

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.

Item 6 - Report on Planning Applications

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

Item 6 - Report on Planning Applications

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.

Item 6 - Report on Planning Applications

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.

Item 6 - Report on Planning Applications

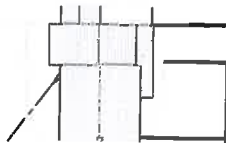
Conclusion

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.



Site Layout.
1:500

NP 13 0 36

Location Plan.
1:2500

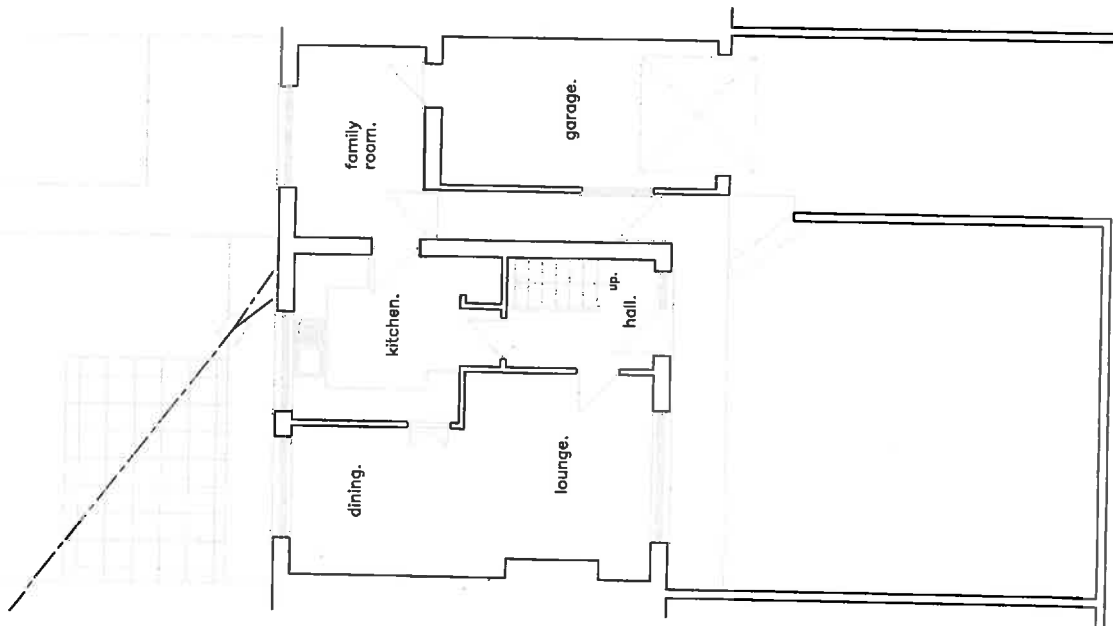
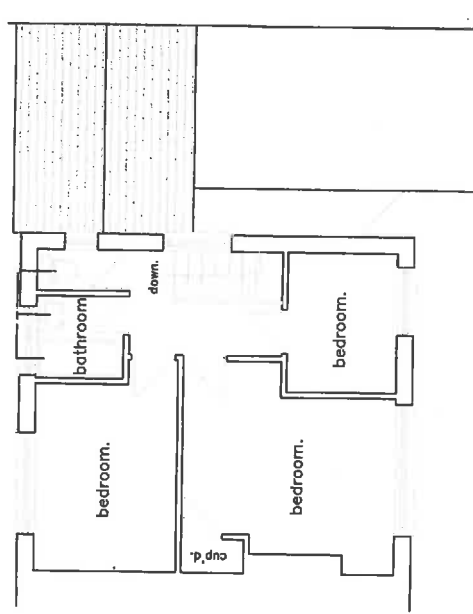


OS shown. a. Jan 13. Revised to clients instruction.	Site Layout & Location Plan.
DRG.No. 2004/24/04.a.	Proposed Alterations to 34 Upperhill Park, Tenby. For Mr A.L.Gold.

Peninsula Planning Centre
21 JAN 2013
National Park Authority

NP 13 0 36

first floor layout.

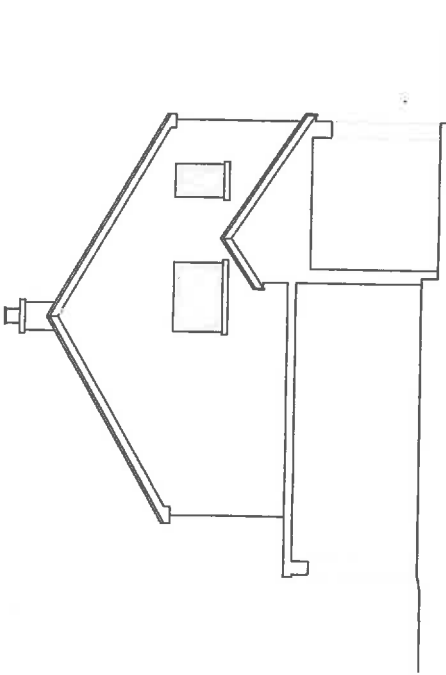


ground floor layout.

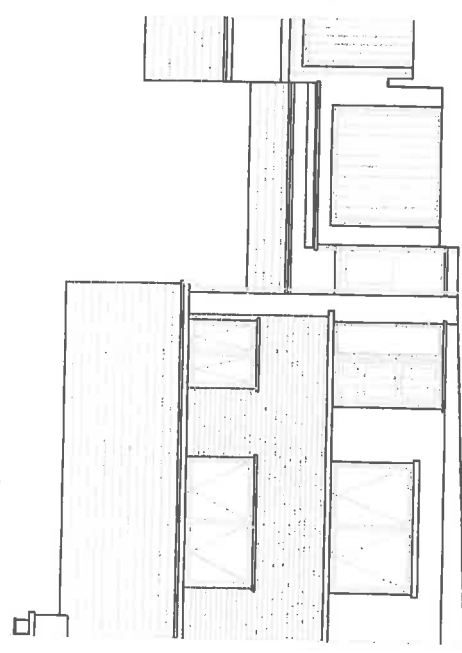
Existing Ground & First Floor Layouts.	1:100
Proposed Alterations to 34 Upperhill Park, Tenby. For Mr A.L.Gold.	
	Aug 04.
	DRG.No. 2004/24/02.

21 JAN 2013
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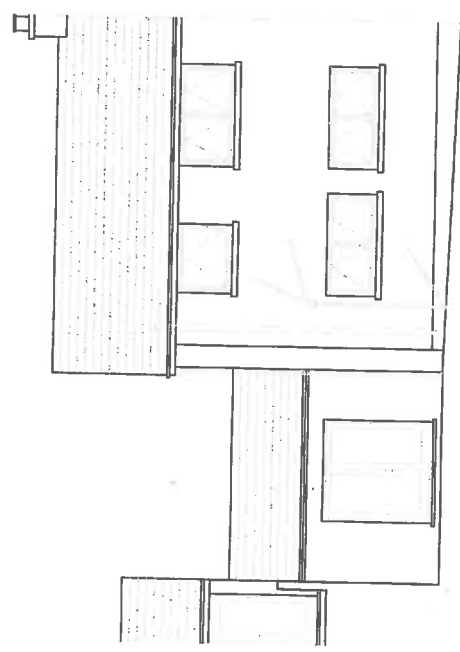
NP 13 0 36



side elevation.



front elevation.



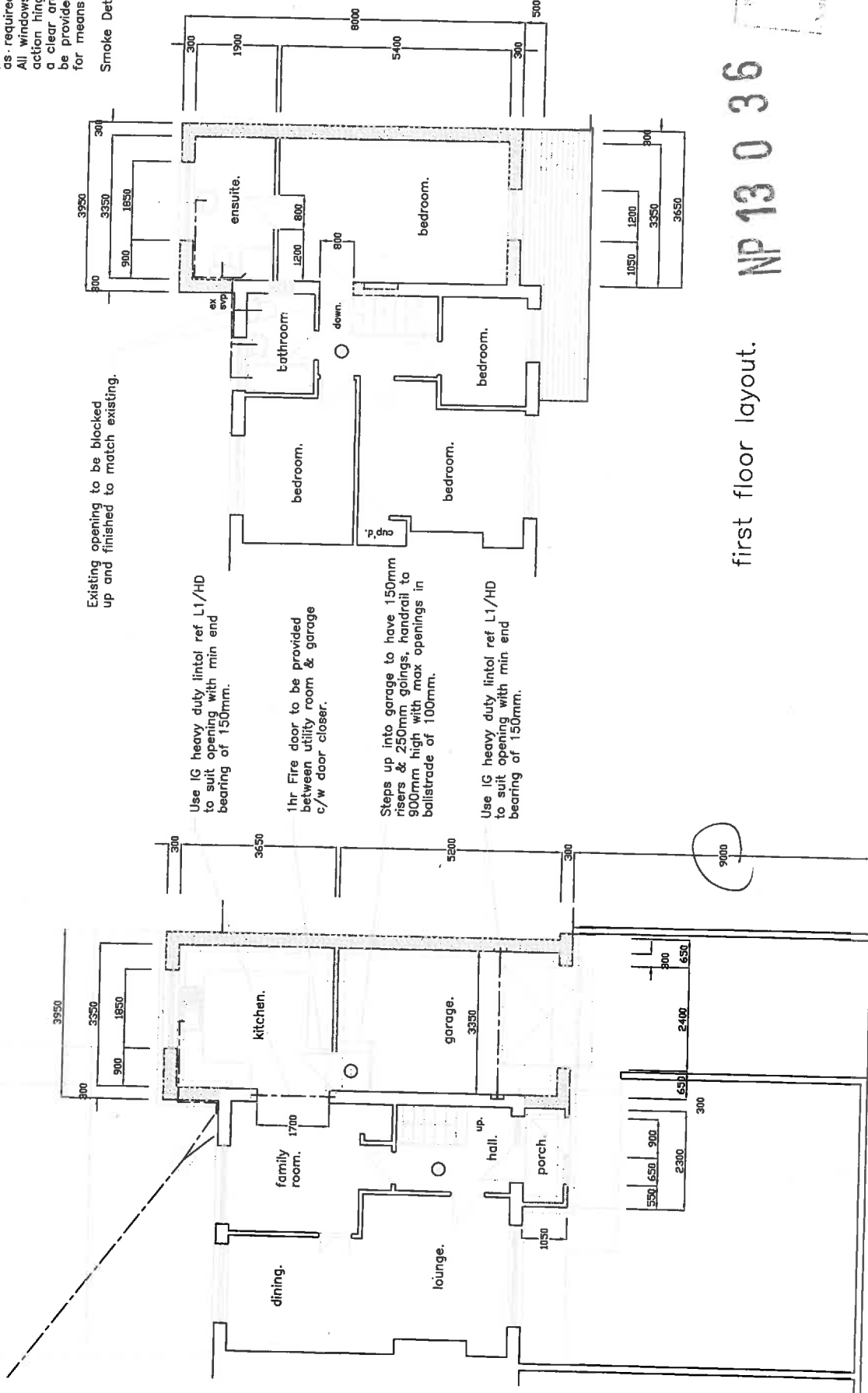
rear elevation.

Existing Elevations.	1:100
Proposed Alterations to 34 Upperhill Park, Tenby. For Mr A.L.Gold.	
Aug 04.	
DRG.No. 2004/24/03.	

Note:

All windows & doors to be UPVC construction white in colour.
 All facias, gutters & downpipes to be white in colour.
 All walls to be smooth rendered finish painted 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 450mmx750mm must be provided in front of these windows for means of escape.

Smoke Detectors. ○



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

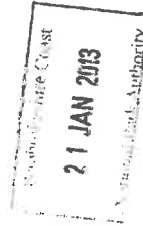
Use IG heavy duty lintol ref L1/HD to suit opening with min end bearing of 150mm.

1hr 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 IG heavy duty lintol ref L1/HD to suit opening with min end bearing of 150mm.

first floor layout. **NP 13 0 36**



NP/13/0036

ground floor layout.

Proposed Ground & First Floor Layout.

1:100

a. Jan 13. Revised to clients instruction.

Structure 'u' values

Cavity Walls	0.35W/m2k
Ground Floor	0.25W/m2k
Windows	1.40W/m2k
Roof	0.16W/m2k

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

Aug 04.

DRG.No. 2004/24/04.a.

Hampshire Coast
 21 JAN 2013
 National Park Authority

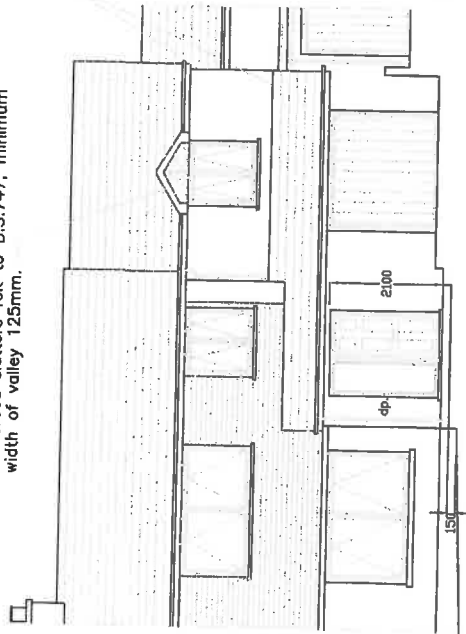
NP 13 0 36

Note:

All windows & doors to be UPVC construction white in colour.
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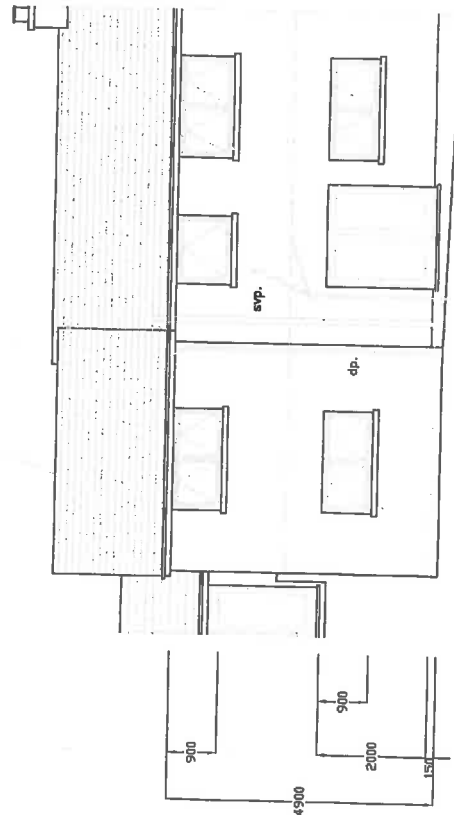
Where roof meets cavity wall 4lb lead flashing with 4lb lead soakers to be fitted with a Bell Type Drip formed over.

Valley construction to be Code 5 lead dressed over 4mmthk plywood lining with 25x225mm treated valley boards, over reinforced slatters felt to B.S.747, minimum width of valley 125mm.

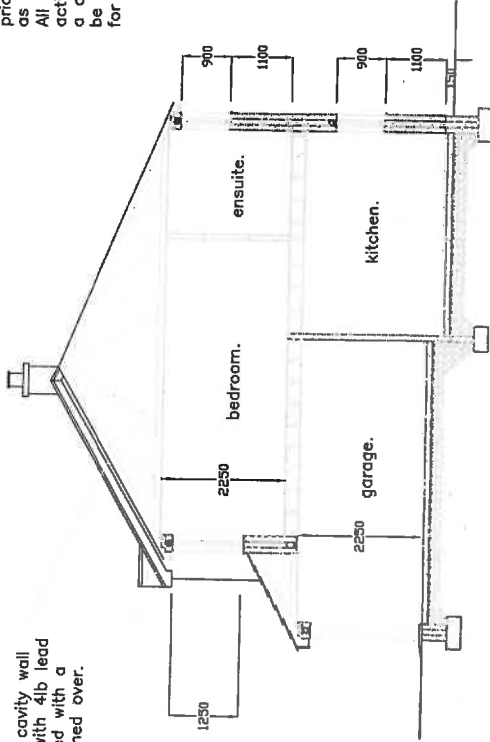


front elevation.

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



rear elevation.



sectional side elevation.

Proposed Elevations.

1:100

G. Jan 13. Revised to clients instruction

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

Aug 04.

DRG.No. 2004/24/05.a.

Structure 'u' values

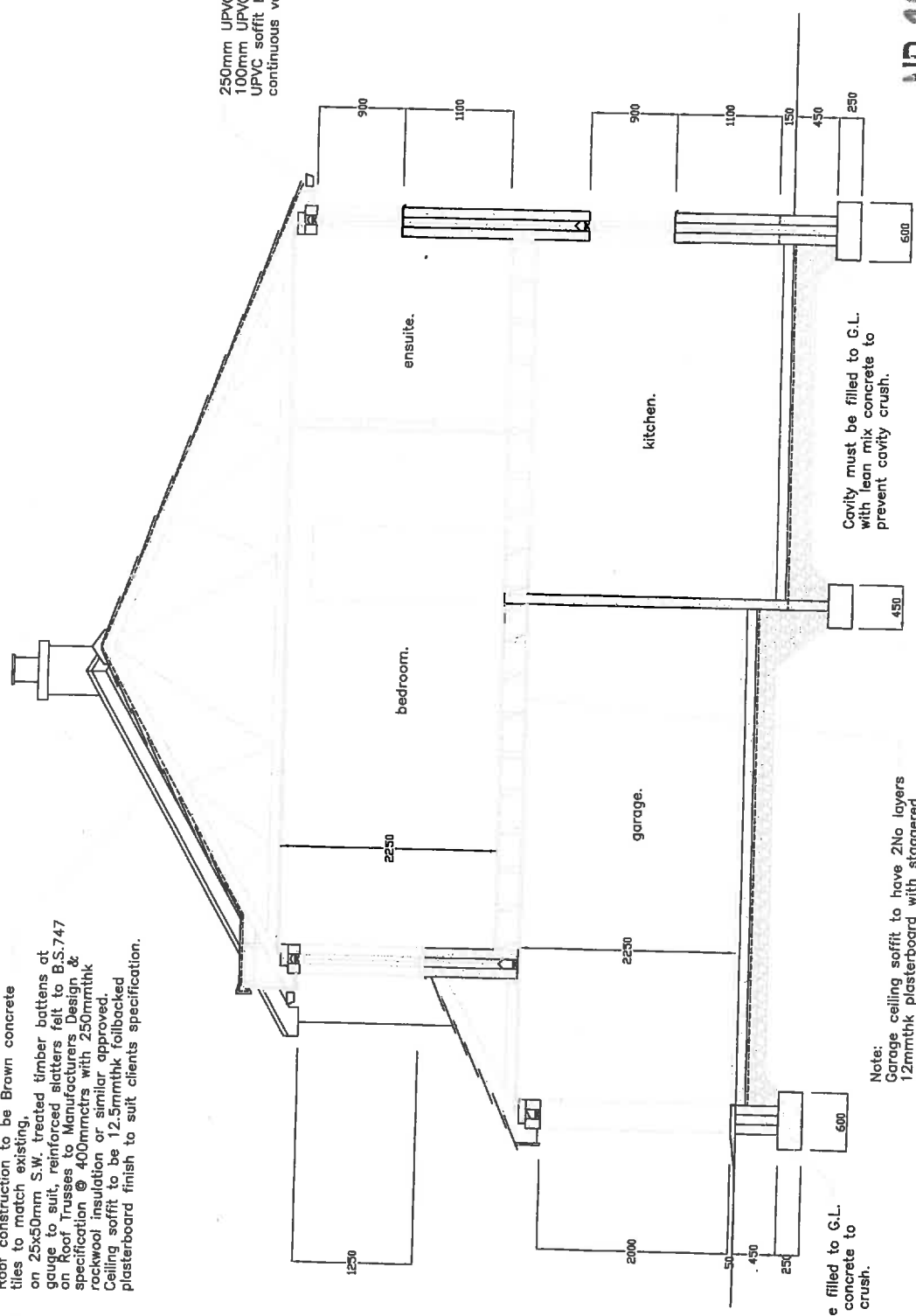
- Cavity Walls 0.35W/m2k
- Ground Floor 0.25W/m2k
- Windows 1.40W/m2k
- Roof 0.16W/m2k

Roof bracing must conform to B.S.5268 Part 3, 1985.
Lateral restraint to gables to be provided with 5x35mm mild steel galvanised ties at 900mm ctrs spanning first three trusses c/w timber nogginns.

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

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 painted 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 450mmx750mm must be provided in front of these windows for means of escape.

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 12mmthk 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.

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

NP 13 0 39

21 JAN 2013
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NP/13/0036

Typical Section.	1:100	a. Jan 13. Revised to clients instruction.
Proposed Alterations to 34 Upperhill Park, Tenby. For Mr A.L.Gold.		
		Aug 04.
		DRG.No. 2004/24/06.a.

Structure 'u' values

Cavity Walls	0.35W/m2k
Ground Floor	0.25W/m2k
Windows	1.40W/m2k
Roof	0.16W/m2k