Item 5 - Report on Planning Applications

Application Ref: NP/14/0504

Application Type: Full
Grid Ref: SN12540153
Applicant: Mr A Salisbury
Agent: Mr M Howlett, Sureline Design Services Ltd
Proposal: Construction of raised decking area and replacement of an existing window with French doors
Site Location: 38, Lady Park, Tenby, Pembrokeshire, SA70 8JH
Case Officer: Ceri Porter

Summary

This application is being reported to the Development Management Committee for consideration as the recommendation for approval is contrary to the views expressed by Tenby Town Council. The Town Council recommend refusal on the grounds that the application would not be in keeping with the property frontage within this area.

Planning permission is sought to construct a small decked area to the front of 38 Lady Park, Tenby with glazed balustrading and enlarge an existing window in the front elevation to French doors. Although the proposal would be to the front of the property, the street does not have a strong established building line and the property is set well back from the road at a much higher elevation such that the deck would be positioned inside the existing stepped access and behind the existing detached garage / mature landscaping. The lightweight glass balustrade further reduces any visual impact of the proposal upon the character of the property itself and the wider streetscene. The change from window to French doors would be negligible and there would be limited impact upon neighbour amenity as the proposal would look over the road and front areas of adjacent properties.

Given the above, the proposal is considered to be acceptable having regard to the relevant policies set out in Planning Policy Wales (2014), Technical Advice Notes and the Local Development Plan; and all other material considerations. The application is therefore recommended for approval, subject to standard conditions.

Consultee Response

Tenby Town Council: Recommend refusal on the grounds that the application would not be in keeping with the property frontage within this area.
PCC - Ecologist: No adverse comments
PCNPA - Tree and Landscape Officer: No objection

Public Response

The application has been appropriately advertised, and no representations have been received to date.

Pembrokeshire Coast National Park Authority
Development Management Committee – 3rd December 2014
Policies considered

Please note that these policies can be viewed on the Policies page Pembroke 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 Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW7 Chapter 04 - Planning for Sustainability
PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
SPG05 - Sustainable Design
TAN 12 - Design

Officer's Appraisal

Background

38 Lady Park is a 1.5 storey detached house located to the west of the highway. A single detached garage is located forward of the house, directly alongside the road with steps leading to the house set approximately 3.75m higher.

Evergreen shrubs and semi-mature trees are planted between the garage and the house.

The surrounding area is residential with the properties opposite set at a far lower level again than the application site.

History

No Planning History

Constraints

- Biodiversity Issue
- LDP Centre
- Low Coal Risk
- Recreation Character Area
Current Proposal

This proposal seeks to construct a raised deck to the front of the dwelling by setting a small multi-faceted deck, 3.1m deep at its maximum, to the centre with the existing path way widened to either side. The deck would be 1.4m above ground level at this point. The central multi-faceted section would be set within the existing 2 flights of step that access the property from the detached garage and driveway below. To facilitate this, the footpath on the north west corner of the house would be widened slightly to ensure adequate pedestrian access at this point. A glass balustrade is then proposed to run across the front of the deck. Storage would be available beneath the deck and accessed via a small doorway at either side.

Within the front elevation itself it is proposed to replace one of the existing windows with a set of French doors.

The walls would be finished in painted render to match the house

Key Issues

The main issues in respect of this proposal are the impact upon the visual amenity of the property itself and the streetscene plus any impacts upon neighbouring amenity.

Visual Amenity and Impact on the Streetscene

Policy 8 of the LDP is a strategic policy that 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’ and ‘d’ resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. 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’).

Whilst the proposal would be to the front of the property, the street does not have a strong established building line and the property is set well back from the road at a much higher elevation. As such the deck would be positioned between the two existing steep access steps and behind the existing detached garage / mature landscaping.

It is considered that the lightweight glass balustrade further reduces any visual impact of the proposal upon the limited character of the property itself and within the wider streetscene.
The effect of the change from window to French doors on visual amenity and the streetscene would be negligible therefore in this instance it is considered that the proposed deck to the front elevation would be acceptable.

Neighbouring Amenity

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

Given the orientation of the property and the fact that the deck and French doors will look either across the road (as the existing windows do) or the front gardens and driveways of neighbouring properties; it is considered that the proposal would have limited impact upon the amenity currently enjoyed by neighbouring residents.

Conclusion

The proposal, by reason of its orientation, position and design would represent an appropriate form of development on a street with no strong building line and varied topography. There would be limited impact upon the amenity enjoyed by neighbouring residents. The proposal provides an interesting approach to providing additional usable exterior space on a plot with a small rear garden and overall it is recommended that the proposal be approved subject to standard conditions. As such the proposal complies with the requirements of policies 1, 2, 8, 15, 29 and 30 of the Local Development Plan.

Recommendation

The application be approved subject to conditions to require the following:

- Time limit of 5 years to implement
- In accordance with drawings
front elevation (West)  
(n.b. trees and shrubs omitted for clarity)

existing window enlarged to French doors

glazed balustrading

vent brick

rendered blockwork

cross-section (1:50)

Aco drain against house wall

cement paving slabs

beam-&-block floor

precast concrete lintel over opening

side elevation (North)

glazed balustrading

doorway for access

side elevation (South)