

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.

Item 5 - Report on Planning Applications

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
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

Item 5 - Report on Planning Applications

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.

Item 5 - Report on Planning Applications

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.

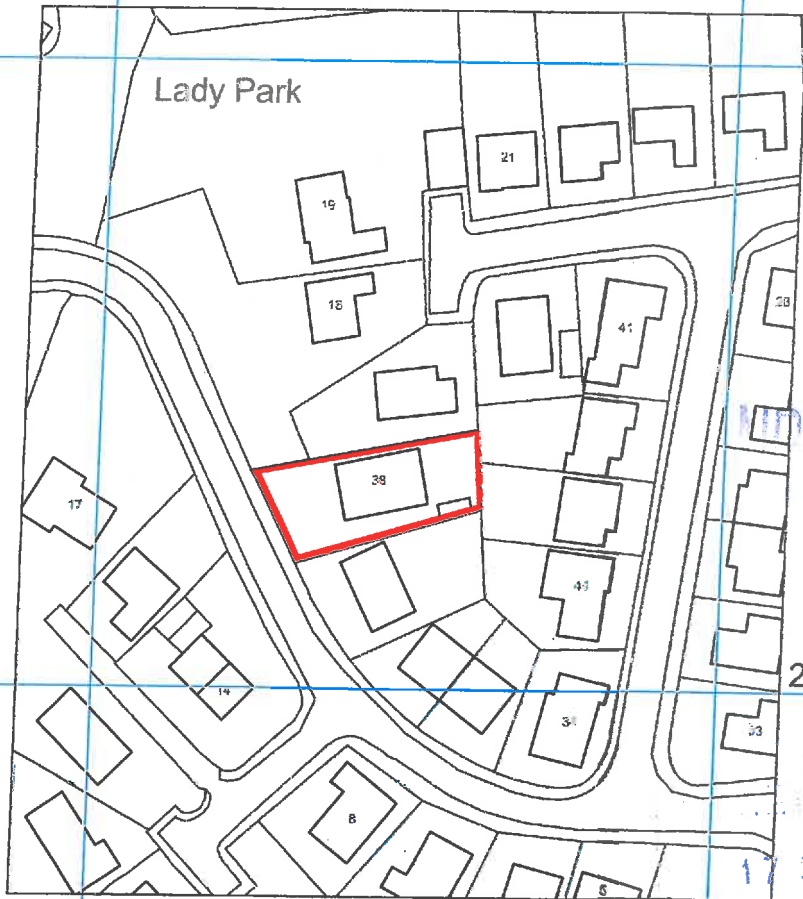
Conclusion

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 useable 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



201600m

Lady Park

14 5 04

201500m

17 SEP 2014

212500m

212600m

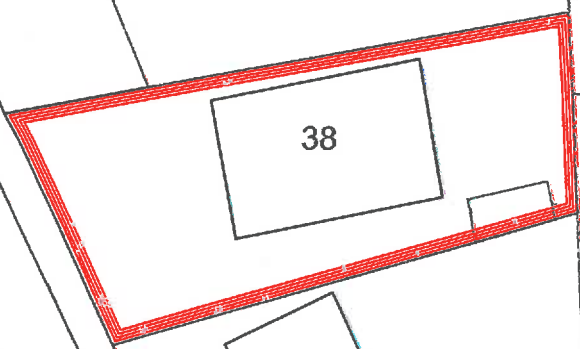
201400m

sureline
 DESIGN SERVICES LTD
 Tel: 07826 705493
 E-mail: mail@sureline.org.uk

Site: 38 Lady Park, Tenby
 Job: Landscaping
 Client: Mr Andrew Salisbury

Drgs: Location plan
 File: 38 Lady Park
 Scale: 1:1250
 Date: 09/09/14 Dm: MDH
 Drg no: lp@2500 REV: B

Lady Park



17 SEP 2014
14 5 04

sureline DESIGN SERVICES LTD	
Tel: 07826 705493 E-mail: mail@sureline.org.uk	
Site: 38 Lady Park, Tenby Job: Landscaping Client: Mr Andrew Salisbury	
Drgs: Site plan	
File: 38 Lady Park	
Scale: 1:500	
Date: 09/09/14	Drm: MDH
Drg no: sp@500	REV: B



Part of the plan
17 Jan 2014

house

concrete pathway

existing pathways and
steps down to driveway

existing retaining walls

N 14 5 04

existing retaining walls
driveway

sureline
DESIGN SERVICES LTD

Tel: 07826 705493

E-mail: mail@sureline.org.uk

Site: 38 Lady Park, Tenby

Job: Landscaping

Client: Mr Andrew Salisbury

Drgs: Block plan - existing

File: 38 Lady Park

Scale: 1:100

Date: 09/09/14

Drn: MDH

Drg no: ex-bp@100

REV: B



retaining walls

NP 14 5 04

Penetration No. 0002
National Park Authority
17 SEP 2014
Authorisation No. 00000000000000000000

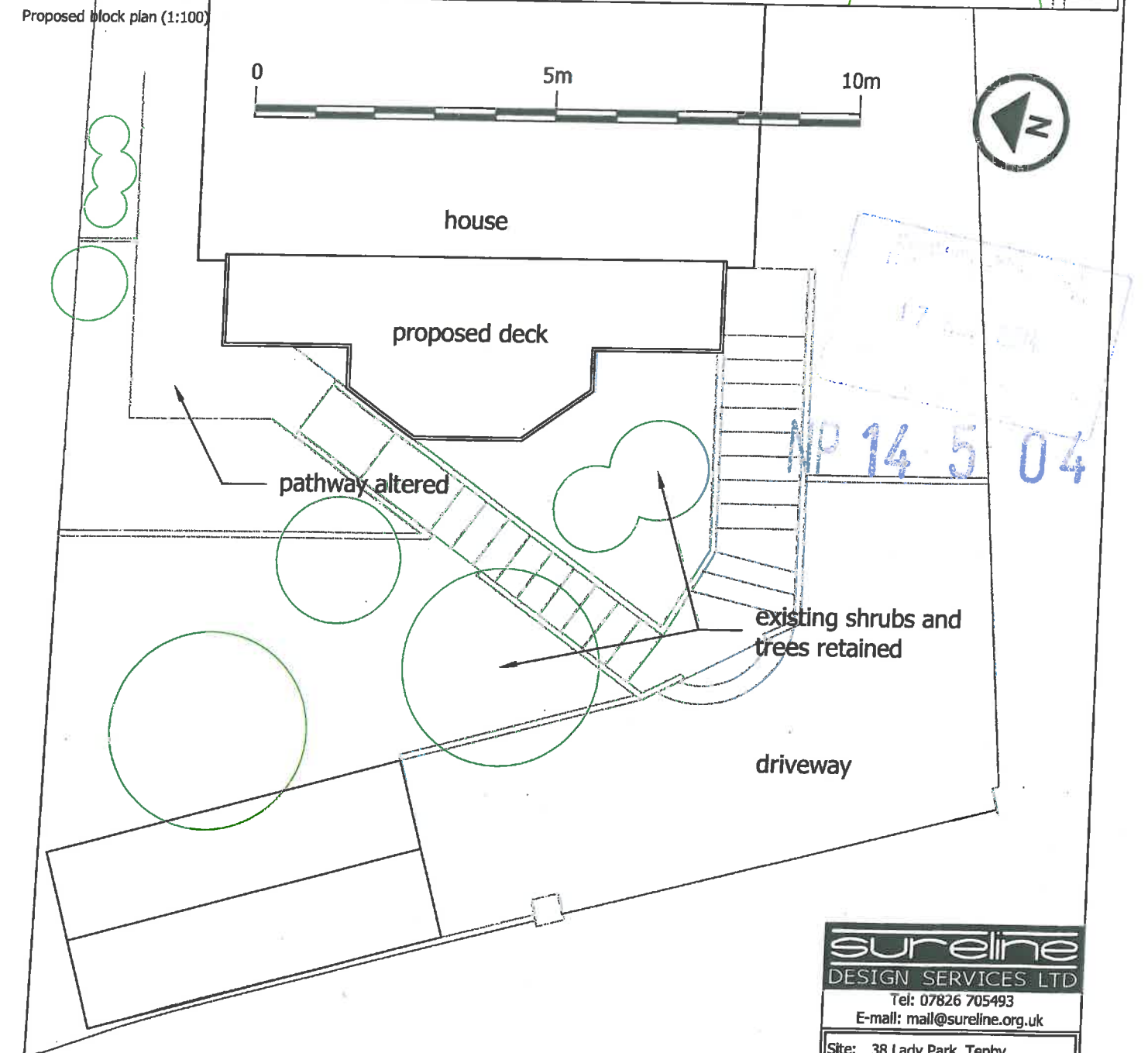
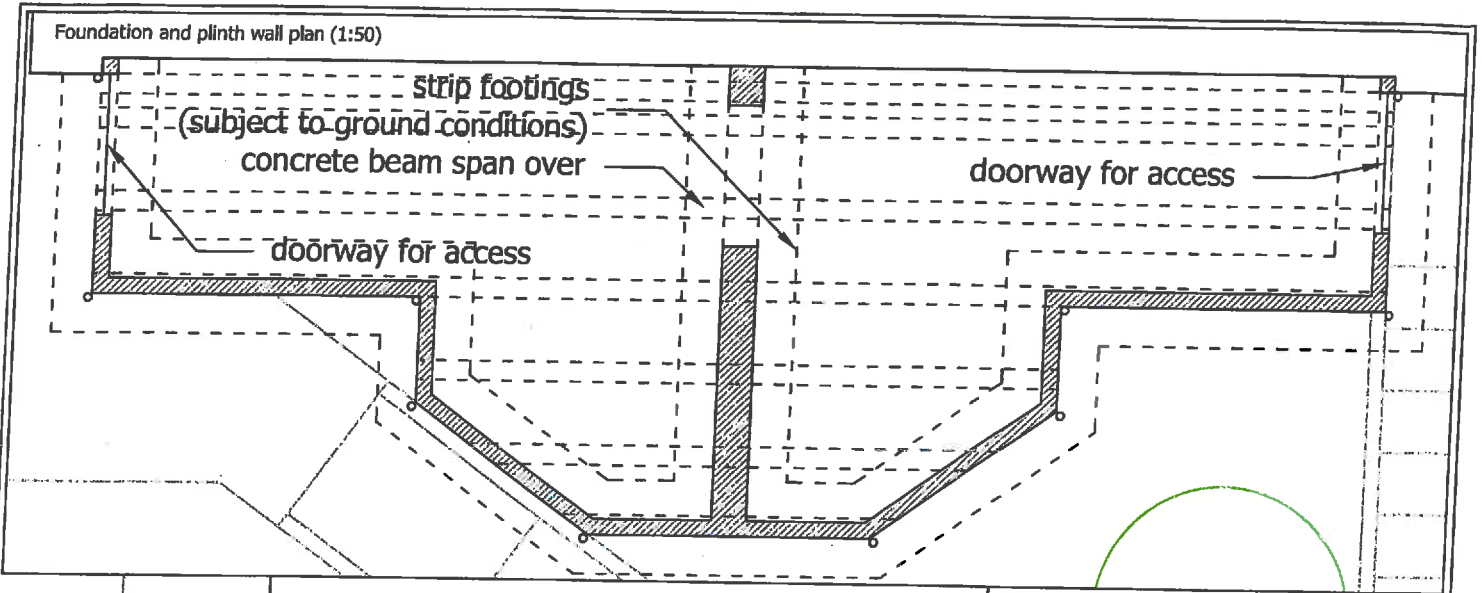
house



sureline
DESIGN SERVICES LTD
Tel: 07826 705493
E-mail: mail@sureline.org.uk

Site: 38 Lady Park, Tenby
Job: Landscaping
Client: Mr Andrew Salisbury

Drgs: Elevations - existing
File: 38 Lady Park
Scale: 1:100
Date: 09/09/14 Drn: MDH
Drg no: ex-el@100 REV: B

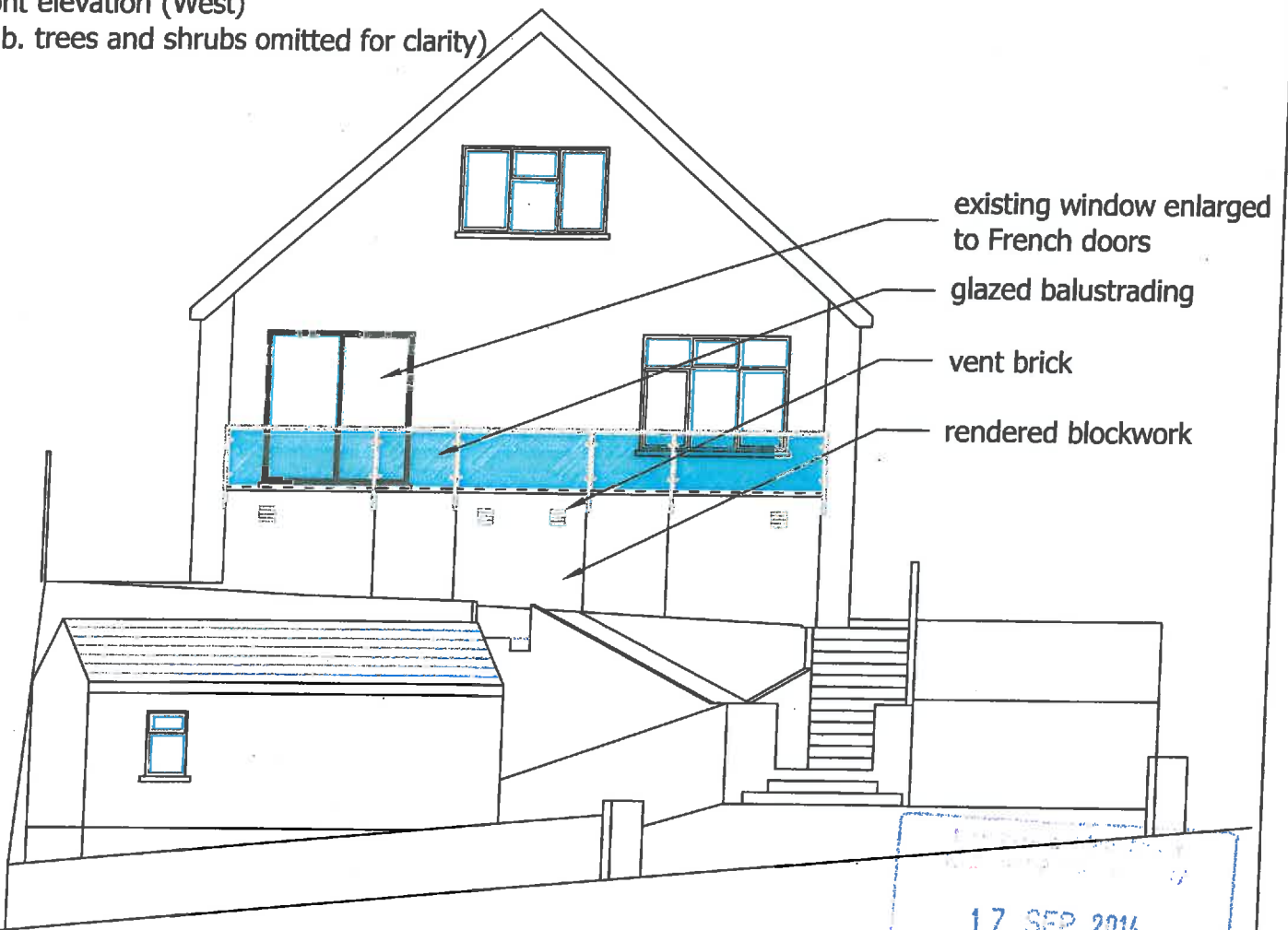


sureline
DESIGN SERVICES LTD
Tel: 07826 705493
E-mail: mail@sureline.org.uk

Site: 38 Lady Park, Tenby
Job: Landscaping
Client: Mr Andrew Salisbury

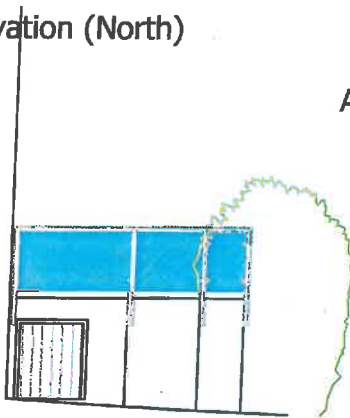
Drgs: Block plan - proposed
File: 38 Lady Park
Scale: 1:100
Date: 09/09/14 Dm: MDH
Drg no: pr-bp@100 REV: B

front elevation (West)
(n.b. trees and shrubs omitted for clarity)



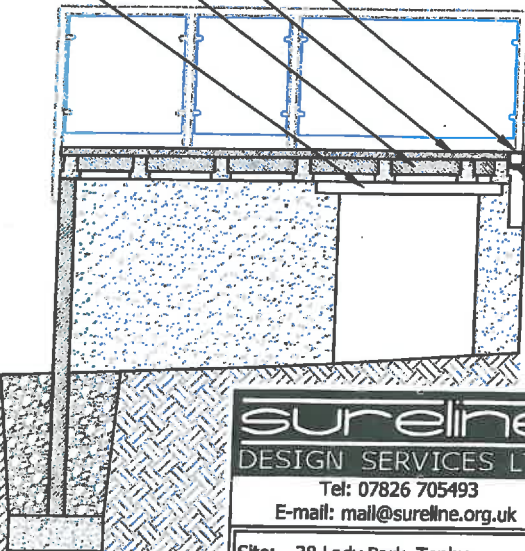
- existing window enlarged to French doors
- glazed balustrading
- vent brick
- rendered blockwork

side elevation (North)



cross-section (1:50)

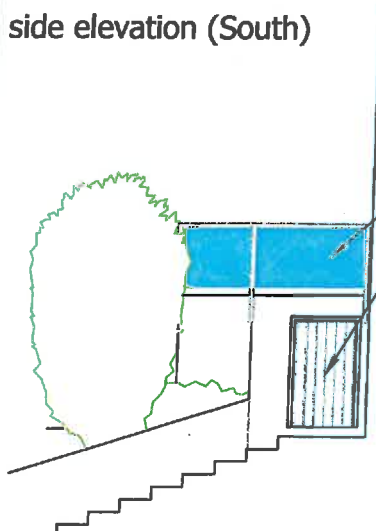
- Aco drain against house wall
- concrete paving slabs
- beam-&-block floor
- precast concrete lintel over opening



17 SEP 2014

NP 14 5 04

side elevation (South)



- glazed balustrading
- doorway for access

sureline
DESIGN SERVICES LTD
Tel: 07826 705493
E-mail: mail@sureline.org.uk

Site: 38 Lady Park, Tenby
Job: Landscaping
Client: Mr Andrew Salsbury

Drgs: Elevations - proposed
File: 38 Lady Park
Scale: 1:100 (section at 1:50)
Date: 09/09/14 Dm: MDH
Drg no: pr-el@100 REV: B