

Item 6 - Report on Planning Applications

Application Ref: NP/13/0022

Application Type	Full
Grid Ref:	SN11764470
Applicant	Mr Peter Ainsworth
Agent	Mr Llwyd Edwards, Llwyd Edwards Architects
Proposal	Two storey rear extension
Site Location	Glanafon, Moylegrove, Cardigan, Pembrokeshire, SA43 3BW
Case Officer	Ceri Porter

Summary

This application is being reported to the Development Management Committee for consideration as the recommendation for refusal is contrary to the views expressed by Nevern Community Council that support the proposal.

Planning permission is sought to construct a two storey extension to the rear of the property known as 'Glanafon' in a prominent location within the centre of Moylegrove. Whilst the principle of an extension at the property is acceptable, the host property is located in a visually prominent location within the village. It is considered that the proposal is overlarge, out of proportion and by significantly increasing the mass and roof of the side elevation would result in an extension disproportionate to the traditional building in this location. The proposal is therefore recommended for refusal by reason of its size, massing and design.

Consultee Response

Nevern Community Council: No objection - The property is in a prominent location in the centre of Moylegrove. The plans for the 2 storey extension will not affect its overall appearance within the village and they are entirely acceptable.

Environment Agency Wales: Conditional Consent

Ecologist - Pembrokeshire County Council: No adverse comment

Public Response

The application has been appropriately advertised by site notice and, at time of writing this report, no public responses have been received.

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 07 - Countryside

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LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 33 - Renewable Energy

PPW5 Chapter 04 - Planning for Sustainability

PPW5 Chapter 12 - Infrastructure and Services

SPG05 - Sustainable Design

TAN 08 - Renewable Energy

Officer's Appraisal

Background

Glanafon is a traditional double fronted stone property located to the north of the main road through Moylegrove in a prominent central position, almost directly opposite the public car park. A watercourse runs close to the eastern boundary.

The property was extended at first floor level to the rear in 1987 with two single storey lean-to extensions off this. These extensions have stone side elevations to match the house and a rendered rear elevation.

A detached garage building is located away from the north west corner of the property and is accessed via a driveway that runs along the western boundary.

Beyond the driveway to the west is the single storey property 'Bridgend'. This property has an approximately 2m high block work wall running directly along the boundary with the driveway for 8m.

To the east, the neighbouring property, Glan yr Afon, is set back approximately 17m from the road and sits well behind Glanafon such that the side of the property is clearly visible from the main road to the east.

A mature garden is located to the rear.

History

NP/33/87 – Alterations – Approved April 1987

Constraints

- Technical Advice Note 15
- Biodiversity Issue
- Rights of Way Inland – within 50m
- Potential for Surface Water Flooding

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Current Proposal

The proposal seeks planning permission to demolish the existing single storey extensions and construct a two storey gable extension. The extension would be at almost full height and measure 5.3m deep. This extension would run parallel to the existing 2.2m deep first floor extension and tie in with it using a valley gutter.

To the rear elevation it is proposed to have glazed doors with full height glazing panels either side at both levels and a Juliette balcony at first floor level. Square windows are proposed either side of these plus a circular window feature set high within the gable.

The walls are proposed to be finished in white roughcast render with a slate roof and timber windows and doors.

Key Issues

The application raises the following planning matters:-

- Visual Amenity and impact on the Special Qualities of the National Park;
- Neighbouring Amenity; and,
- Other Material Considerations.

Visual Amenity and impact on the Special Qualities of the National Park:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b', 'd' and 'e' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or failing to incorporate important traditional features. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). 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 submitted Design and Access Statement (although not necessary for a householder application) refers to an increase in footprint of 29% for the house however it does not acknowledge the physical increase in the size of the roof and the increase in mass of the side elevation.

As neighbouring property to the east, Glan yr Afon, is set considerably further back within the streetscene the east side elevation of the extension would be clearly visible from the road. The mix of roof heights and depths does not

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adequately break up the elevation and the proposal to have white rendered walls would only serve to make the extension more obvious when set against the existing stone side elevations.

From the rear, the extension at approximately 4/5 the width of the rear elevation and linking with the existing extension would appear unbalanced and it is considered that this would be compounded by the proportions and pattern of the rear fenestration. It is appreciated that there are currently a number of styles of window within the rear elevation however these are mostly of a similar proportion. The proposed glazed doors and panels emphasise the horizontal width of the extension and the small square windows bear no relation to the rest of the property. Overall the windows are of varying sizes and shapes that do not respect the existing building.

Given the prominent location of the site, it is considered that the proposal would appear incongruous within the surrounding area and fail to protect the special qualities of the National Park.

Neighbouring Amenity

The property known as 'Bridgend' to the west of the application site is set a slight angle away from Glanafon and has a large 2m high block work wall that runs almost the depth of the house along the main boundary. No windows are proposed within the west elevation. It is considered that the rear of Bridgend is already compromised by its existing block work boundary wall and that as the proposed extension would be set well beyond its rear elevation there would be limited impact upon the amenity currently enjoyed by its residents.

Glan yr Afon to the east is set back approximately 6m further than the rear elevation of Glanafon. The proposal would bring the rear elevation of Glanafon closer to the front elevation of Glan yr Afon however the orientation of the proposal in relation to this property is such that only oblique views of Glan yr Afon would be possible. It is also worth noting that there are currently windows at first floor within the rear of Glanafon facing this direction.

As such, whilst amenity would be affected by the proposal, it would not be to such a degree as to warrant a refusal of planning permission.

Other Material Planning Considerations

In respect of flood risk, as a householder application, the Environment Agency simply suggests that the extension should incorporate flood proofing measures. Submitted drawing 4852/P1A includes the provision of flood gates, the use of block walls to facilitate drying out and the setting of electrical fittings 800mm above ground floor level.

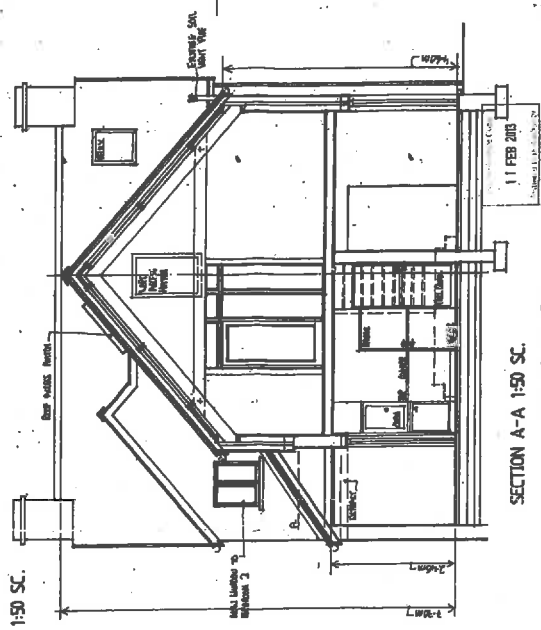
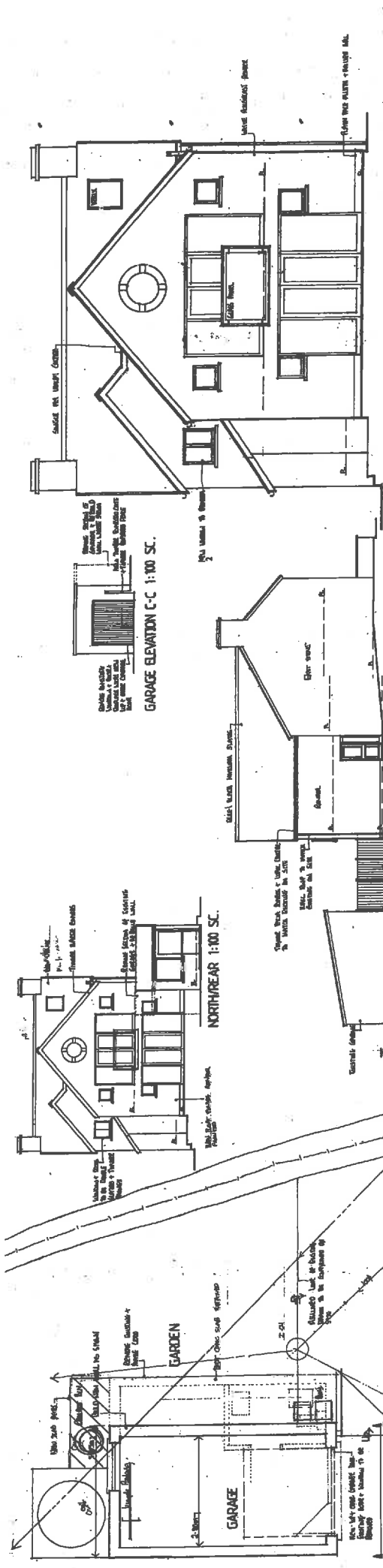
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Conclusion

The proposed extension by reason of its size, massing and design positioned in a prominent central village location would appear as an incongruous addition to the property and be out of keeping with the surrounding area.

Recommendation**Refuse**

The proposed two storey extension, by reason of its size, design and massing located within a prominent location would represent an incongruous addition to the host dwelling and appear out of keeping with the surrounding area; failing to protect the special qualities of the National Park. As such the proposal is considered contrary to policies 8(b)(c), 15(a)(b)(d), 29(a), 30(b) and 30(d) of the Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).



NP 13 0 222 4852/PIA

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LLYWYD EDWARDS CHARTERED ARCHITECT

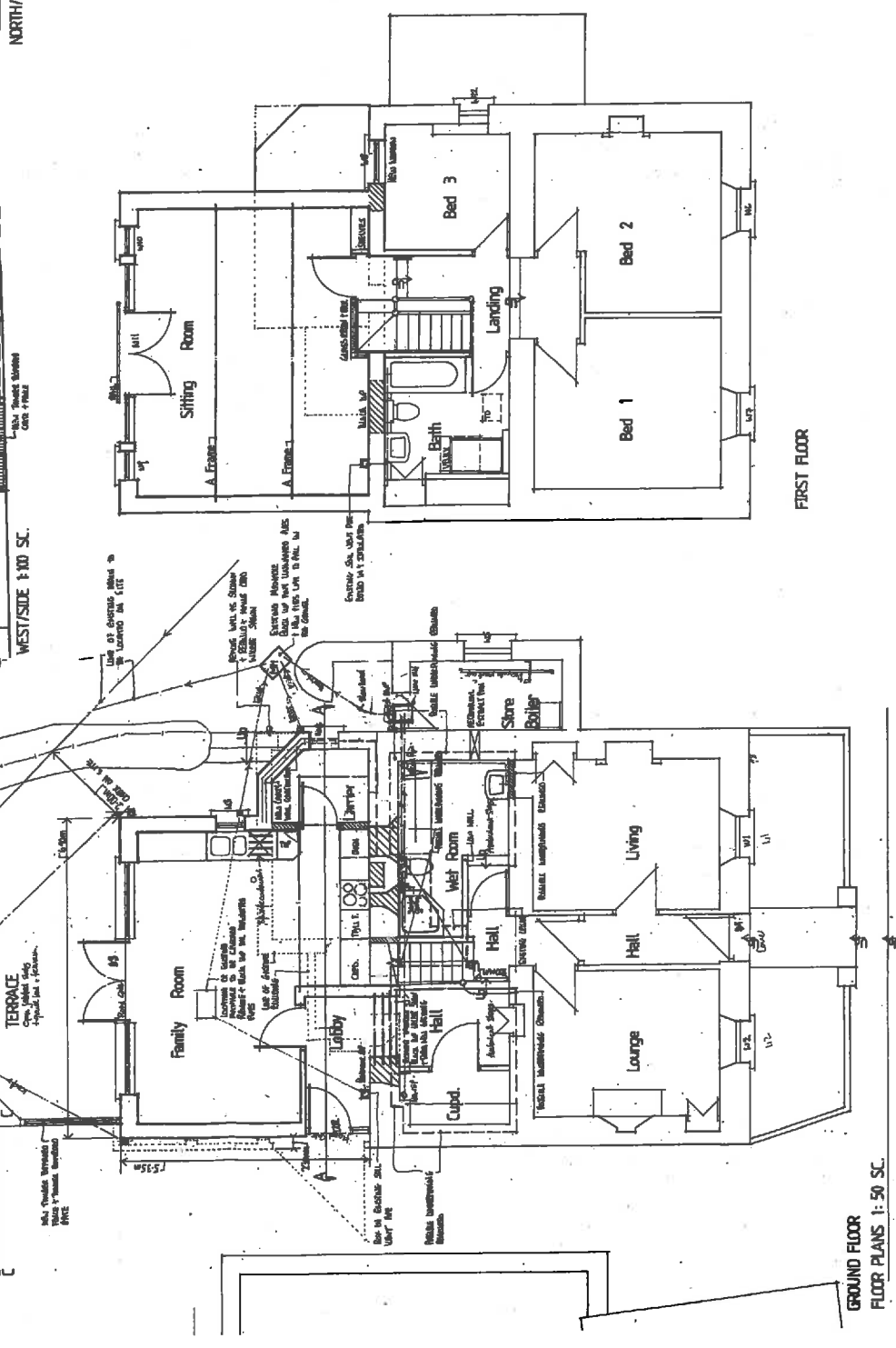
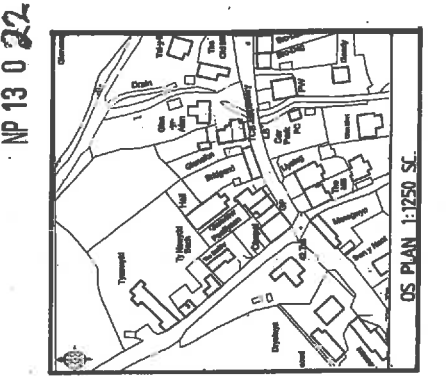
108 - 121 Stowton, LE17 9NB

Floor Plans Elevations

Glenafon

Maylegrove

Cardigan



GROUND FLOOR
FLOOR PLANS 1:50 SC.

