That the application is recommended for refused for the following reason;

### **Reasons**

1. The proposed conservatory, by reason of its form, design and use of materials, would be out of keeping with the host dwelling and would fail to protect the special qualities of the National Park, contrary to policies 1, 8, 15, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan.

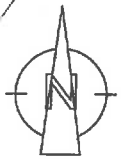
NP 13 2 22



SITE LOCATION  
 TENBY  
 (DINDYCH-Y-PYSGOD)

**Site Location Plan**  
 Scale 1:2500 @ A3

Pembrokeshire Coast  
 20 MAY 2013  
 National Park Authority



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- |                        |                              |                    |
|------------------------|------------------------------|--------------------|
| <b>EXTENSIONS.</b>     | <b>CONVERSIONS.</b>          | <b>NEW BUILDS.</b> |
| • Planning Drawings    | • Design & Access Statements |                    |
| • Building Regulations | • Drafting Services          |                    |
| • Measured Surveys     | • Project Management         |                    |

**Project Title.** Conservatory Extension

**Location.** St Meryl, Serpentine Road, Tenby, SA70 8DD

**Client.** Mrs Thomas

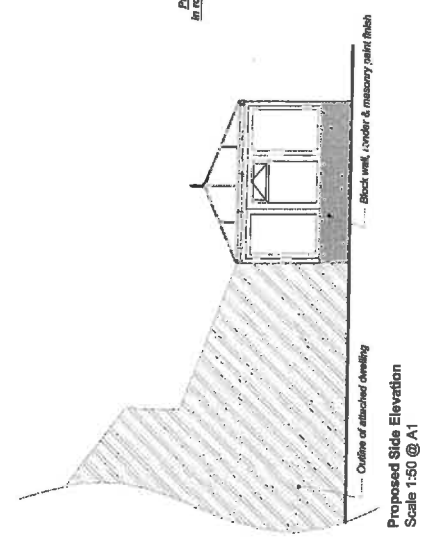
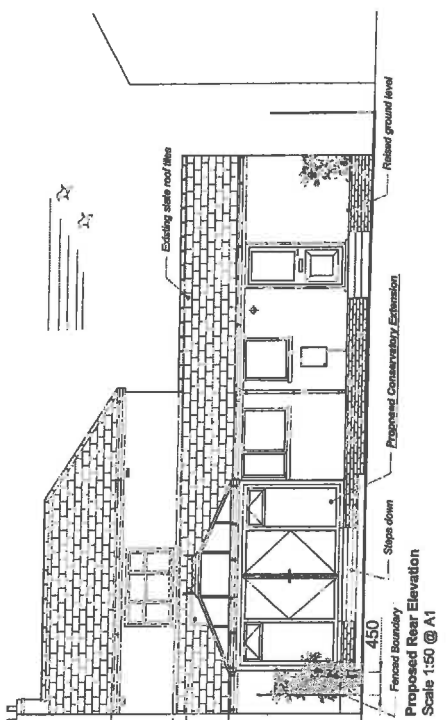
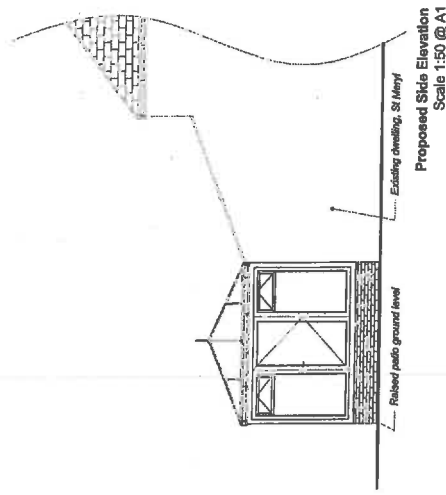
**Job No.** 110

**Drawing Title.** Site Location Plan to accompany planning application.

**Scales Used.** 1:2500

**Paper Size.** A3

**Date.** May 2013



**EXTERNAL FINISHES OF EXTENSION**

- While Upvc conservatory finish
- Double Glazed High Spec Opening Windows as shown on elevations.
- Dwarf block wall, 2 coat sand/cement render and masonry paint finish.
- Glazed roof - double hipped Edwardian style.
- Outwards external opening upvc doors.
- Total conservatory size: 3.8m x 3m x 2.1m

Note: Party Wall Act : if the extension is close to a party wall or boundary you may be required to enter into a party wall agreement with adjoining owners. Advice should be sought from a party wall surveyor to check if you need to enter into a party wall agreement.

19 2 22

**pc architectural design**  
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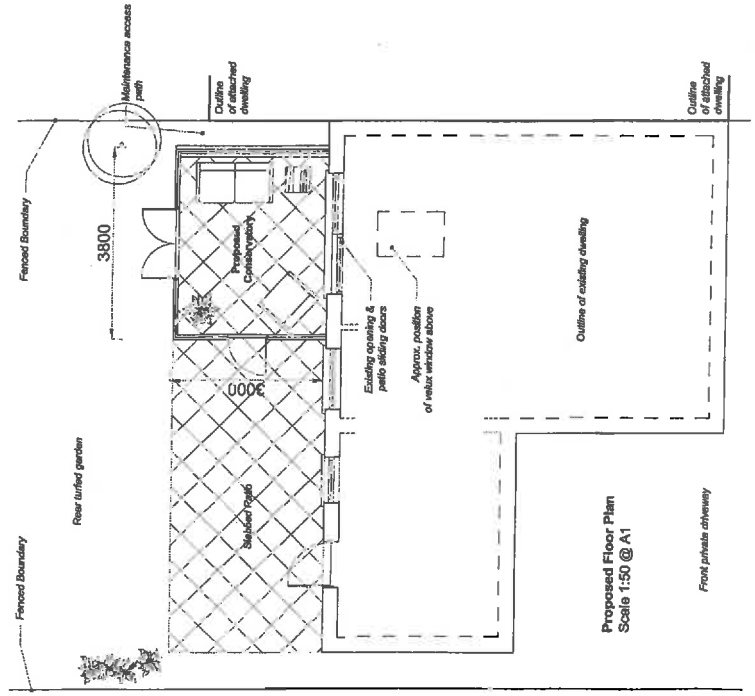
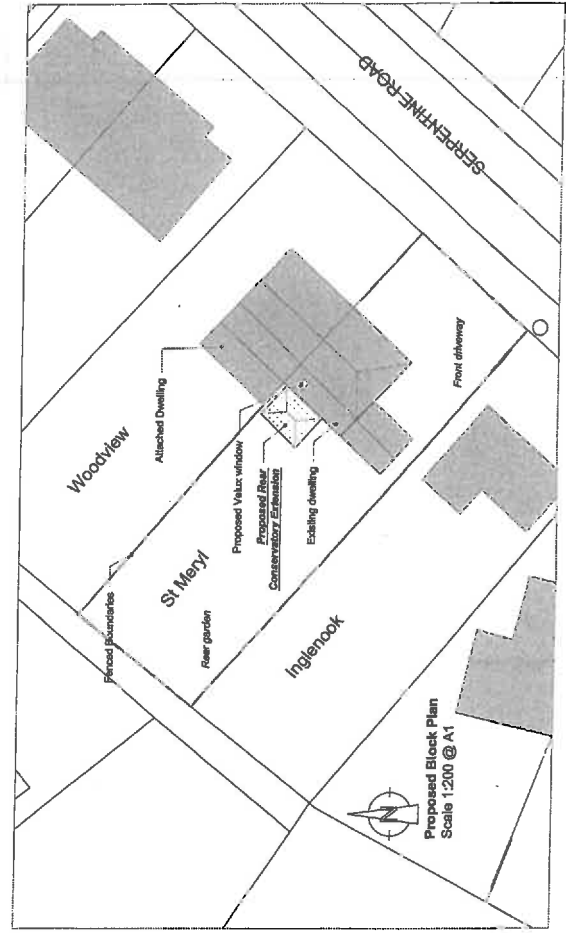
**EXTENSIONS:**  
 • Planning Applications  
 • Building Regulations  
 • Party Wall Agreements  
 • Project Management

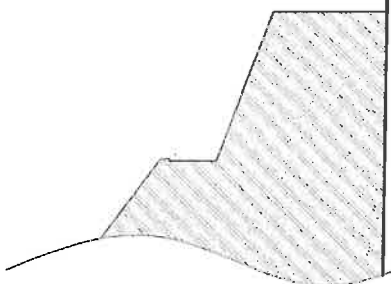
**CONVERSIONS:**  
 • NEW BUILDERS  
 • Dismantle & Rebuild  
 • Project Management

Rev.	Date	Details	Initial

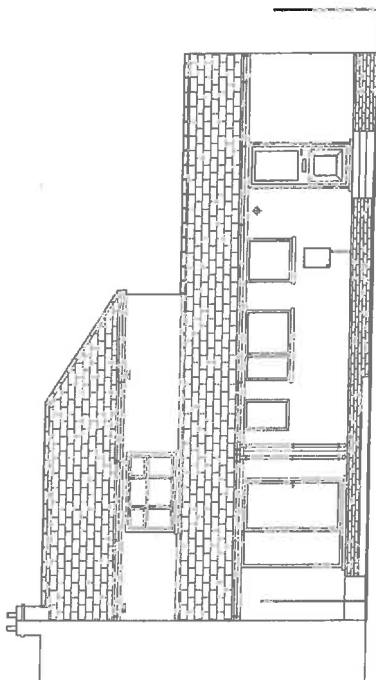
Project Title: Conservatory Extension to rear of property
Location: St Maryl, Serpentine Road, Tisbury, BA13 9DD
Client: Mr Thomas
Drawing Title: Plans & Elevations (proposed & existing)
Scale: 1:50, 1:200 (as indicated)
Project Status: A1
Drawn By: R. Collins
Date: May 2013
Job No: 110
Drawing No: 1/1

28 MAY 2013

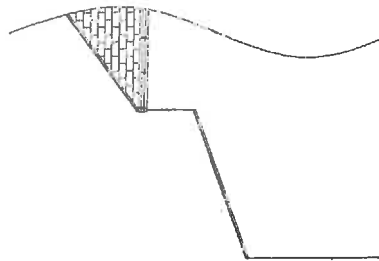




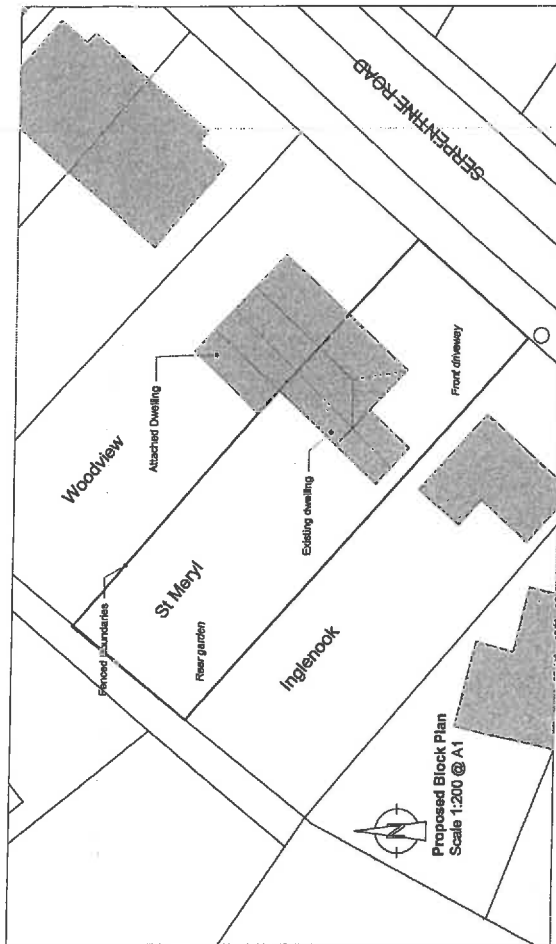
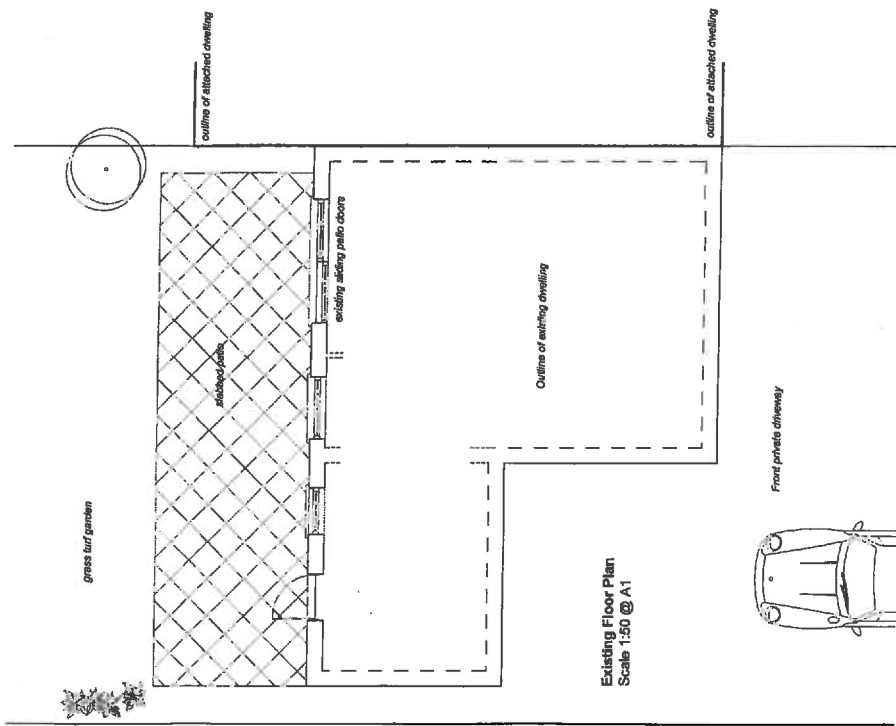
Existing Side Elevation  
Scale 1:50 @ A1



Existing Rear Elevation  
Scale 1:50 @ A1



Existing Side Elevation  
Scale 1:50 @ A1



NP 13 2 2 L  
23 MAY 2013  
REGISTERED ARCHITECT

<p><b>gpc architectural design</b>          E: info@pcdesign.com.au          M: 07770 007400</p>	
<p><b>EXTENSIONS:</b></p> <ul style="list-style-type: none"> <li>• Planning Drawings</li> <li>• Building Approvals</li> <li>• Construction Supervision</li> </ul>	<p><b>CONVERSIONS:</b></p> <ul style="list-style-type: none"> <li>• Domestic &amp; Commercial</li> <li>• Industrial &amp; Warehouse</li> <li>• Project Management</li> </ul>
<p><b>RAW:</b></p>	<p><b>DETAILS:</b></p>
<p><b>Project Title:</b> Consultancy Extension to rear of property</p>	
<p><b>Location:</b> St Maryl, Serpentine Road, Tweety, SA70 8D0</p>	
<p><b>Client:</b> Mrs Thomson</p>	
<p><b>Drawing Title:</b> Plans &amp; Elevations (existing)</p>	
<p><b>Site-Use:</b> Local, 16A, 1200 (see labels)</p>	
<p><b>Project Status:</b> A1</p>	
<p><b>Drawn By:</b> R. Collins</p>	
<p><b>Date:</b> May 2013</p>	
<p><b>Job No.:</b> 110 <b>Drawing No.:</b> 2</p>	