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**Application Ref: NP/14/0092**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SM85651281
<b>Applicant</b>	Mr & Mrs C Hamilton
<b>Agent</b>	Mr Ian Bartlett, Ian Bartlett Building Design & Cons
<b>Proposal</b>	Replacement dormer to north elevation
<b>Site Location</b>	The Boat House, St Brides Road, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UN
<b>Case Officer</b>	Sian Davies

**Summary**

The application is reported to the Development Management Committee as the officer recommendation is contrary to the recommendation of Havens Community Council.

The host dwelling is a two-storey, detached property, formerly designed as a boathouse/garage which was granted planning permission for full residential use in 1992. It is prominently situated along St Brides Road in the centre of Little Haven's Conservation Area. Little Haven is identified as a Rural Centre within the Pembrokeshire Coast National Park's adopted Local Development Plan (LDP).

Planning permission is sought for the replacement of a dormer window to the north elevation of the host dwelling. The proposed dormer window, albeit being large in size, is of a traditional vernacular design and material which is in keeping with the architectural style, character and visual appearance of the host dwelling, thus conserving the building's appearance within the landscape of Little Haven. Dormer windows are a characteristic feature of the surrounding area, therefore the proposal by virtue of its style, design and material is considered to appreciate, conserve and enhance the historical, architectural and aesthetic value of the special qualities which contribute to the character of Little Haven's Conservation Area. Furthermore the proposal is considered to be appropriately sited to the north elevation of the dwelling, and will not result in direct overlooking of neighbours window which are situated at an oblique angle to the application site and across a public highway. Therefore the proposal will have no adverse impact upon the privacy and amenity of neighbouring properties. In view of the above, the proposal is considered to be compliant with policies 1, 6, 8, 11, 15, 29 and 30 of the LDP and subsequent National Guidance and can be supported subject to appropriate conditions.

**Consultee Response**

**The Havens Community Council:** Objecting - Not Supported due to the following reasons;

(a) The Council members do not support this replacement dormer as it is not in keeping with the original plans i.e. that the building should continue to look like a boat house

(b) Concern has also been expressed from neighbours that the size of the replacement dormer is out of keeping with existing windows

**PCNPA Conservation Officer : Supporting**

### **Public Response**

The application has been advertised by display of site notices adjacent to the application site on the 25 February 2014 and a newspaper notice (Western Telegraph), and letters sent to adjoining neighbours. Three letters from one neighbouring property have been received which objects to the proposal for the following main issues;

- Understand from the predecessor in title of the applicant, who was the original beneficiary of a planning consent for the creation of the Boathouse, that approved plans were intended to conform to existing architecture, principally the barn belonging to the Saint Brides Inn. If so, then I ask myself whether planning considerations have changed between then and now.
- The grant of planning consent as applied for would increase the glazed area of the sitting room of the Boathouse very considerably so that my rights of privacy would be compromised correspondingly.
- I have 4 habitable rooms which will be overlooked by the proposed extension to the existing dormer window.
- The proposed extension is within 13 metres of my window and at an angle of about 60°, well within the privacy arc.
- The building which has been converted to the Boat House was a disused garage. It is perhaps the least distinguished building in the village.
- The three most recently constructed windows show signs of having been designed by someone sympathetic to the overall appearance of the buildings of which they form part and are aesthetically attractive.
- The fact that such other windows exist does not mean they should proliferate.
- The proposed window cannot by any stretch of the imagination be regarded as pleasing aesthetically
- The Boat House as it stands is banal in the extreme. The erection of a huge dormer window would not detract from the banality but emphasise it to the point of monstrosity. The proposed window or rather extension would it seems to have the height, size and appearance of the end elevation of a small garden shed or greenhouse.
- The proposed extension would have the historic and architectural charm of a watchtower.
- The Boat House is on the main thoroughfare of the village and therefore has high visibility.

- I can see nothing in this application which constitutes a positive change which would harmonise with the special character of the village which it is your duty to preserve.
- Request for a members site visit.

### **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 06 - Rural Centres

LDP Policy 07 - Countryside

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

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 is a two-storey, detached property, prominently situated along St Brides Road in the centre of Little Haven's Conservation Area. Little Haven is identified as a Rural Centre within Pembrokeshire Coast National Park's adopted LDP. The dwelling has no residential curtilage and was formerly designed as a boathouse/ garage, and was granted planning permission in 1992 for full residential use.

A pre-application enquiry was submitted prior to the application, which sought advice on the proposal for a replacement dormer window along with the insertion of a ground floor window to the north elevation and replacement of glazed panels on the west elevation to match existing. It was advised that given that fenestration already exists on this elevation and there was no evident issue of direct overlooking, the proposal for inserting a ground floor

window along with replacement of glazed panels on west elevation would comprise permitted development. It was advised that planning permission was required for the proposed dormer window and the Building Conservation Officer advised that he would be happy to view sketches prior to a formal submission. Three proposed sketches were submitted, and it was advised that option B would be the closest to what had been discussed on site, as it had the advantage of keeping the elevation suitably informal. The proposal has been submitted as per the pre-application advice.

### **Relevant Planning History**

266/02 – Convert boathouse/garage into unit of accommodation. Approved on 2 November 1992

68/92 – Conversion of boathouse/garage into unit of accommodation. Refused on 28 April 1992.

551/90 – Dwelling. Site adjoining garage/boathouse. St Brides Road, Little Haven. Approved on 20 December 1990.

201/90 – Dwelling. Site adjoining garage/boathouse, St Brides Road, Little Haven. Refused on 18 May 1990.

34/78 – Garage/Boathouse, St Brides Road, Little Haven. Approved on 17 May 1978.

631/75 – Two semi-detached houses. St Brides Road, Little Haven. Refused on 11 December 1975

### **Constraints**

NPA Property – within 25m  
Special Area of Conservation – within 500m  
Biodiversity Issue  
Safeguarding Zone  
Hazardous Zones  
Potential for surface water flooding  
LDP Centre: 50pc affordable housing; 30 units/ha  
Recreation Character Areas  
Low Coal Risk  
Surface Coal  
Conservation Area

### **Current Proposal**

This application seeks planning permission for the replacement of an existing dormer window to the north elevation of the existing dwelling. The existing dormer window has a modest gable slated roof with timber stained window and vertical timber panels. The existing gable roof of the dormer extends

beyond the roof plane by 0.6m and measures approximately 2.3m to ridge height by 1.2m wide with the glazing measuring approximately 0.9m by 0.9m.

The proposed dormer window will comprise a gable roof and will be constructed from roughcast render with slated roof and cheeks. The window itself will be of traditional vertical format in painted timber to match existing fenestration. The proposed dormer will extend beyond the roof plane by 2.25m and will measure approximately 2.5m to ridge height by 1.85m wide with the glazed fenestration measuring 2.1m high by 1.3m wide.

The existing gutter currently runs across the existing dormer window and it is proposed to fit a down pipe on the north elevation which will discharge water into the existing gully on the west elevation.

### **Key Issues**

The application raises the following planning matters:-

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

#### *Principle of Development*

The application site is located within Little Haven which is identified as a rural centre within the LDP. Policy 6 of the LDP sets out the land use priorities within rural centres. The proposed work to alter an existing dwelling is considered to be compliant with the relevant policies as contained within the LDP and is therefore accepted in principle.

#### *Siting and Sustainable Design and Special Qualities of the National Park*

Policy 8 of the LDP is a strategy policy which ensures that the special qualities of the National Park will be protected and enhanced. Policy 15 of the LDP states that development will not be permitted where this would adversely affect the qualities and special character of the Pembrokeshire Coast National Park by causing significant visual intrusion; and/or, being insensitively and unsympathetically sited within the landscape; and/or introducing or intensifying a use which is incompatible with its location; and/or; failing to harmonise with, or enhance the landform and landscape character of the National Park; and/or, losing or failing to incorporate 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 principles of sustainable design most

relevant to the National Park are the conservation of its special qualities and enhancement of local distinctiveness.

The host building is of a traditional design with rendered elevations, a pitched slate roof and timber doors and windows and is considered to be an important building within the historical landscape of Little Haven. It is important therefore that its architectural character, design and appearance are preserved and enhanced. The proposed dormer window will comprise a gable roof and will be constructed from roughcast render, a slated roof and cheeks with painted timber which matches the existing dwelling. The proposed dormer window in particular the glazed area, is considerably larger than existing, however the dormer window is set down below the ridge of the existing roof, and will not be more than one third of the width of the roof. Albeit being large in size, the proposed dormer window represents a traditional method of construction, and is of a design and material which is in keeping with the existing dwelling. Therefore the proposal will not detract from the architectural style, character and visual appearance of the existing dwelling, thus conserving the building's appearance within the landscape of Little Haven.

When considering the visual impact of a dormer window it is important to assess the form and design in relation to the character of neighbouring properties within the street scene. Dormer windows are a characteristic feature within Little Haven and can be seen in many buildings within the vicinity including the neighbouring property. As such, it is considered that the proposed dormer window is in keeping with the historical patterns of development within the locality which allows the proposal to sit comfortably within the immediate and wider landscape.

In view of the above, the proposal, by reason of its siting, form, design and material is considered to be in keeping with the architectural character and visual appearance of the dwelling and the historical patterns of the settlement, thus preserving the local distinctiveness of Little Haven and the special qualities of the National Park. Accordingly the proposal is considered to be compliant with policies 8, 15 and 29 of the LDP and can be supported.

#### *Impact on the Conservation Area*

The National Park has adopted a proposal statement for each Conservation Area as 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 supports the policies of the LDP and will be a material planning consideration in determining applications for development affecting Little Haven.

The SPG describes the buildings of Little Haven as being generally of a simple scale, with solid proportions and simple detailing. Walls are traditionally of local rubble, mainly rendered, with roofs in slate blue-back in colour, with windows and doors traditionally, vertical sliding timber sash windows with painted finish. Dormer windows are a characteristic feature of

the surrounding area and the proposed dormer window is considered to be of a traditional vernacular design and materials. As such, the proposal is considered to appreciate, conserve and enhance the historical architectural and aesthetic quality of the special qualities which contribute to the character of the Little Haven Conservation Area.

Accordingly, the proposal will not detract from or harm Little Haven Conservation Area and will conserve its appearance and can be supported.

#### *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 stating 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.

Whilst the dwelling was formerly designed as a boathouse, it is important to consider the existing use of the building as a residential dwelling, and as such alterations such as enlarging existing windows to improve the property in accordance with its current use is inevitable. It is considered that the enlargement of an existing dormer window will provide extra light, and the proposal by reason of its form, design and material enables the building to serve its purpose as a residential dwelling, whilst retaining its original character. Therefore the proposal is considered to be appropriate and compatible with the surrounding area in accordance with criterion 'a' and 'b' of Policy 30.

The dwelling is prominently located within the heart of Little Haven, with one adjoining neighbouring property to the east of the application site, and a row of terrace properties situated on the other side of St Brides Road to the west. Overlooking caused by windows is an important material consideration, and it is a proper function of the planning system to seek to protect the privacy of existing residents from direct overlooking from windows of habitable rooms. The objector states in his letter that the proposed dormer window is within 13m of the objector's window and at an angle of about 60°, which is within the 90° privacy arc. As a general rule a distance of at least 21 metres should be maintained between the main habitable room windows on the rear elevation of

the existing property and neighbour's properties. However this would generally not be applied for windows which are set at an angle where there is no direct overlooking and in a street context where properties face each other with a highway between. Furthermore the National Park Authority has no reference to the 90° privacy arc within its adopted policy and guidance documents, and assesses the issue of overlooking on the merits of each application. Therefore, in this instance, based on the fact that the proposal does not create the insertion of a new window, but rather enlarges an existing dormer window, and coupled with the fact that the adjacent terraced houses are at an oblique angle and across a public highway, it is considered that the degree of overlooking is negligible over and above that which already exists.

In view of the above, it is considered that the proposed dormer window will not result in direct overlooking of neighbour's windows and will therefore have no adverse impact upon the privacy and the amenity of adjoining neighbours sufficient to justify a refusal. Accordingly, the proposal is considered to be compliant with policy 30 of the LDP and can be supported.

### **Response to representations**

Whilst the comments from the third party are noted, the main issues raised are covered above. It is noted that a request for a site visit has been made, however it is your officer's view that the proposal does not give rise to any material planning reasons sufficient to justify such a site visit.

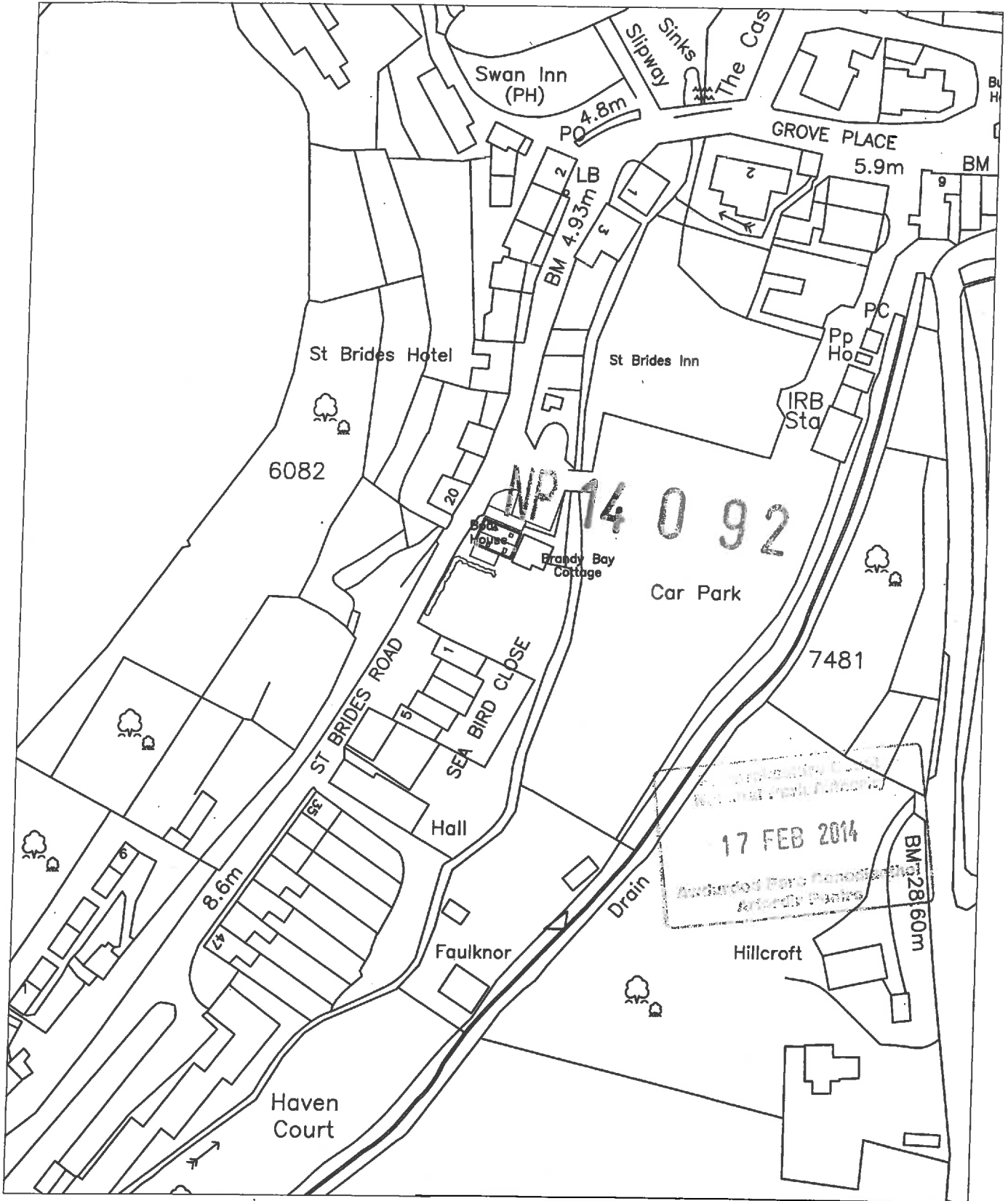
### **Conclusion**

The proposed dormer window, albeit being large in size, is of a traditional vernacular design and material which is in keeping with the architectural style, character and visual appearance of the host dwelling, thus conserving the building's appearance within the landscape of Little Haven. Dormer windows are a characteristic feature of the surrounding area, therefore the proposal by virtue of its style, design and material is considered to appreciate, conserve and enhance the historical, architectural and aesthetic value of the special qualities which contribute to the character of the Little Haven's Conservation Area. Furthermore the proposal is considered to be appropriately sited to the north elevation of the dwelling, and will not result in direct overlooking of neighbours window which are situated at an oblique angle to the application site and across a public highway. Therefore the proposal will have no adverse impact upon the privacy and amenity of neighbouring properties. In view of the above, the proposal is considered to be compliant with policies 1, 6, 8, 11, 15, 29 and 30 of the Local Development Plan and subsequent National Guidance and can be supported subject to appropriate conditions.

### **Recommendation**

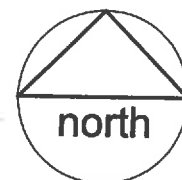
That the application be approved subject to conditions relating to the standard time of 5 years, and that the development is to be undertaken strictly in accordance with the deposited plans.





SITE LOCATION PLAN  
BOAT HOUSE  
LITTLE HAVEN

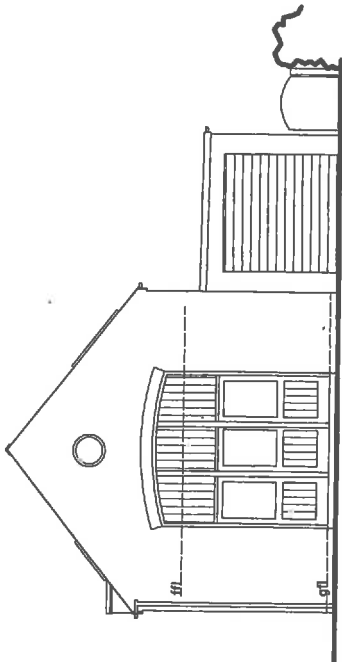
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JAN 2014



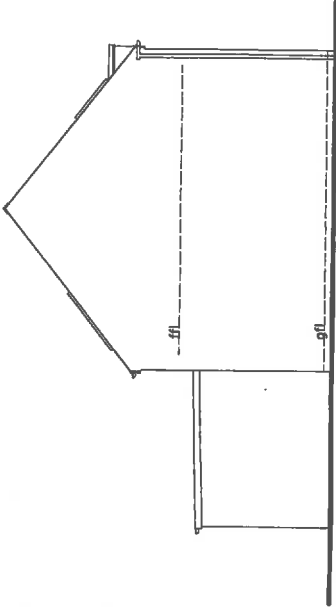
**EXTERNAL FINISHES**  
 Roof - Slate  
 Walls - Roughcast render painted  
 Windows - timber stained  
 Doors - Timber stained  
 Rainwater Goods - Upvc  
 Rooflights - Velux

AP 14 0 9 2

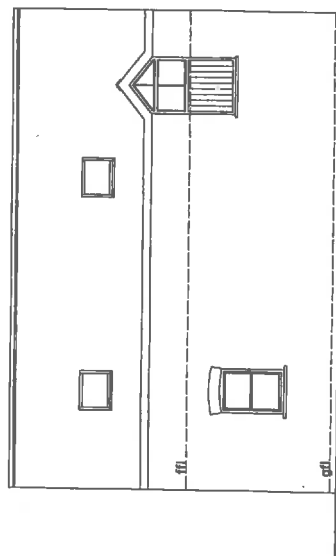
17 FEB 2014



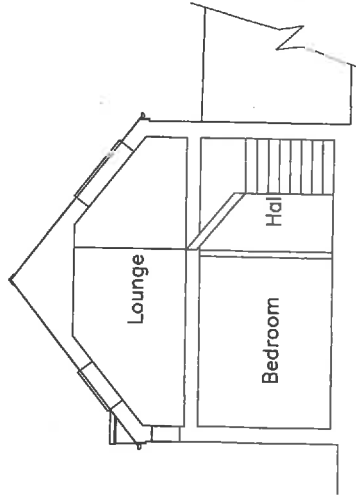
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SECTION A-A



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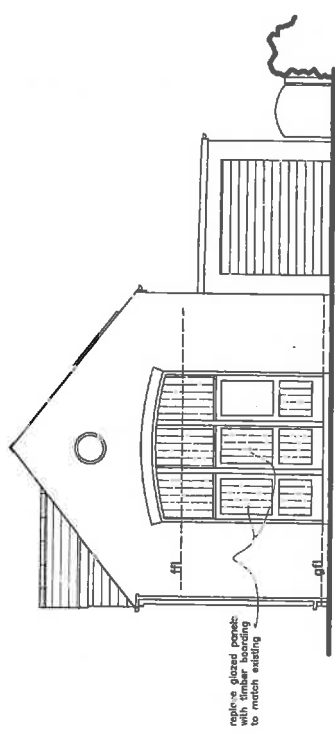
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 Pembrokeshire, SA61 1HL  
 Tel. 01437 776708 Mob. 07855 969064  
 Email: ian@iambartlett.co.uk

PROJECT: ALTERATIONS TO THE BOAT HOUSE, LITTLE HAVEN  
 DRAWING: EXISTING ELEVATIONS AND SECTION A-A

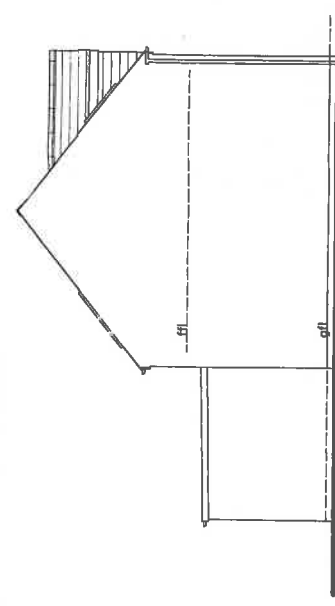
SCALE	1:100 on A3	DATE	DEC 2013
REVISED	348/02	REVISION	

Item 6d)

**EXTERNAL FINISHES**  
 DORMER - ROOF AND CHEEKS TO BE SLATE TO MATCH  
 EXISTING ROOF, RIDGES TO MATCH EXISTING  
 WALLS - TO MATCH EXISTING  
 WINDOWS - TIMBER STAINED TO MATCH EXISTING  
 RAINWATER GOODS - UPVC TO MATCH EXISTING

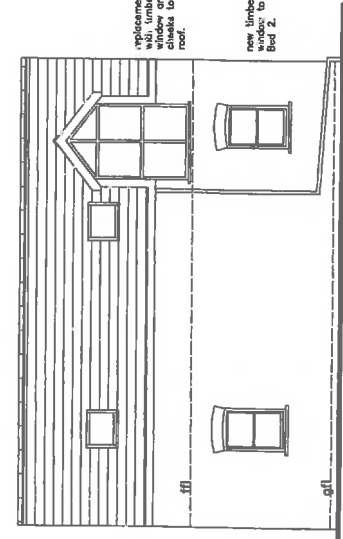


WEST ELEVATION

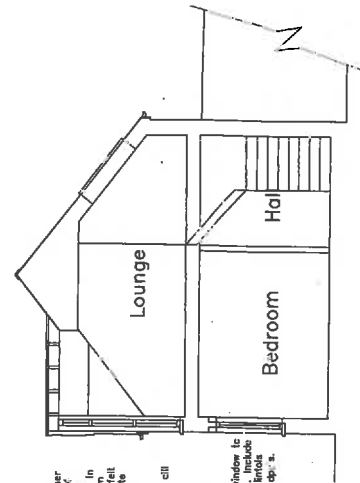


EAST ELEVATION

NP 74 U 90



NORTH ELEVATION



SECTION B - B

replace dormer window with fixed double glazing, Dormer construction to be 150 x 50 treated timber, lined in situ with quality 18mm ply for protection of all L x W battens with slate 150 match with roof. insulation between studs, new concrete sill with up.

new timber window to match Bed 2, include for new sill, include over end on up's.

replace dormer with timber shored window and slated roof.

new timber shored window to match Bed 2.

REVISION A - 13-02-14 - DOWNPIPE ALTERED TO SIDE ELEVATION

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1:100  
 0 1 2 3 4 5  
 metres

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PROJECT	ALTERATIONS TO THE BOAT HOUSE, LITTLE HAVEN	
DATE	FEB 2014	REVISION
SCALE	1:100 on A3	NO
DATE	FEB 2014	NO
PROJECT	PROPOSED ELEVATIONS AND SECTION B-B	
DATE	FEB 2014	REVISION
SCALE	1:100 on A3	NO
DATE	FEB 2014	NO