

Application Ref: NP/13/0257

Application Type	Full
Grid Ref:	SN05343912
Applicant	Mr R James
Agent	CLC
Proposal	Demolition of existing outhouse and construction of a two storey extension to the rear of the dwelling.
Site Location	Gwelfor, Feidr Ganol, Newport, Pembrokeshire, SA42 0RR
Case Officer	Caroline Phillips Bowen

Summary

The application is reported to the Development Management committee as the officer recommendation is contrary to the recommendation of Newport Town Council.

Planning permission is sought for the demolition of an existing outhouse, and the construction of a two storey extension to the rear elevation of a large semi-detached dwelling, located to the east of the built up area of Newport. The application site falls within the Centre Boundary, as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan; and also within the town's Conservation Area.

Following consultation on the proposal, no objections were received from statutory consultees, and Newport Town Council recommend approval of the application as it was their view that the proposal would be satisfactory in terms of design, visual impact, context and lack of neighbour issues. It was also considered sensitive enough for a development "within the conservation zone".. However, an objection has been received from a neighbour who raises concerns in respect of the potential impact on daylight to their property, due to the height and proximity of the extension.

Officers have concerns in respect of the size and location of the proposed rear extension. The proposed position will result in a distance between the extension and the boundary with the neighbour of approximately 2.9 metres. The neighbour has a rear extension that is sited approximately 6 metres from the same boundary. It is considered that the proximity of the extension, together with the overall height of the extension would be overwhelming in aspect and potentially affect the natural daylight that would otherwise occur to the rear of the properties. This would have an adverse impact on the amenity of the dwellings, and would be considered crowded and uncomfortable in its relationship to the neighbouring property.

The submitted block plan also appears to show a raised patio area proposed to the rear garden – however, there are no other details of the proposed garden layout and ground levels, therefore officers have insufficient information to judge whether the raised patio (evidenced by steps leading up to it) would harm the amenity of the neighbouring property.

With reference to the demolition of the outbuilding, whilst this ancillary structure forms part of the historic character of the dwelling, here is no legislation in place to protect the loss of ancillary structures within Conservation Areas which measure less than 115 cubic metres. (The prior notification procedure required for demolition of buildings only seeks to control the method of demolition and restoration of the land afterwards). Officers are disappointed at the loss of the structure, especially since the building was to be restored under the 2010 planning permission, but are unable to enforce its retention.

In light of this, officers are unable to support the application, and the recommendation is of refusal.

Consultee Response

Newport Town Council: Approve. It was their view that the proposal would be satisfactory in terms of design, visual impact, context and lack of neighbour issues. It was also considered sensitive enough for a development within the conservation zone.

Ecologist - Pembrokeshire County Council: No adverse comments

Natural Resources Wales: Standard Advice

PCC - Transportation & Environment: No objection

Public Response

A site notice was posted at the application site in accordance with statutory requirements, and neighbouring properties notified by letter. One letter of concern has been received, who (in summary) raises the following issues;

'Unfortunately, the proposed two storey extension will have a detrimental effect with regards to natural light which we enjoy in our kitchen and upstairs bedroom at the rear of our home. Although this might not be an issue at this time of the year – the sun is sufficiently high in midsummer – for the majority of the year, the sun is much lower (and already obscured by surrounding trees). The proposed extension will stand between us and any direct sunlight into our kitchen during the afternoon and winter evenings – the only time when we might normally see the sun interrupted. This is significant, as we all know, the winters are long, and we spend most of our family time in this part of our house. Although to some, it may seem selfish to object to a proposed extension whilst we enjoy our own, we are concerned that the height of the holiday home proposal will prejudice an important quality of our life.'

Policies considered

Item 6 - Report on Planning Applications

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>

Circular 61/96 - Conservation Areas

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 03 - Newport Local Centre

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

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

PPW5 Chapter 06 - Conserving the Historic Environment

SPG06 - Landscape

SPG17 - Conservation Area Proposals

TAN 12 - Design

Officer's Appraisal

Background and site description.

Gwelfor is a substantial, traditionally detailed and proportioned, two-storey property, which is the western half of a pair of semi-detached dwellings located on the southern flank of Feidr Ganol. There is a small front garden space enclosed by railings, and a long narrow garden to the rear of the property. The outbuilding –also subject of this application – is set back on the western side of the property, with a driveway to its north.

The property is bordered by its semi-detached neighbour to the east, with open land to the immediate south and west, and the main road to the north (with properties beyond). There are mature trees and planting to the rear garden boundaries.

Constraints.

- Biodiversity
- Green Wedge (adjacent land)
- Historic Landscape
- Potential for surface water flooding
- Conservation Area
- Tree Preservation Orders (adjacent land)

Relevant planning history.

- NP/98/248 – Extension (Renewal of Consent). Approved.
- NP/04/130 – Relocation of garden storage shed. Approved.
- NP/10/373 – Conversion of flats to single dwelling, including new dormer windows, rear gable addition to roof and new boundary railings. Approved.

Current proposal.

Planning permission is sought for the demolition of the bake house outbuilding and the construction of a two storey extension, positioned centrally to the rear elevation. The dimensions of the new extension are to be 6.0 metres in depth, 4.5 metres in width and 7.4 metres in height to the pitched roof ridge. The external finishes are to be plain rendered external walls, with painted timber fenestration and a natural slate roof. The existing trees at the site are to be retained, and the garden – which rises to the south – will comprise a patio and lawned garden on the higher part of the curtilage.

Key issues.

- Policy and the principle of development.
- Siting and design
- Amenity and privacy
- Access and parking
- Landscaping
- Biodiversity
- Conservation Area setting.
- Other material considerations.

Policy and the principle of development.

Policy 3 – Newport Local Centre. Amongst the land use priorities identified for Newport are the aim to meet the housing, in particular affordable housing needs of the local area, and to ensure developments permitted contribute to the protection and enhancement of the town's special qualities. The proposal seeks permission for an extension that will provide additional living accommodation, to be used as part of the existing dwelling house use. The application also will involve the demolition of an original outbuilding at the rear of the house, which is of concern as such ancillary structures form part of the setting and contribute to the traditional character of the building.

Policy 8 – Special Qualities. This policy seeks to protect the landscape characteristics that define the National Park, and is supported by Supplementary Planning Guidance on Landscape Character Assessment.

The application site falls on the western edge of the built up townscape within the Conservation Area for Newport, where Gwelfor and its neighbour Seaglen

are identified in the Conservation Area Proposals as buildings of local significance for their architectural and historic character.

The property also falls within Landscape Character Area 23 – Newport, as defined in the Authority’s Supplementary Planning Guidance on Landscape Character Assessment, within which the setting is of a traditional small coastal settlement with a long history, and within which survive a number of typical medieval settlement features.

Policy 15 – Conservation of the Pembrokeshire Coast National Park. Criterion b advises that development should not be insensitively or unsympathetically sited within the landscape, 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 proposed extension would be subservient in scale and in keeping with the existing external appearance of the main house itself, however, the proximity of the structure to the boundary with Seaglen means that the height and depth of the extension would be considered to have a ‘crowded’ effect on the amenity of the neighbouring property. This would be unsympathetic to the existing character and layout of the semi-detached dwellings.

Policy 29 – Sustainable Design. This policy states that all proposals for development will be expected to demonstrate an integrated approach to design and construction and will be well designed in terms of place and local distinctiveness, and materials and resources (amongst other issues). The extension is designed to complement the appearance of the main house, using traditional render and natural slate finishes and matching the fenestration to that of the main house. This would be in keeping with the existing property.

Policy 30 – Amenity states that development will not be permitted where, in criterion b, the development is of a scale incompatible with its surroundings. The subtext to this policy advises that amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life. Anything ugly, dirty, noisy crowded, intrusive or uncomfortable is likely to adversely affect amenity. In respect of the rear extension, the position will result in a distance between the extension and the eastern side boundary of approximately 2.9 metres. The neighbour has a rear extension that is sited approximately 6 metres from the same boundary. It is considered that the proximity of the extension, together with the overall height of the extension would be overwhelming in aspect and have an impact on the amount of natural daylight that would otherwise occur to the rear of the properties. This would have an adverse impact on the amenity of the dwellings, and would be considered crowded and uncomfortable in its relationship to the neighbouring property.

Siting and design.

The new extension is positioned centrally to the rear elevation of the dwelling, within the existing residential curtilage; and the design is traditional in form and appearance, using materials that would be in keeping with local vernacular.

Amenity and privacy.

In respect of privacy, the proposed extension would be positioned approximately 2.9 metres from the boundary with Seaglen. The east facing elevation of the extension is largely blank, save for a door and small window at ground floor. The west elevation has windows at ground and first floor that look out to the open land adjacent. The south facing elevation has its aspect over the rear garden, and has full length glazed doors at ground floor and windows to the first floor. There would be no direct overlooking of neighbouring properties.

In respect of amenity, the proposed use of the extension is for additional living accommodation, which is compatible with the residential setting and existing use. The extension would be just under 3 metres from the neighbouring boundary, and the rear gardens of the properties are south facing. There is a generally accepted technique for assessing the acceptability of proposals in terms of impact on sunlight and daylight which involves taking a 45 degree line from the centre of the principle windows in the elevations of each neighbouring properties to the sides of the application site. The proposed extension would be close to this line, but does not breach it. However, the extension is tall, and this height, coupled with the proximity to the boundary, is considered to be a crowded form of development, which would be considered to have an adverse impact on the amenity of the neighbouring dwelling. It is recognized that the neighbour has a rear extension of similar depth, however, this is set to the far east side of the property, allowing for a separation of approximately 6 metres from the shared boundary which would have a lesser impact on the amenity of the neighbouring dwelling.

The block plans submitted also appear to illustrate a raised patio area to the rear of the dwelling, however, insufficient detail has been submitted in respect of the proposed garden layout and ground levels in order to fully assess whether the patio would be at a level that may result in an adverse impact on privacy and/ or amenity.

Access and parking.

The existing pedestrian and vehicular accesses to the property will be unaltered by the proposal, and the Highways Planning Liaison Officer has no objection to the application.

Landscaping.

The application would not result in the loss of existing mature trees at the site. The stone recovered from the demolition of the bake house is to be used for the construction of a 1.8 metre screen wall set back to the western side of the

dwelling, to give privacy to the rear garden. As detailed in the policy section above, the block plans submitted also appear to illustrate a raised patio area to the rear of the dwelling, however, insufficient detail has been submitted in respect of the proposed garden layout and ground levels in order to fully assess this part of the proposal, and whether there would be any impact from these proposed works on existing mature trees and landscaping on the site.

Biodiversity.

The Authority's Ecologist has identified through a desk top survey that there was potential for protected species to be found at the development site. A site visit was subsequently carried out which found no evidence of any species. The application, therefore, did not require a protected species survey to be carried out, and no mitigation measures were required.

The Conservation Area setting.

The Authority's Conservation Officer was consulted on the proposal. He has advised that, given the condition of the former bake house, and lack of any legislation to enforce the repair and conservation of unlisted structures in conservation areas, its loss could not be resisted. The reason for this is that there is no legislation in place to protect the loss of ancillary structures within Conservation Areas which measure less than 115 cubic metres and although – prior notification is required for demolition of buildings, this is only in order to control the method of demolition and restoration of the land afterwards.

Officers are disappointed at the loss of the outbuilding, especially since the building was to be restored under the 2010 planning permission, but are unable to enforce its retention.

Other material considerations.

- Potential for surface water flooding.
In matters such as this, the Authority refers to Natural Resources Wales for advice. A consultation was sent in relation to this proposal, and NRW have recommended a planning informative be attached to any grant of consent.
- Historic Landscape.
The application site falls within the Newport and Carningli Historic Landscape. Dyfed Archaeological Trust was consulted, but no response has been received.

Conclusion.

It is considered that the proximity of the proposed rear extension to the boundary with the nearest neighbour, together with the overall height of the extension would be overwhelming in aspect and potentially would affect the natural daylight that would otherwise occur to the rear of the properties. This would have an adverse impact on the amenity of the adjacent property, and

would be considered crowded and uncomfortable in its relationship to that property. In light of this, officers are unable to support the application, and the recommendation is of refusal.

Reason for refusal.

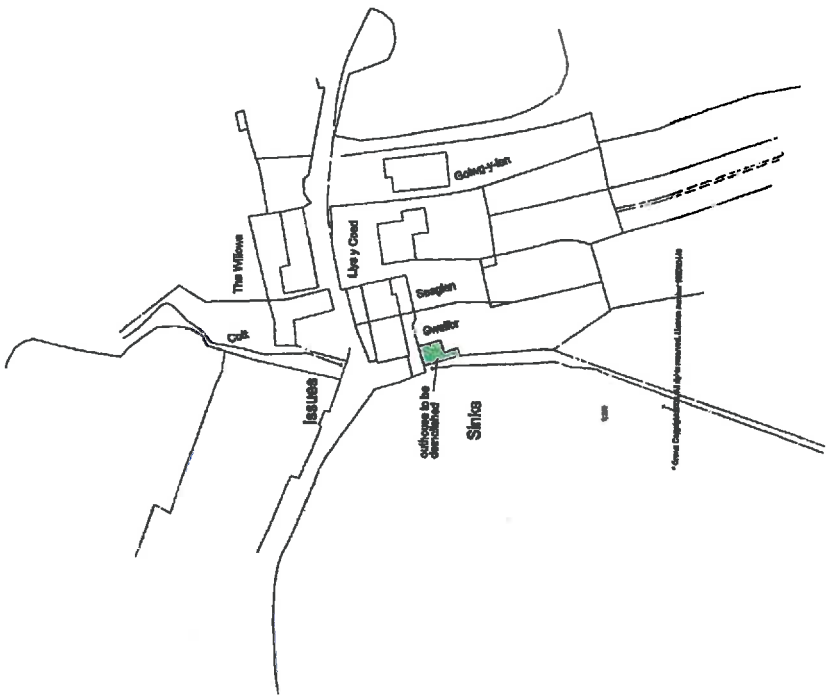
1. The proposed rear extension, by virtue of its proximity to the rear boundary with Seaglen, and the height and depth, would be considered an inappropriate and insensitive form of development resulting in a loss of amenity to the neighbouring dwelling. As such, the proposal is contrary to Policies 15(b) and (c), and 30(b) of the Pembrokeshire Coast National Park Local Development Plan (adopted September 2010).

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DEMOLITION PLAN

AP 13 2 57

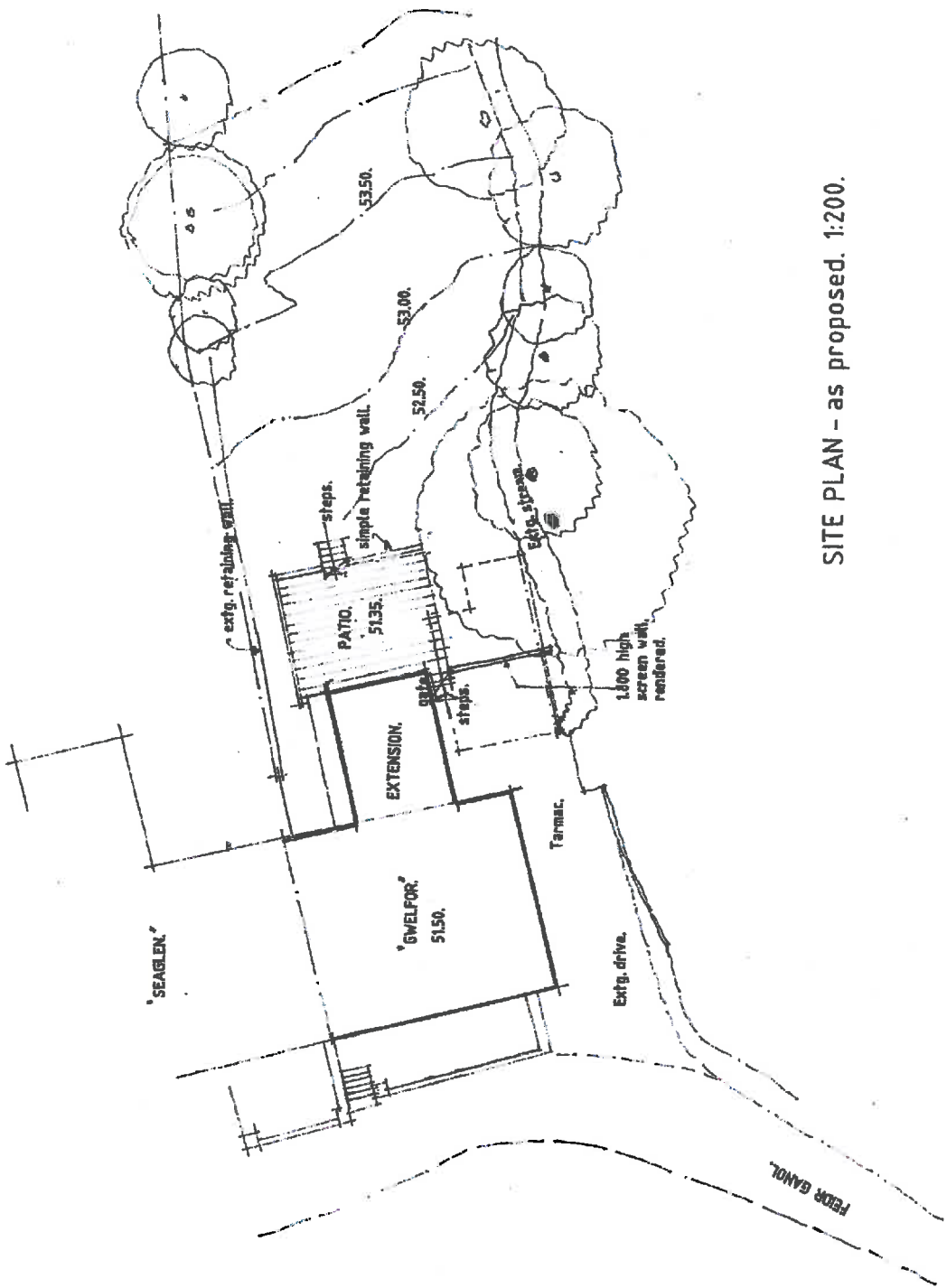
13 JUN 2013



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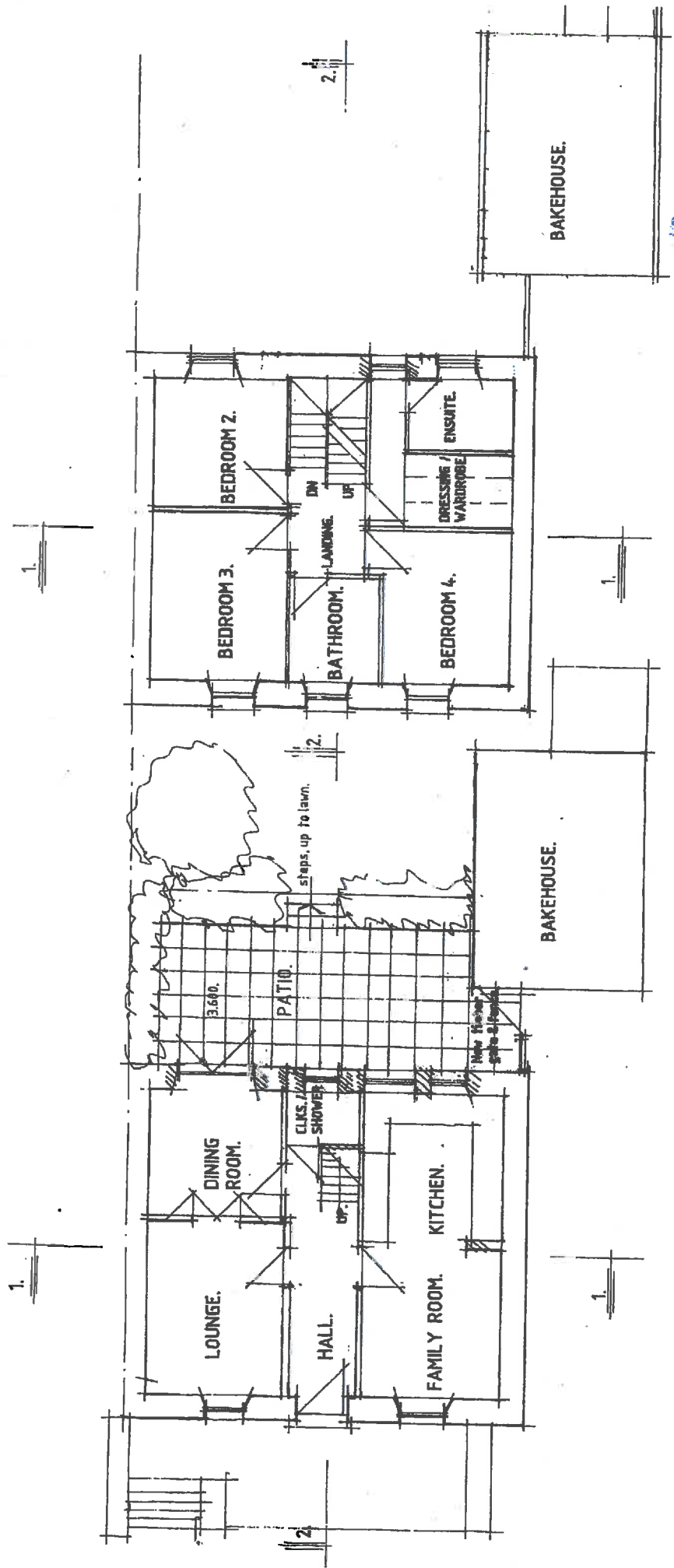
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13 JUN 2010



SITE PLAN - as proposed. 1:200.

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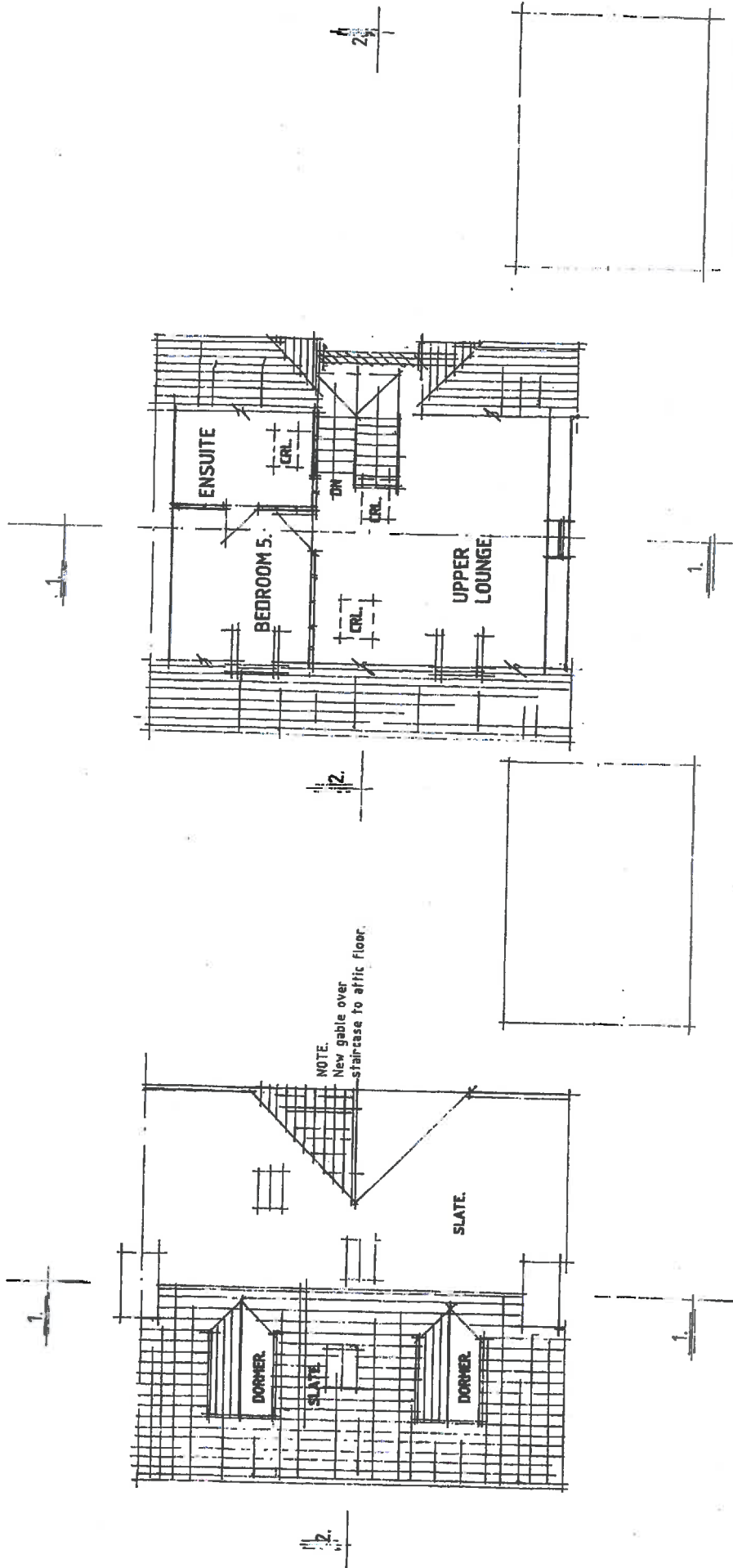


GROUND FLOOR PLAN. 1:100.

FIRST FLOOR PLAN. 1:100.

NO 13 2 57

13 JUN 2005

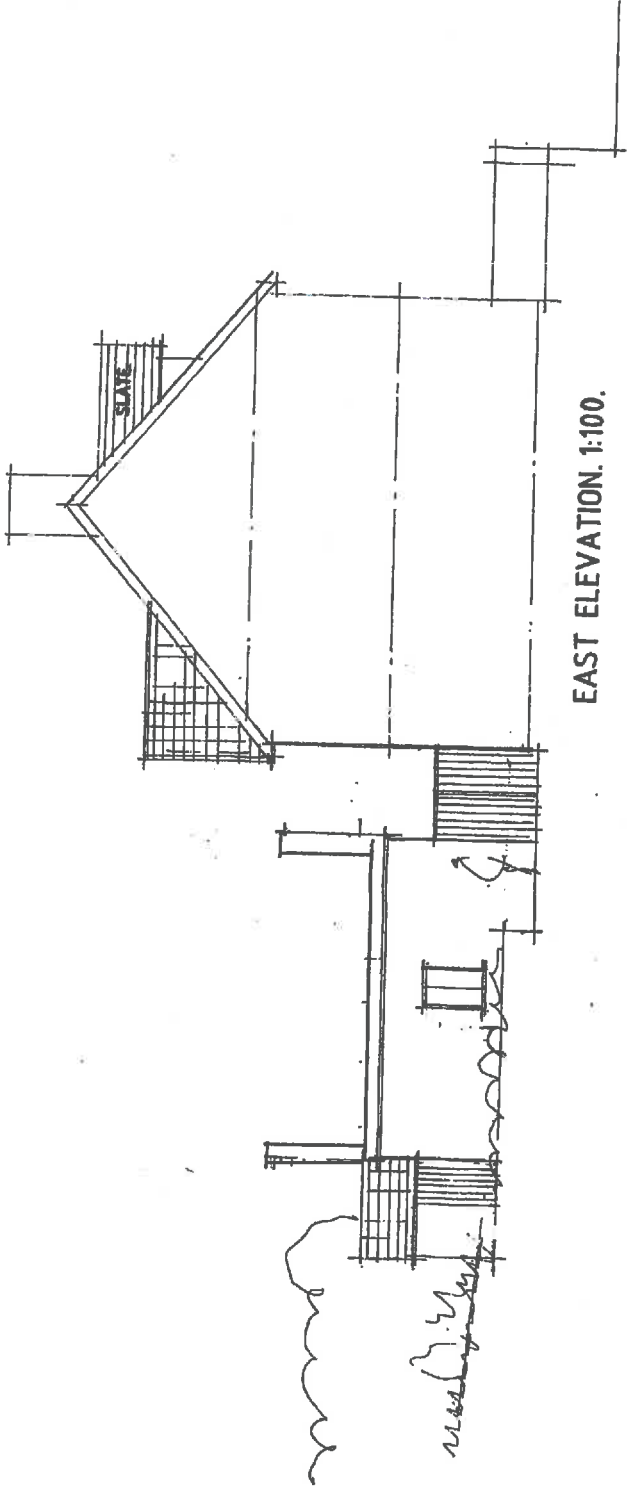


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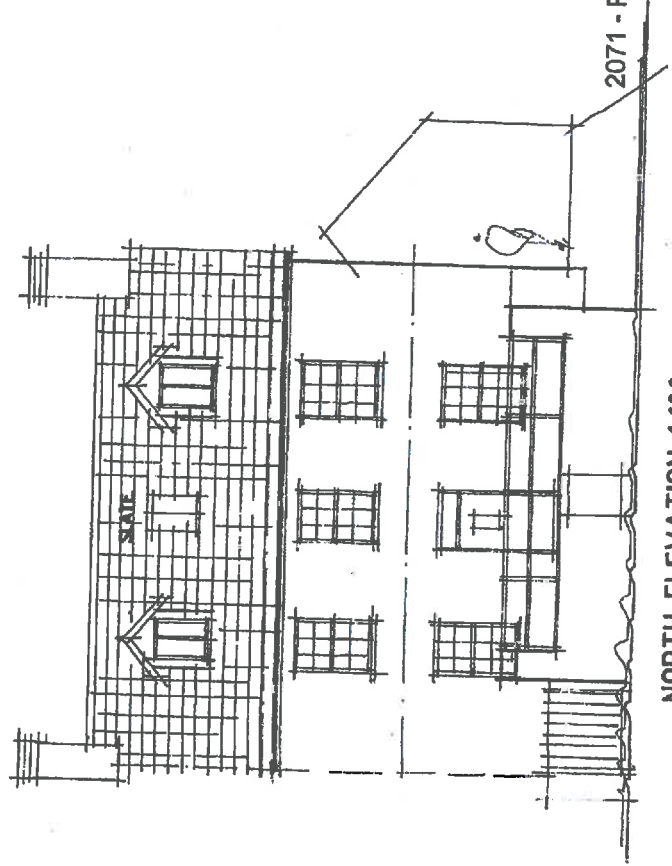
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SECOND FLOOR PLAN. 1:100.

ROOF PLAN. 1:100.



EAST ELEVATION. 1:100.

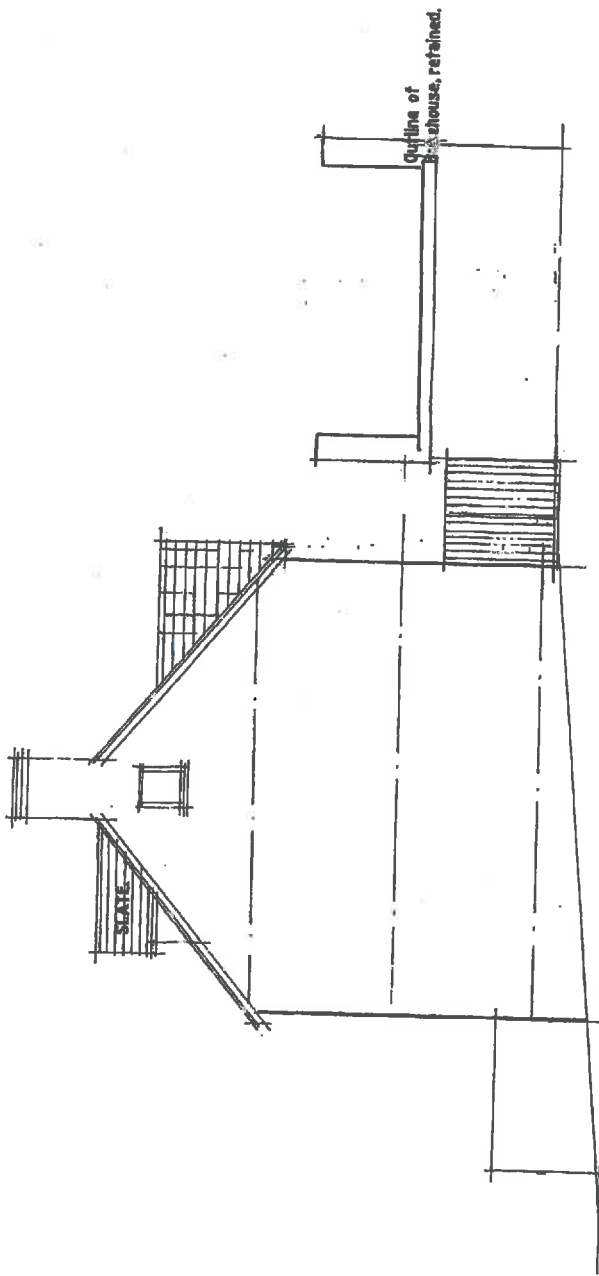


NORTH ELEVATION. 1:100.

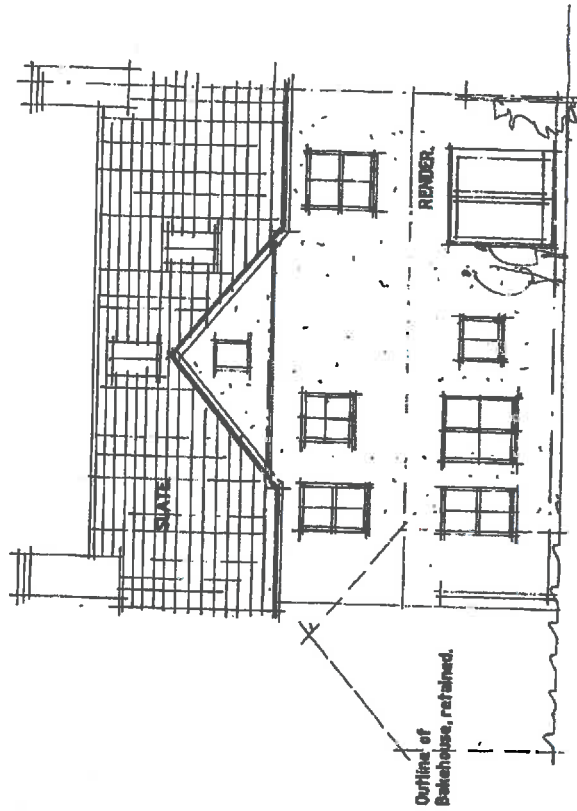
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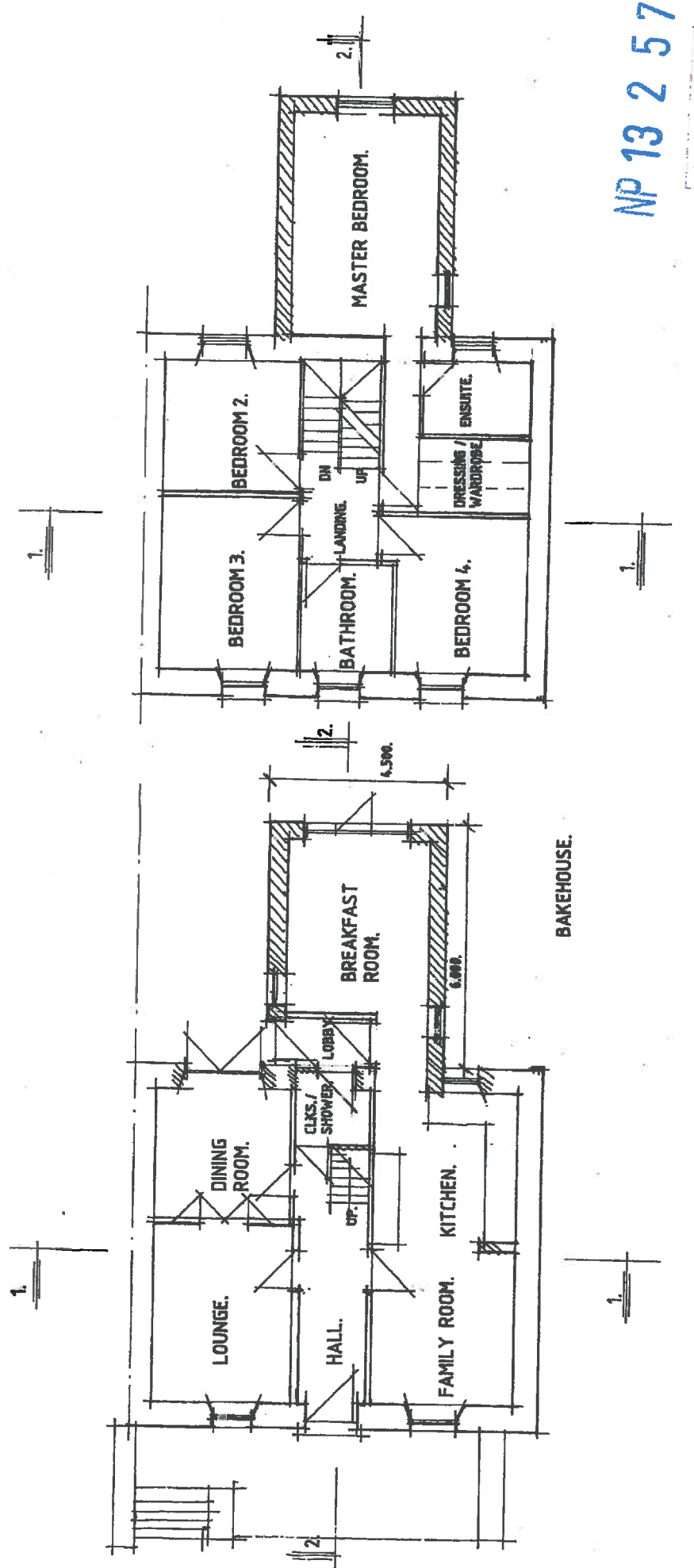
WEST ELEVATION. 1:100.



SOUTH ELEVATION. 1:100.

NP 13 2 57

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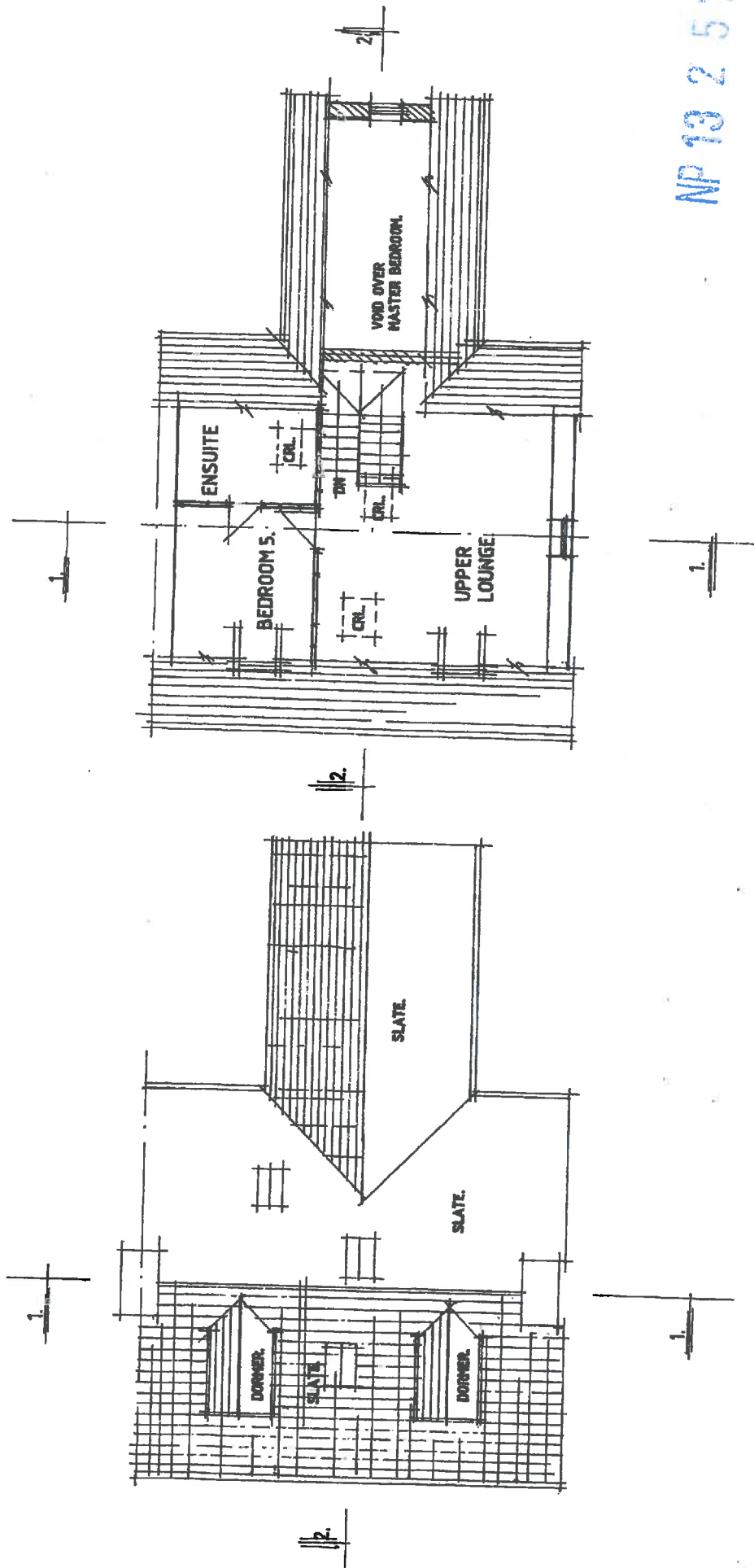


GROUND FLOOR PLAN. 1:100.

FIRST FLOOR PLAN. 1:100.

NP 13 2 57

13 JUN 2009

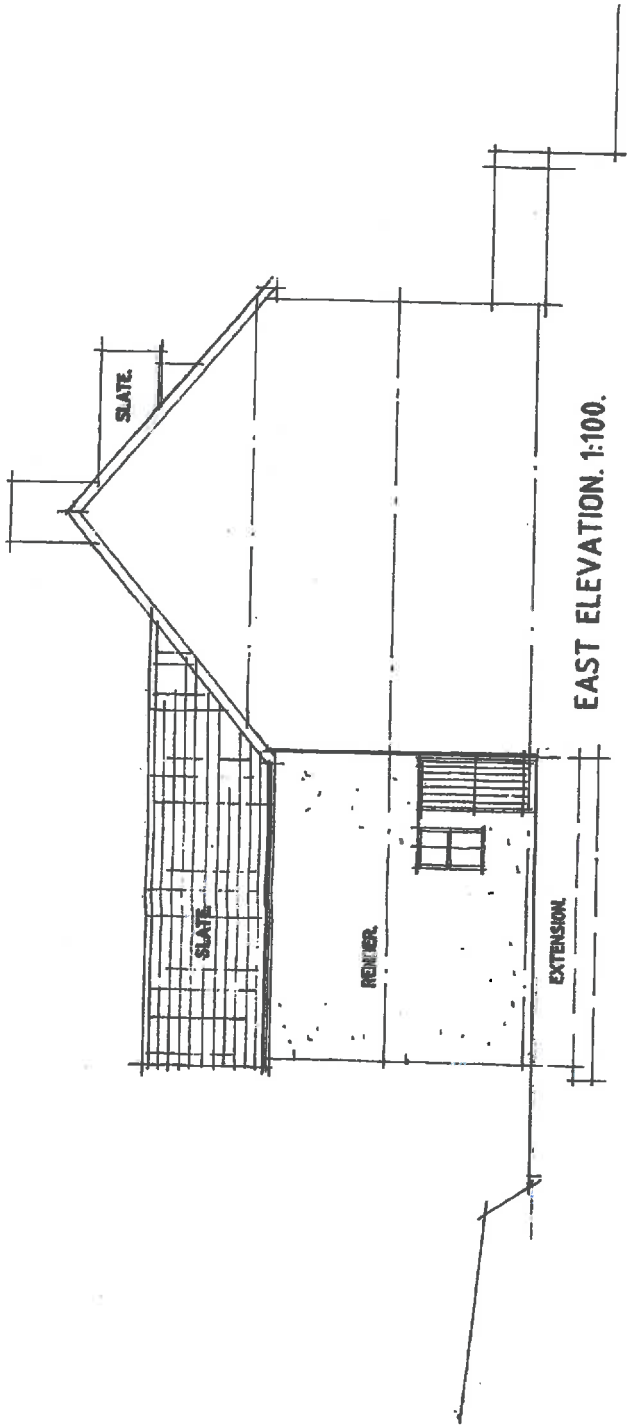


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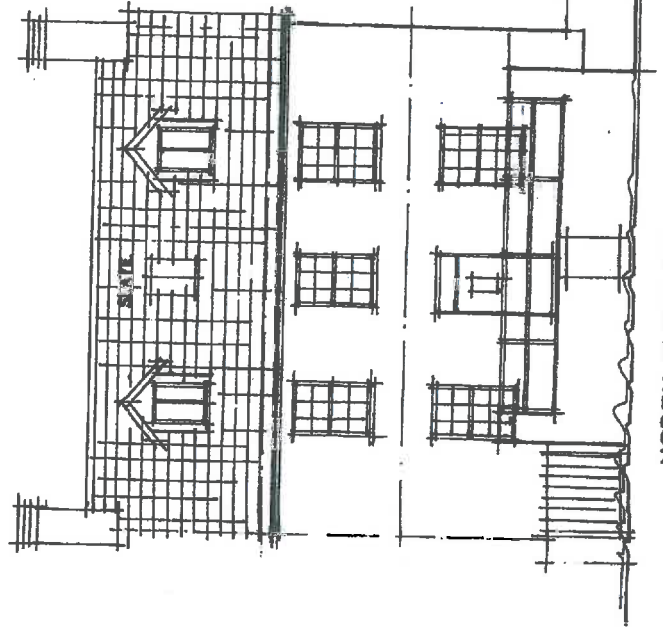
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ROOF PLAN. 1:100.

13 JUN 2009



EAST ELEVATION. 1:100.

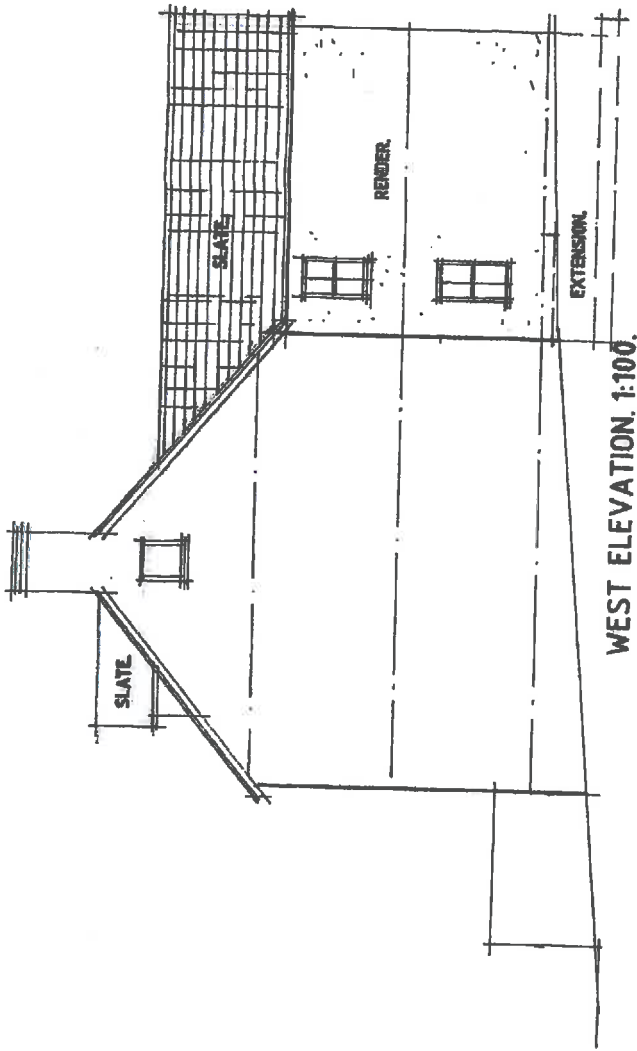


NORTH ELEVATION. 1:100.

NP 13 2 57

13 JUN 1959

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NP 13 2 57

13 JUN 1973