
Application Ref: NP/13/0401

Application Type	Full
Grid Ref:	SN12620141
Applicant	Mr Gary Meads
Agent	
Proposal	Single storey lounge extension to front and single storey bedroom extension to rear of property
Site Location	15, Upper Hill Park, Tenby, Pembrokeshire, SA70 8JE
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 Tenby Town Council that raises no objections to this proposal.

Planning permission is sought to extensions to the front and rear of 15 Upper Hill Park. Whilst the rear extension is in general acceptable and identical to that approved in 2007, the proposed front extension would disrupt the visual rhythm of the building line of this part of Upper Park Hill and consequently appear prominent and incongruous within the streetscene. As such the proposal is recommended for refusal

Consultee Response

Tenby Civic Society: We felt the front extension would break the frontage line of the row of houses, which form an important feature of the street scene. It would set a rather unfortunate precedent for other front extensions which could make for a higgldy-piggldy street scene, notable for its consistent and rhythmic frontages.

The rear extension has no such problems. Side or further rear extensions might substitute more happily for those proposed at the front, bearing in mind light and outlook issues for adjoining neighbours, particularly uphill.

PCC - Transportation & Environment: Conditional Consent

Ecologist - Pembrokeshire County Council: Standard Advice

Tenby Town Council: Approve

PCNPA Tree & Landscape Officer: No adverse comment

Public Response

The application has been appropriately publicised. 3 no. representations have been received. Both raise concerns regarding the current uniform layout of the estate and would appear prominent. Concern is also raised regarding the drainage problems in the area that may be exacerbated by the proposal.

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 02 - Tenby Local Service and Tourism Centre
LDP Policy 08 - Special Qualities
LDP Policy 15 - Conservation of the Pembrokehire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW5 Chapter 04 - Planning for Sustainability
SPG05 - Sustainable Design
TAN 12 - Design

Officer's Appraisal

Background

15 Upper Hill Park, Tenby is a detached bungalow that forms part of a row of almost identical bungalows that have a standard building line with their gable elevations facing the road. The bungalows are set back from the road with open plan gardens to the front.

The road rises from south to north.

An application for a rear extension, identical to that forming part of this current proposal, was approved under reference NP/07/139.

History

NP/07/139 – Extension – Approved May 2007

Constraints

- Biodiversity Issue
- Coal Standing Advice Area
- LDP centre
- Recreation Character Area

Current Proposal

The proposal seeks permission to extend the existing bungalow to the front and rear at full height and width. The rear extension would measure 4.2m deep whilst the proposed front extension would measure 3.3m deep. All materials are to match those existing.

Key Issues

The application raises the following planning matters:-

- Visual Amenity; and,
- Neighbour Amenity

Visual Amenity

Policy 15 of the Pembrokeshire Coast National Park Local Development Plan (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').

This section of Upper Hill Park comprises of bungalows with the same building line, set back from the road with open plan gardens and this results in a pleasing visual rhythm to the streetscene.

The proposed 3.3m deep extension to the front elevation would disrupt this rhythm and consequently appear incongruous within the streetscene. Contrary to the comments of Tenby Town Council there are no numerous similar developments in the immediate vicinity.

The proposed extension to the rear is however identical to that approved in 2007.

Neighbour Amenity:

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.

Given the layout, orientation and changes in levels, the proposed extensions would have limited impact on the amenity and privacy enjoyed by neighbouring properties.

Comments have been made regarding the impact upon drainage in the vicinity. Whilst the drawings show the proposal in respect of the existing drains and connections, comments of Welsh Water should be sought.

Other Material Considerations:

The application site is identified by the Coal Authority as a Standing Advice area where the Coal Authority is not be consulted on Householder applications, and where the standing advice of the Coal Authority will be issued by the National Park Authority as an informative.

Conclusion

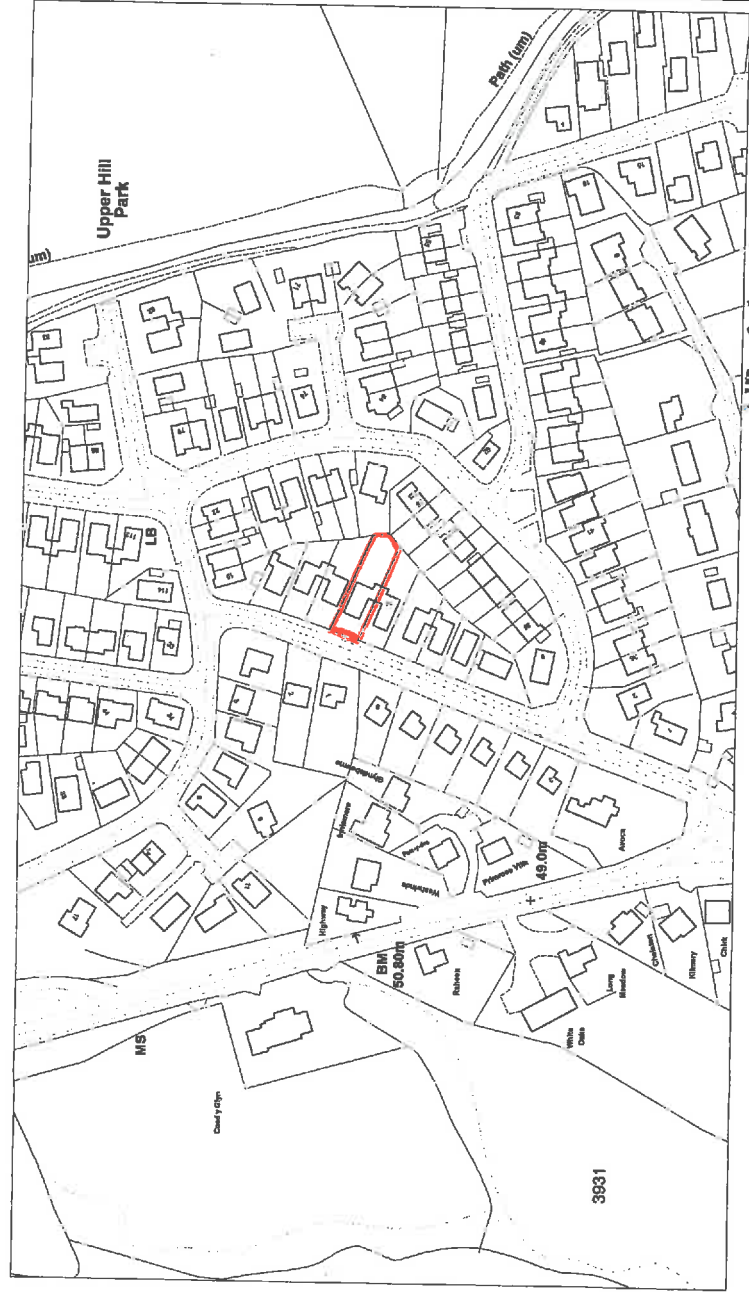
Whilst the rear extension is in general acceptable and identical to that approved in 2007, the proposed front extension would disrupt the visual rhythm of the building line of this part of Upper Park Hill and consequently appear prominent and incongruous within the streetscene. As such the proposal is recommended for refusal

Recommendation

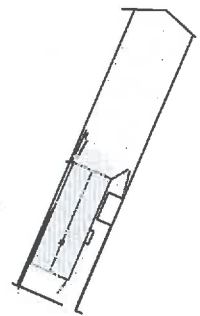
Refuse for the following reason:-

The proposed front extension by reason of its prominent location within an otherwise matching building line 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).

13/0401



site layout.
1:500

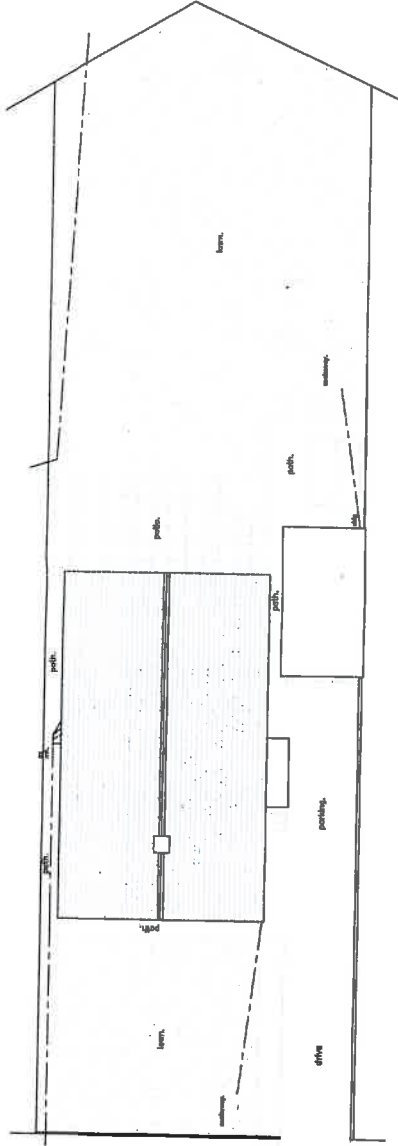
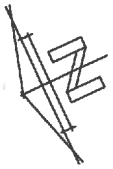


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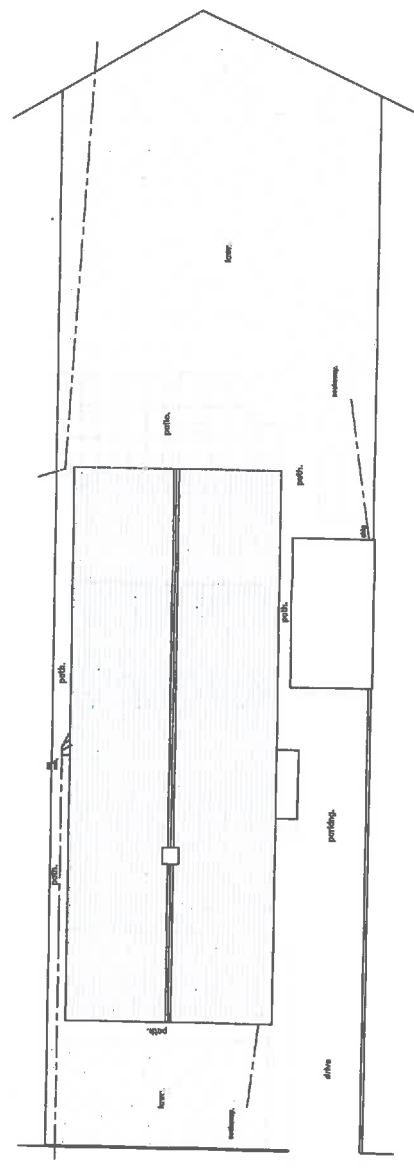
location plan.
1:1250

Item 6f)

Site Layout & Location Plan.	as shown.
Single Storey Lounge Extension to Front & Single Storey Bedroom Extension to Rear of 15 Upperhill Park, Tenby.	
Jan 07.	
DRG.No. 2006/26/01.	



existing site layout.



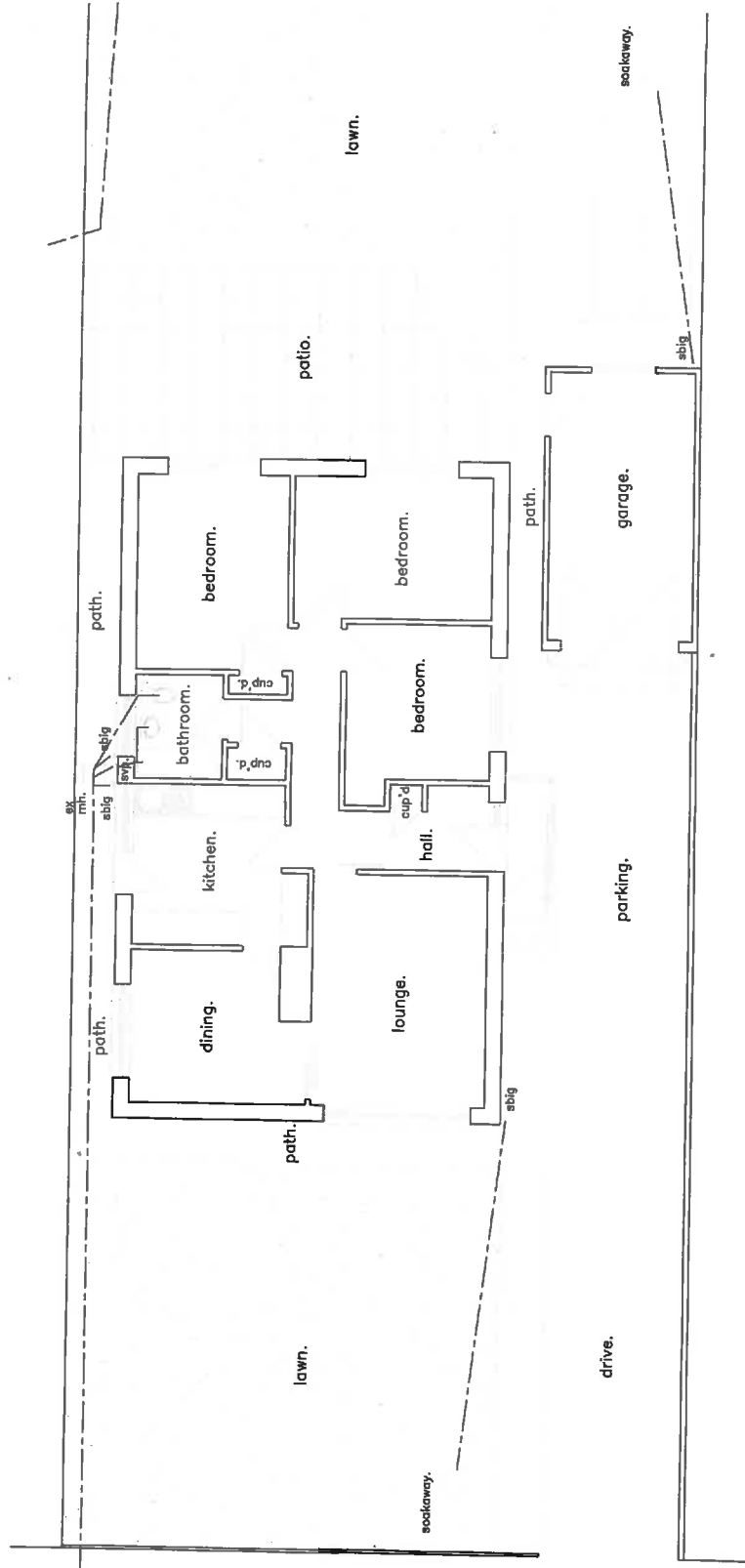
proposed site layout.

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as shown.	Existing & Proposed Site Layouts.
Jan. 07.	Single Storey Lounge Extension to Front & Single Storey Bedroom Extension to Rear of 15 Upperhill Park, Tenby.
DRG.No. 2006/26/02.	

Note:
 Existing Roof covered with Grey
 smooth concrete tiles.
 Existing windows and doors are
 UPVC construction White in colour.
 Existing Facias, downpipes & gutters
 are UPVC white in colour.
 Existing walls are smooth render
 with a painted finish.



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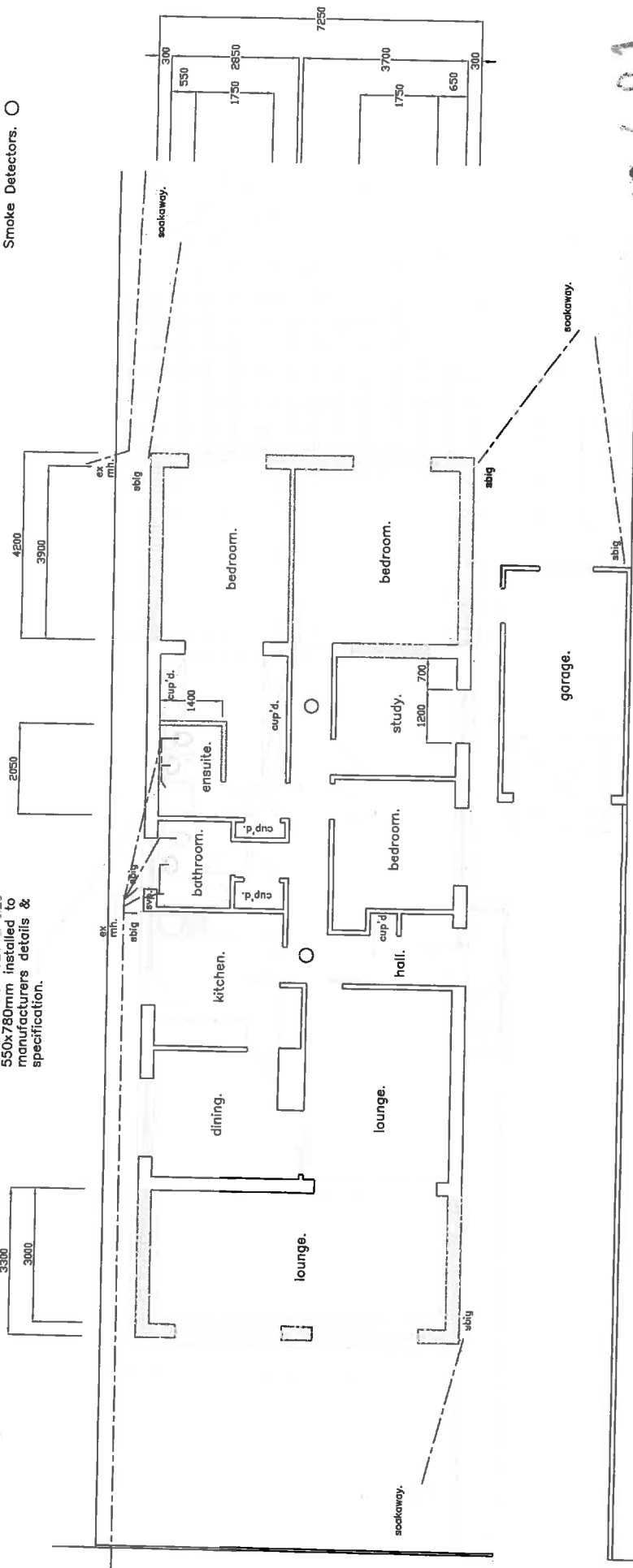
existing ground floor layout.

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Existing Ground Floor Layout.	1:100
Single Storey Lounge Extension to Front & Single Storey Bedroom Extension to Rear of 15 Upperhill Park, Tenby.	
Jan 07.	
DRG.No. 2006/26/03.	

Note:
 Roof to be covered with Grey concrete tiles to match existing.
 All windows & doors to be White UPVC construction to match existing.
 All Facias & downpipes to be White UPVC to match existing.
 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. ○

Provide Velux roof light over ensuite ref: GGL102 size 550x780mm installed to manufacturers details & specification.



NP 13 4 0 1

New window to be cut into existing walls c/w lintol to match existing.

Existing window opening to be blocked up & finished to match existing.

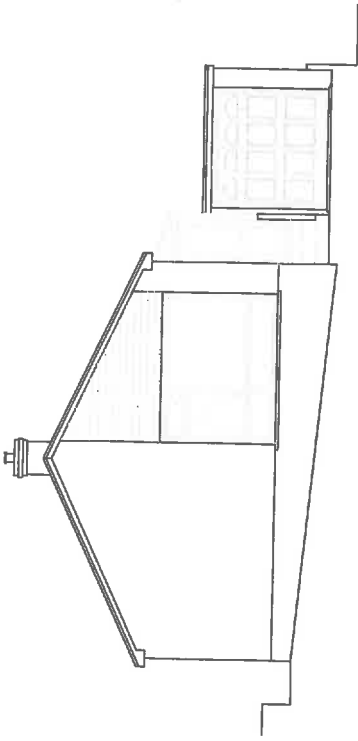
proposed ground floor layout.

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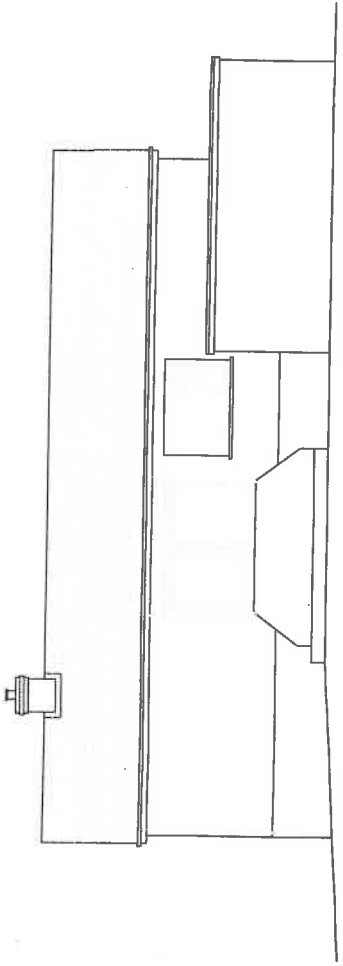
Proposed Ground Floor Layout.	1:100
Single Storey Lounge Extension to Front & Single Storey Bedroom Extension to Rear of 15 Upperhill Park, Tenby.	
Jan 07.	
DRG.No. 2006/26/05.	

Structure 'u' values	
Cavity Walls	0.35W/m2k
Ground Floor	0.25W/m2k
Windows	2.0W/m2k
Pitched Roof	0.20W/m2k
Coved Area	0.20W/m2k
Level Roof	0.16W/m2k

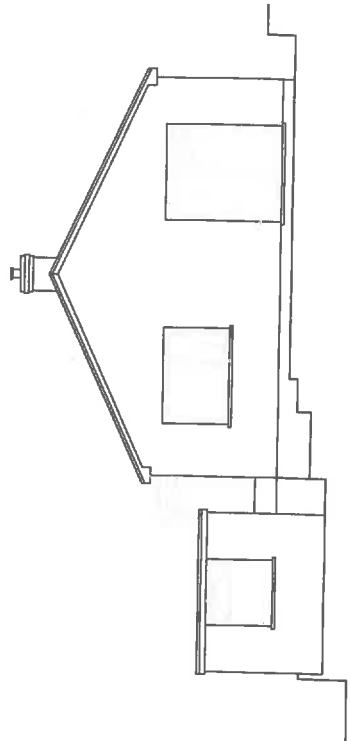
Note:
 Existing Roof covered with Grey
 smooth concrete tiles.
 Existing windows and doors are
 UPVC construction White in colour.
 Existing Facias, downpipes & gutters
 are UPVC white in colour.
 Existing walls are smooth render
 with a painted finish.



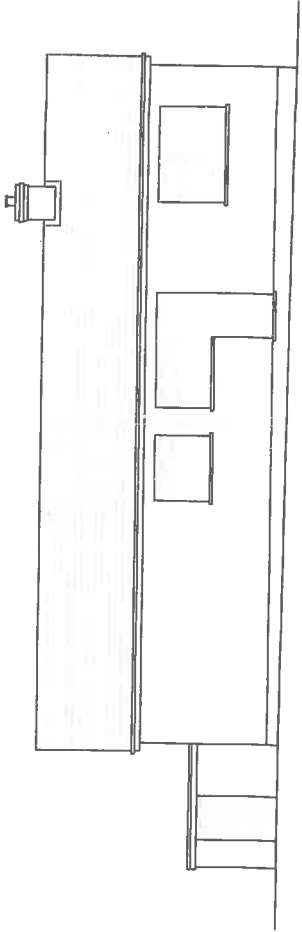
front elevation.



side elevation.



rear elevation.



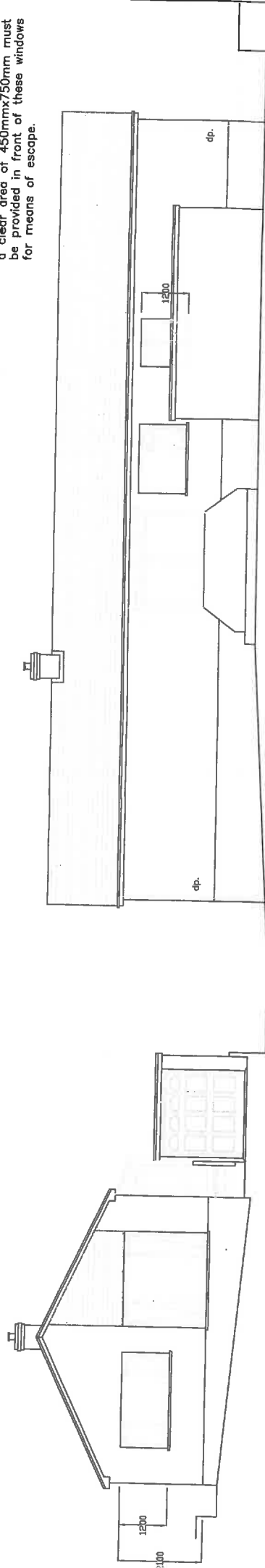
side elevation.

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Existing Elevations.	1:100
Single Storey Lounge Extension to Front & Single Storey Bedroom Extension to Rear of 15 Upperhill Park, Tenby.	
Jan 07.	
DRG.No. 2006/26/04.	

Note:
 Roof to be covered with Grey concrete tiles to match existing.
 All windows & doors to be White UPVC construction to match existing.
 All Facias & downpipes to be White UPVC to match existing.
 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.

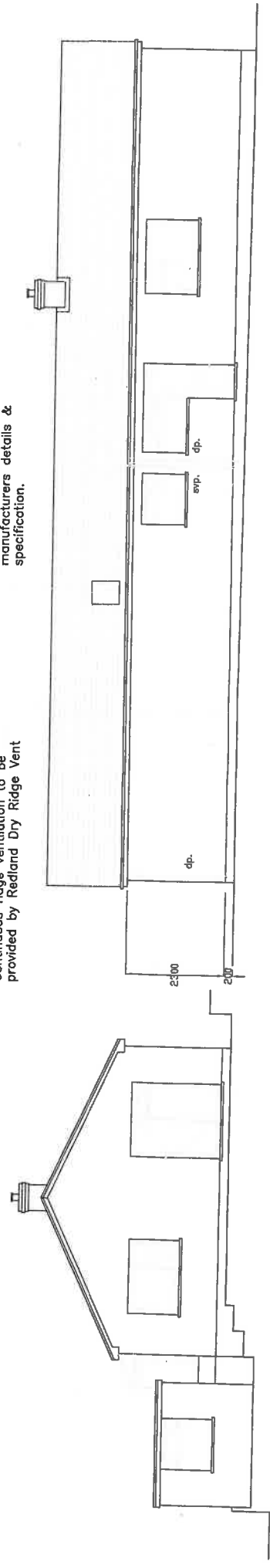


front elevation.

side elevation.

Provide Velux roof light over ensuite ref; GCL102 size 550x780mm installed to manufacturers details & specification.

Continuous ridge ventilation to be provided by Redland Dry Ridge Vent



rear elevation.

side elevation.

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Proposed Elevations.	1:100
Single Storey Lounge Extension to Front & Single Storey Bedroom Extension to Rear of 15 Upperhill Park, Tenby.	
Jan 07.	
DRG.No. 2006/26/06.	

Structure 'u' values	
Cavity Walls	0.35W/m ² k
Ground Floor	0.25W/m ² k
Windows	2.0W/m ² k
Pitched Roof	0.20W/m ² k
Coved Area	0.20W/m ² k
Level Roof	0.16W/m ² k

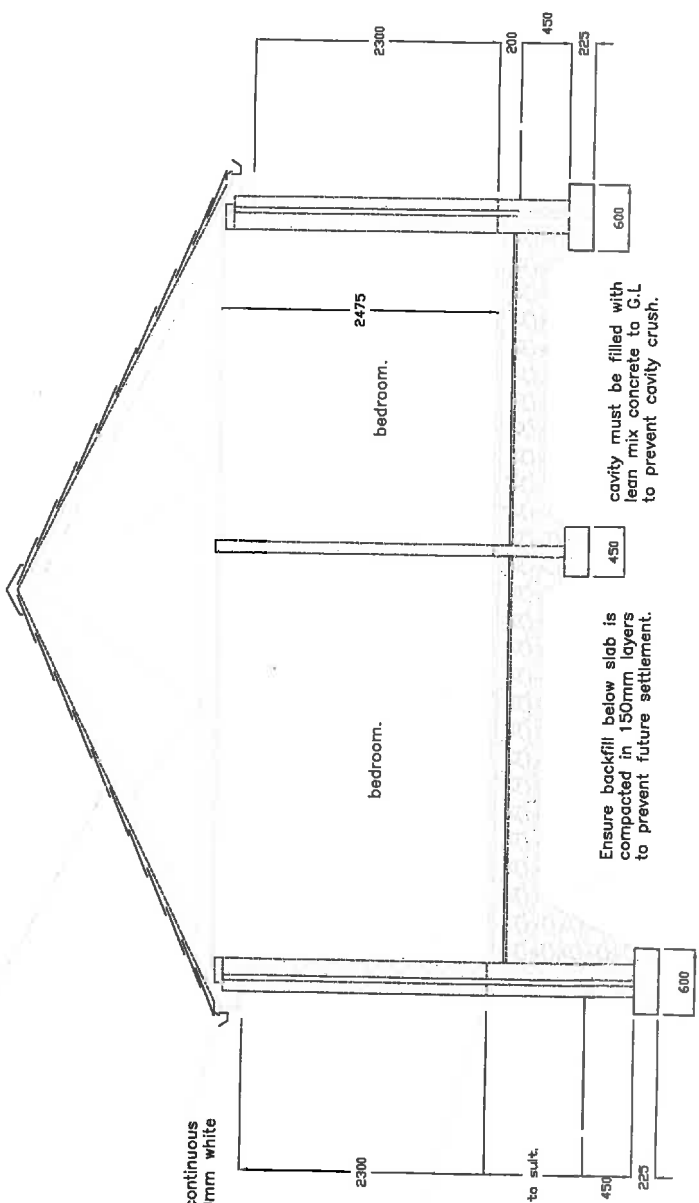
Note:

All windows & doors to be UPVC construction to match existing.
 All facias, gutters & downpipes to match existing.
 All walls to be smooth rendered finish painted to clients specification unless shown otherwise.
 Continuous ridge ventilation to be provided by Redland Dry Ridge Vent O.S.A.
 All dimensions must be checked on site prior to commencing work & adjusted as required.
 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

Roof construction to be concrete tiles to match existing on 20x50mm treated SW timber battens @ gauge to suit, reinforced breathable felt to B.S.747. Trusses to manufacturers details & design @ 400mm ctrs strapped to wall plates, 12.5mmthk foilbacked plasterboard to ceiling soffit c/w artex finish to clients specification.

200x25mmthk fascia with continuous soffit ventilation strip, 100mm white UPVC gutter.

D.P.C. to be hyload rubberoid type min of 150mm above ground level.



Ensure backfill below slab is compacted in 150mm layers to prevent future settlement.

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

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Typical Section.	1:50
Single Storey Lounge Extension to Front & Single Storey Bedroom Extension to Rear of 15 Upperhill Park, Tenby.	
Jan 07.	
DRG.No. 2006/26/07.	

Structure 'u' values	
Cavity Walls	0.35W/m ² k
Ground Floor	0.25W/m ² k
Windows	2.0W/m ² k
Pitched Roof	0.20W/m ² k
Covered Area	0.20W/m ² k
Level Roof	0.16W/m ² k