Item 6 - Report on Planning Applications

Application Ref: NP/13/0036

Application Type Full
Grid Ref: SN12620136
Applicant Mr Alan Gold
Agent
Proposal Demolition of extension and garage and construction of two storey extension
Site Location 34, Upper Hill Park, Tenby, Pembrokeshire, SA70 8JF
Case Officer Jeff Davis

Summary

This application is put before members as the applicant is related to a member of the Authority’s staff.

The host property, 34 Upper Hill Park, is a semi-detached property located in northern Tenby. Planning permission is sought for the erection of a two storey side extension to accommodate a garage and additional living space. The proposal is not considered to have a detrimental impact in terms of visual amenity, being subordinate to the host dwelling and having external finishes in-keeping with the existing. Neighbouring amenity and privacy is not considered to be harmed as a result of the proposal, as its siting and lack of overlooking windows will ensure the amenity and privacy of neighbouring properties is maintained.

It is therefore recommended that the application be delegated to the Head of Development Management to issue planning permission subject to no objections being received from the outstanding consultees or third parties.

Consultee Response

PCC - Transportation & Environment: Conditional Consent
Tenby Civic Society: No objection

Public Response

The application has been advertised and neighbour letters sent and no responses have been received at the time of writing this report. Any responses received past this date will be verbally reported to the Committee.
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
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
SPG05 - Sustainable Design
SPG11 - Coal Works - Instability
TAN 12 - Design

Officer's Appraisal

Background

The host property, No. 34 Upper Hill Park is a pitched roof two storey semi-detached property and is located in an area with a high density of residential dwellings within the north part of Tenby. The south west elevation of No. 33 Upper Hill Park is in proximity to the north east boundary of the host property which adjoins No. 35 Upper Hill Park to the south west.

Constraints

- Biodiversity Issue
- Coal Standing Advice Area
- LDP Centre: 60pc affordable housing; 30 units/ha

Relevant Planning History

- NP/12/0608 – Withdrawn application for similar scheme, resubmitted due to increased size of extension.

Current Proposal

Planning permission is sought for the erection of a two storey, pitched roof side extension to accommodate a garage and enlarged kitchen at ground floor
level and an additional bedroom with en-suite at first floor level. This will replace an existing garage and single storey extension which will be demolished. The proposed extension measures 4.2m in width by 9.7m in depth with a maximum height of 7.2m to the ridge. External finishes include rendered walls, a brown concrete tiled roof and uPVC windows and doors.

**Key Issues**

The application raises the following planning matters:-

- Policy and Principle of Development
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Biodiversity
- Land Stability

**Policy and Principle of Development:**

The site lies within Tenby Local Centre and the proposal to extend the host dwelling to the side elevation is acceptable in principle, being an appropriate form of development in this location. The proposal is considered to meet the requirements of policies 1, 2, 8, 15, 29 and 30 of the Local Development Plan and does not have an adverse impact on this part of the National Park.

**Siting and Sustainable Design:**

Policy 8 of the LDP refers to the Special Qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria ‘a’ and ‘b’ resisting development that would cause significant visual intrusion and/or that would be insensitively and unsympathetically sited within the landscape. Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion ‘b’) or is visually intrusive (criterion ‘d’).

The external finishes of the proposal are to match the existing finishes and its proportions are of a scale compatible with the existing building and its surroundings. The ridge line of the extension is set down slightly from that of the host dwelling to ensure it reads as a subservient addition. The proposal is therefore considered to be acceptable in terms of siting and sustainable design.

**Amenity and Privacy:**

Policy 30 of the LDP refers to ‘amenity’ in general with criteria ‘a’ and ‘b’ seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.
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The neighbouring property to the north east, No. 33 Upper Hill Park, is close to the application property and is on higher ground. A first floor window faces towards the application property, though the lower ground level and blank east-facing elevation of the proposal ensures there is not considered to be an impact due to overlooking or overshadowing.

Properties to the rear of the site are not considered to be detrimentally affected as a result of the proposal, given the presence of rear facing windows in the existing dwelling and the distance to these neighbouring properties. No other nearby properties are considered to be affected by the proposal and as such, it is considered acceptable in terms of amenity and privacy.

Access and Parking:

Policy 52 of the LDP aims to promote accessibility with criteria ‘a’ and ‘c’ seeking to deliver improved parking management and access for pedestrians, cyclists and vehicles. Policy 53 seeks to avoid development resulting in an unacceptable impact on road safety and access.

Pembrokeshire County Council’s Highways Department was consulted to assess potential impacts of the proposal in terms of access and parking. They raised no objections to the proposal, as they concluded that the increased size of the garage would render it more useable for parking, which helps to justify the additional bedroom accommodation. A condition has been recommended to ensure the availability of the garage for car parking.

Biodiversity:

Policy 11 of the LDP seeks the protection of biodiversity within the National Park. Pembrokeshire County Council’s Ecologist was consulted to assess the proposal’s potential impact on biodiversity, though no response has been received at the time of this report. A verbal update will be provided at the Committee.

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 Householder applications, 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.
Conclusion

The proposed two storey extension to provide a garage and additional living space is considered to be acceptable in principle and not have an adverse impact upon visual or neighbouring amenity. Having considered these and other material considerations, the proposal is recommended for approval subject to no further planning issues being raised by the outstanding consultations and appropriate conditions and informatives.

Recommendation

That the application be delegated to the Head of Development Management to issue planning permission subject to no objections being received from the outstanding consultees or third parties.

Any permission to be subject of conditions relating to timing, compliance with plans and retention of garage for parking only.
ground floor layout.

first floor layout.
front elevation.

side elevation.

rear elevation.
Existing opening to be blocked up and finished to match existing.

Use 1G heavy duty lintel ref L1/Hd to suit opening with min end bearing of 150mm.

Fire door to be provided between utility room & garage c/w door closer.

Steps up into garage to have 150mm risers & 250mm goings, handrail to 900mm high with max openings in balustrade of 100mm.

Use 1G heavy duty lintel ref L1/Hd to suit opening with min end bearing of 150mm.

Note:
- All windows & doors to be UPVC with double glazing.
- All fascias, gutters & downpipes to be white in colour.
- All walls to be smooth rendered finish painted to client's specification unless shown otherwise.
- All dimensions must be checked on site prior to commencing work & adjusted as required.
- All windows must be provided with full action hinges to act as escape window, a clear area of 450mm x 750mm must be provided in front of these windows for means of escape.
- Smoke Detectors.

Ground floor layout.

First floor layout.

Proposed Ground & First Floor Layout.

Proposed Alterations to 34 Upperhill Park, Tenby. For Mr A.L.Gold.

Structure "h" values:
- Cavity Walls: 0.35W/m²k
- Ground Floor: 0.25W/m²k
- Windows: 1.40W/m²k
- Roof: 0.16W/m²k

1:100 0. Jan 13. Revised to client's instruction.

Aug 04.

DHRG.No. 2004/24/04.a.

21 Jan 2013
Valley construction to be Code 5 lead dressed over 4mm thick plywood lining with 25x225mm treated valley boards, over
reinforced slatters fall to BS 747, minimum width of valley 125mm.

Where roof meets cavity wall
4lb lead flashing with 4lb lead
soakers to be fitted with a
Bell Type Drip formed over.

Continuous ridge ventilation to be
provided by Redland Dry Ridge Vent
or similar approved.

Proposed Elevations.

Structure 'u' values
Cavity Walls 0.35W/m²K
Ground Floor 0.25W/m²K
Windows 1.10W/m²K
Roof 0.16W/m²K

Proposed Alterations to
34 Upperhill Park,
Tenby. For Mr A.L.Gold.

Note:
All windows & doors to be UPVC
construction white in colour.
All fascias, gutters & downpipes to
be white in colour.
All walls to be smooth rendered finish
pointed to clients specification unless
shown otherwise.
All dimensions must be checked on site
prior to commencing work & adjusted
as required.
All windows must be provided with full
action hinges to act as escape window,
a clear area of 150cm²/750mm must
be provided in front of these windows
for means of escape.
Roof bracing must conform to B.S.5268
Lateral restraint to gables to be provided
with 5x35mm mild steel galvanised ties at
900mm cts spanning first three trusses
c/f timber nogging.

Roof construction to be Brown concrete
tiles to match existing,
on 25x50mm S.W. treated timber battens at
gauge to suit, reinforced satters fast to B.S.747
on Roof Trusses to Manufacturers Design &
specification @ 400mm centres with 250mm thick
rockwool insulation or similar approved.
Ceiling soffit to be 12.5mm thick foilbacked
plasterboard finish to suit clients specification.

250mm UPVC fascia board with
100mm UPVC gutter.
UPVC soffit board c/w
continuous ventilation strip.

Cavity must be filled to G.L.
with lean mix concrete to
prevent cavity crush.

Note:
Garage ceiling soffit to have 2No layers
12mm thick plasterboard with staggered
joints to provide 1/2hr fire protection
or similar approved.
Place 6" rockwool insulation between new
floor joists over garage & family room.

Typical Section.

Proposed Alterations to
34 Uphill Park,
Tenby. For Mr A.L.Gold.

Structure 'u' values
Cavity Walls 0.35W/m2k
Ground Floor 0.25W/m2k
Windows 1.40W/m2k
Roof 0.16W/m2k