

## Item 6 - Report on Planning Applications

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### **Application Ref: NP/14/0130**

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

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**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 Pembrokehire 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 Pembrokehire 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 Pembrokehire Coast National Park adopted Local Development Plan (LDP). The house dates from the later C19 and has a colour-washed façade with sash windows

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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.

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### 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.

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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"*

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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 be 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

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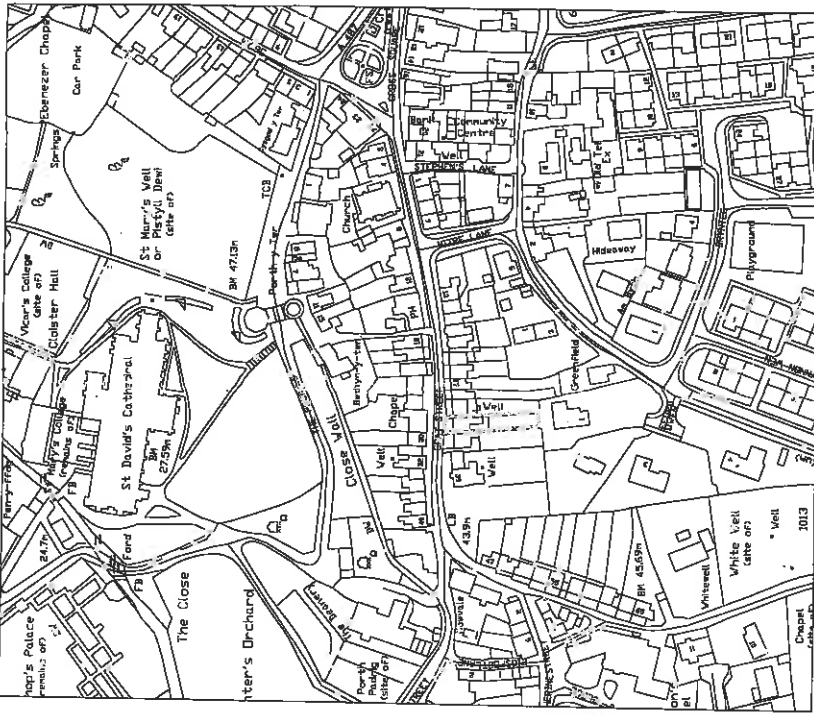
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be compliant with policies 1, 5, 8, 15, 29 and 30 of the Local Development Plan and subsequent National Guidance.

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.



# LOCATION PLAN

**FOR PLANNING PURPOSES ONLY**

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The contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.

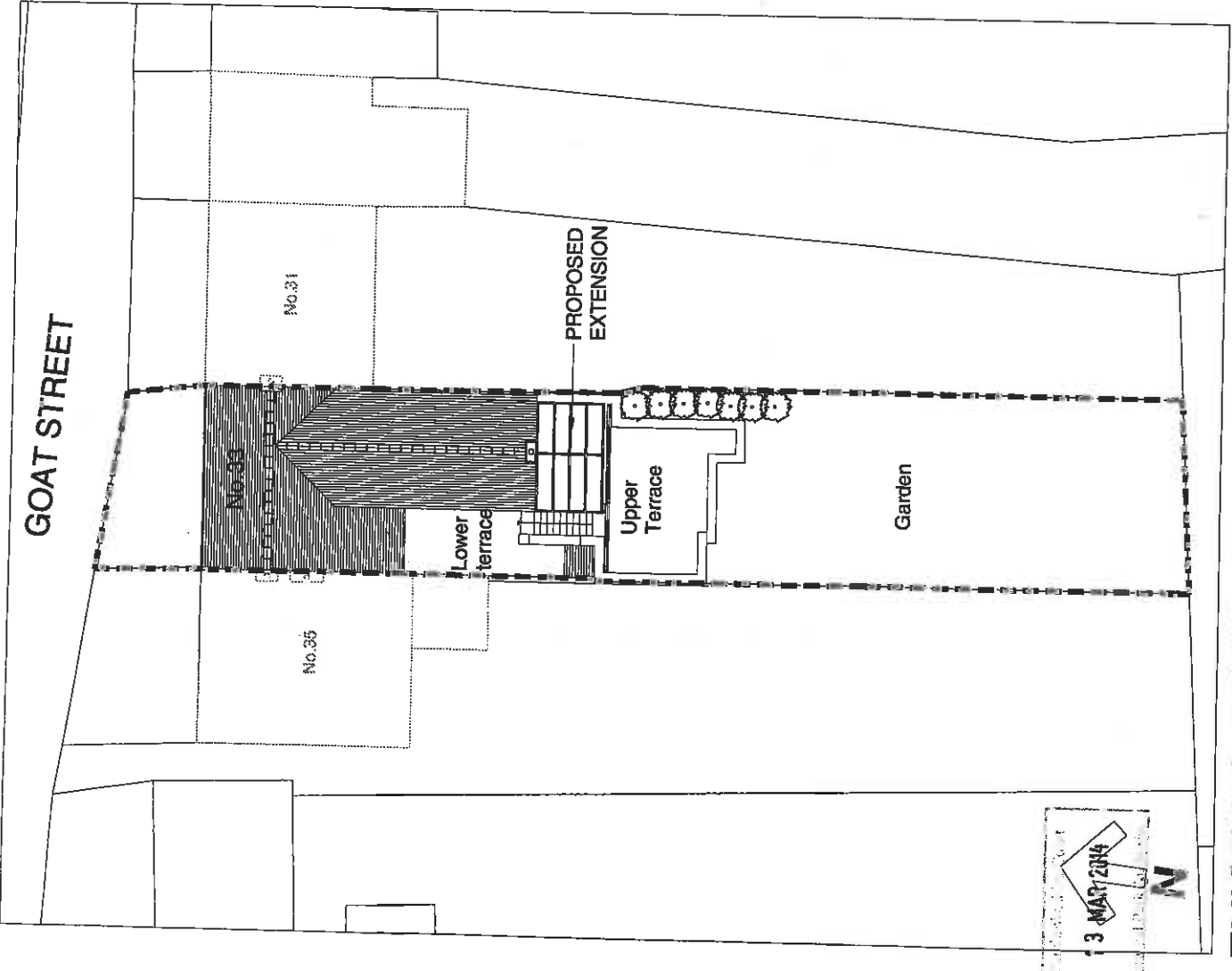
Work to agreed dimensions.

The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require services maintenance in accordance with current best practice and the manufacturers recommendations.

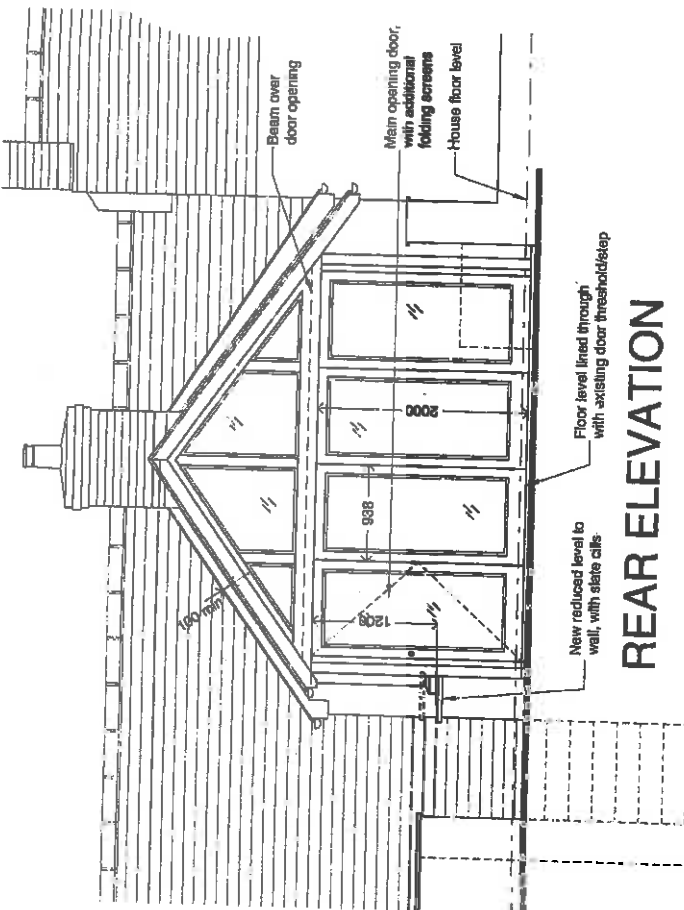
The architect's drawings are to be read in conjunction with the engineers and all specialist manufacturers' suppliers drawings.

REVISIONS NOTES:	DATE	REV
1. Pembroke Design Ltd 2013		
<b>PROPOSED SITEPLAN / LOCATION PLAN</b>		
Project		
<b>PROPOSED CONSERVATORY EXTENSION TO 33 GOATS STREET, ST. DAVIDS, PEMBROKESHIRE.</b>		
Client		
<b>MR &amp; MRS B. POWDRILL</b>		
<b>PEMBROKE DESIGN</b>		
LIMITED		
Scale	Engine File	Sheet No
1:2500/200	A3	8608
Drawn	Checked by	Draw No
PNW	FEB 2014	004

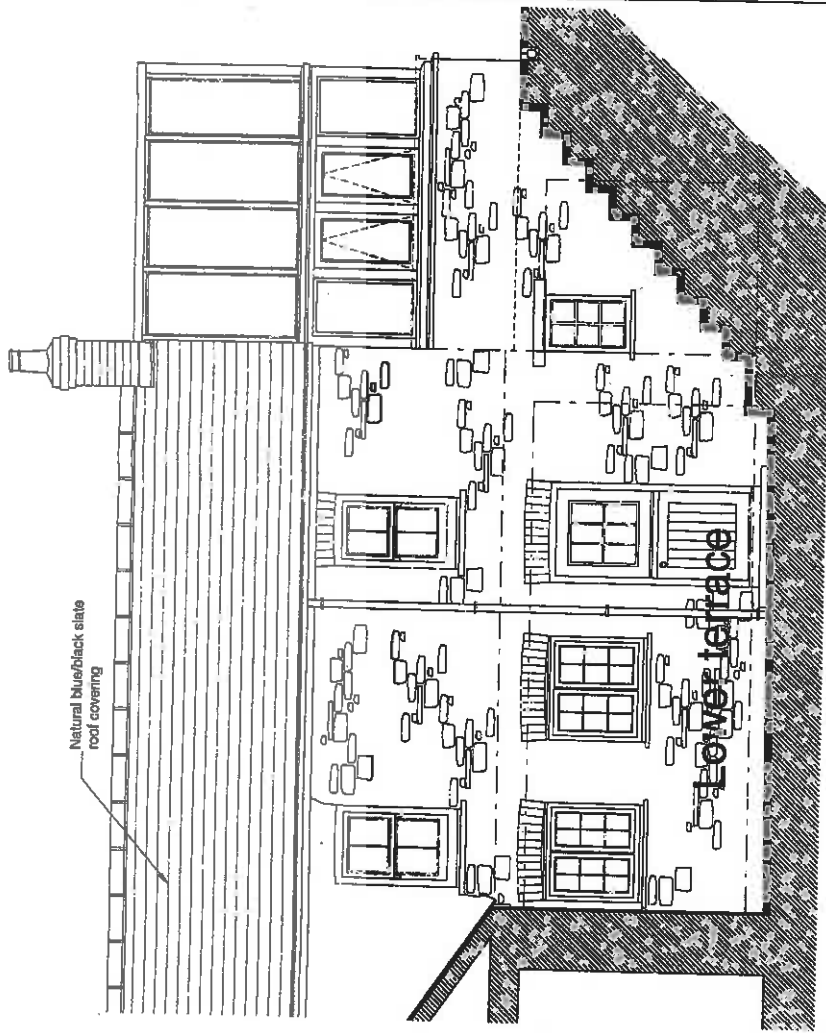


# EXISTING SITEPLAN





**REAR ELEVATION**



**SIDE ELEVATION**

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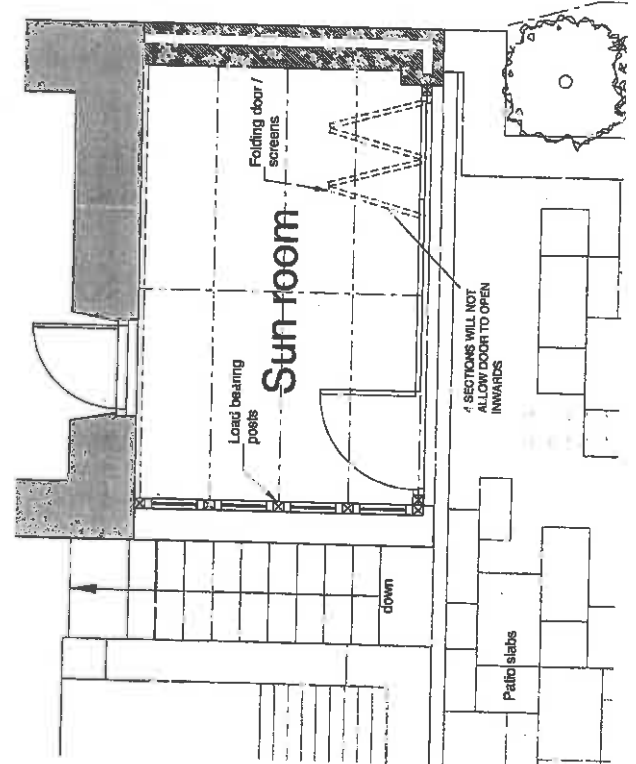
The contractor is to check all levels and dimensions before commencing, and any discrepancies are to be reported immediately to the consultants.

Work to figured dimensions.

The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require a service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architects drawings are to be read in conjunction with the schedule and all specialist manufacturers / suppliers drawings.



REVISIONS	NO. / DATE	BY
	2 / 14 / 2013	
© Pembroke Design Ltd 2013		
<b>PROPOSED PART FLOOR PLAN &amp; PART ELEVATIONS</b>		
Project: <b>PROPOSED CONSERVATORY EXTENSION TO 33 GOATS STREET, ST. DAVIDS, PEMBROKESHIRE.</b>		
Client: <b>MIR &amp; MRS B. POWDRILL</b>		
<b>PEMBROKE DESIGN</b>		
L I M I T E D		
Scale: 1:50	Sheet No: A3	Draw No: 6808
Designed: MCW	Date: FEB 2014	Drawn by: PNW
<small>                 10 PEMBROKE DESIGN LTD                  10, WINDY HILL                  ST. DAVIDS, PEMBROKESHIRE, SA20 8JG                  01646 611111                  01646 611112                  01646 611113                  01646 611114                  01646 611115                  01646 611116                  01646 611117                  01646 611118                  01646 611119                  01646 611120             </small>		

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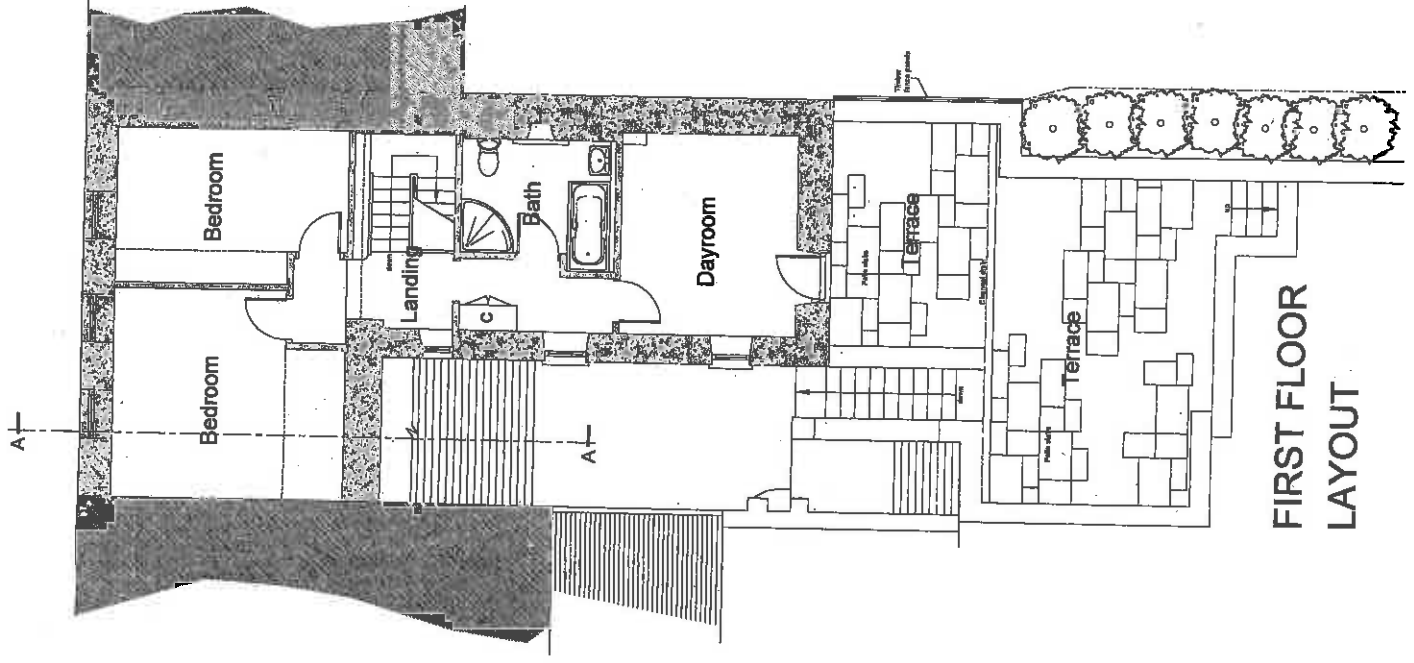
Work to agreed dimensions.

The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specifications, whether referred to in detail or not, without extra payment in respect thereof.

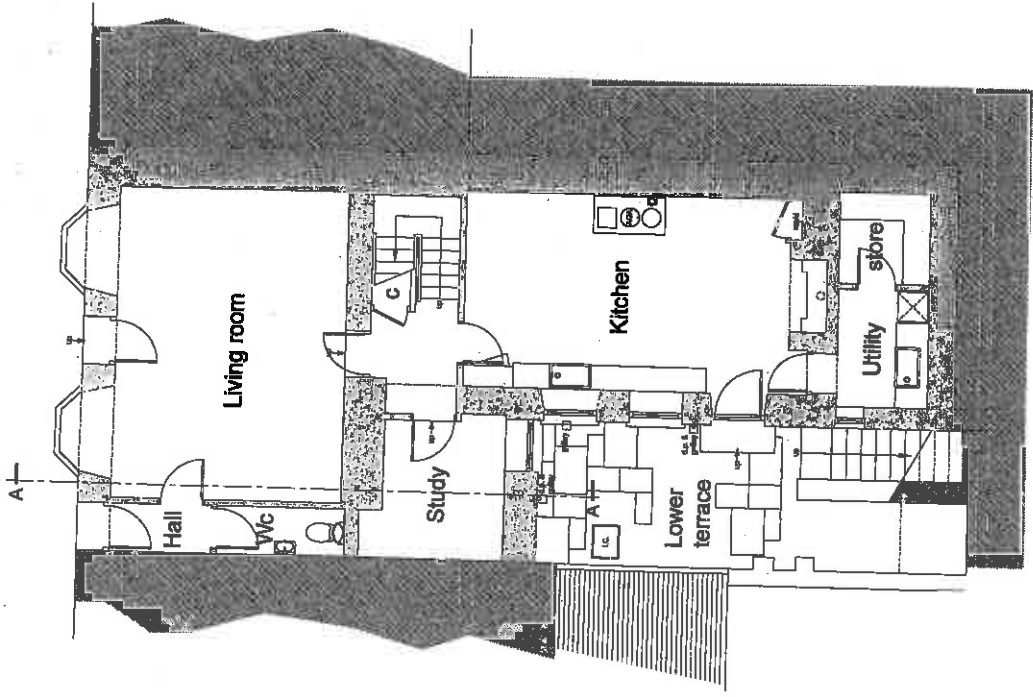
The finished building will require regular maintenance in accordance with certain and precise and the manufacturers recommendations.

The architect drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

Pembroke's NOTES		DATE	REV
© Pembroke Design Ltd 2013			
EXISTING FLOOR LAYOUTS			
PROJECT			
PROPOSED CONSERVATORY EXTENSION TO 83 GOATS STREET, ST. DAVIDS, PEMBROKESHIRE			
Client			
MR & MRS B. POWDRILL			
PEMBROKE DESIGN			
L I M I T E D			
CHARLES L. POWDRILL 10 PEMBROKE AVENUE 10 PEMBROKE AVENUE ST. DAVIDS, PEMBROKESHIRE SA20 8JH TEL: 01323 821272 FAX: 01323 821273 EMAIL: info@pembroke-design.co.uk www.pembroke-design.co.uk			
Drawn	Scale	Original Size	Job No
PNW	1:100	A3	8608
Design	Date	Checked by	Draw No
PNW	FEB 2014		002



**FIRST FLOOR LAYOUT**



**GROUND FLOOR LAYOUT**

13 MAR 2014