
Application Ref: NP/13/0426

Application Type	Full
Grid Ref:	SN00823937
Applicant	Mr R Pott
Agent	Mr T Kinver, Kinver Kreations Ltd
Proposal	Construction of detached, single storey timber frame building to contain swimming pool and facilities
Site Location	Henllan, Dinas Cross, Pembrokeshire, SA42 0SD
Case Officer	Brian Canning

Summary

The proposal involves the construction of a detached garden outbuilding to provide a domestic swimming pool facility. The site forms part of the curtilage of Henllan, a detached dwelling which is set back from the public highway and served by a shared private driveway in the ownership of the applicant. The building will be substantially screened by existing trees and shrubs, and will not be readily visible from any public vantage point. The building is to be sited in such a manner as to create a courtyard effect with the traditional cottage, and it is not considered that the appearance and character of this property will be adversely affected.

The application is placed before the Development Management Committee as the recommendation to approve is contrary to the views expressed by the Dinas Cross Community Council.

Consultee Response

Dinas Cross Community Council: Objecting - Building is too large for the site and too near the period farmhouse and the pig cott. The Council would prefer to see the building sited away from the proposed site so as not to detract the view of the existing farmhouse.

PCNPA Tree & Landscape Officer: No objection - if all work is carried out based upon the recommendations included in the above documents.

Ecologist - Pembrokeshire County Council: No adverse comments

Public Response

The occupants of 4 neighbouring properties were consulted by letter and the application advertised by the posting of a site notice at the junction of the access driveway with the public highway.

The occupants of Carreg Pen-las object to the proposed development as:-
(i) it is considered the site is a tranquil and natural area of vegetation which will be disrupted by a domestic structure, inappropriate in scale and design,
(ii) the development will have adverse effects on local ecology and the special qualities of this part of the National Park, and
(iii) the development is wasteful of resources

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 07 - Countryside
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
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background & Description

The application site forms part of the front garden area of this detached cottage located off a shared private driveway, on the south-western edge of the village of Dinas Cross. The driveway serves the applicants property and two other properties located immediately to the south west. The northern boundary of the application site, which is adjacent to the boundary with an adjoining property, is formed by a hedge bank containing several mature trees. Agricultural land to the south and east of the application site and driveway is in the ownership of the applicant.

Current proposal

The application seeks to provide a detached single storey saddle roofed outbuilding measuring 15.7m x 6.2m x 4.085m high to contain a swimming pool and ancillary changing and shower room facilities. The building will be located adjacent to the access drive, within the recognisable garden area of the property. It is proposed to be constructed with a timber frame, with timber cladding and natural slate roof. A substantial area of glazing will be incorporated within the building, with powder coated aluminium frames.

Key Issues

The main issues to be considered in this case are:

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

The principle of the development

The provision of a domestic swimming pool is ancillary to the residential use of the property, and the principle of ancillary buildings is acceptable in the curtilage of existing residential properties is acceptable.

Impact on the Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (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 if it causes significant visual intrusion (criterion a); failing to harmonise with, or enhance the landform and landscape character of the National Park (criterion d); losing or failing to incorporate traditional features (criterion e).

In this case, it is accepted that the building will be sited in what may be described as the front garden area of the property and will be readily visible, and seen in the context of, the principle elevation of Henllan. However, it is located to the side of this principle elevation, complementing the courtyard effect of existing buildings. The site itself is a maintained garden area containing ornamental and hedging trees and shrubs, and the Planning Ecologist has not objected on ecological or bio-diversity grounds. A tree survey has also been submitted, demonstrating that the building may be constructed without damage to the existing mature trees located within the hedge bank on the northern side of the development, and the Authority's Tree and Landscape Officer has offered no objection to the proposals. Owing to the location of the site, being set back from the public highway, the property is served by a private driveway with the site of the proposed building being some 80 m from any public vantage point. With the retention of existing trees and hedges, these will help screen the building making it minimally visible by other properties in the area and at a distance not to materially affect the amenity of these properties. As such it is not considered that this proposal would cause any adverse effect to the special qualities of the National Park.

Design, Siting and Appearance

Planning Policy Wales Edition 5 (PPW Ed.5), paragraphs 4.11.9 and 4.11.10, and TAN 12 – Design can be referred to in respect of design issues within a National Park setting. PPW states that in areas recognized for their landscape, townscape or historic value (including National Parks) and areas

with an established and distinctive design character, it can be appropriate to promote or reinforce traditional and local distinctiveness. It also advises that whilst the visual appearance and scale of proposed development, and its relationship to its surroundings are material planning considerations, local planning authorities should not attempt to impose a particular architectural style and should avoid inhibiting opportunities for innovative design solutions.

In respect of this proposal, the building has been designed to be recognisably modern in appearance, with substantial areas of glass creating an open, well lit interior. Whilst the existing cottage is of attractive, traditional appearance, it is not listed or within a conservation area and as such it is not considered that adherence to any particular design approach is required in this instance.

It is considered that the design and appearance of the proposed building will provide a pleasing contrast to the more traditional appearance of the existing dwelling and small outbuilding, and would be a clear and legible contrast to the more traditional buildings on the site. It is a typical palette of materials for a domestic, ancillary building and whilst of a moderate footprint, its height and dimensions are not excessive in this large, mature garden setting. As such, whilst the views of Dinas Community Council and the objector are noted, your officer's view is that this proposal would not be out of place in this context and would be acceptable.

Privacy and Amenity

The subject building is to be situated to the front and side of adjacent properties within a mature, planted garden. The closest property is situated approximately 35 metres from the building and in view of the orientation of the building, the screening around it and its intended use it is not considered that the proposal will result in any adverse effects on the privacy and amenity of the occupiers of properties in the vicinity.

Conclusion

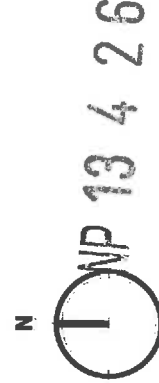
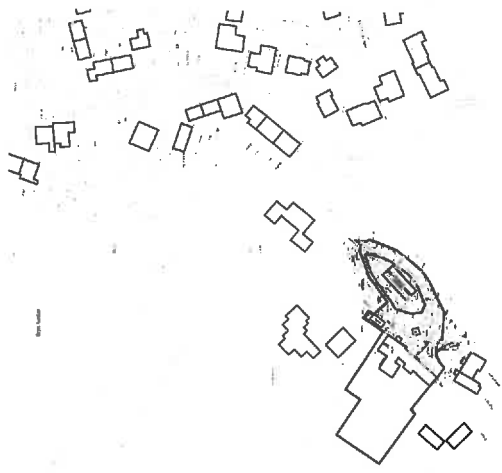
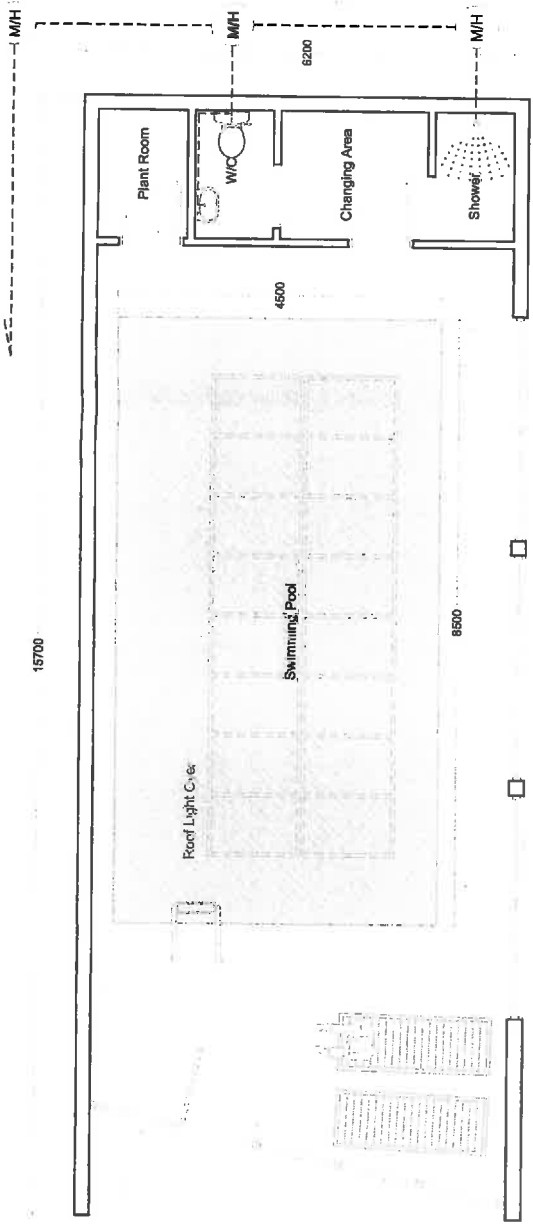
It is not considered that the building will impact adversely on the existing character and appearance of Henllan or its surroundings to the detriment of the special qualities of the National Park. It will not be readily visible from the public highway or impact in any material sense on the amenity of neighbouring properties. In these circumstances, there is not considered to be any sustainable planning objection to the development and approval is recommended.

Recommendation

That the application be approved subject to standard time limit, compliance with the approved plans and associated reports, and restricting the use to ancillary purposes to the residential property Henllan.



Proposed Floor Plan 1:75



Mr. Tomas J. Kinver
 BSc (Hons), MCIQB, CEM, MBEing, PEing MSPE

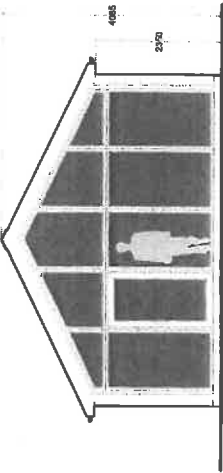
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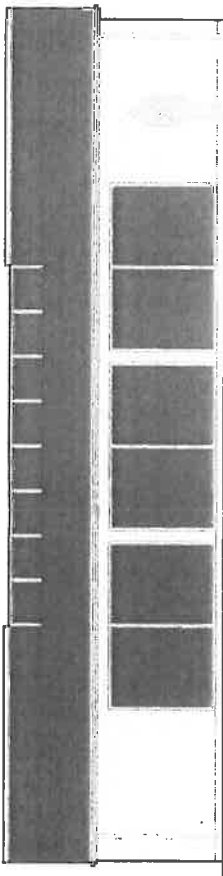
project title:	Potts Pool
address:	Mr Potts, Hasnall, Dirnis Pembrokeshire
drawing no:	GA/01
scale:	AS SHOWN
project no:	111225
drawn by:	EGE
checked by:	TJK
date:	July 2013
planning no:	
revision no:	
drawing status:	PLANNING

Proposed Site Location Plan 1:2500

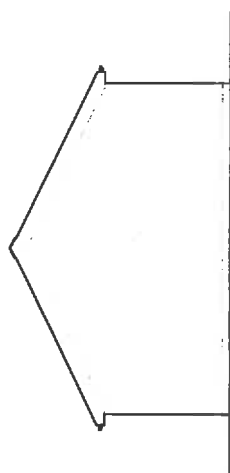
Proposed Site Plan 1:250



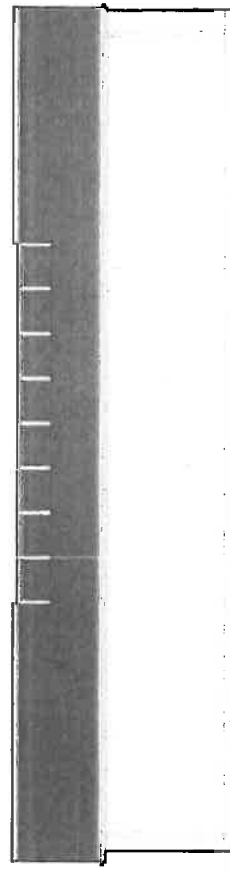
Proposed Front Elevation 1:100



Proposed Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100



External Finishes - Walls: Timber cladding, brick / rendered plyth. **Roof Coverings:** Natural Slate.
Soffits & Fascias: Powder coated aluminium. **Windows / Doors:** Powder coated aluminium, Double glazed. **Boundaries:** Hedges, fencing. **Water Goods:** half-round UPVC, Extruded aluminium.

Project title: Potts Pool

Project no: GA02

Scale: As Shown

Planning no: #13229

Checked by: RSE

Date: July 2013

Drawing status: PLANNING

Address: Mr Politz, Henlidan Dinas, Pembroke Park

Drawing description: Proposed Elevations

Item 6b)

