

Item 6 - Report on Planning Applications

Application Ref: NP/12/0602

Application Type	Full
Grid Ref:	SM96921150
Applicant	Mr K Brick
Agent	Mr Stewart Longhurst
Proposal	Replacement roof, 2 storey extension to rear and detached single garage
Site Location	78A, New Road, Hook, Haverfordwest, Pembrokeshire, SA62 4LH
Case Officer	Jeff Davis

Summary

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

Planning permission is sought for the replacement of an existing flat roofed rear extension and conservatory with a two storey rear extension, as well as the erection of a detached single garage. The proposal is not considered to detrimentally impact upon the Special Qualities of the National Park or upon neighbouring amenity. All other issues have been considered and conditioned where appropriate. The proposal is therefore considered to be acceptable and is recommended for approval, subject to conditions.

Consultee Response

Hook Community Council: No objection

Countryside Council for Wales: -advise that building should be checked for evidence of bats before any work is undertaken to the roof.

Ecologist - Pembrokeshire County Council: No adverse comments

PCC - Transportation & Environment: Conditional Consent

Public Response

A site notice was erected on 3rd January 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 Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

Item 6 - Report on Planning Applications

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokeshire 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

SPG11 - Coal Works - Instability

SPG13 - Archaeology

TAN 12 - Design

Officer's Appraisal

Background

The host property, 78A New Road, is a detached, pitched roof property located in Hook, just south of Hook Wood which slopes downwards away from the site and is an SSSI (Site of Special Scientific Interest) and an area of Ancient and Semi-Natural Woodland. The property has previously been extended to include a flat roofed element and conservatory to the rear as well as a porch on the front elevation. The property is constructed of rendered concrete block and brick walls, a grey cement tiled roof, aluminium framed windows and uPVC and timber doors.

Constraints

- Ancient and Semi-Natural Woodland – within 25m
- Special Area of Conservation – within 500m
- Site of Special Scientific Interest – within 50m
- Biodiversity Issue
- Coal Referral Area – Data subject to change
- Historic Landscape
- Safeguarding Zone
- Potential for surface water flooding
- LDP Centre: 50pc affordable housing; 30 units/ha

Relevant Planning History

None

Item 6 - Report on Planning Applications

Current Proposal

Planning permission is sought for the replacement of an existing flat roofed rear extension and conservatory with a two storey rear extension to accommodate a kitchen and utility room at ground floor level, and a bedroom and bathroom at first floor level. The roof of the property is to be replaced and raised by 60cm and two dormer windows constructed in the south elevation, along with a new pitched roof for the porch. A detached single, pitched roof garage is also proposed in the north east corner of the application site.

Extension:

The proposed extension reaches 4.5m from the rear wall of the host property with a width of 9.3m and a height of 6.2m to the ridge, which is in line with the ridge of the existing property. A single door is proposed in the east elevation, along with a rooflight. The west elevation has a window and a rooflight, whilst the north elevation has patio doors and two windows at ground floor level with a window at first floor level. Materials are to match existing with rendered concrete block walls, blue/grey fibre cement roofing slates and uPVC windows and doors. The proposed dormer windows are to be timber framed and have a cement render finish.

Garage:

The proposed garage measures 3.4m in width by 5.8m in length and has a ridge height of 3.5m. It is to be constructed of painted, smooth rendered concrete block walls, blue/grey fibre cement roofing slates and a roller shutter type door.

Key Issues

The application raises the following planning matters:-

- Principle of Development
- Impact on the Special Qualities of the National Park
- Amenity and Privacy
- Land Stability
- Access and Parking
- Trees and Landscaping
- Biodiversity

Principle of Development

The site lies within the Rural Centre of Hook and the proposal to erect a rear extension and garage is acceptable in principle, being an appropriate form of development in this location.

Impact on the Special Qualities of the National Park

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

Item 6 - Report on Planning Applications

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 overall scale of the proposed extension and garage is considered to be acceptable. The extension forms a continuation of the ridge line to the rear of the host dwelling and the garage is of an appropriately small scale for a residential dwelling to ensure the proposal is not visually intrusive or insensitively sited. External finishes of the extension are to match existing while those of the garage will be in keeping with the character and appearance of the host property. The replacement roof will also improve the overall appearance of the property. As such, the proposal is not considered to have a detrimental impact on the Special Qualities of the National Park.

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.

The application property has neighbouring detached dwellings on either side, with a ground floor window in No.78B to the east overlooking the site. No windows are proposed in the east facing elevation of the extension and the screening in place at the east and west site boundaries with hedges ensures the potential impact in terms of neighbouring amenity is considered to be minimal. The rear elevation features more extensive glazing, though this is unlikely to cause any amenity issues due to its orientation facing away from all nearby dwellings. The dormer windows proposed in the front elevation are not likely to cause any issues with neighbouring amenity due to their orientation, facing toward the highway and due to their distance from nearby dwellings. The proposed garage will be well screened with hedges and is unlikely to have a detrimental impact on neighbouring amenity. The proposal is therefore considered acceptable in terms of amenity and privacy.

Land Stability

The site is located within an area defined by The Coal Authority as containing potential hazards arising from coal mining. With regard to the current application type, 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.

Access and Parking

As the proposal involves the creation of additional parking facilities at the site, Pembrokeshire County Council's Highways Department was consulted to assess potential access and parking issues.

In response, it was concluded that the extra parking is justified due to the enlargement of the dwelling and additional bedroom. Additionally, conditions were recommended to ensure the retention of the parking and turning area for this purpose only and to ensure an unimpeded access.

Item 6 - Report on Planning Applications

Trees and Landscaping

Hook Wood to the rear of the site is an area of Ancient and Semi-Natural Woodland and as such, the Authority's Woodlands Officer was consulted though no response was received.

The Authority's Tree and Landscape Officer was also consulted to assess the potential impact of the proposal on trees at the site. In response, it was recommended that a tree report is provided by the applicant to consider protection measures for the development. This has been requested via a condition.

Biodiversity

The site is adjacent to Hook Wood Site of Special Scientific Interest (SSSI) and is an area with potential biodiversity issues. As such, the Countryside Council for Wales (CCW) and Pembrokeshire County Council's Ecologist have been consulted. In response, CCW have identified a reasonable likelihood of bats being present at the property and as such, have requested the building be checked for bats before any work is undertaken to the roof. Given the proximity of the site to a SSSI, CCW has also advised that the applicant should ensure that any materials being used for construction are stored away from the SSSI boundary, and that building contractors are informed of the protected status of the site. Subject to the above, no objections were raised by CCW.

Following a site visit, Pembrokeshire County Council's Ecologist reported that the property has been stripped internally so no voids remain. No evidence of bats was found, although given it was a building site, no evidence would be expected to remain. It was suggested that when carrying out work on the roof, a precautionary approach should be taken by tiles being removed by hand and the underside checked for bats.

Conclusion

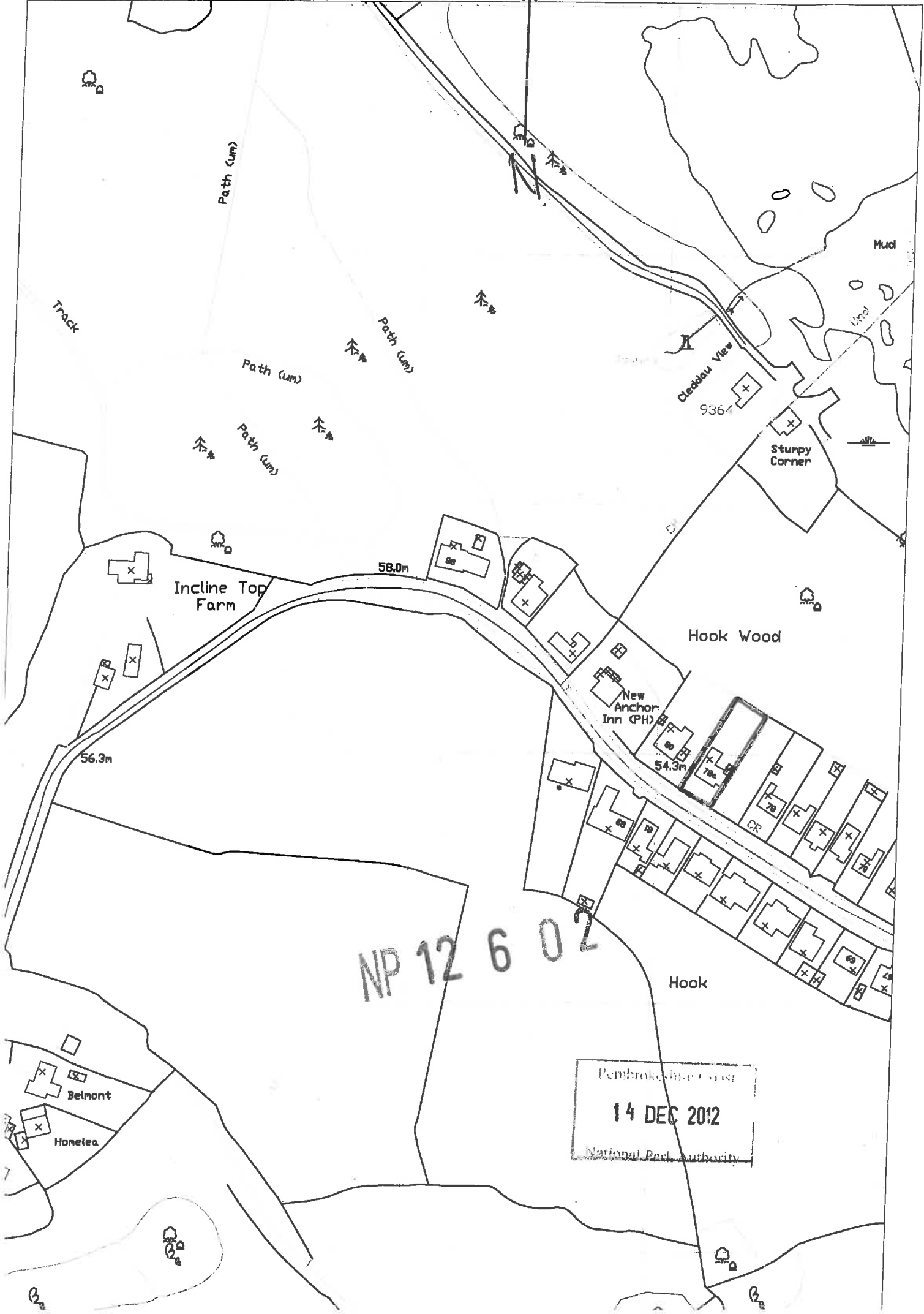
The proposal is considered to be acceptable in principle and does not have an adverse impact upon the Special Qualities of the National Park or neighbouring amenity. Having considered these and other issues, the proposal is recommended for approval subject to conditions.

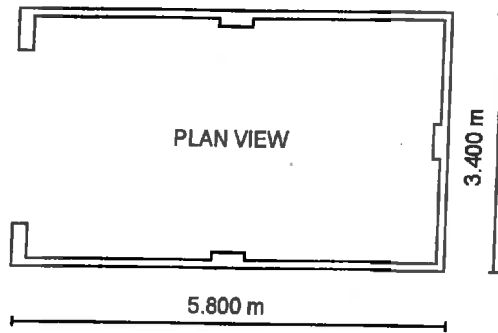
Recommendation

That full planning permission be granted subject to conditions.

SCALE 1:2500

NP/12/0602



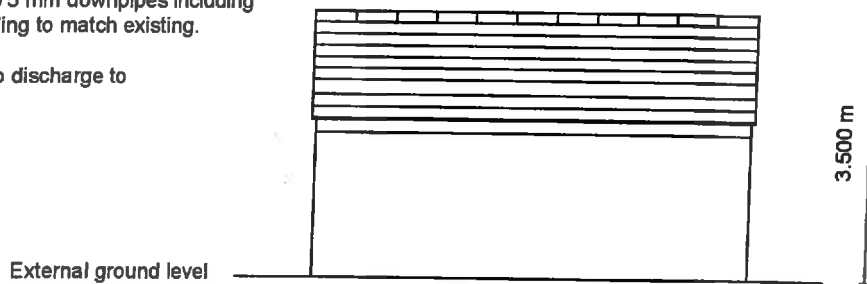


Roof covering. Roof structure covered with blue / grey fibre cement type roofing slates and ridge tiles .

External Walls. Concrete block construction with smooth cement render finish externally. Painted wall finish.

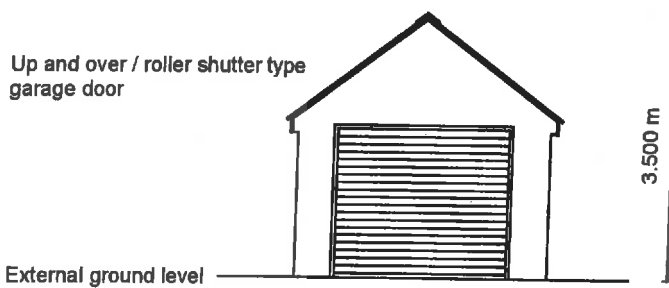
Rainwater Goods. 100 UPVC rainwater goods and 75 mm downpipes including eaves detailing to match existing.

Rainwater to discharge to soakaways.



EAST AND WEST ELEVATIONS

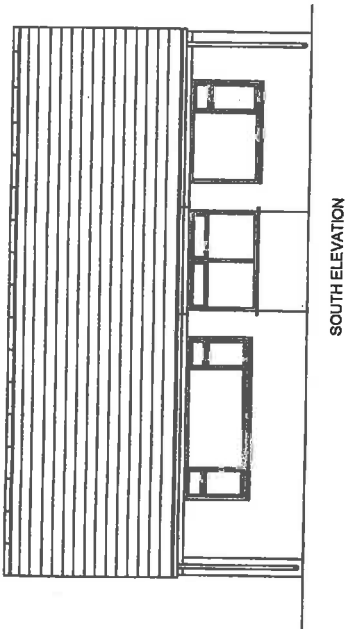
NP 12 6 02



SOUTH ELEVATION

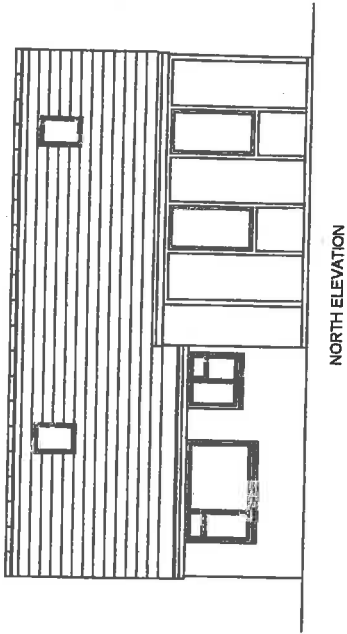
14 DEC 2012
National Park Authority

This drawing is for Planning purposes only	78A NEW ROAD HOOK HAVERFORDWEST PEMBS	Drawing scale 1:100 scale	Job 0138 12
This drawing is copyright	PROPOSED GARAGE	Date OCT 2012	Revision C

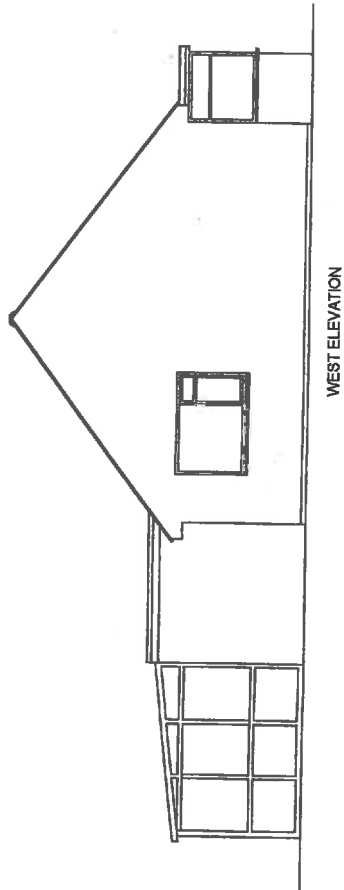


SOUTH ELEVATION

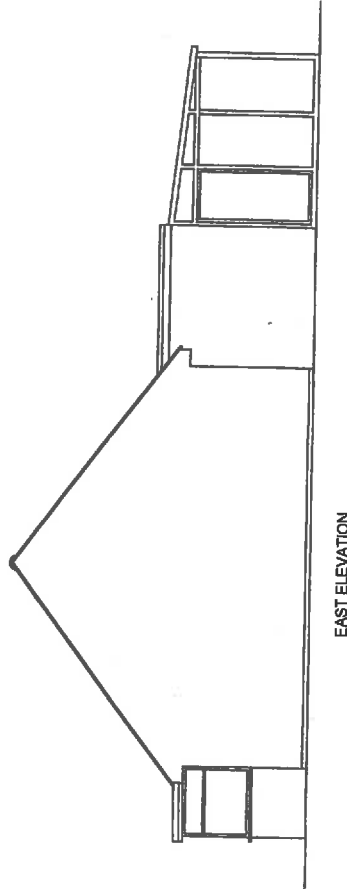
Existing concrete tile roof covering to be removed and replaced with blue / grey fibre cement type roofing slates and ridge tiles.



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

NP 12 6 02

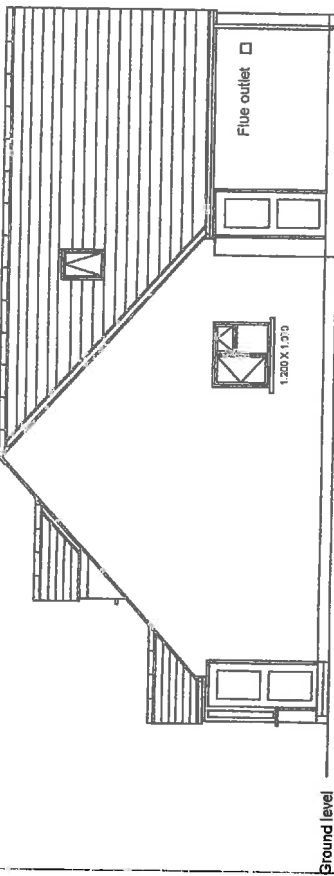
NP/12/0602

14 DEC 2012

This drawing is for Planning purposes only	78A NEW ROAD HOOK HAVERFORDWEST PEMBES	Drawing scale 1:100 scale	Job D138 12
This drawing is copyright	EXISTING ELEVATIONS	Date OCT 2012	Revision C

14 DEC 2012

NP 12 6 02



Windows. UPVC framed windows double glazed. Velux style roof windows.

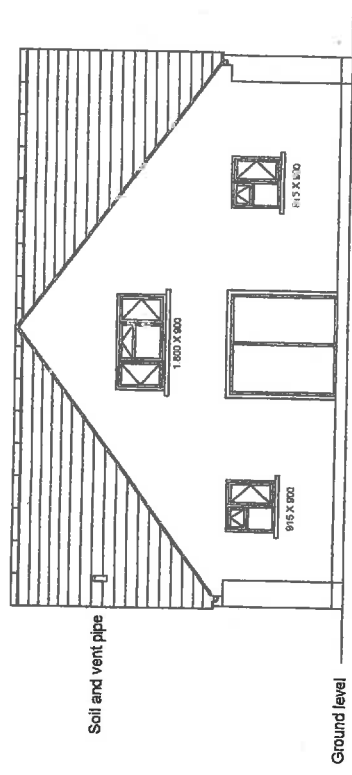
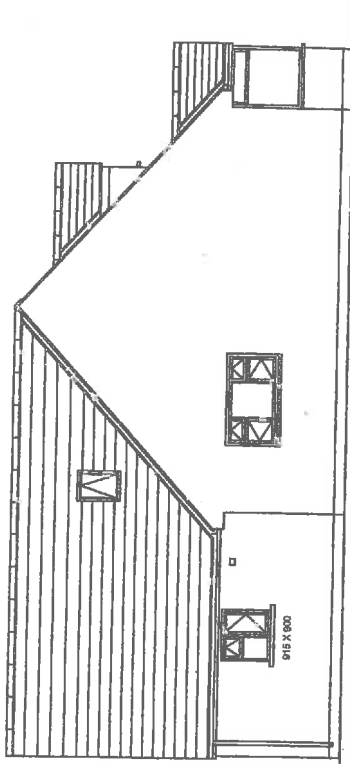
Timber framed dormer window construction clad externally with exterior grade ply-wood, stainless steel mesh and waterproof cement render finish.

External Doors. UPVC framed doors with double glazing panels. Patio doors to east elevation.

Drainage. Rainwater to discharge to new and existing rainwater soakways. Foul water to discharge to existing foul water sewer.

Ground level

PROPOSED WEST ELEVATION



Soil and vent pipe

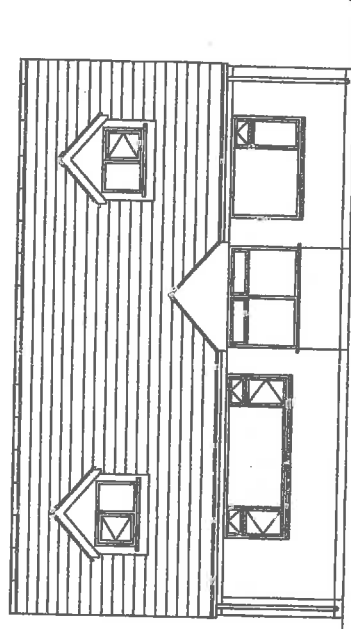
Roof covering. New and existing roof structure covered with blue / grey fibre cement type roofing slates and ridge tiles. Code 5 lead flashing to all roof junctions.

External Walls. Concrete block cavity wall construction with smooth cement render finish externally. Painted wall finish.

Rainwater Goods. 100 UPVC rainwater goods and 75 mm downpipes including eaves detailing to match existing. Soffits and fascias to match existing.

Ground level

PROPOSED SOUTH ELEVATION



Ground level

This drawing is for Planning purposes only	76A NEW ROAD HOOK HAVERFORDWEST PEMBES	Drawing scale 1:100 scale	Job 0138 12
This drawing is copyright	PROPOSED ELEVATIONS	Date DEC 2012	Rev/Issn E