
Application Ref: NP/14/0060

Application Type	Full
Grid Ref:	SN13370520
Applicant	Mr A Mattick
Agent	Mr Hywel Rees
Proposal	Proposed demolition of existing single storey flat roof playroom/study, utility room and construction of two storey extension incorporating two bedrooms, family room and utility room
Site Location	13, Whitlow, Saundersfoot, Pembrokeshire, SA69 9AE
Case Officer	Caroline Phillips Bowen

Summary

This planning application is put before members due to the officers' recommendation for conditional approval being contrary to that of the Community Council

Householder planning permission is sought to demolish an existing single storey flat roof section of a modern two-storey dwelling, and to re-build a two storey extension which will provide additional living accommodation for the existing house.

Following consultation, no objections have been received from neighbouring properties or statutory consultees, but an objection has been received from Saundersfoot Community Council, who object to the proposal on the grounds that it was concerned that the application was too large and was out of character with the surrounding properties in that area.

The main dwelling has a broad gable profile facing the main estate road, and the new extension will be located off the east side elevation. As the existing flat roof structure is not structurally capable of being extended above, this will be demolished, and the new extension created on the same footprint. It is considered that the level of extension would be subservient to that of the original house, and the design introduces stepped roof profiles to break up the mass of the new structure. The extension provides additional living accommodation for the existing house, and adequate private parking and amenity space can still be provided for the property. The wider setting is within a large modern residential estate, where there is a mix of single storey and two storey dwellings of varying design and external appearance. The use of a variety of roof details and profiles adds individuality to an otherwise plain dwelling – this would not be considered to be visually harmful to the modern setting. In light of this officers would support the application, and the recommendation is of approval subject to standard conditions and conditions recommended by statutory consultees.

Consultee Response

Saundersfoot Community Council: Concern - Extension too large and out of character with surrounding area properties.

Coal Authority: No adverse comments - Householder Informative note

Ecologist - Pembrokeshire County Council: No adverse comments

PCC - Transportation & Environment: Conditional Consent

Public Response

A site notice was posted in accordance with statutory requirements, and neighbouring properties notified by letter. No objections have been received at the time of writing this report, and any further responses received will be verbally reported at committee.

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 04 - Saundersfoot 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

LDP Policy 32 - Surface Water Drainage

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

SPG05 - Sustainable Design

TAN 12 - Design

Officer's Appraisal

Background and site description

The application site is a modern detached two-storey dwelling house, which has a single storey flat-roofed section to its eastern side. The dwelling is situated in a large garden plot to the southern flank of the main estate road, and is within a large modern residential estate located to the northern outskirts in Saundersfoot.

The house is set within landscaped gardens, with off-street parking to the front of the house, and there are properties either side, sited in a 'stepped' building line.

Constraints.

- Biodiversity
- Recreation Character Areas
- Surface Coal
- High Coal Risk

Previous planning history.

- NP/07/129 – Alterations and extension comprising a single storey lean-to side extension and front porch. Approved.

Current proposal

The application seeks permission to demolish an existing flat roof part of the house, and to construct a two storey extension to provide additional bedrooms and living space. The extension measures 6.1 metres to the ridge, with the main house measuring 7.5 metres to the roof ridge. The footprint of the extension measures 6.5 metres in width by 8.6 metres in depth, and the external finishes of the walls, roof, windows and doors will be to match those of the original dwelling. A Juliet balcony is proposed to the south facing first floor window.

No other alterations are proposed to the existing boundaries or garden; or to the existing vehicular and pedestrian accesses to the application site.

Key issues.

- Policy
- Siting and sustainable design
- Amenity and privacy
- Access and parking
- Biodiversity
- Other material considerations

Policy

Policy 4 refers to the Saundersfoot Local Centre and lists amongst the land use priorities the aim to meet the housing, in particular the affordable housing needs of the local area.

Policy 15 concerns the conservation of the Pembrokeshire Coast National Park, and advises (amongst other issues) that development that is insensitively or unsympathetically sited within the landscape and/or introduces or intensifies a use which is incompatible with its location will not be permitted. The main dwelling is located in a densely developed area which is a mix of single storey and two storey dwellings. Many of the properties have been

extended, and the proposed development would be in keeping with this existing pattern of development.

Policy 30 refers to issues of amenity, where development will not be permitted where it is inappropriate or incompatible to its surroundings. The dense pattern of development at this location means that care has to be taken to ensure new development does not appear overwhelming; and that a reasonable level of amenity and privacy can be retained for both existing occupier and new development. It is considered that the new development is appropriate to the setting, and that there is adequate separation between the application site and neighbouring properties to maintain adequate levels of private amenity and privacy.

Siting and sustainable design

The new extension will be constructed on the footprint of an existing single storey flat roof part of the house – the extension will, therefore, closely relate to the mass of the main house.

In respect of the proposed design, the extension is kept lower than the main roof pitch, and extends off the eastern roof slope. A stepped roof approach has been chosen to minimise the visual impact of the scale and mass of the addition; and to introduce some individuality to the otherwise plain dwelling design. The external finishes and fenestration will match those of the main house.

Amenity and privacy

In terms of amenity, the extension will provide further residential accommodation, which will be used as part of the existing dwellinghouse use, and would not be incompatible with its surroundings. The extension is not considered to lead to the intensification of the site – many properties in this location have extended their accommodation, and the plans illustrate that adequate private amenity space would still be available for the household.

In respect of privacy – there are windows proposed to the front north facing elevation and rear south facing elevation (including a Juliet balcony). The eastern gable of the extension is blank, save for a small rooflight at ground floor to light a downstairs wc. There would be no adverse impact to the neighbour to the east, who is sited slightly forward of the application dwelling, as there would be no overlooking to that dwelling. There are dwellings to the front and rear of the site at a distance of approximately 18 to 20 metres, therefore, there is considered to be sufficient separation to ensure that a reasonable level of privacy can be maintained between the application site and the neighbours surrounding the site.

Access and parking

No alterations are proposed to the existing vehicular and pedestrian access to the site. As additional bedrooms are proposed, the Highways Development

Control Officer was consulted. He recommended conditional consent, advising that;

'Currently there is parking on the driveway for two cars side by side, but the garage has been converted to a playroom. The access has been widened by at least 1 metre, but the footway and kerbs have not been dropped. There will be a substantial increase in the floor space of the accommodation, making it a large 4/5 bedroom dwelling. There should be 3 spaces for parking, which could be either in a row or the third space could be provided in the front garden.'

A condition requiring the details of parking was recommended.

Biodiversity

The Authority's Ecologist was consulted, as biodiversity has been identified as a constraint on the application site, but made no adverse comments..

Other material considerations

Coal Authority –

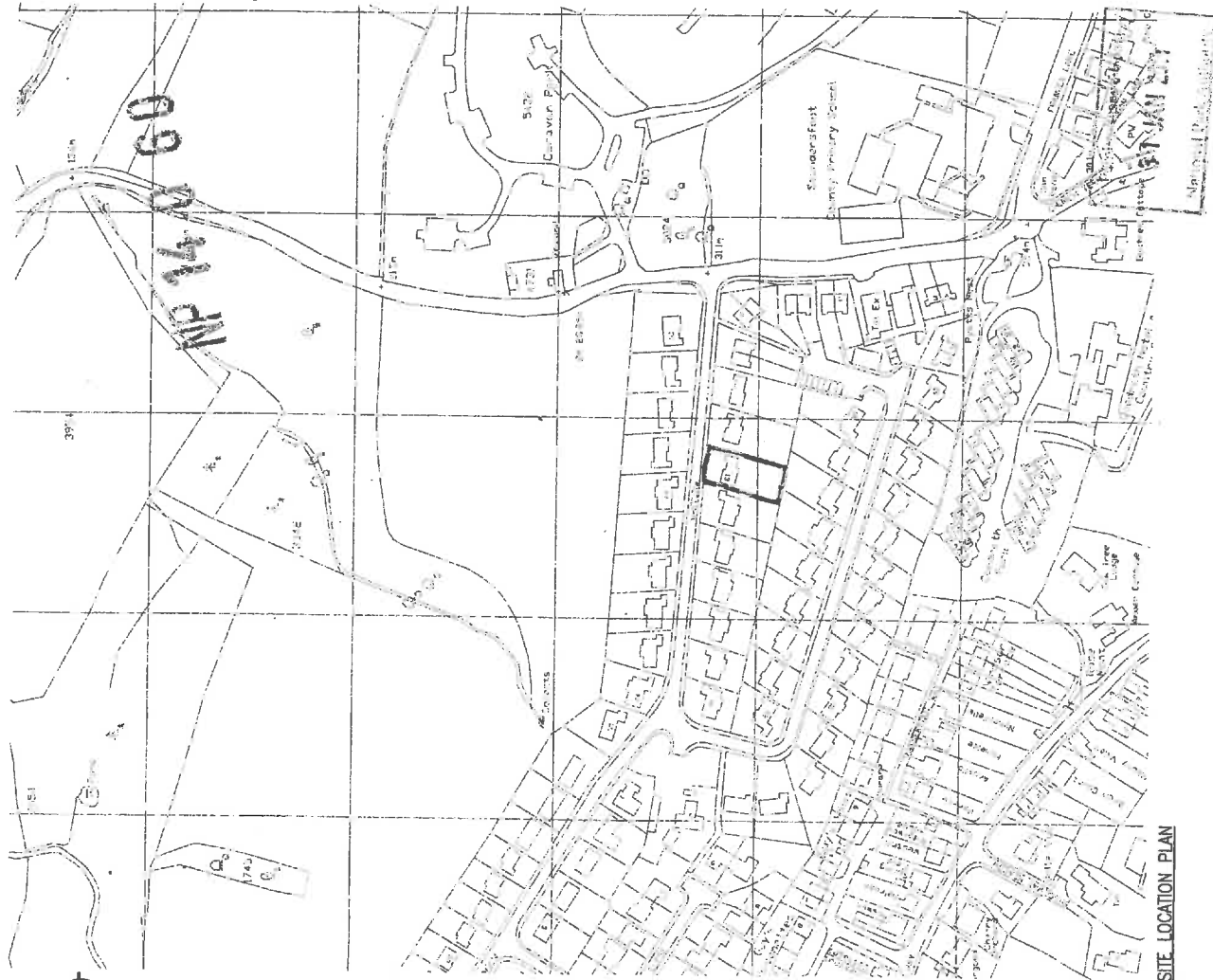
The site is identified as High Risk Coal, therefore the Coal Authority were consulted. They made no objection to the proposal, subject to their Householder Informative Note being attached to any grant of consent.

Conclusion

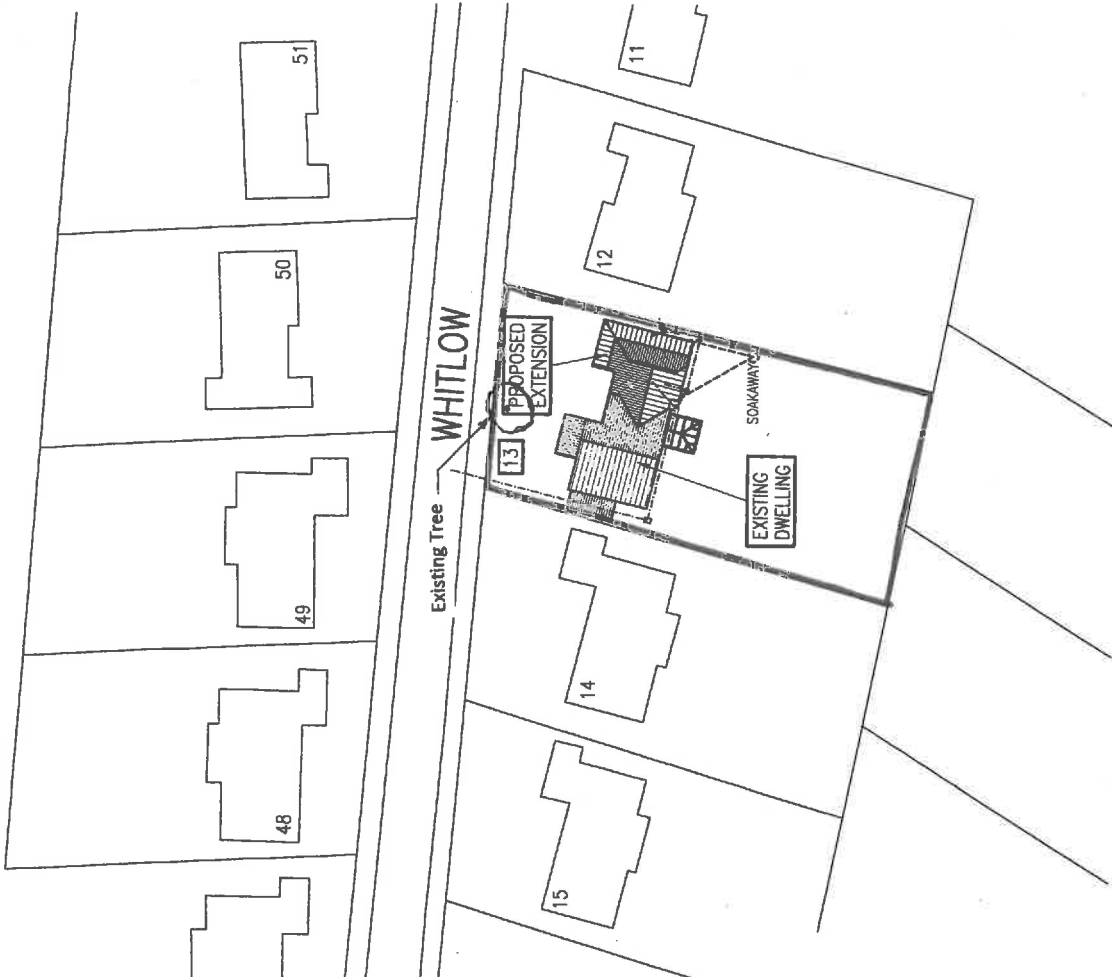
The extension to the property is considered subservient to the original dwelling, and is appropriate to the existing residential use of the property. The surrounding estate is made up of a mix of two storey houses and bungalows, a number of which have been enlarged and extended. The extension in this particular application is felt to be of a scale, mass, design and external finish that relates appropriately to both the dwelling and its surroundings; and, whilst unusual in design, introduces some individuality and maintains existing levels of amenity and privacy to the surrounding properties. In this respect, the proposal is considered to be acceptable.

Recommendation

That the application be approved, subject to standard conditions relating to time and accordance with plans, and conditions suggested by statutory consultees.



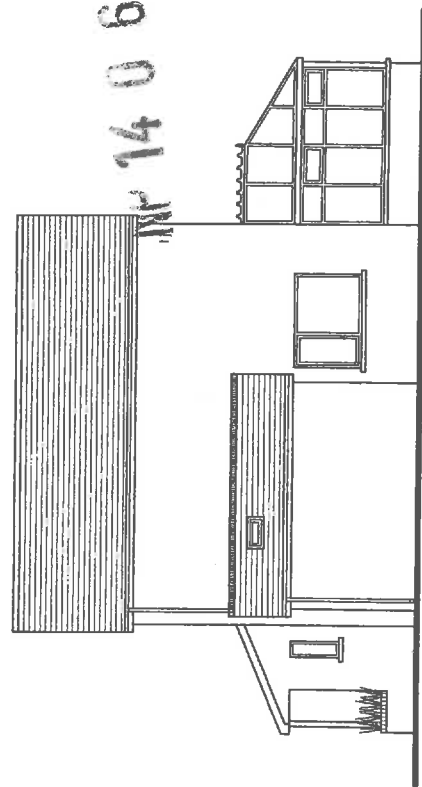
SITE LOCATION PLAN



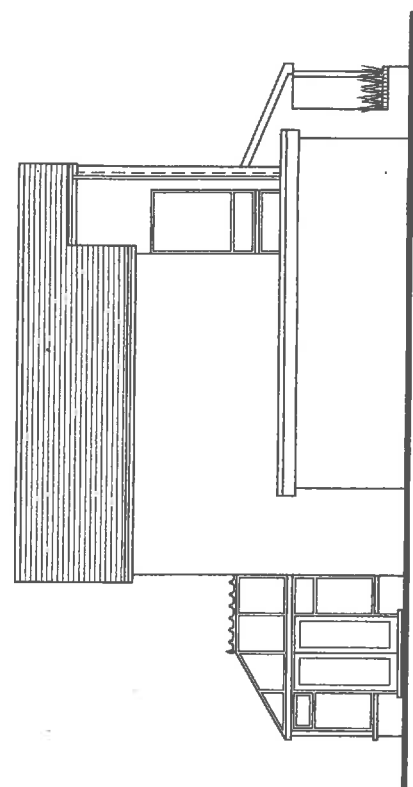
PROPOSED SITE PLAN

<p>Hywel Rees MRICS FCIQB CHARTERED SURVEYOR <i>Building Design and Planning Consultant</i> Unit 6, Tindle House, Warren Street, Tenby, Pembrokeshire SA707JY</p>	<p>RICS</p>	<p>Scale: 1:500/2500</p>	<p>Drawing Title: PROPOSED SITE AND SITE LOCATION PLANS</p>	<p>Project: PROPOSED EXTENSION AND ALTERATIONS AT No. 13 WHITLOW, SAUNDERSFOOT, PEMBROKESHIRE</p>
	<p>Mobile 07971 123466</p>	<p>Date: JANUARY 2014</p>	<p>Client: Mr & Mrs A MATTICK</p>	<p>Drawing Number: 20379/13</p>

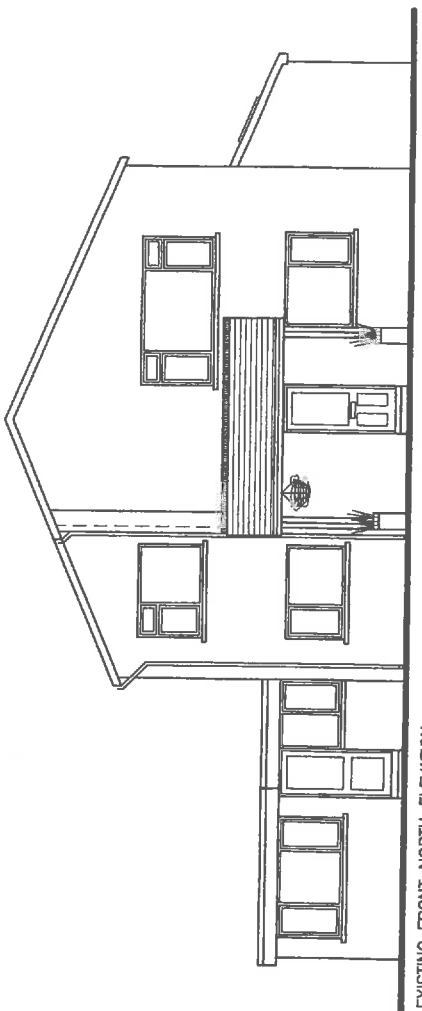
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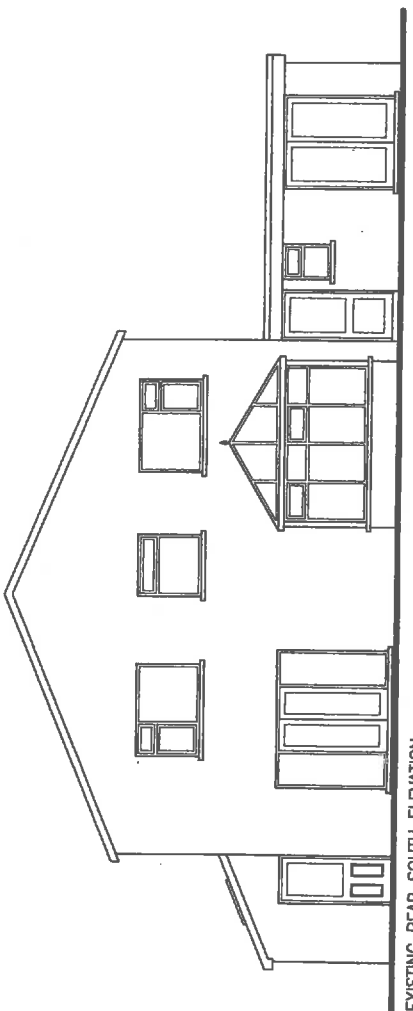
EXISTING SIDE WEST ELEVATION



EXISTING SIDE EAST ELEVATION



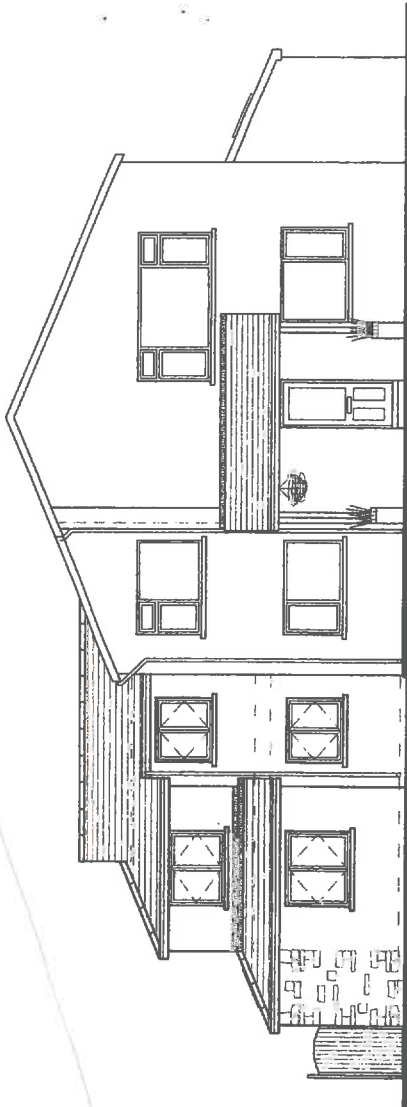
EXISTING FRONT NORTH ELEVATION



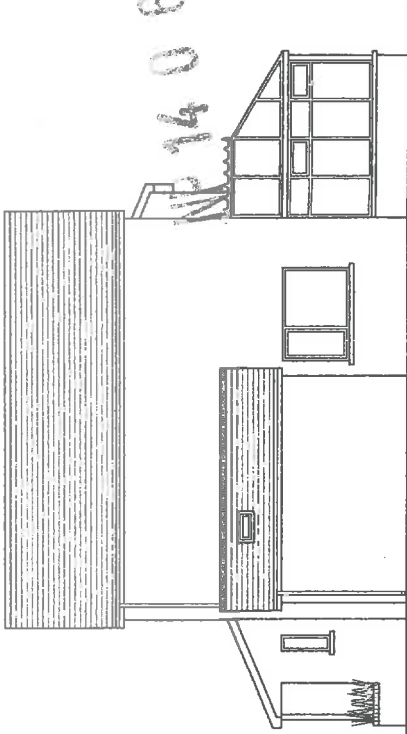
EXISTING REAR SOUTH ELEVATION

Pembrokeshire Council
31 JAN 2014
Planning & Building Authority

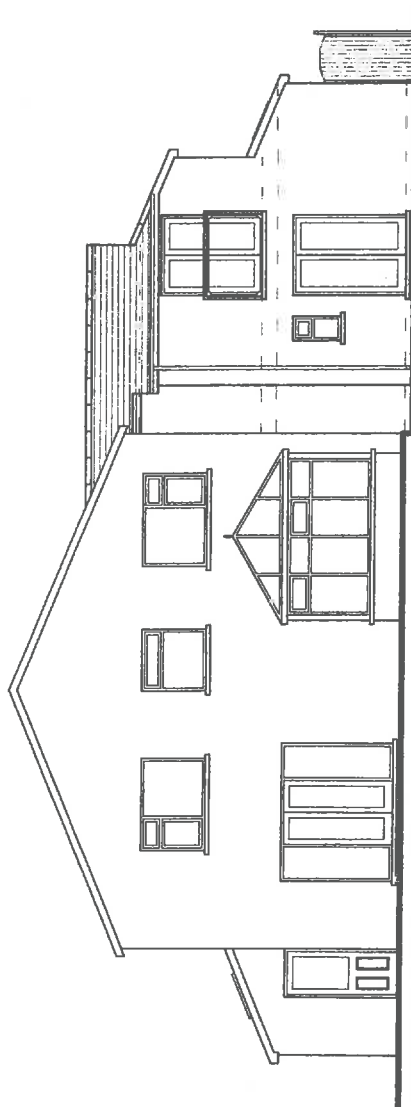
<p>D Hywel Rees MRICS FCIQB CHARTERED SURVEYOR <i>Building Design and Planning Consultant</i> Unit 6, Tindle House, Warren Street, Tenby, Pembrokeshire SA707JY</p>	<p>Scale: 1:100</p>	<p>Drawing Title: EXISTING ELEVATIONS</p>	<p>Project: PROPOSED EXTENSION AND ALTERATIONS AT No. 13 WHITLOW, SAUNDERSFOOT, PEMBROKESHIRE</p>
	<p>Date: JANUARY 2014</p>	<p>Client: Mr & Mrs A MATTICK</p>	
<p>Mobile 07971 123466</p>	<p>Drawing Number: 20379/03</p>		



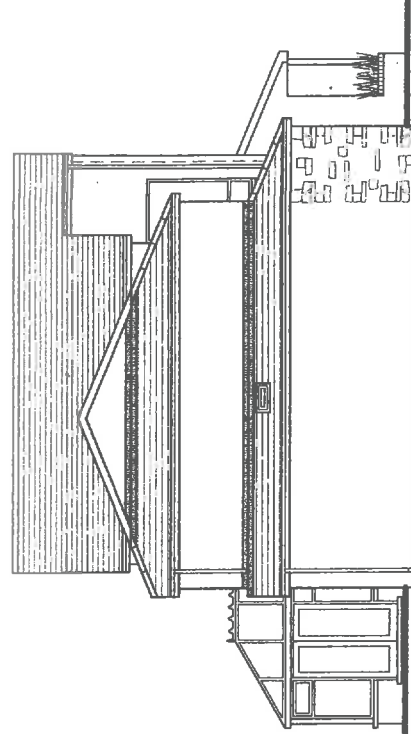
PROPOSED FRONT NORTH ELEVATION



PROPOSED SIDE WEST ELEVATION



PROPOSED REAR SOUTH ELEVATION



PROPOSED SIDE EAST ELEVATION

FINISHES
ROOF
 CONCRETE INTERLOCKING TILES TO MATCH EXISTING.
WALLS
 RENDERED WITH CANTERBURY SPAR FINISH TO MATCH EXISTING.
 NATURAL STONEMARK CORNER FEATURE PANELS.
DOORS
 WHITE UPVC DOUBLE GLAZED
 STAINLESS STEEL WITH GLASS BALUSTRADE TO JULIET BALCONY.
FASCIAS, SOFFITS & BARGE BOARDS
 WHITE UPVC.

14 JAN 2014

Item 6c)

<p>D Hywel Rees MRICS FCIQB CHARTERED SURVEYOR <i>Building Design and Planning Consultant</i> Unit 6, Tindle House, Warren Street, Tenby, Pembrokeshire SA707JY</p>	<p>Scale: 1:100</p>	<p>Drawing Title: PROPOSED ELEVATIONS</p>	<p>Project: PROPOSED EXTENSION AND ALTERATIONS AT No. 13 WHITFLOW, SAUNDERSFOOT, PEMBROKESHIRE</p>
	<p>Date: JANUARY 2014</p>	<p>Client: Mr & Mrs A MATTICK</p>	<p>Drawing Number: 20379/06</p>



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