
Application Ref: NP/14/0155

Application Type	Full
Grid Ref:	SM86491404
Applicant	Mr T Baker
Agent	
Proposal	Renovations including replacement of existing porch with 2 storey extension & additional window on north elevation
Site Location	32, Atlantic Drive, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JB
Case Officer	Sian Davies

Summary

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

Planning permission is sought for the renovation and extension to the dwelling known as 32 Atlantic Drive which forms part of a row of three terraced properties within the residential cul de sac known as Atlantic Drive in Broad Haven. The proposal comprises the replacement of a single glazed porch with a two storey extension and the insertion of an additional upper floor window to the north elevation of the main dwelling. Whilst two storey extensions to the front of properties are not generally encouraged, in this instance the proposed extension is considered to improve the inherent appearance of the dwelling through replacing an existing single storey porch of a sub-ordinate appearance. The proposed extension is considered to be of an acceptable scale, which allows the extension to be read as a subservient element to the main dwelling, and therefore does not introduce a development which is unduly dominant or visually obtrusive within the landscape. It is considered that the proposal respects the scale, massing, proportions and design of the main dwelling and the adjoining properties, and therefore does not introduce a development which is alien or out of keeping, but rather creates a development which is sympathetic to the overall architectural style and character of the area, which enhances the visual appearance of the property, thus setting a positive precedent for the area. Furthermore the proposed extension will have no detrimental impact on the uniform character of the street or on the amenity of the adjoining occupiers.

In view of the above, the proposal is considered to be compliant with policies 1, 6, 8, 15, 29 and 30 of the Local Development Plan and subsequent National Guidance and can therefore be supported subject to appropriate conditions.

Consultee Response

The Havens Community Council: Objecting - The proposal is considered to be out of character with the existing buildings and very obtrusive.

Ecologist - Pembrokeshire County Council: No adverse comments -
However any opportunities for enhancing biodiversity would be welcome

Natural Resources Wales: Standard Advice

Public Response

The application has been advertised by display of site notice on the 2 April 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
Pembrokeshire 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 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

PPW6 Chapter 04 - Planning for Sustainability

PPW6 Chapter 05 - Conserving and Improving Natural Heritage and the
Coast

PPW6 Chapter 06 - Conserving the Historic Environment

SPG05 - Sustainable Design

SPG06 - Landscape

TAN 12 - Design

Officer's Appraisal

Background and History

The host dwelling is a two-storey, roughcast render property which forms part of a row of three terraced properties within the residential cul de sac known as Atlantic Drive in the rural village of Broad Haven. The dwelling is prominently situated at the northern edge of the cul de sac with the façade of the building overlooking the shore of Broad Haven, with neighbouring properties to the east and south. The property is accessed via the estate road off the main road known as Millmoor War with parking provided along the estate road, with a pedestrian footpath leading to the entrance of the property.

A pre-application form was submitted prior to the submission of the application where it was advised in the first instance that whilst the proposal was accepted in principle, the scale of the two-storey extension should be reduced so that it is read as a subservient element to the main dwelling. As a result, a revised scheme was submitted which was of an acceptable scale and design and was therefore considered to be acceptable by Officers.

Relevant Planning History

None

Constraints

Special Area of conservation – within 500m
LDP Open Space
Biodiversity Issue
Safeguarding Zone
Hazardous Zones
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Low Coal Risk
Surface Coal

Current Proposal

This application seeks planning permission for the replacement of the single glazed porch with a two storey extension to the front of the property including the insertion of an upper floor window to the north elevation of the main dwelling. The proposed two storey extension will measure approximately 3.3m wide, 2.1m long and 7m high, and will have roughcast painted rendered walls, grey concrete tiles and white uPVC windows to match existing property. The proposed two storey extension will provide additional space for a sun room at ground level and a play room at upper floor level.

Key Issues

The application raises the following planning matters:-

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

Principle of Development:

The application site is located within Broad Haven rural centre and Policy 6 of the LDP sets out the type of development that is permitted within the centre. The proposed work will be for a use which is ancillary and incidental to the enjoyment of the main dwellinghouse, and is therefore considered to be compliant with the relevant policies as contained within the LDP and can therefore be supported in principle.

Siting, Sustainable Design and Impact on 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 proposed two-storey extension is considered to be appropriately sited, replacing the existing single storey porch to the front of the property, and of an acceptable scale, with a lower ridge line and set in slightly from the edge of the property which allows the extension to be read as a subservient element to the main dwelling, thus not introducing a development which is unduly dominant or overbearing on the main dwelling or obtrusive within the landscape. Furthermore the proposed extension is considered to be of an acceptable design, with a pitched roof, lower ridge line and matching materials and finishes which is in keeping with the character and visual appearance of the main dwelling. In addition, the current porch is in a poor state of repair with single glazed windows and single block walls, and the new two storey extension will have double glazed windows and doors, insulated cavity walls, thus improving the energy conservation of the property.

The two-storey extension by reason of its siting to the front of the property, coupled with the property's prominent position within the landscape, will be plainly visible from the public domain therefore it is important to consider its impact on the overall character and appearance of the street. When considering a proposals impact on the uniform character of the street, a judgement has to be made as to whether such qualities are in fact significant enough to be safeguarded in the public interest. The host dwelling is located within a predominantly residential area, forming part of a cul de sac ranging from two-storey terraced and detached houses and flats. Whilst a wide variety of styles can be seen within the properties, the estate continues to represent a similar pattern of development which is subordinate in appearance with diminutive architectural significance. Therefore it is considered that the proposed two-storey extension respects the scale, massing, proportions and design of the main dwelling and the adjoining properties and therefore does not introduce a development which is alien or out of keeping, but rather creates a development which is sympathetic to the overall architectural style,

character of the area, which enhances the visual appearance of the property, thus setting a positive precedent for the area.

The community council object to the proposal as they feel that the proposed two storey extension is out of character with the existing buildings and very obtrusive.

However, in view of the above, the proposed two storey extension, by reason of its subservient scale, mass, form and design will not introduce a development which is obtrusive within the landscape nor will the proposal seriously harm the character or appearance of the main dwelling or the uniform character of the wider residential area. Therefore the proposal is considered to be compliant with policies 8, 15 and 29 of the LDP 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 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 two-storey extension 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 appropriate and compatible with the surrounding area. The proposal will be sited within the similar footprint of the existing porch to the front of the property and will therefore not result in the overdevelopment of the garden area and as such the property will continue to offer sufficient amount of private amenity space. The host dwelling forms part of an end terrace, with no adjoining properties to the north, and by reason of the proposed siting of the two-storey extension to the western side of the dwelling's façade, the proposal will not be overbearing to neighbours or result in an unacceptable loss of daylight or sunlight to neighbouring properties. Furthermore the proposed two-storey extension will have no upper windows on the side elevation, and by virtue of the additional window to the north elevation, the proposal will not result in overlooking of 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

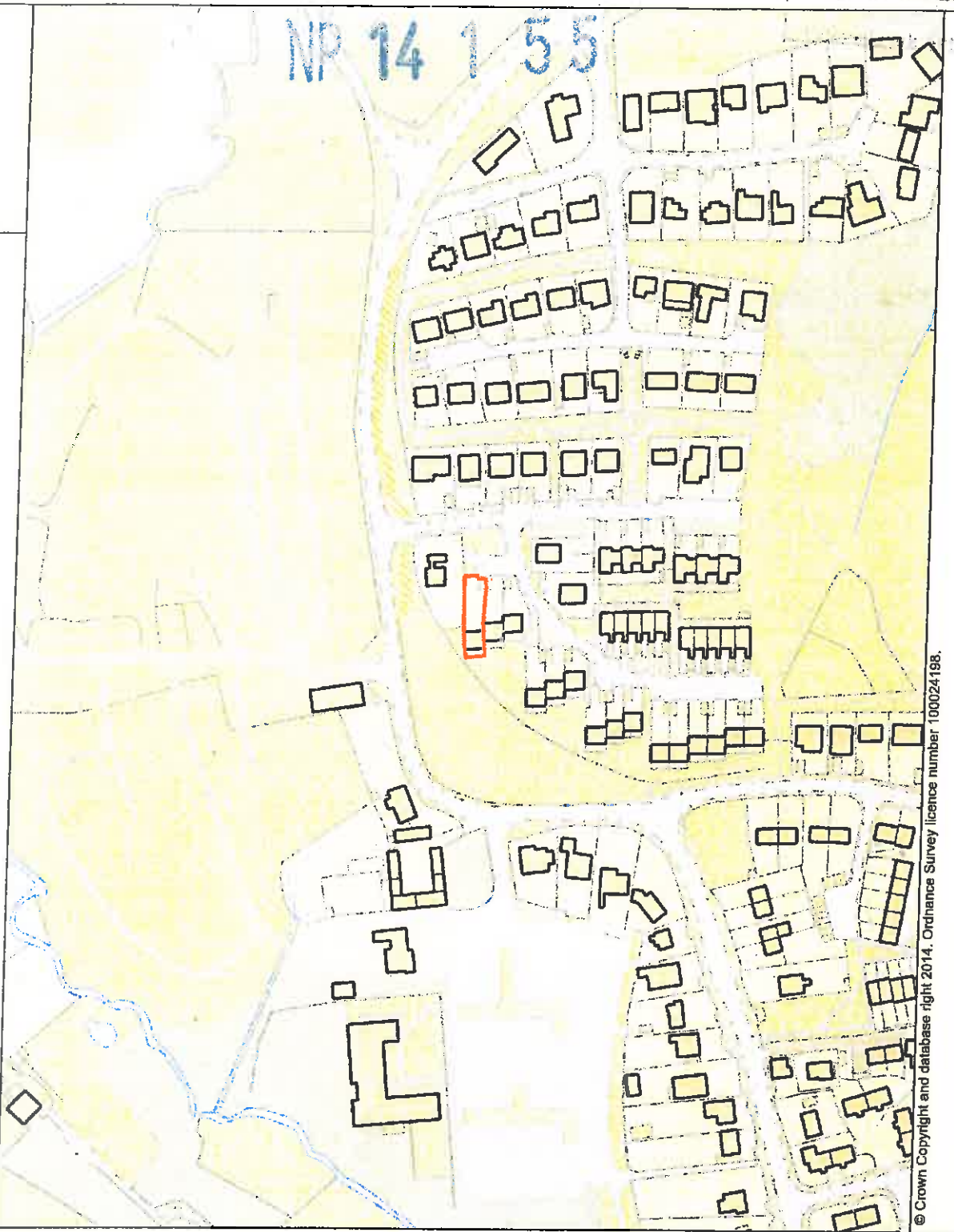
The proposed extension is considered to be of an acceptable scale, which allows the extension to be read as a subservient element to the main dwelling, and therefore does not introduce a development which is unduly dominant or visually obtrusive within the surrounding area. It is considered that the proposal respects the scale, massing, proportions and design of the main dwelling and the adjoining properties, and therefore does not introduce a development which is alien or out of keeping, but rather creates a development which is sympathetic to the overall architectural style and character of the area, which enhances the visual appearance of the property, thus setting a positive precedent for the area. Furthermore the proposed extension will have no detrimental impact on the uniform character of the street or on the amenity of the adjoining occupiers. In view of the above, the proposal is considered to be compliant with policies 1, 6, 8, 15, 29 and 30 of the Local Development Plan and subsequent National Guidance and can therefore 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.

Item 6e)
20 MAR 2014

NP 14 1 55



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Location Map TB/14 06

Legend

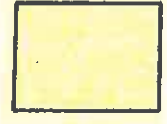


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ATLANTIC DRIVE
NP 14 1 55

Existing Porch and Proposed Extension Footprint



8047

31



36

Land Boundary



38

BLOCK PLAN TB/14 07

Legend

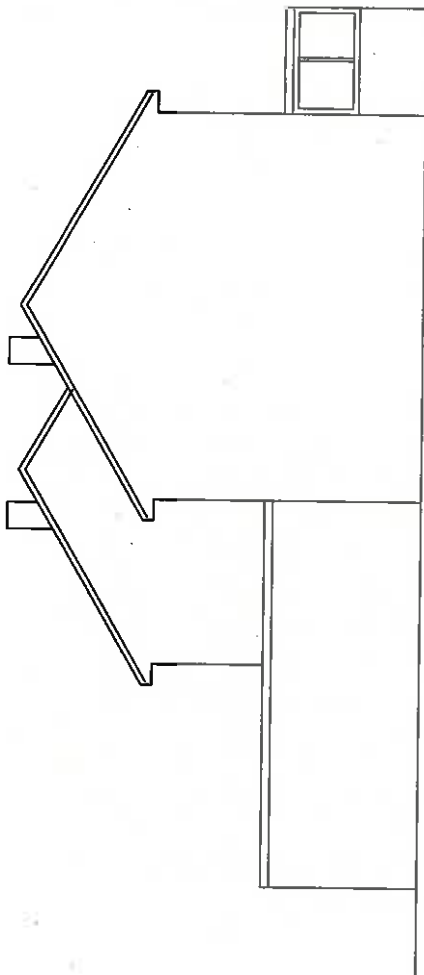


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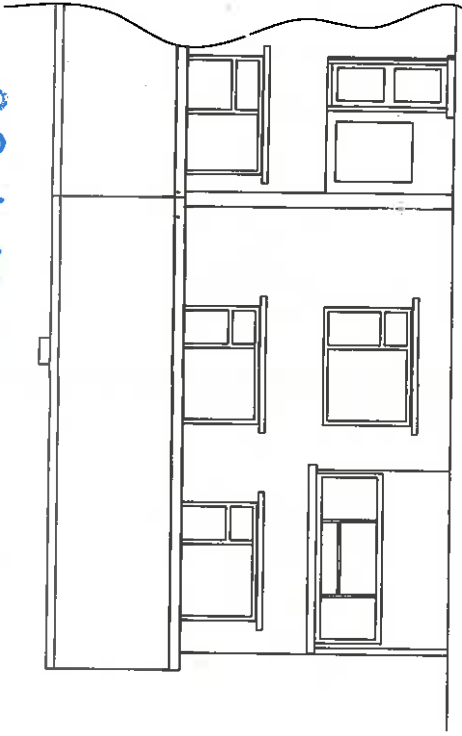
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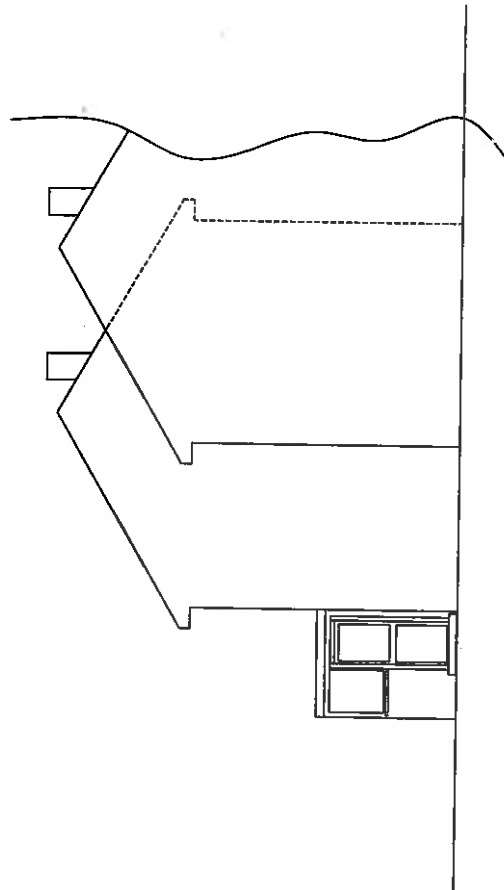
20 MAR 2014



END ELEVATION



FRONT ELEVATION



END ELEVATION

NO	Description	Prepared	Rev.	Date
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Project PROPOSED EXTENSION				
EXISTING ELEVATIONS				
Scale 1:100 LOCAL				
Project Code	Drawing No.	Issue		
TB/14	03	A		

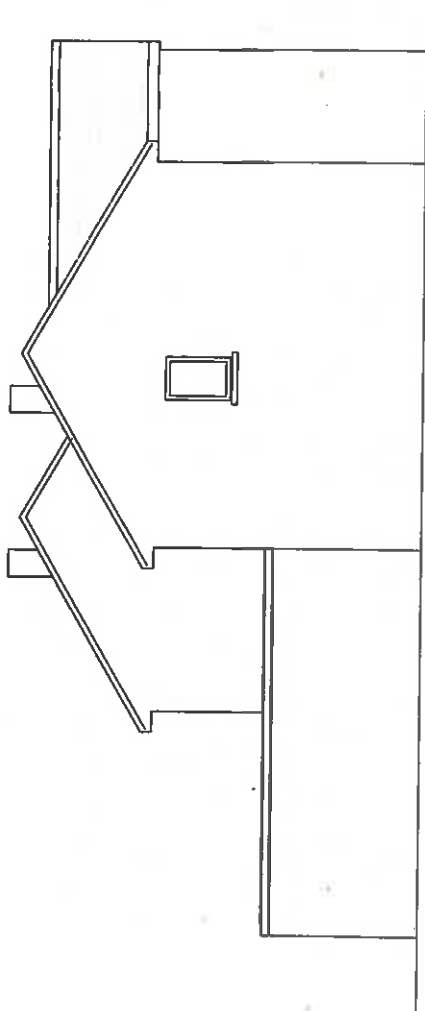
Item 6e)

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Scale 1:100

20 MAR 2014

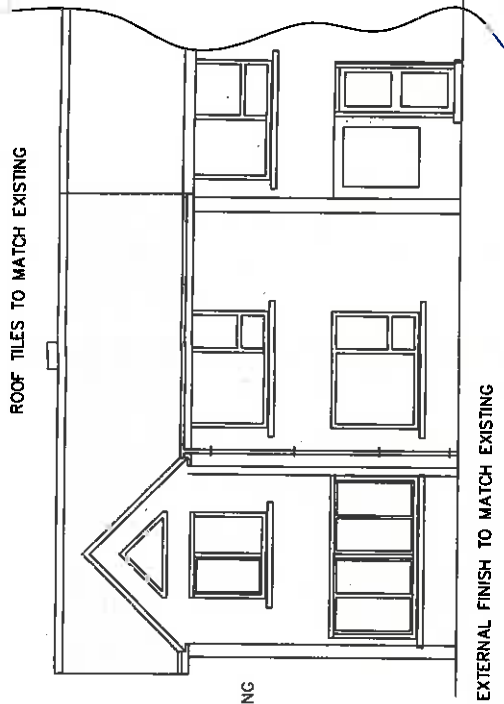
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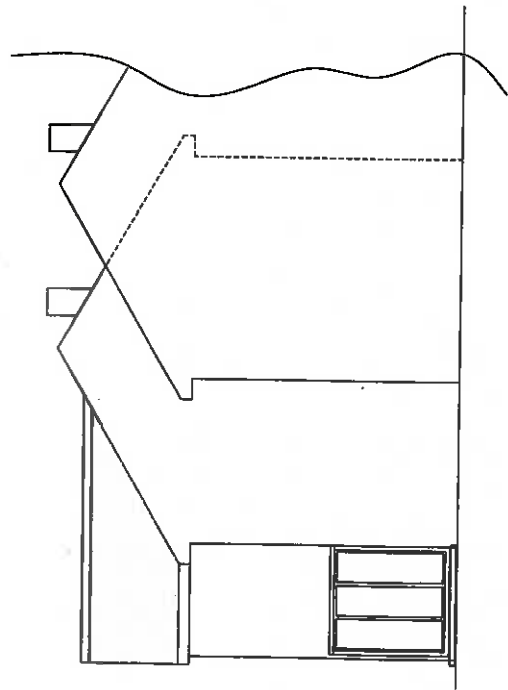
END ELEVATION

WINDOWS TO MATCH EXISTING

EXTERNAL FINISH TO MATCH EXISTING



FRONT ELEVATION



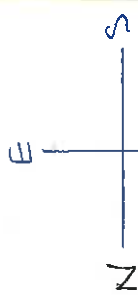
END ELEVATION

NO	Description	Prepared by	Checked by	Date
	TOM BAKER			
	32 ATLANTIC DRIVE			
	BROAD HAVEN			
Project				
PROPOSED EXTENSION				
PROPOSED ELEVATIONS				
Scale				
1:100				LOCAL
Project Code				
TB/14				
Drawing No.				
04				
Sheet				
A				

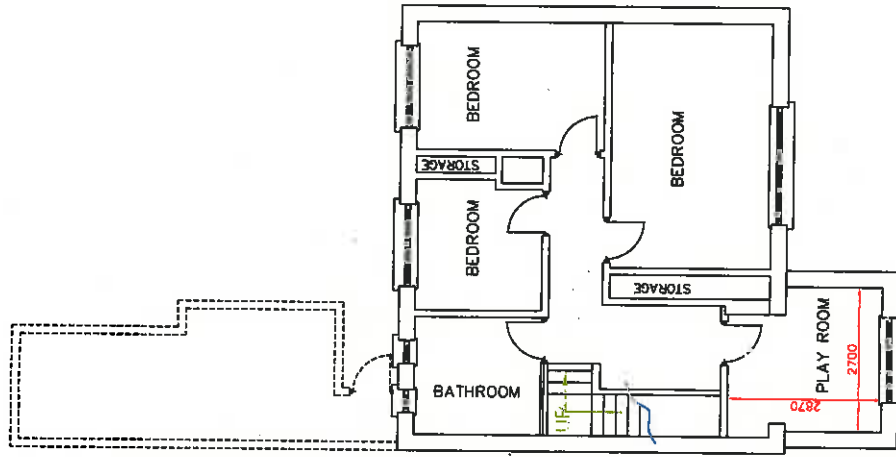
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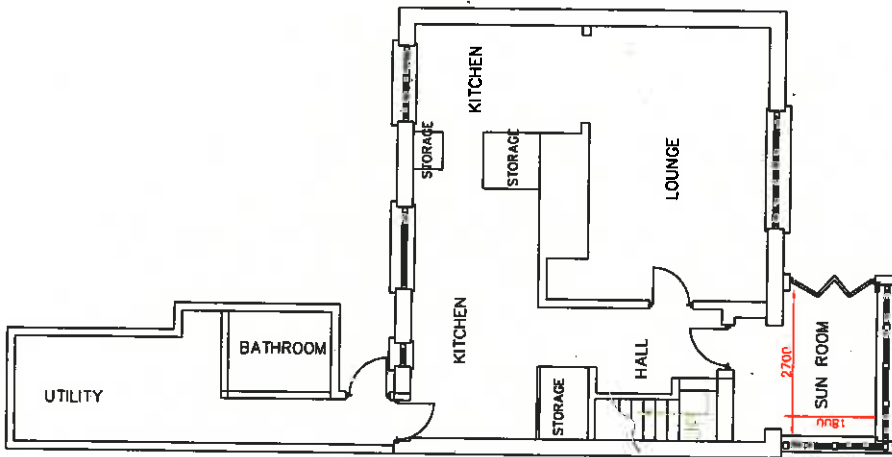
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REV	Description	Prepared by	Checked by	Date
	TOM BAKER 32 ATLANTIC DRIVE BROAD HAVEN			
Project				
PROPOSED EXTENSION				
PROPOSED PLAN VIEWS				
Scale				
1:100 LOCAL				
Project Code				
TB/14 05 A				



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

Scale 1:100