
Application Ref: NP/13/0489

Application Type	Full
Grid Ref:	SN04913907
Applicant	Mr Andrew Rees
Agent	Mr K Morgan
Proposal	Overspill accommodation - used for purposes ancillary to existing property
Site Location	Druidstone, Newport, Pembrokeshire, SA42 0UB
Case Officer	Caroline Phillips Bowen

Summary

Planning permission is sought for the refurbishment and extension of a detached single storey outbuilding to provide ancillary accommodation to an existing dwelling, known as Druidstone. The application site lies on the northern flank of the main A487 which travels through the centre of Newport, Pembrokeshire. The site falls outside of the Centre boundary as defined for Newport in the Pembrokeshire Coast National Park Local Development Plan, therefore is considered to be in the countryside. The outbuilding falls on the southern part of an existing residential curtilage.

Pre-application discussion was held with the applicant in light of a refusal of planning permission earlier this year – the application submitted is in accordance with the outcome of the discussions.

The application is reported to Committee as Newport Town Council has objected on the grounds of the proposed external finish being out of context with the character of the area.

Background

The proposal is intended to provide overspill additional accommodation, to be used ancillary to the existing residential use of the property. In general, existing outbuildings within a residential curtilage can be used for residential purposes without the need for planning permission, provided that the building is used by the existing household, is not used separately or independently of the main house, no physical alterations are made to the external appearance of the building and no separate garden or curtilage created. If extensions, and/or alterations are to be made to the external appearance of the building, planning permission is required for this, and, in this instance, as an extension is proposed to the existing outbuilding, planning permission has been sought.

Consultee Response

Newport Town Council: Recommend Refusal

Natural Resources Wales: Standard Advice

PCC - Transportation & Environment: Conditional Consent

Public Response

A site notice was posted in accordance with statutory requirements. A letter of objection was received from a neighbour to the west of the application site, who raised the following concerns;

- I am confused by the applicant's use of the term 'overspill accommodation' used for the purpose ancillary to the existing property' by the applicant, since clearly the property is isolated from and independent of Druidstone and could in future be sold as an independent property. Druidstone is already a four bedroom dwelling so this scenario looks quite likely in the relatively long term. It is noted that the 'access statement' hints that further development could be a future intention. The description 'Ancillary to Druidstone' also begs the question why it needs a separate living area and kitchenette when these functions are already available in Druidstone.
- The 'access statement' also refers to a garage, but there is no indication of a garage in the plans you have provided. If there is an intention to create a new garage, this further reinforces the fact that this is intended to become an independent unit in the future. Druidstone already has two garages and any additional garages/car parking requirements would increase the traffic volume in an already congested area exiting onto the A487 Trunk Road.
- My understanding is that the existing property is not actually a single storey cottage as described, but was in fact a Dairy when Cwnce was a working farm.

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 15 - Conservation of the Pembrokeshire 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

TAN 12 - Design

Officer's Appraisal

Druidstone is located to the west of the main town of Newport, and is accessed directly off the main A487 Fishguard to Cardigan road. The main

house sits in a large plot, and is set back with a private drive, garden and the outbuilding –subject of this application - to its south. The site is bordered by dwellings to the west and east, garden and open land to the north and the main road to the south. The outbuilding is of traditional appearance and materials, and immediately abuts the road.

Constraints.

- Historic Landscape
- Biodiversity
- Hazardous Zones (Transco)

Previous planning history.

- NP/13/0223 – Overspill accommodation – used for purposes ancillary to the existing property Druidstone. Refused as the proposed extension was of a scale and mass unsympathetic to the original form of the outbuilding, and that a separate garden and parking area was created.

Current proposal.

The proposal comprises a number of elements;

- The conversion of the existing single storey outbuilding, to create a living area and kitchenette. The building will be otherwise unaltered as existing openings will be retained and no new openings created.
- The construction of a single storey extension to the rear of the outbuilding, to provide a bedroom, bathroom and hall. This structure will measure 4.3 metres in depth, 6.6 metres in length and 3.4 metres in height to the top of the roof. The structure has been designed to be a legible addition, which deliberately contrasts with the stone outbuilding, thereby retaining the original form and character of the existing structure.

The external finishes are to be timber clad external walls, with a corrugated pitched roof and timber fenestration. The section adjoining the outbuilding is fully glazed to provide a 'invisible' link between the structures.

Key issues.

- Principle of development
- Siting and design
- Amenity and privacy
- Access and parking
- Landscaping
- Other material considerations.

Principle of development.

Planning permission would not be required for the use of an existing outbuilding within a residential curtilage for further residential use in association with the main dwelling, but permission would be required where any alterations are to be made to that building. In this case, an extension is proposed, and the resultant building would be used as living accommodation which has a full range of facilities, but will be used as ancillary living accommodation with the main dwelling.

Caselaw holds that ancillary buildings can have a full range of facilities, and that the main issue is in respect of the use of the building. For a building to be ancillary, it must show a clear link to the main dwelling, with no separate parking, curtilage and amenity areas, which could indicate that the building is used independently of the main house. In this instance, the plans illustrate the extended outbuilding set within an existing front garden, with no separate curtilage. Parking is proposed within the existing parking area adjacent to the front of the main house, and the overall setting appears as part of the existing curtilage of the main house.

There would no objection to the extension of the existing outbuilding, and it is recognised that the existing building has a small footprint. The siting of the extension to the rear of the outbuilding is acceptable, and the overall mass is subservient in height. In respect of the design, the footprint is similar in scale of that of the outbuilding, and, in order to ensure that the extension of the outbuilding does not result in the loss of its character and traditional form, the new element is designed to visually contrast with the stone building, with the mass appearing as a new ancillary outbuilding within the curtilage. Officers consider that the proposed siting and external appearance thereby mitigates any adverse impact on the existing character of the original structure that may otherwise occur if an extension was of the same scale and physical appearance as the original.

Siting and design.

The proposed extension is to the rear north facing elevation of the outbuilding, which will sit on an existing garden area between the building and the main house. The extension will have a pitched roof, which will run north below the ridge of the existing roof. The external finishes will cedar clad timber panel walls and a corrugated roof, which will provide a legible contrast for the new form, and which would not compete with the more traditional appearance of the existing outbuilding.

Newport Town Council have objected to the proposal on the grounds that it felt that the mixture of finishing materials was out of context with the character of the area and would not suit the look of a 'unique' building despite being outside the conservation zone. There is a mix of traditional and more modern buildings at the town edge, and officers consider that an ancillary structure which is designed to look similar to a timber outbuilding would be equally appropriate to the setting

Amenity and privacy.

In respect of amenity, the application site lies immediately facing the main A487, with existing dwellings (including Druidstone) 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.

With regard to privacy – the extension will sit behind the outbuilding, and is close to the boundary with the neighbouring property to the east, but no windows are proposed to that east facing elevation. To the west elevation, the main part of the elevation will be blank, with a door in the glazed link element. This will face the dwelling to the western side, but is considered not to be close enough to cause direct overlooking. A window proposed to the north gable will look back to Druidstone – as the accommodation is ancillary to this house, this would not be considered to adversely affect privacy in the same way as a separate dwelling.

Access and parking

The development will use the existing access from the main road to the south of the site, which is also a trunk road. The Highways Planning Liaison Officer (who would provide the required advice on non-contentious applications within a 30mph zone) was consulted and recommended conditional consent.

Landscaping.

There are no Tree Preservation Orders at the site, nor does the site fall within a Conservation Area. No alteration is proposed to the existing landscaping.

Biodiversity.

The Authority's Ecologist has been consulted and advised that there was no evidence of protected species using the building. She advised that a survey was not required, but that a precautionary approach be taken to any development of the site.

Historic Landscape.

The proposal relates to an existing outbuilding already in situ, which is located within the existing developed streetscene. Dyfed Archaeological Trust have been consulted, but no response has been received.

Other material considerations.

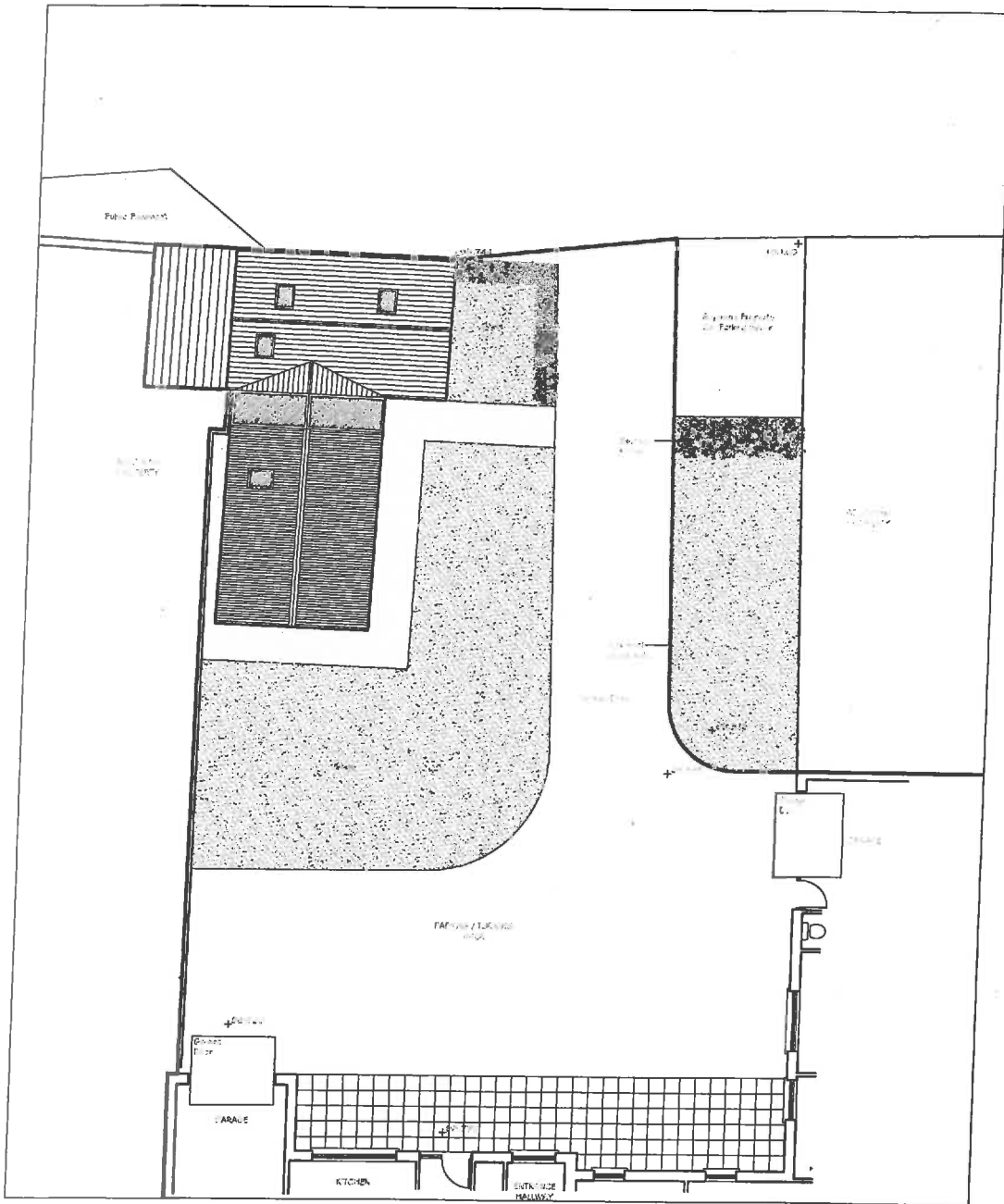
The concerns of the neighbour and of Newport Council.

In respect of the concerns expressed by both the neighbour, and Town Council, officers have considered the issues regarding the nature of an

ancillary use, and the rationale for the chosen design in full in the report above. In respect of the reference to a garage in the access statement where none is shown on the plan; and to the future use and/or severance of the ancillary accommodation - the access statement refers to a garage, which is an error on the part of the applicant, as no new garage is proposed. In respect of the future use of the accommodation the Authority has to determine an application on the basis of the description of the development provided on the application form. If the use is subsequently changed with no planning permission sought for the change in use, the Authority is able to consider enforcement proceeding, if it is deemed expedient to do so. In this particular instance, the use of the accommodation can be adequately controlled by planning condition, which would prevent the annexe being occupied as a unit independent of Druidstone or for commercial uses such as separate holiday letting.

Recommendation.

That the application be approved subject to conditions relating to time, accordance with submitted plans, use to be ancillary to the dwelling known as Druidstone and as shown edged in red on the location plan dated 14th October 2013, no commercial use and conditions recommended by statutory consultees.



PROPOSED BLOCK PLAN
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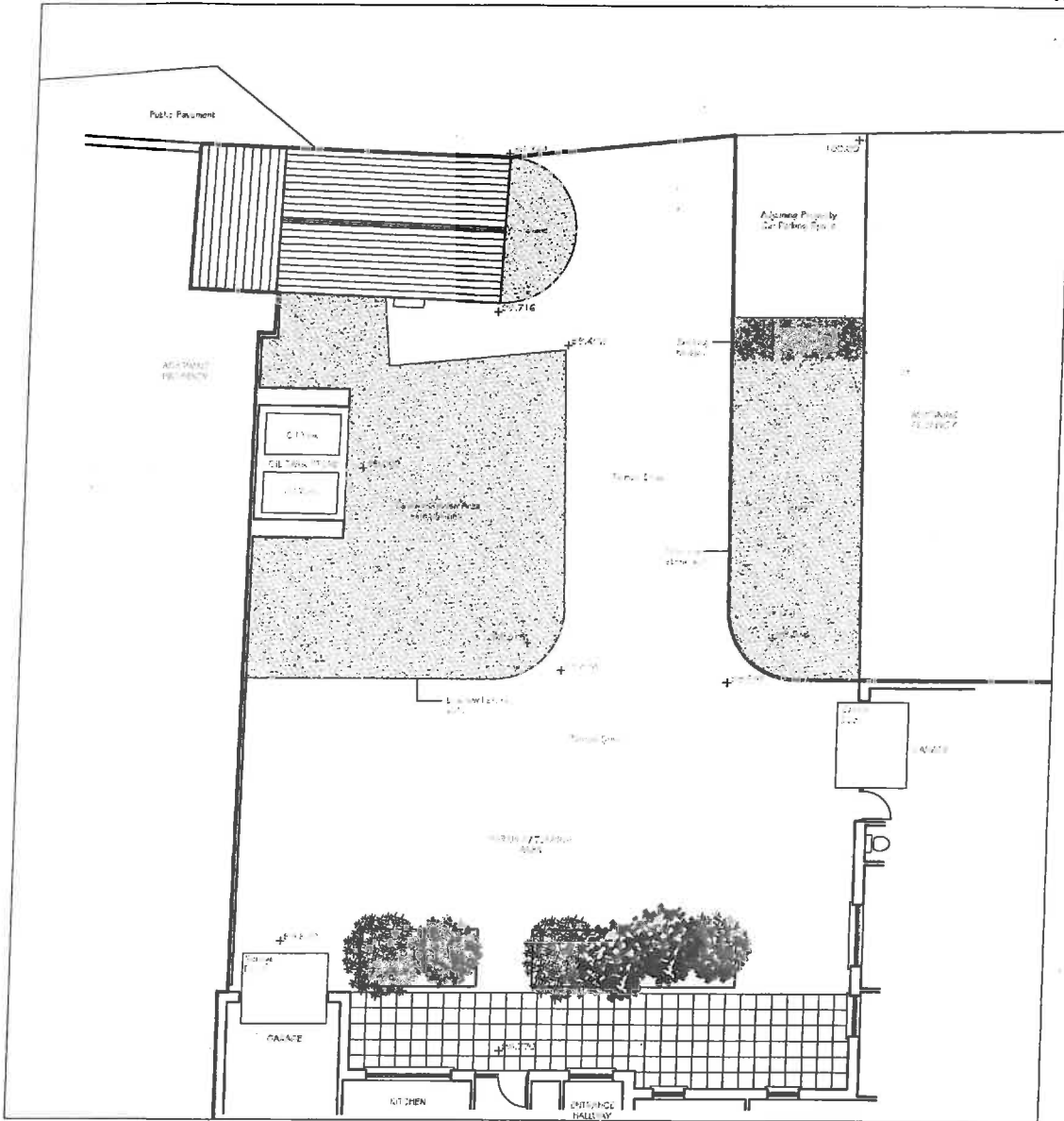


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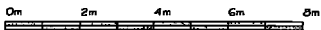
Pembrokeshire Coast
14 OCT 2013
National Park Authority

NP 13 4 89

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Rev Date Drawn Description	Drawing title Proposed Block Plan			Drawing no. Revision Suffix 102	
D 14/13 S.L. Planning drawings. E 14/13 S.L. Conservation rooflights added. F 14/13 S.L. Planning drawings amended. G 14/13 S.L. Amended Design in timber and metal. H 14/13 S.L. Re-submitted for planning.	Job no. 13016 H			Page Size A4	
Scale 1/1250	Date May '13	Drawn A.D.	Checked	KEN MORGAN DESIGN & BUILDING MANAGEMENT LTD.	



EXISTING BLOCK PLAN
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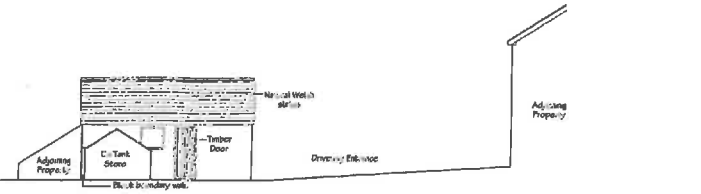
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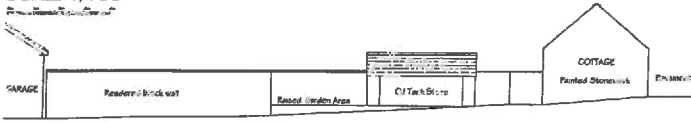
No.	Date	Drawn	Description
D	May '13	S.L.	Planning drawings.
E	May '13	S.L.	Conservation rooflights added.
F	Aug '13	S.L.	Planning drawings amended.
G	May '13	S.L.	Amended Design in timber and metal.
H	1/12/13	S.L.	Re-submitted for planning.

Job title	Druidstone, Newport, Pembrokeshire.		
Drawing title	Existing Block Plan		
Job no.	13016 H	Drawing no.	
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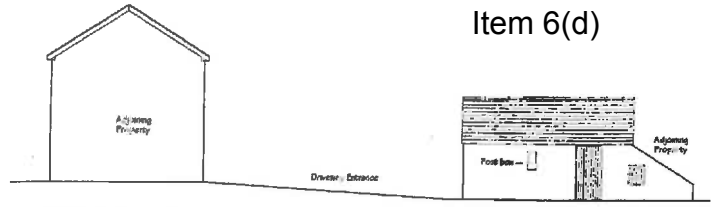
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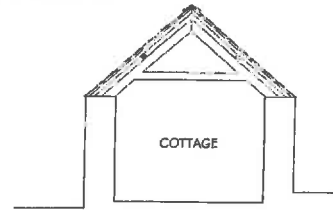
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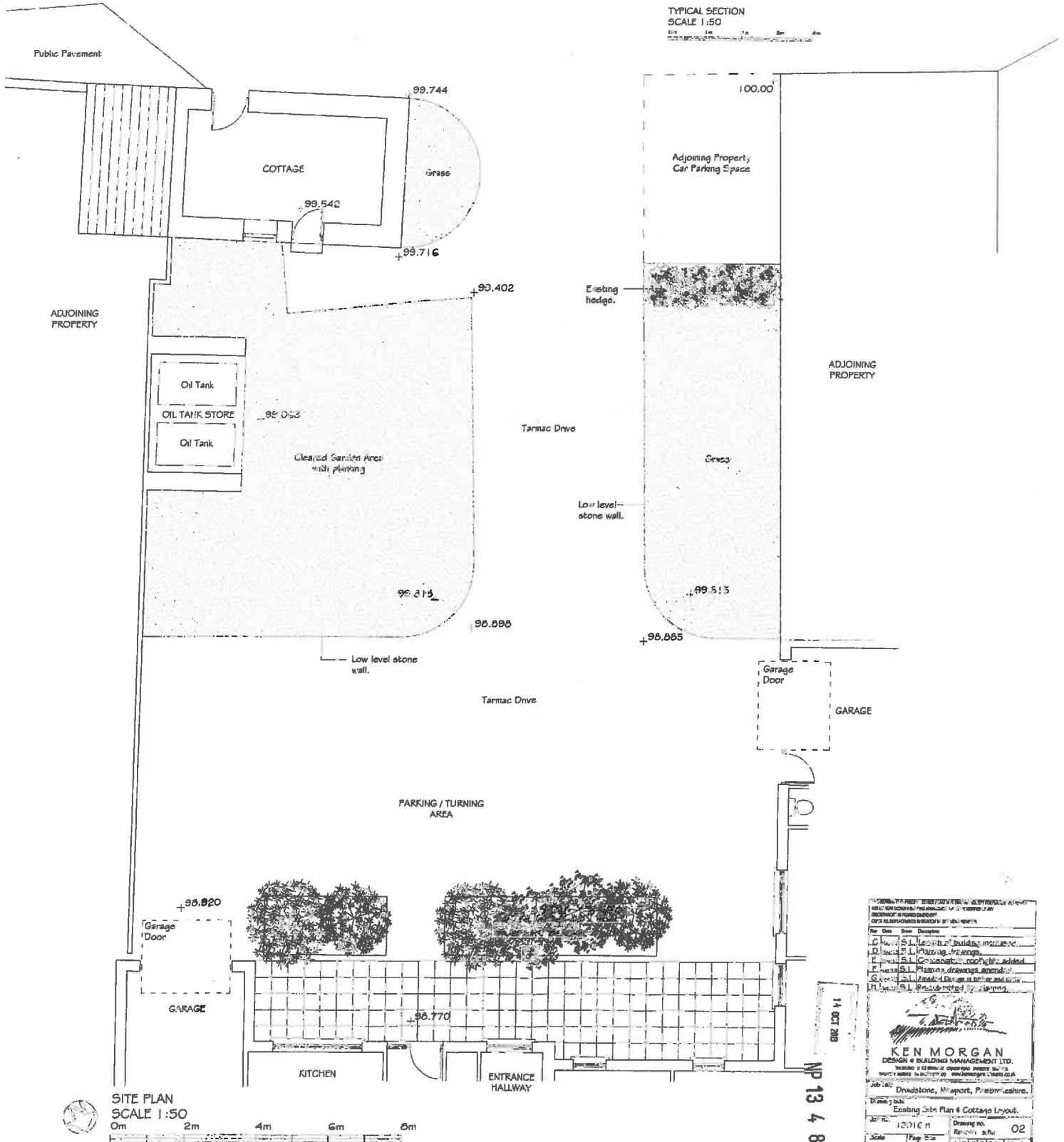
SIDE ELEVATION



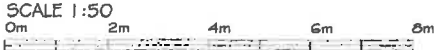
FRONT ELEVATION



TYPICAL SECTION
SCALE 1:50



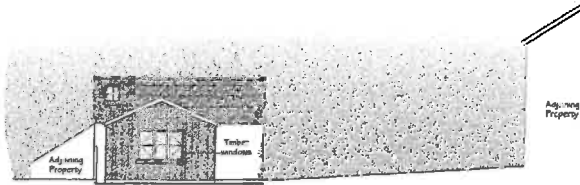
SITE PLAN
SCALE 1:50



Rev	Date	By	Description
1			Initial site plan & building footprint
2			Final S.I.L. Planning drawings added
3			Final S.I.L. Construction drawings added
4			Final S.I.L. Planning drawings amended
5			Final S.I.L. Planning drawings amended
6			Final S.I.L. Planning drawings amended
7			Final S.I.L. Planning drawings amended

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14 OCT 2018			
NP13 4 89			
Existing Site Plan & Cottage Layout			
Scale	1/50	Page	02
Drawn	AI	Checked	A.B./D.E./P.H.
Date	May '18	Drawn	A.D.

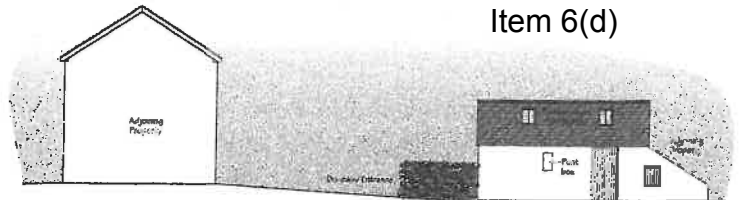
Item 6(d)



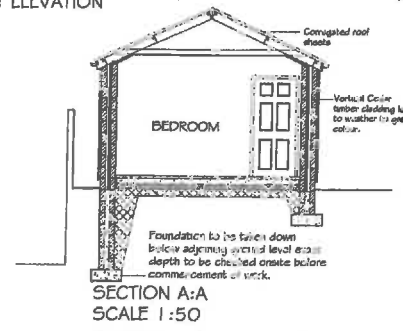
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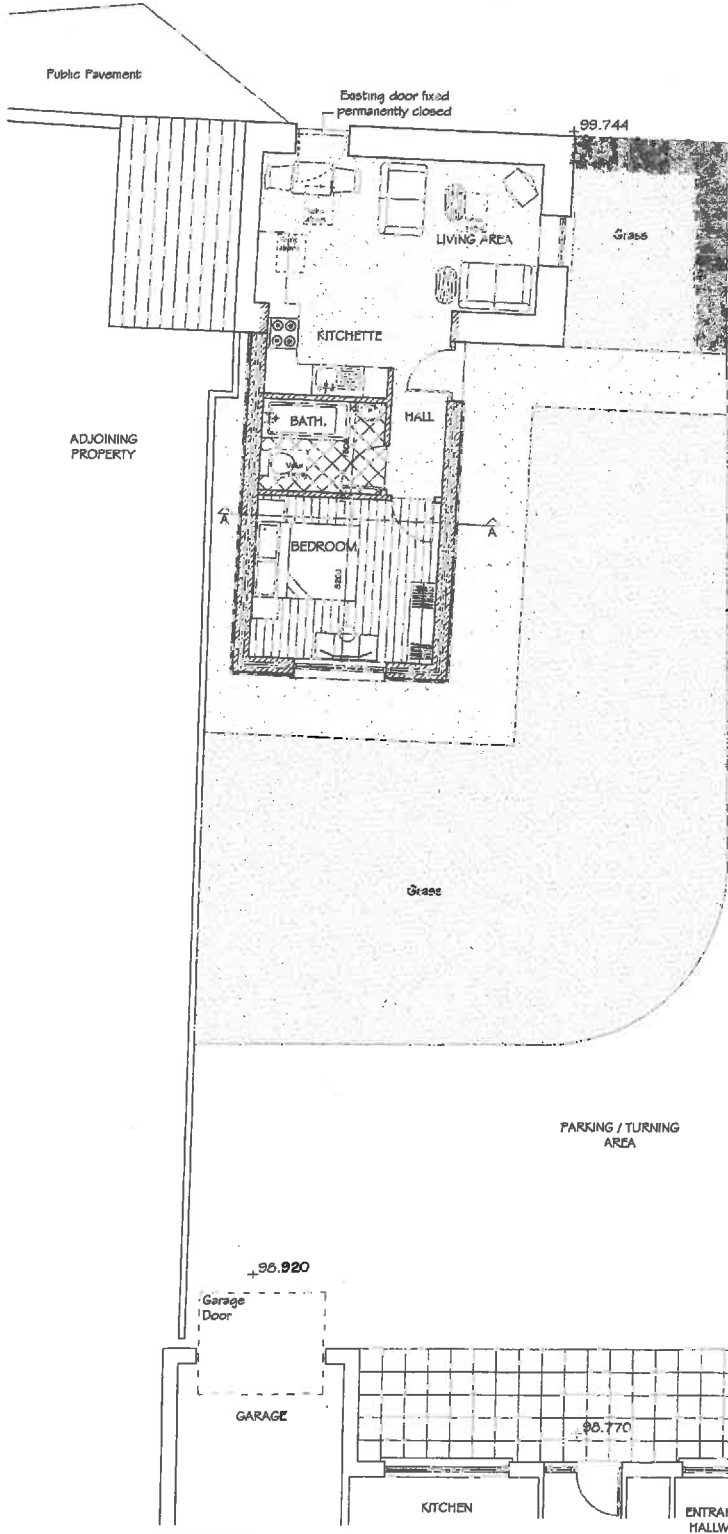
SIDE ELEVATION



FRONT ELEVATION



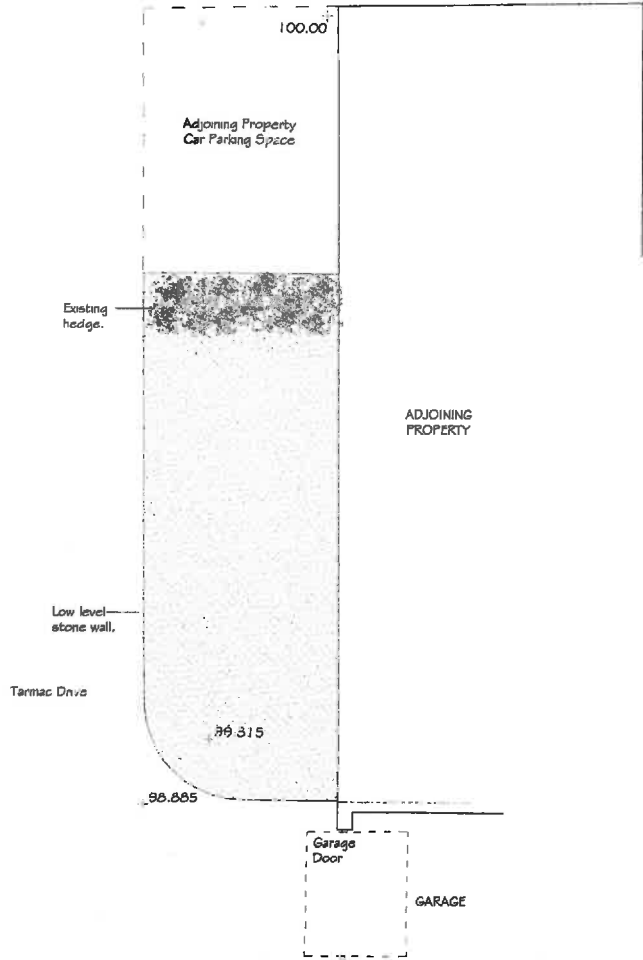
SECTION A:A
SCALE 1:50



SITE PLAN
SCALE 1:50



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NP 13 4 89

11 OCT 2018

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Date Issued: 11 OCT 2018 Drawn by: A1 Checked by: A.D. Scale: 1/50 Date: May 13	Project Name: NP 13 4 89 Drawing No: 03 Revision: A.D. Date: May 13	Project Description: Ancillary Accommodation Proposed Lane 6 Job no: 1801GH Page 5/5 Drawing No: A1 Date: May 13