Application Ref: NP/14/0130

Application Type: Full  
Grid Ref: SM75152526  
Applicant: Mr & Mrs B & J Powdrill  
Agent: Pembroke Design Ltd  
Proposal: Sun room extension to rear  
Site Location: 33, Goat Street, St Davids, Haverfordwest,  
Pembrokeshire, SA62 6RF  
Case Officer: Sian Davies

Summary

The application is reported to the Development Management Committee as the applicant is a member of the Scrutiny Committee.

The host dwelling known as, 33 Goat Street is a two-storey, Grade II Listed Building which forms part of a row of terrace properties on the south side of Goat Street which are prominently situated within the centre of St Davids Conservation Area.

Planning permission is sought for the addition of a sun room which will extend from the rear first floor gable, onto the upper terraced area and will therefore appear as a first floor extension when considered together with the existing dwellinghouse. The proposed sun room is considered to be appropriately sited to the rear of the property and will therefore have no impact upon the overall appearance of the street scene nor will it be immediately visible from any public vantage points. The proposed scale, design, materials and finishes of the extension is considered to be sympathetic to the existing architectural style, character and visual appearance of the host dwelling and will therefore have no detrimental impact upon its status as a Grade II Listed Building and will conserve the character of the St Davids Conservation Area. The proposed sun room will provide a use which is ancillary and incidental to the enjoyment of the existing dwelling, and by virtue of its siting, scale and design will not adversely impact upon the residential amenity of the adjoining occupiers. In view of the above, the proposal is considered to be compliant with policies 1, 5, 8, 15, 29 and 30 of the Local Development Plan and subsequent National Guidance and can therefore be supported subject to appropriate conditions.

A consideration of accompanying works requiring listed building consent is contained within the accompanying application for listed building consent (NP/14/0131) and which appears elsewhere on this agenda.

Consultee Response

St Davids City Council: No response received at the time of this report

Planning Ecologist for Pembrokeshire County Council: No response received at the time of this report
Item 6 - Report on Planning Applications

Natural Resources Wales: Standard Advice

Access Officer: No Public Rights of Way affected

Building Conservation Officer: Supports

Public Response

The application has been advertised by display of site notice on the 25 March 2014, and a letter has been sent to adjoining occupiers. No formal responses have been received at the time of this report.

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 05 - St Davids Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW5 Chapter 04 - Planning for Sustainability
PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW5 Chapter 06 - Conserving the Historic Environment
SPG05 - Sustainable Design
SPG06 - Landscape
SPG17 - Conservation Area Proposals
TAN 12 - Design

Officer's Appraisal

Background and History

The host dwelling known as, 33 Goat Street is a two-storey, Grade II Listed Building which forms part of a row of terrace properties on the south side of Goat Street which are prominently situated within the centre of St Davids Conservation Area.

St Davids is identified as a Local Centre for the purpose of Pembrokeshire Coast National Park adopted Local Development Plan (LDP). The house dates from the later C19 and has a colour-washed façade with sash windows.
including ground floor bays. The detail was restored in 2013. The property has a rear wing beyond with steps leading up to the terraced garden.

A consideration of accompanying works requiring listed building consent is contained within the accompanying application for listed building consent (NP/14/0131).

**Relevant Planning History**

NP/11/511 – Certificate of Lawfulness for use as domestic dwellinghouse. 33 Goat Street, St Davids. Approved on 26 January 2012.

NP/10/306 – Listed Building Consent for removing forecourt surfacing, build new forecourt walls and provide traditional hand-gate & railings. 33 Goat Street, St Davids. Approved on 2 November 2010.

NP/10/305 – Planning permission for removing forecourt surfacing, build new forecourt walls and provide traditional hand-gate & railings. 33 Goat Street, St Davids. Approved on 10 September 2010.

NP/00/195 – Listed Building Consent for painting the exterior of the property. 33 Goat Street, St Davids. Approved on 11 August 2000.

**Constraints**
Biodiversity Issue
Historic Landscape
Safeguarding Zone
Rights of Way Inland – within 50m
Ancient Monument – within 50m
Hazardous Zones
LDP Centre: 50pc aff housing: 30 units/ha
Recreation Character Areas
Listed Building – within 10m
Conservation Area

**Current Proposal**

This application seeks planning permission for the addition of a sun room which will extend from the rear first floor gable, onto the upper terraced area and will therefore appear as a first floor extension when considered together with the existing dwellinghouse. The proposed structure will be placed on top of the existing terrace walls, and will measure approximately 2.7m long by 4.5m wide and 3.55m in height to the apex of the roof. The existing low walls will be retained and masonry painted, with the upper sections in painted joinery, and the structure will be built from glazed panels on timber structure with painted joinery. The proposed sun-room will be accessed internally at first floor level via an existing doorway with access directly to the upper terraced garden.
Key Issues

The application raises the following planning matters:-

- Principle of Development
- Siting, Sustainable Design and Impact on the Listed Building and Special Qualities of the National Park
- Impact on the Conservation Area
- Amenity and Privacy

**Principle of Development:**
The application site is located within St Davids Local Centre, and Policy 5 of the LDP sets out the type of development that is permitted within the centre. The proposed sun room will be for a purpose which is ancillary and incidental to the enjoyment of the existing dwellinghouse, and is therefore considered to be compliant with the relevant policies as contained within the LDP and can be supported in principle.

**Siting, Sustainable Design and Impact on the Listed Building and 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 qualities will be protected and enhanced. Policy 15 of the 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. Criteria ‘d’ and ‘e’ resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fail to incorporate important traditional features.

Policy 29 of the LDP states that all proposals will be expected to demonstrate an integrated approach to design and construction, and will be required to be well designed in terms of place and local distinctiveness (criterion ‘a’). This policy is supported by a supplementary planning guidance on Sustainable Design which provides further guidance on promoting high quality, sustainable design within the National Park.

The rear garden is only accessible through the main house and is on two different levels, with steps leading to the upper terraced and garden area. The proposed sun room extension will extend from the rear first floor gable, onto the existing upper patio area with the utility store room beneath and will therefore form part of a two storey extension when considered together with the existing dwellinghouse. It is considered that the proposed sun room extension is appropriately sited, within the rear upper terrace area of the garden and placed on top of the existing terrace walls, which allows it to sit comfortably within the existing fabric of the dwelling. As a result, the proposal will have no impact on the overall appearance of the street scene nor will it be visible from public vantage points as the area is enclosed by neighbouring rear gardens and landscaping.
The ridge height of the proposed sun room will be set slightly lower than the ridge height of the main house, and the extension will only extend from the rear elevation of the main house by 2.7m. As a result the extension can be read as a subservient element to the existing dwelling and will therefore not be unduly dominant nor will it be visually intrusive within the immediate and wider landscape. The roof pitch of the proposed sun room will match the roof pitch of the main house and will be built using glazed panels on timber structure. As such the proposed design, materials and finishes of the extension is considered to be sympathetic to the existing architectural style, character and visual appearance of the host dwelling and the surrounding area.

In view of the above the proposed sun room, by reason of its siting, form, scale and design will not detract from the buildings special architectural or historical interest or its status as a Grade II Listed Building, nor will it have any detrimental impact on the special qualities of the National Park. Accordingly the proposal is considered to be compliant with policies 8, 15 and 29 of the Local Development Plan and can be supported.

Impact on the Conservation Area:
The National Park has adopted a proposal statement for each Conservation Area as a supplementary planning guidance to the LDP. The statements set the context for considering the effect of development proposals on the character and appearance of the conservation area. The proposal document will support the policies of the LDP and will be a material planning consideration in determining applications for development affecting St Davids Conservation Area.

The proposed sun room will not be immediately visible from the wider landscape due to its siting to the rear of the property which is enclosed by neighbouring rear gardens and landscaping. Furthermore the proposal is considered to be of an acceptable form, scale and design which allows it to sit comfortably within the existing fabric of the main dwelling. As such, the proposal will conserve the special qualities which contribute towards St Davids Conservation Area and therefore can be supported in accordance with the Building Conservation Officer’s recommendation.

Amenity and Privacy:
Policy 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supportive text at paragraph 4.136 explains that the policy aims “to protect the amenity enjoyed by people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity”
Policy 30 is a criteria based policy setting out that development will not be permitted where it has an unacceptable impact on amenity particularly where, a) the development is for a use inappropriate for where people live or visit and/or; b) the development is of a scale incompatible with its surroundings; and/or; c) the development leads to an increase in traffic noise or odour or light which has a significant adverse impact; and/or; d) the development is visually intrusive.

The proposed sun room will provide a use which is considered to be ancillary and incidental to the enjoyment of the main house, and is therefore considered to of a use which is appropriate and compatible with the surrounding area. The proposed sun room will be sited within the existing upper floor terraced area of the rear garden, and will only extend from the existing rear wall by 2.7m. Therefore the proposal will not result in the overdevelopment of the original garden area and as such the property will continue to offer sufficient amount of private amenity space.

The property forms part of a row of terraced properties and therefore a degree of mutual overlooking of rear gardens is inevitable. Whilst the proposed extension is considered to be at first floor level when considered together with the existing dwelling, the rear gardens of the adjoining properties are also on an elevated landscape and therefore the proposed sun room will not be elevated above the rear gardens of the neighbouring properties. Furthermore the proposed extension will be sited within the footprint of the existing patio area which can currently be used as a seating area. In addition, the rear gardens of the adjoining properties are bounded by relatively high stone walls and mature shrubs and therefore it is considered that the proposal will not result in an unacceptable degree of overlooking of neighbouring properties. Furthermore the proposed sun room, by reason of its siting, form, scale and glazed elevations will not be overbearing to neighbours or result in an unacceptable loss of daylight or sunlight to neighbouring properties. Accordingly, the proposal will have no detrimental impact upon the residential amenity of the surrounding dwellings and is therefore compliant with policies 29 and 30 of the Local Development Plan.

**Conclusion**

The proposed sun room is considered to be appropriately sited to the rear of the property and will therefore have no impact upon the overall appearance of the street scene nor will it be immediately visible from any public vantage points. The proposal is considered to be of an acceptable form, scale and design which is sympathetic to the architectural style, character and visual appearance of the existing dwelling and will therefore have no detrimental impact upon its status as a Grade II Listed Building and will conserve the character of the St Davids Conservation Area. The proposed sun room will provide a use which is ancillary and incidental to the enjoyment of the existing dwelling, and by virtue of its siting, scale and design will not result in an overdevelopment of the plot nor will it adversely impact upon the residential amenity of the adjoining occupiers. Accordingly, the proposal is considered to
be compliant with policies 1, 5, 8, 15, 29 and 30 of the Local Development Plan and subsequent National Guidance.

The statutory consultation period for advertising this application will not expire until after the date of the committee. As such it is necessary to seek delegation to the Head of Development Management to issue consent providing that no adverse comments are received following the meeting. The application is therefore recommended for delegation to the Head of Development Management to issue approval following the expiry of the consultation period, subject to appropriate conditions relating to the standard time of 5 years, that the development is to be undertaken strictly in accordance with the deposited plans and that all external materials and finishes used are in accordance with the application form, and subject to no adverse comments being received following the meeting.

Recommendation

That the application be delegated to the Head of Development Management to issue approval following the expiry of the consultation period, subject to appropriate conditions relating to the standard time of 5 years, that the development is to be undertaken strictly in accordance with the deposited plans and that all external materials and finishes used are in accordance with the application form and subject to no adverse comments being received following the meeting.