

Application Ref: NP/13/0128

Application Type Full
Grid Ref: SN13060098
Applicant Mr & Mrs W Vaughan
Agent Mr Steven George
Proposal Proposed single storey rear extension
Site Location 13, The Glebe, Tenby, Pembrokeshire, SA70 8HA
Case Officer Jeff Davis

Summary

Planning permission is sought for the erection of a single storey lean to extension to the rear of the host dwelling and a porch to the front of the dwelling. The proposed extension and porch is considered to be an appropriate form of development and is acceptable in terms of scale, siting and design as well as amenity and other issues. As such, it is considered to comply with the Pembrokeshire Coast National Park Local Development Plan and national planning policy and is recommended for approval, subject to conditions.

This application is before Members as the Community Council has a contrary view to the Officer's recommendation.

Consultee Response

Tenby Town Council: Concern - Members are concerned that the full length window to the north elevation may affect the privacy and amenity of the neighbouring property.

Ecologist - Pembrokeshire County Council: No adverse comments

Tenby Civic Society: No objection

Public Response

A site notice was erected on 10th April 2013 and neighbour letters sent and no responses have been received at the time of writing 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 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 16 - Open Space and Green Wedge

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

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

Officer's Appraisal

Background

The host dwelling is No. 13 The Glebe, a two storey semi-detached property located in Tenby. External finishes include rendered walls, a slate roof and uPVC windows and doors. The ground slopes gently downwards away from the rear of the property and a wall exists at the southern boundary with the attached property (No. 15 The Glebe). A small fence is present to the northern boundary, beyond which the neighbouring property is sited at an angle to the host dwelling with a blank elevation facing the application site. There is a large amount of vegetation at the end of the rear garden and an area of designated Open Space exists beyond this.

Constraints

- Special Area of Conservation – within 500m
- LDP Open Space
- Biodiversity Issue
- LDP Centre: 60pc affordable housing; 30 units/ha

Relevant Planning History

- NP/12/0353 – Planning permission for the rear extension refused on design grounds, (scale and span of fully gabled extension).

Current Proposal

Planning permission is sought for the erection of a single storey lean to extension to the rear of the host dwelling. The proposed extension measures 7.5m in width by 4m in depth with a maximum height of 3.9m. External finishes include smooth render walls, a slate roof and uPVC windows and

doors, as well as a section of cedar boarding to the rear. A lean-to porch is also proposed at the front of the property measuring 2.5m in width by 1.8m in depth with a maximum height of 3.5m. External finishes are to match the host dwelling with render walls, a slate roof and uPVC window and door.

Key Issues

The application raises the following planning matters:-

- Principle of Development
- Scale, Siting and Design
- Amenity and Privacy
- Biodiversity

Principle of Development:

The application property is within the Local Service and Tourism Centre of Tenby and the proposal to construct a single storey extension and lean to porch in this location is acceptable in principle, constituting a small scale addition to the host dwelling.

Scale, Siting and Design:

Criterion 'a' of Policy 15 and criterion 'd' of Policy 30 seek to resist development that would cause significant visual intrusion and Policy 29 seeks to ensure the sustainable design of all new development within the National Park. Criterion 'b' of Policy 30 aims to resist development that is of an incompatible scale with its surroundings whilst insensitively and unsympathetically sited development is resisted by Policy 15 (criterion 'b').

The overall design of the rear extension is considered to be acceptable, constituting a lean-to structure with external finishes matching those of the host dwelling. Although it will be close to No. 15 The Glebe, the overall scale and siting of the proposed rear extension is considered to be sympathetic and compatible with its surroundings. It is set in from both sides of the host dwelling to ensure it reads as a subservient addition and overall, is not considered to be visually intrusive. The porch also raises no issues in this respect, being a small scale addition with materials in keeping with the host dwelling.

The proposal is therefore considered to be acceptable in terms of scale, siting and 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.

The neighbouring property to the north, No. 11 The Glebe, has two windows at first floor level in the south facing elevation, although the proposal is not considered likely to be highly visible from these. There are no windows in the ground floor of this elevation and there is a minimum distance of 6m between the proposal and the boundary with No. 11. Although there will be a glazed section in the north facing elevation of the proposed rear extension, this is not considered to harm the amenity of No. 11 as it will face towards the blank elevation of this property's rear extension and will be at a lower level than this property. As such, there is not considered to be a detrimental impact on the amenity of this property as a result of the proposal.

No. 15 The Glebe to the south forms the other dwelling in this pair of semi-detached properties and has two windows in the ground and first floor of the east facing elevation. The applicant has supplied a model to show the overshadowing potential of the proposal, with No. 15 not being detrimentally affected in this respect for the majority of the day. There are no windows in the south elevation of the proposal so there are not considered to be any issues with overlooking.

There are no properties close enough to be reasonably affected to the east of the dwelling and as such, the extension is considered to be acceptable in terms of amenity and privacy.

Biodiversity:

Pembrokeshire County Council's Ecologist was consulted to assess the proposal's impact on biodiversity though no objections were raised.

Conclusion

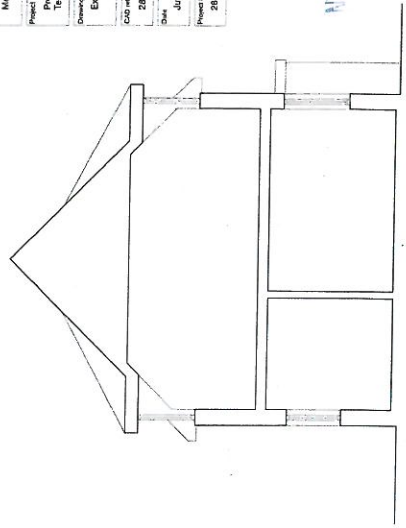
The proposed extension and porch are considered to be acceptable in principle and do not have an adverse impact upon the host dwelling or National Park in terms of their scale, siting and design. The proposal is also acceptable in terms of neighbouring amenity and other issues and as such, is recommended for approval subject to conditions.

Recommendation

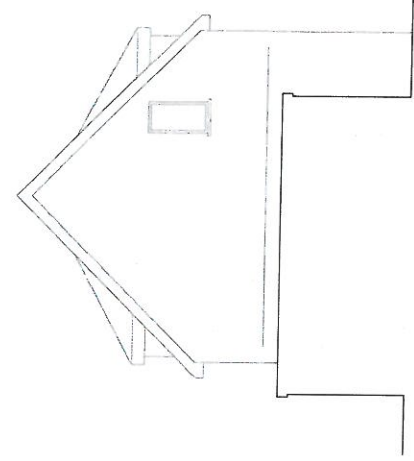
That conditional planning permission be granted.

Client Mr & Mrs Warghan	
Project Proposed extension to 13 The Glens, Terby	
Drawing No. Existing Plans, Elevation & Section	
CD No. 282-01	Revision SG
Date July 11	Scale 1:5000A1
Project No. 282	Drawing No. 01
Revision	

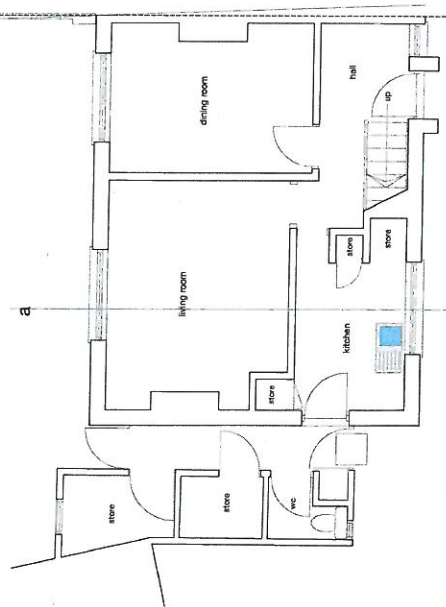
AP 13 1 08



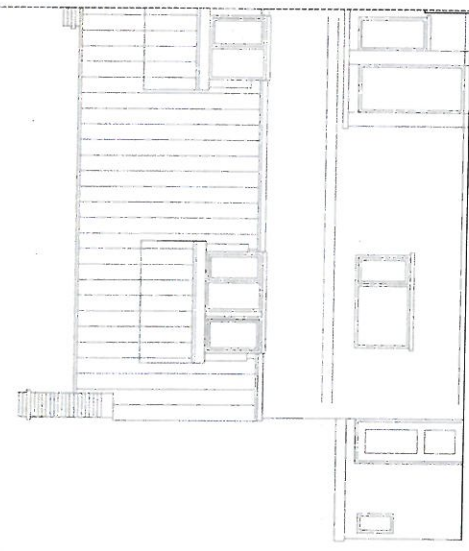
EXISTING SECTION A-A



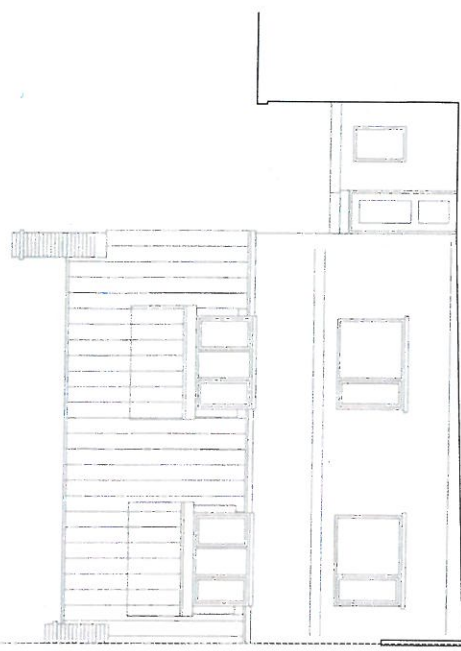
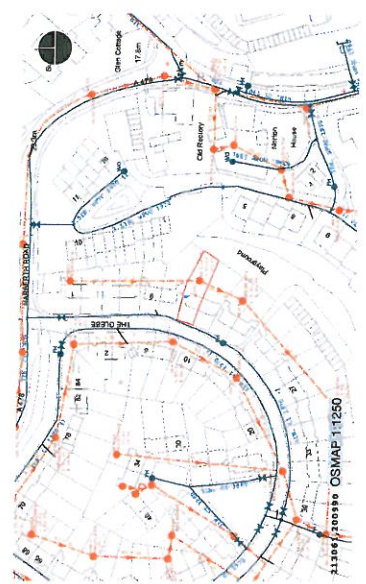
EXISTING SIDE ELEVATION



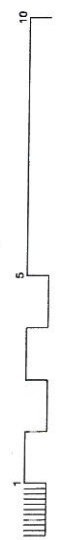
EXISTING GROUND FLOOR PLAN



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



Client: Mr + Mrs Vaughan
 Project: Proposed extension to 13 The Gables,
 Bury
 Drawing Title: Proposed Scheme 9

Drawn: SG
 Date: March '13
 Scale: 1:500 A1
 Project No: 282
 Drawing No: 02

MATERIALS
Roof
 Artificial slate on extension and porch
 (colour bushback) to match existing
 existing.
Rainwater goods - Black UPVC.
Walls - Self coloured smooth render to both
 porch and extension. Feature panels as
 large glazed windows to rear extension.
Windows
 Staffordshire blue facing bricks below DPC.
Windows and External doors - UPVC to
 match existing.
Parade and Large Details - UPVC colour
 white.

The brief for the proposal was to create a
 new rear garden and a new rear extension to
 the rear of the property which would
 include a new rear garden, a new rear
 extension and back with breathable materials,
 south facing rooflights to maximize solar gain
 and a new rear garden with a new rear
 garden.
 The rear extension has a lean to roof, which
 will be a new rear extension to the rear
 extension which has been retained. The new
 extension has a lean to roof, which will be a
 new rear extension to the rear extension,
 extending both to be rear extension.
 The new lean to roof allows light to both the
 extension and the rear extension, creating a
 new rear extension to the rear extension,
 creating a new rear extension to the rear
 extension.
 The introduction of the wrap around corner
 allows the extension to be integrated into the
 existing rear extension, but provides a new
 extension which has been retained. The new
 extension has a lean to roof, which will be a
 new rear extension to the rear extension,
 creating a new rear extension to the rear
 extension.



Application site outlined in red, white inset shows - It's noted that the extension would not be seen from the front elevation and due to location of Marina Gardens, would not be seen from the rear.

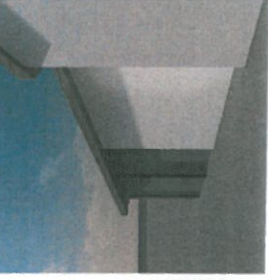
NP 13 1 28



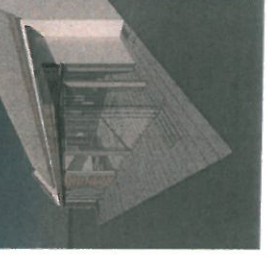
3D MODEL - SIDE



3D MODEL - REAR



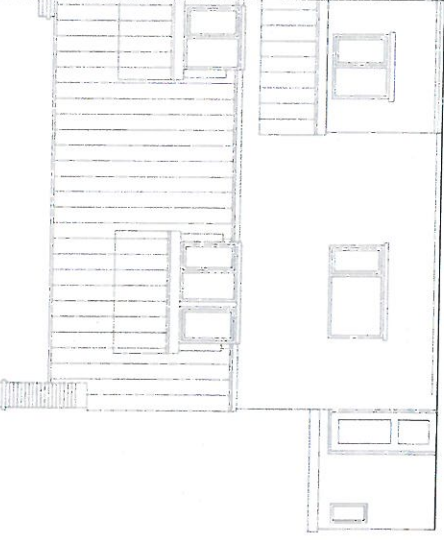
3D MODEL - SIDE



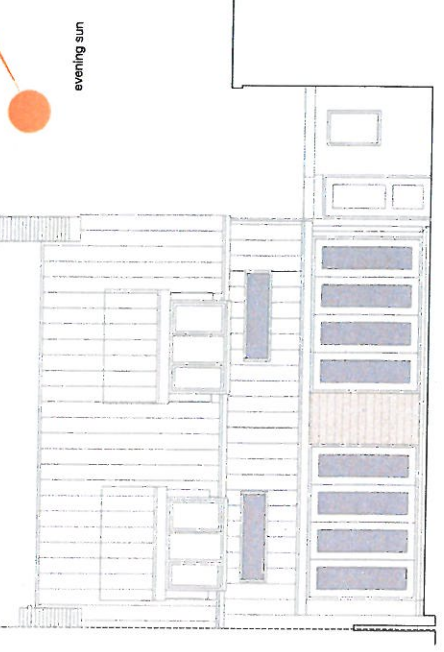
3D MODEL - SIDE



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION