

Application Ref: NP/13/0256

Application Type	Full
Grid Ref:	SN07173705
Applicant	Mr & Mrs GM Jowitt
Agent	Mr M Mathews
Proposal	2-storey rear extension & excavation of rear garden with associated retaining walls to providing parking spaces.
Site Location	Blaenwaun, Ffordd Cilgwyn, Newport, Pembrokeshire, SA42 0QL
Case Officer	Julia Evans

Summary

Planning permission is sought for the extension of the host dwelling. This involves raising the height of an existing single storey element to two storeys and extending this at ground floor level to the rear. Also proposed is the addition of a pitched roof to the store at the southern end of the property, the erection of a two storey pitched roof extension to the rear of the dwelling and other alterations to the fenestration of the property. The excavation of land to the rear of the dwelling is also proposed to accommodate the rear extension and a porch is located on the north elevation of the two storey rear extension to form a new access point. The rear extension, by reason of its size and massing is considered to be visually intrusive, detrimental to the character and appearance of the host dwelling and the special qualities of the Pembrokeshire Coast National Park. Furthermore, the first floor extension to the side of the dwelling, by reason of its height, would be an incongruous, unsympathetic addition detrimental to the character and appearance of the host dwelling and the special qualities of the Pembrokeshire Coast National Park. The proposal is therefore recommended for refusal, being contrary to policies 1, 8, 15, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan.

Consultee Response

Pembrokeshire CC - Common Land: Reply - Appears that works will not affect the common land but it should be noted that the development abuts a designated SSSI.

Newport Town Council: Approve - Set at the foot of Mynydd Carningli the site is clearly a sensitive one. The scale of the proposal is broadly similar to that which exists at present. At present the hedge to the west of the property would screen most of the structure from view while from other aspects, north, south and east it would not seem to be particularly obtrusive. The proposal will not vastly increase the existing footprint of the building and it was noted that the large west facing expanse of glass should not produce an unsightly reflection from the setting sun. Correct choice of materials, sympathetic to the surrounding area, would be highly desirable. The councilors were unsure of the size of an air source heat pump needed for a property of this size and surface area.

Natural Resources Wales: Standard Advice

PCC - Transportation & Environment: Conditional Consent

Public Response

A site notice was erected on 12th July 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 Pembrokehire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

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 06 - Conserving the Historic Environment

SPG05 - Sustainable Design

SPG13 - Archaeology

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

Officer's Appraisal

Background and site description

The host property is 'Blaenwaun', a detached dwellinghouse with existing attached stores and garage. This dwelling is linear in form with the ridge line running north to south. There are attached single storey stores to the south and a garage to the north, as well as a single storey lean-to to the rear (west) elevation. There is a large garden to the east of the dwelling sloping

downwards away from the property and a smaller area of grass to the west which slopes steeply upwards away from the property. External walls are mostly stonework, with the exception of the garage and rear lean-to extensions which feature rendered walls. The main dwelling has a slate roof whilst the single storey elements to either side of this have profiled metal roofs.

Constraints

- Site of Special Scientific Interest – within 50m
- Common Land CROW Access
- Biodiversity Issue
- Historic Landscape
- Rights of Way Inland – within 50m

Relevant Planning History

None

Current Proposal

Planning permission is sought for the extension of the host dwelling. This involves raising the height of an existing single storey element to two storeys and extending this at ground floor level to the rear. Also proposed is the addition of a pitched roof to the store at the southern end of the property, the erection of a two storey pitched roof extension to the rear of the dwelling and other alterations to the fenestration of the property. The excavation of land to the rear of the dwelling is also proposed to accommodate the rear extension and a porch is located on the north elevation of the two storey rear extension to form a new access point.

Key Issues

The application raises the following planning matters:-

- Principle of Development
- Scale, Siting and Design
- Amenity and Privacy
- Access and Parking
- Biodiversity

Principle of Development:

The application site is within an area defined as 'Countryside' in the LDP and the proposal to extend the dwelling is acceptable in principle.

Scale, Siting and Design:

Policy 8 of the LDP refers to the special qualities of the National Park with poor design being discouraged by criterion 'b'. Criterion 'a' of Policy 15 and criterion 'd' of Policy 30 seek to resist development that would cause significant visual intrusion and criterion 'a' of Policy 29 seeks to encourage development that is well designed in terms of place and local distinctiveness. 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 massing of the dwelling will be greatly increased as a result of the proposed alterations and will occupy a larger area in plan form. The existing dwelling is linear in form and the addition of a large, two storey rear wing is considered to constitute an incongruous, insensitively sited addition which fails to respect the character and appearance of the host dwelling. Although this element is set down from the ridge line of the host dwelling, its scale is considered to be incompatible with the main building, extending approximately 8.5m from the rear of the property with a width of 5m. Furthermore, the use of a dormer window in this extension is not considered to be appropriate in this location.

Increasing the roof height of the existing single storey element towards the southern end of the property is considered to detrimentally impact upon the character and appearance of the existing dwelling. This alteration will cause the original building to be lost within the extensive resulting building, resulting in the lack of a clear host.

Some of the new fenestration is also considered to be out of keeping with the host dwelling by reason of its layout and proportions. This particularly relates to the large south facing window in the existing dwelling and the windows in the north elevation of the rear extension. Additionally, the style of window in the ground floor of the south elevation of the rear extension is not considered to be appropriate, being overlarge and with a horizontal emphasis. The cumulative impact of this fenestration, together with the size of the extension would have a detrimental impact on the host dwelling.

External finishes are to match existing, with stonework walls, a slate/profiled metal roof and stained timber windows and doors, which is appropriate for an extension to the dwelling.

Overall, the proposal is considered to be unacceptable in terms of its scale, siting and design, contrary to Policies 8, 15, 29 and 30 of the LDP.

Amenity and Privacy:

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

The application property is in an isolated location and the proposed extensions and alterations will not be visible from any nearby properties. A Public Right of Way runs along the north of the site and to the west of the site so the proposal's impact on views from these locations needs to be considered. The proposed two storey rear extension includes a balcony facing westwards towards the Right of Way and will be considerably closer to this than the existing dwelling. Despite this, the ground level is much lower here than it is on the Right of Way and this, coupled with the hedge at the rear of the site will ensure that the proposal will not have a detrimental impact on views from this Right of Way.

The proposal is therefore considered to be acceptable in terms of amenity and privacy.

Access and Parking:

Pembrokeshire County Council's Highways Department was consulted to assess the proposal's impact on access and parking at the application site. In response, no objections were raised subject to a recommended condition requiring the completion of the parking and turning area prior to the development being brought into use. This shall be added to any consent issued.

Biodiversity:

Pembrokeshire County Council's Ecologist was consulted to assess the proposal's impact on biodiversity. In response, it was noted that bats are present at the site and as such, bat mitigation measures would be required. Amended plans were received to incorporate these measures and as such, the proposal is considered to be acceptable in terms of biodiversity, subject to the implementation of these mitigation measures.

Natural Resources Wales was also consulted and raised no objections, although an Advice Note shall be added to any consent issued.

Conclusion

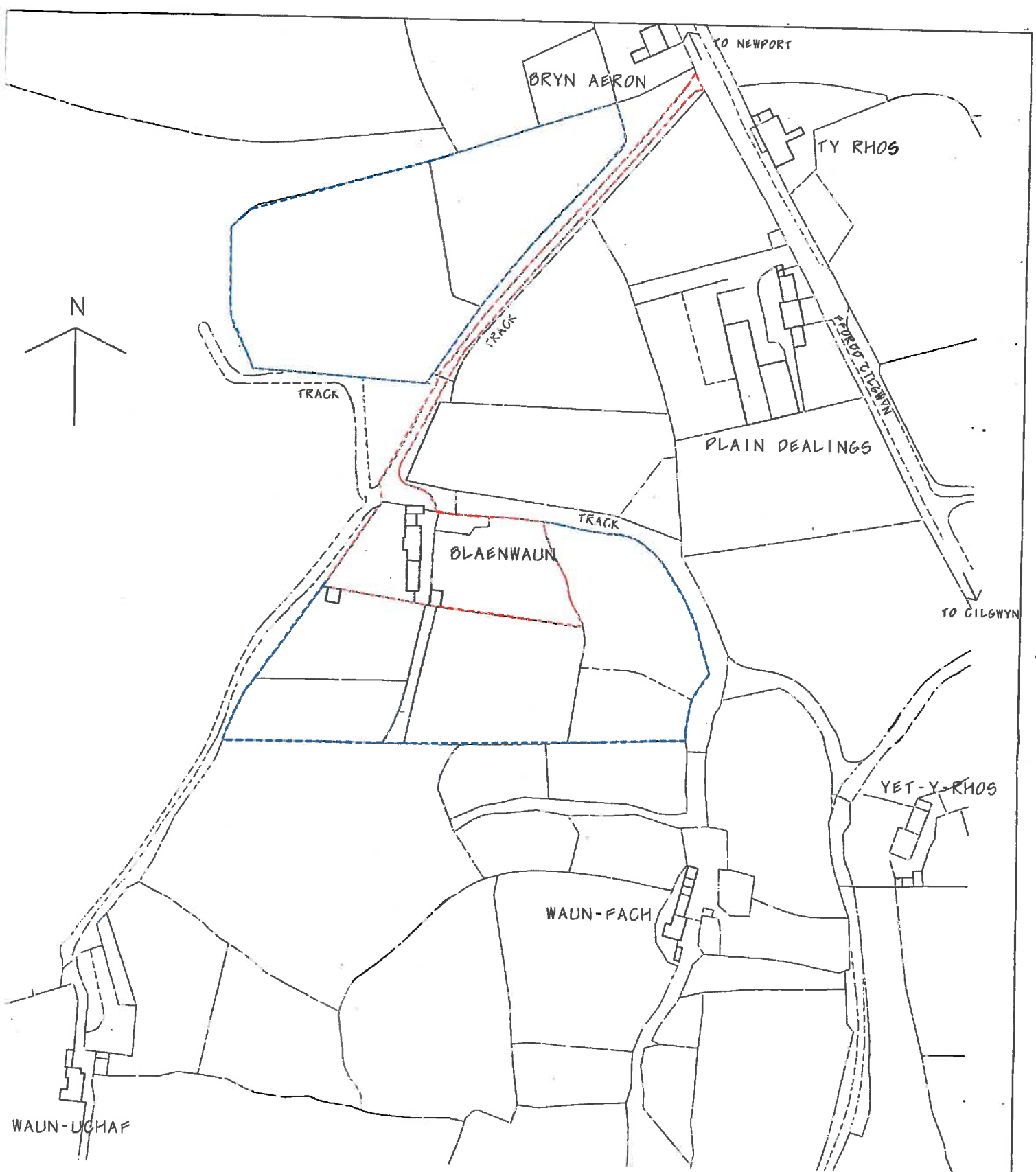
The rear extension, by reason of its size and massing is considered to be visually intrusive, detrimental to the character and appearance of the host dwelling and the special qualities of the Pembrokeshire Coast National Park. Furthermore, the first floor extension to the side of the dwelling, by reason of its height, would be an incongruous, unsympathetic addition. The proposal is therefore recommended for refusal, being contrary to policies 1, 8, 15, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan.

Recommendation

Refuse

Reasons

1. The rear extension, by reason of its size and massing would be visually intrusive, detrimental to the character and appearance of the host dwelling and the special qualities of the Pembrokeshire Coast National Park, contrary to Policies 1, 8, 15, 29 and 30 of the LDP.
2. The first floor extension to the side of the dwelling, by reason of its height, would be an incongruous, unsympathetic addition resulting in the lack of a clear host, detrimental to the character and appearance of the host dwelling and the special qualities of the Pembrokeshire Coast National Park, contrary to Policies 1, 8, 15, 29 and 30 of the LDP.



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NP 13 2 56

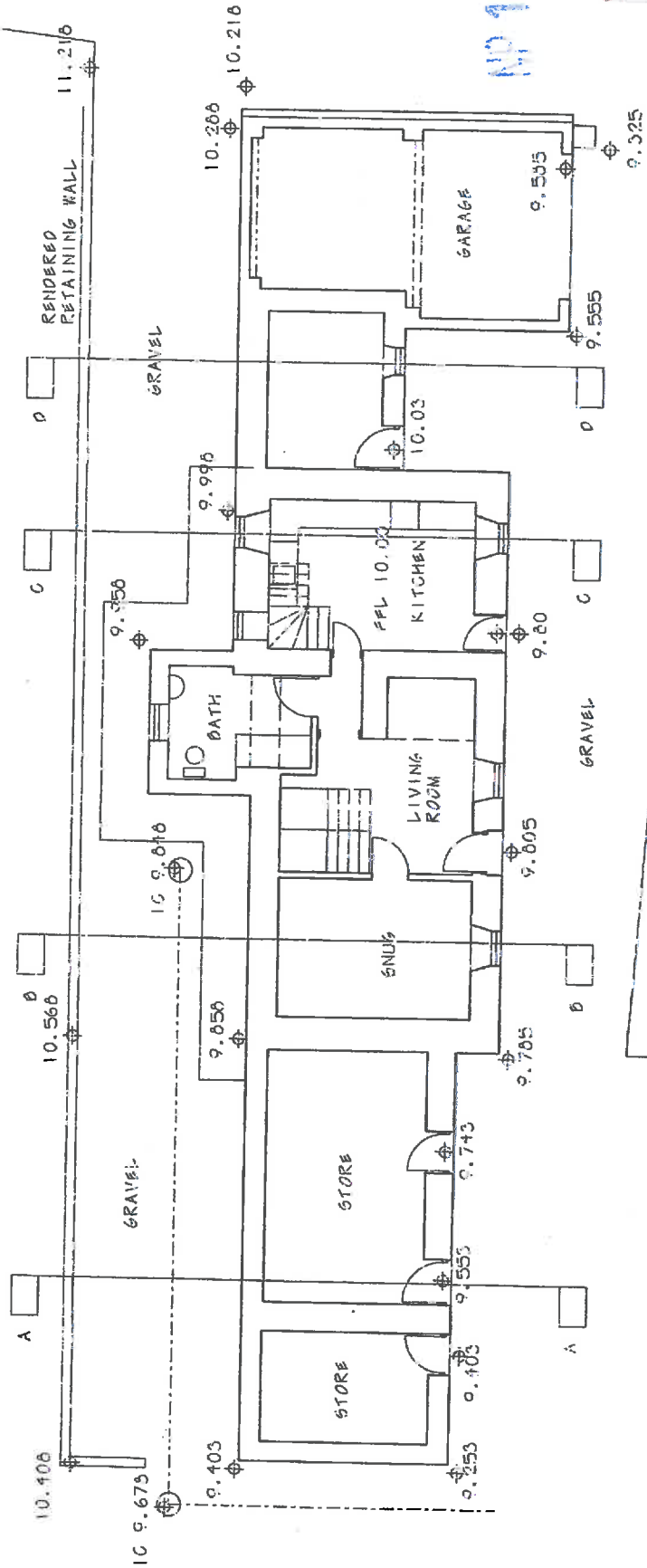
13 JUN 2013

BLAENWAUN
 CILGWYN
 LOCATION PLAN
 DRG BW/LOC
 SCALE 1:1250 @ A4
 JUN 2013

PENDROKESHIRE
HEDGE BANK

PENDROKESHIRE
HEDGE BANK

REAR GARDEN
ROUGH GRASS



NP 13 2 56

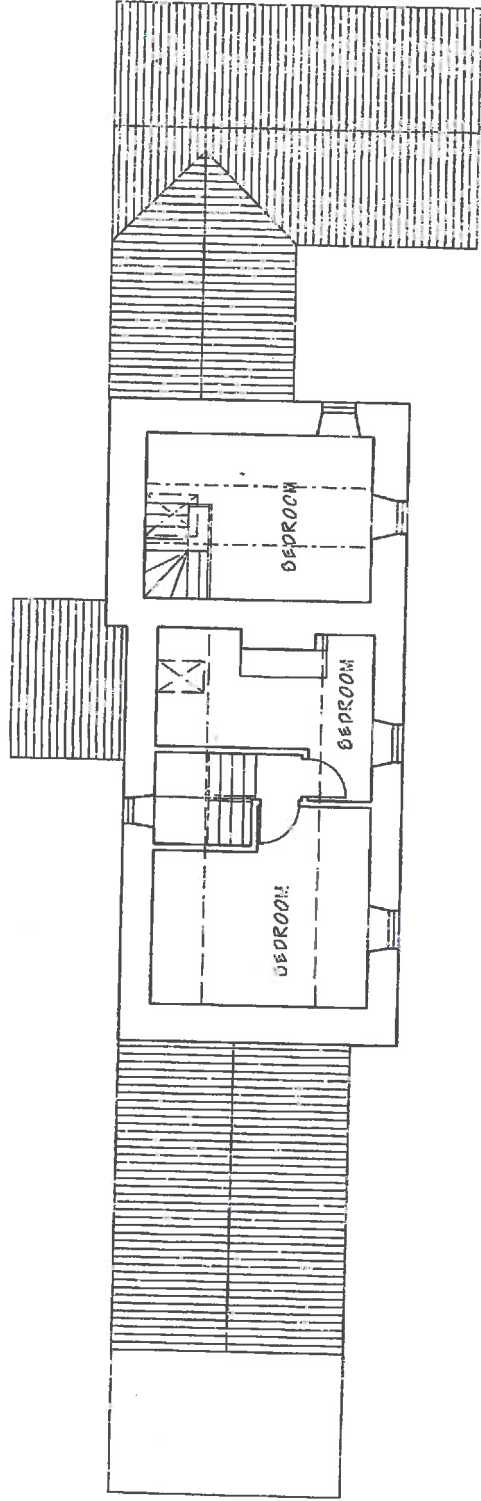
13 JUN 2013

Architect: Mike Matthews

Project: 60 FL PLAN AS EXISTING

DL-ABENWADN
CILGWYN
60 FL PLAN AS EXISTING
DRG DW/9701
SCALE 1:100 @ A3
MARCH 2012

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13 JUN 2012

13 JUN 2012

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DL-AENWAUN
 CILGWYN
 F FL PLAN AS EXISTING
 PRG DW/S/02
 SCALE 1:100 @ A3
 MARCH 2012

NOTES

ROOFS NATURAL SLATE
& PROFILED METAL TC
1155 SINGLE STOREY SECTIONS

WALLS STONEWORK
& RENDER WHERE
STONE NOT INDICATED

WINDOWS AND DOORS
STAINED TIMBER
METAL UP AND OVER
GARAGE DOOR

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION

NP 13 2 56

13 JUN 2012

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BLAENWAUN
CILGWYN
ELEVATIONS AS EXISTING
DRG DW/5/04
SCALE 1:100 @ A3
MARCH 2012



TRACK

REAR
GARDEN

TRACK

BLAENWAUN

13 JUN 2013

1:200 @ A3

BLAENWAUN
GILGWYN
SITE PLAN AS PROPOSED
DRG DW/SITE/001
SCALE 1:200 @ A3
JUNE 2013

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GARDEN

AIR SOURCE
HEAT PUMPS
IN PLACE OF
OIL TANK

PEDESTRIAN
GATE

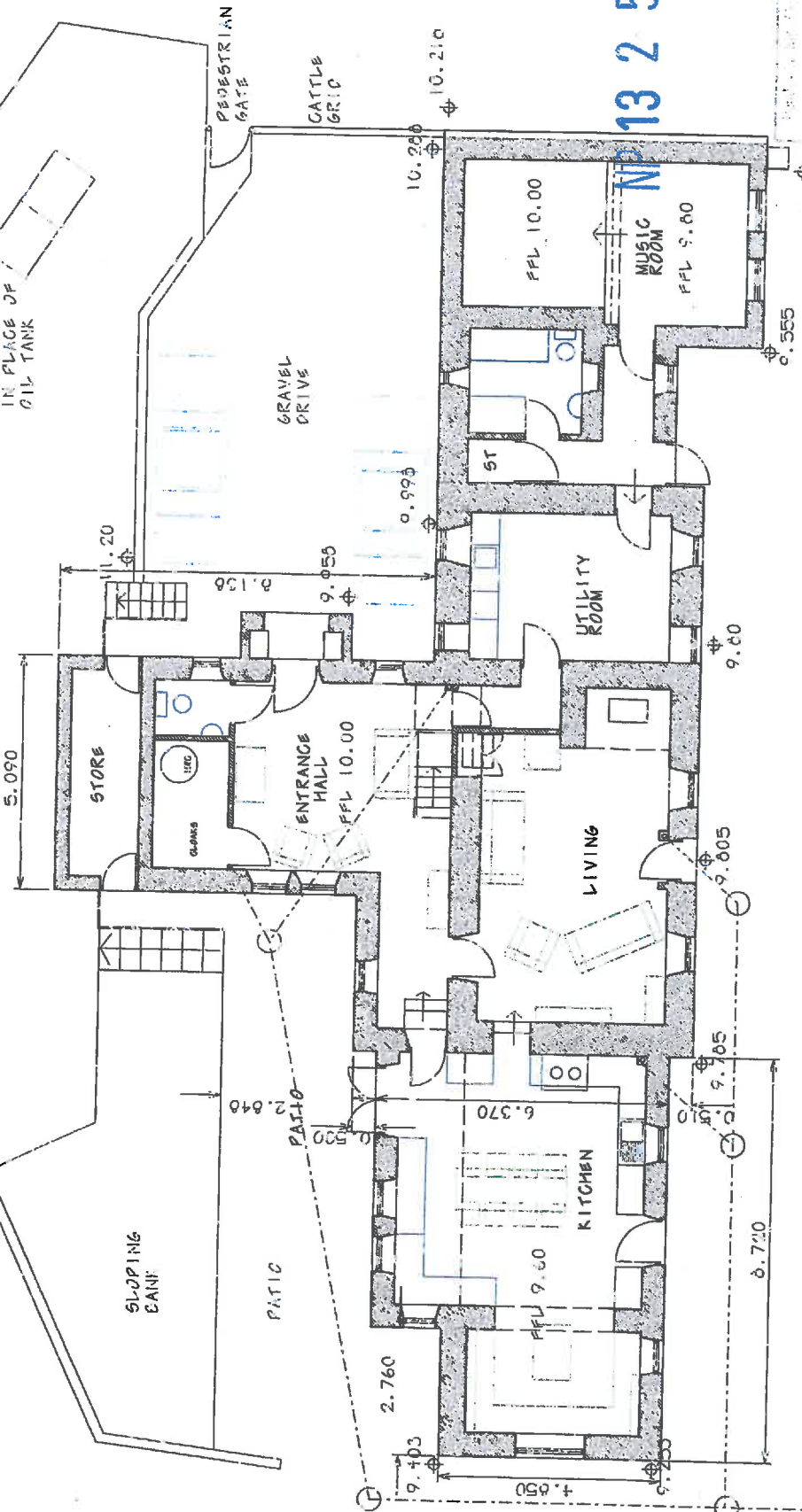
CATTLE
GRID

GRAVEL
DRIVE

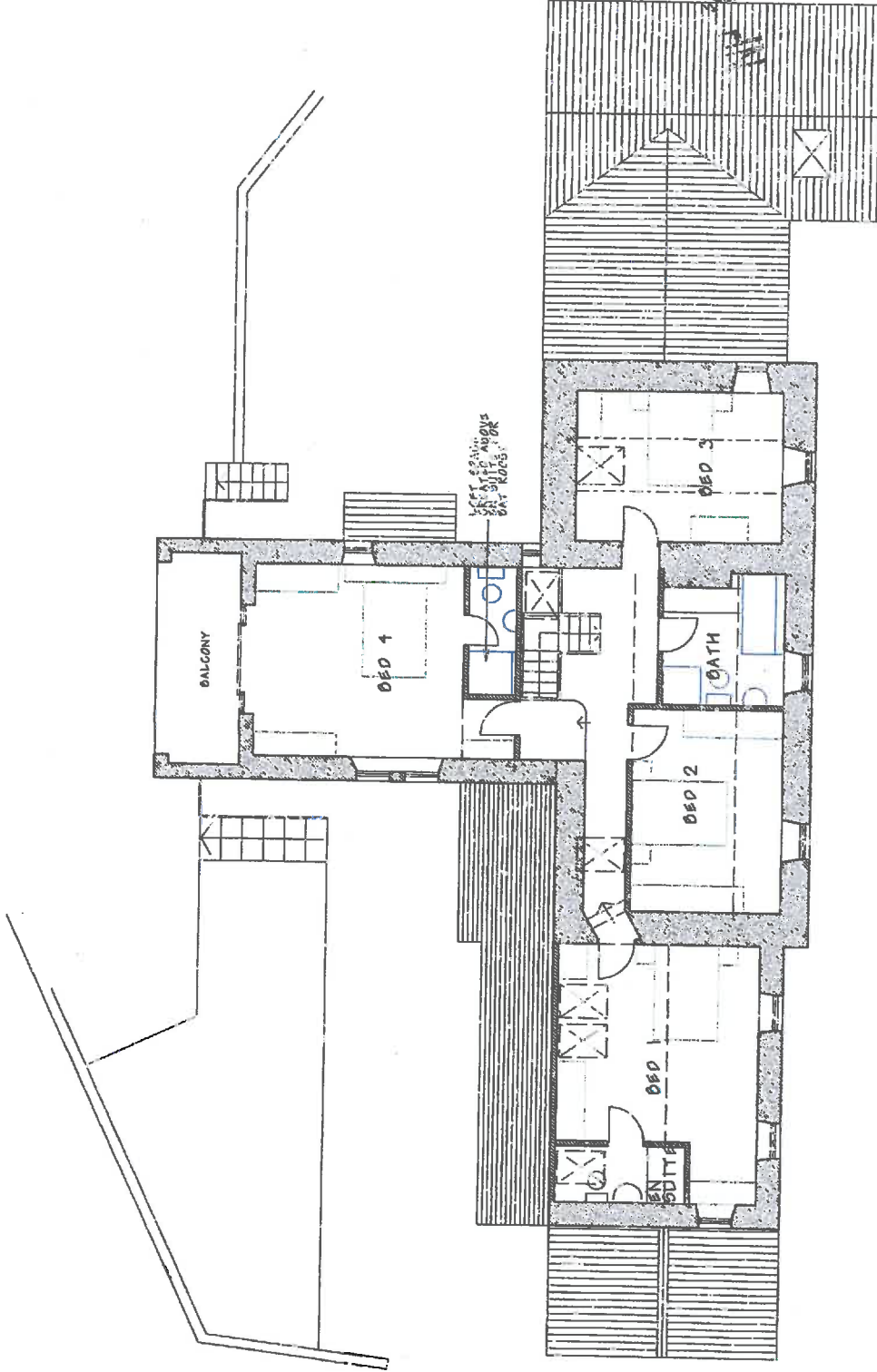
13 2 56

13 JUN 2013

BLAENWAUN
CILLGWYN
PROPOSED 60 FL PLAN
DRG DW/PL/701
SCALE 1:100 @ A3
APR 2013



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13 2 56

Penstockshire Council
13 2 56
Newland Park, Aughton

REV B AUG 2013
LOFT SPACE ADDED
FOR B.A.T ROOMS
DLAENWAUN
GILGWYN
PROPOSED F FL PLAN
DRG DW/PL/2020
SCALE 1:100 @ A3
APR 2013

PENSTOCKSHIRE COUNTY
COUNCIL
- 5 AUG 2013
DEVELOPMENT MANAGEMENT

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NOTES

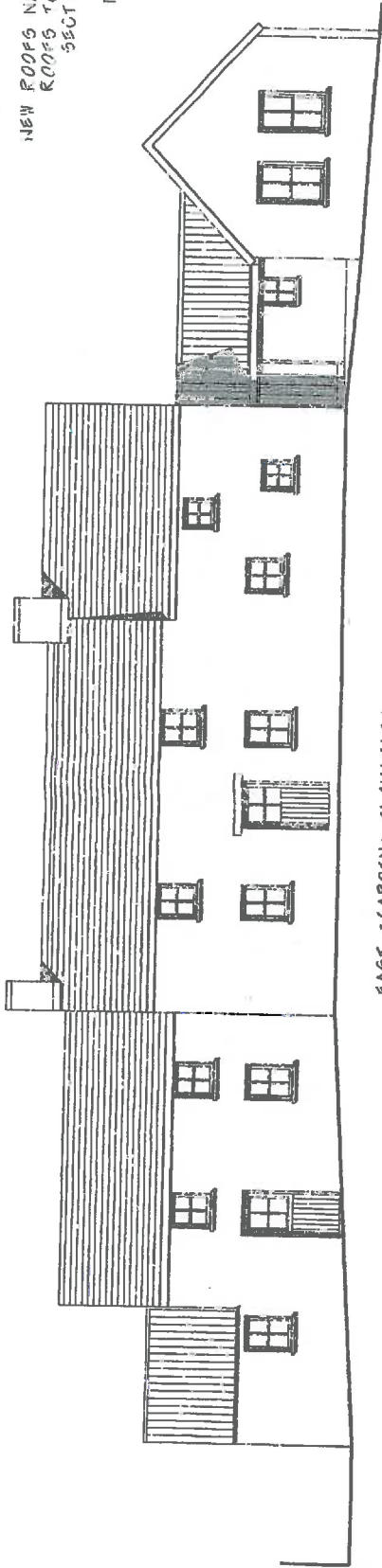
NEW ROOFS NATURAL SLATE EXCEPT
ROOFS TO NEW SINGLE STOREY
SECTIONS PROFILED METAL

NEW WALLS STONEWORK
TO MATCH EXISTING

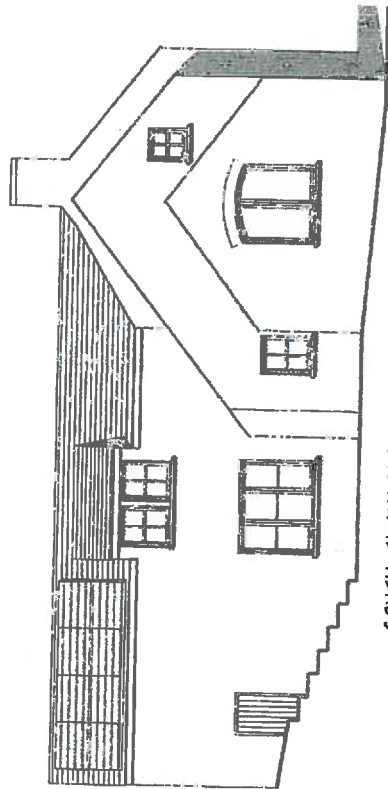
WINDOWS AND DOORS
STAINED TIMBER

DALUSTRADE TO
BALCONY IN
CLEAR GLASS

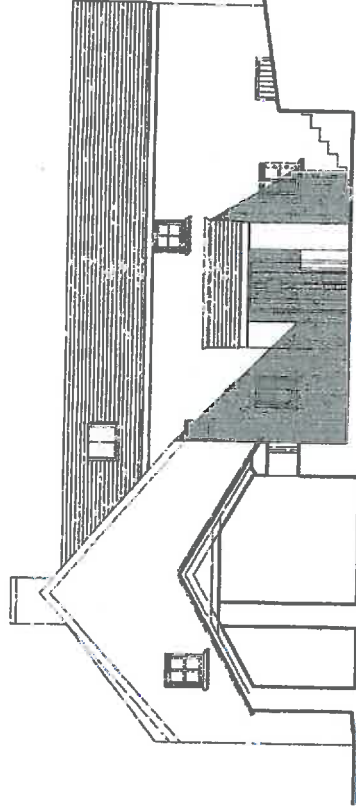
PV PANELS ON
EXTENSION ROOF



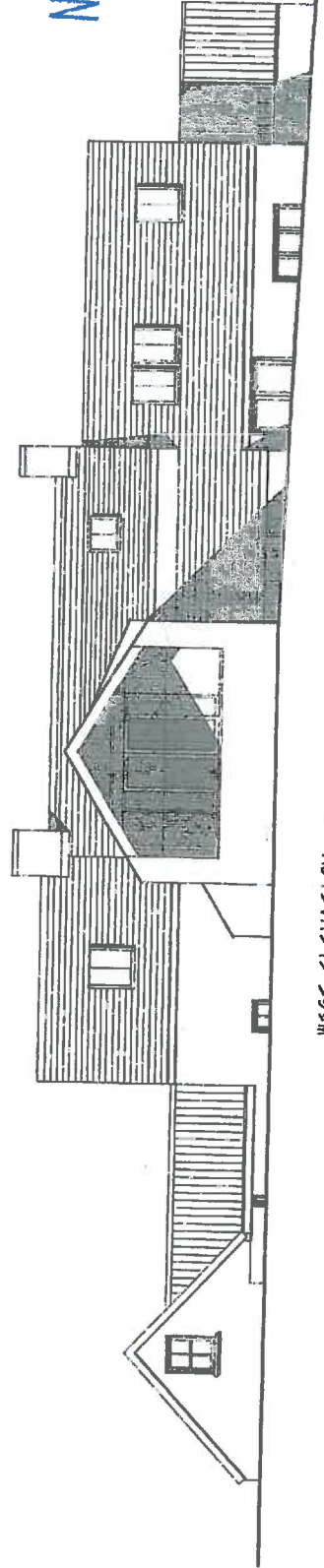
EAST GARDEN ELEVATION



SOUTH ELEVATION



NORTH ENTRANCE ELEVATION/ PART SECTION



WEST ELEVATION

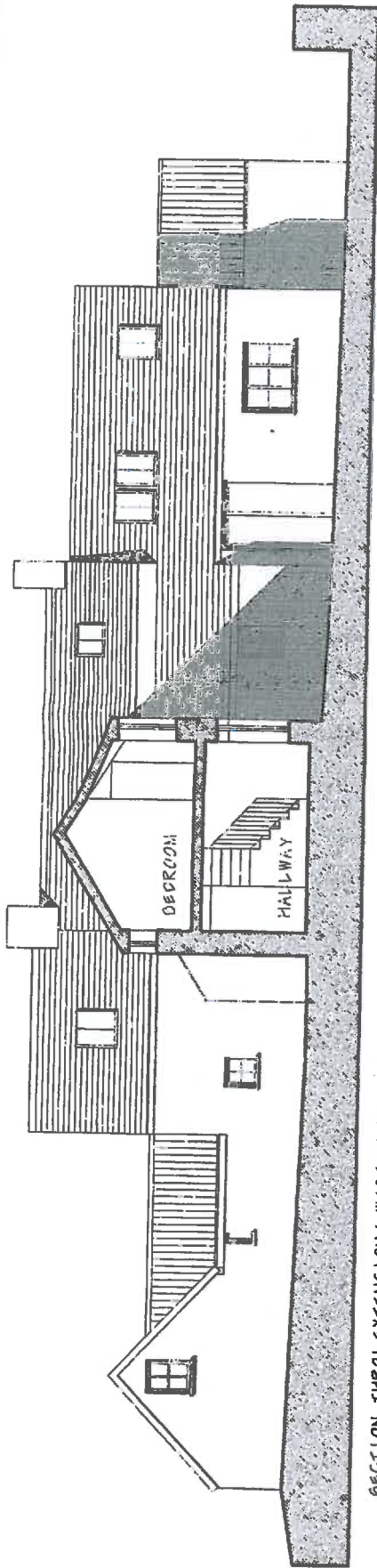
NP 13 2 56

13 JUN 2013

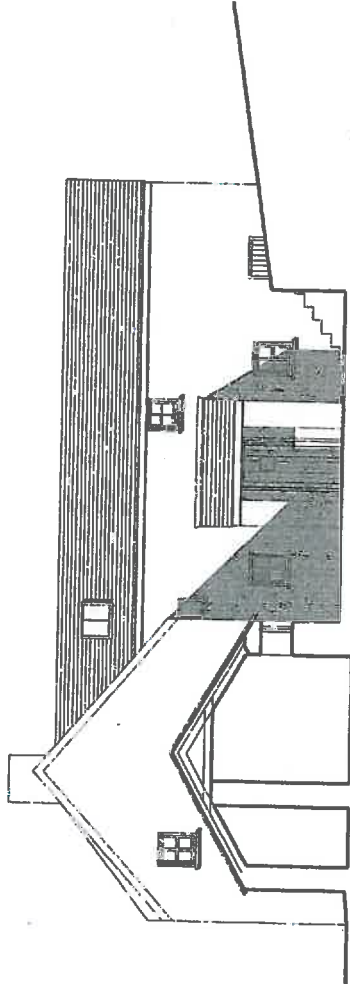
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DLAENWAUN
CILGWYN
PROPOSED ELEVATIONS
DRG 06/PL/04
SCALE 1:100 @ A3
APR 2013

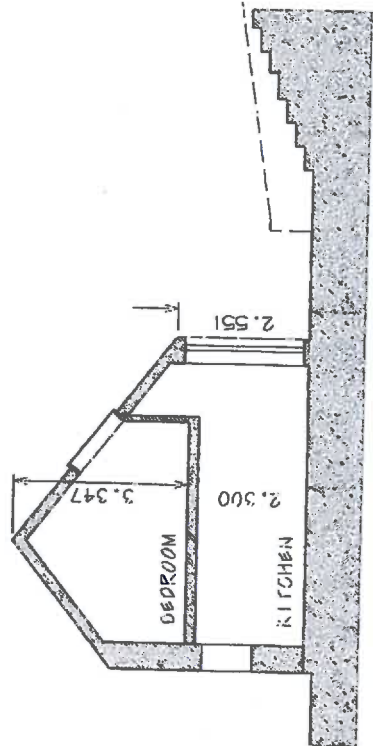
REV 0 AUG 2013
SECTION ADDED
SHOWING
LOFT SPACE ADDED
FOR DAT ROOST



SECTION THRO' EXTENSION/ WEST ELEVATION



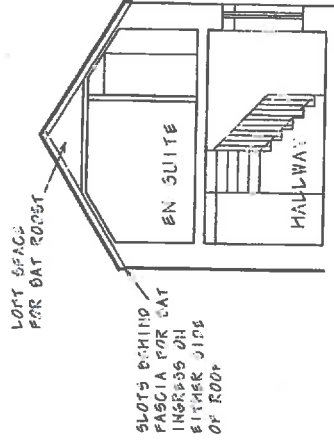
NORTH *ENTRANCE* ELEVATION/ PART SECTION



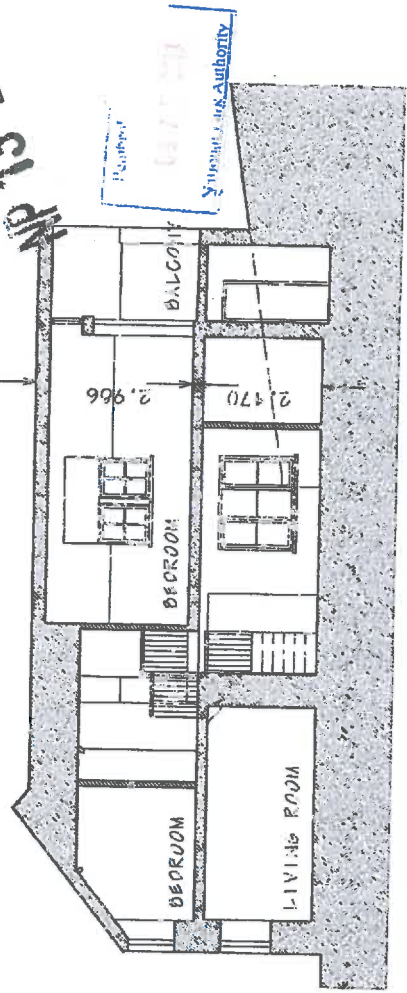
SECTION A-A

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WITHIN WIDTH OF
ROOF CONTAINING
DAT ROOST:
- UNTEARABLE BITUMINOUS FELT
- UNTREATED FINDER
- RIGID CLOSED CELL INSULATION



SECTION THRO' EXTENSION
EN SUITE SHOWING
DAT ROOST



SECTION 0-0

PEMBROKESHIRE COUNTY
COUNCIL

5 AUG 2013

DLAENWAUN
GILGWYN
PROPOSED SECTIONS
DRG DW/PL/050
SCALE 1:100 e AS
APR 2013

MP 13.7.56