
Application Ref: NP/13/0486

| | |
|-------------------------|---|
| Application Type | Full |
| Grid Ref: | SN07543637 |
| Applicant | Ms S Jones |
| Agent | Mr W Harries, Harries Design & Management |
| Proposal | Re-design of existing bungalow to provide gabled roof design together with a replacement single storey rear extension on a larger scale. The proposal also includes new fenestration, roof lights and chimneys, in addition to alterations and extensions to existing garage structure and the blocking up of the existing vehicle access and provision of new vehicle access to the site from proposed extension of curtilage. |
| Site Location | Watamu, Cilgwyn, Newport, Pembrokeshire, SA42 0QW |
| Case Officer | Andrew Richards |

Summary

The application is reported to the Development Management Committee because the views of the Community Council are contrary to the recommendation of your officers.

The dwelling known as Watamu is located within a large site and accessed on a circular unclassified access road which leads to Cilgwyn. The dwelling is a detached hipped roof bungalow with a north south ridge line and a small rear projection which extends to the west, there is also a large detached single storey garage/office and store structure located to the south of the dwelling. The form of this structure varies with two large pitch roof aspects with ridge lines running east west, together with two lean-to roofs extending south and east. The applicant also owns the immediate surrounding agricultural fields to the south and west. Vehicle access to the site is currently provided by a short and narrow drive with an access gate provided some three metres off the road which currently prevents vehicles pulling off the road entirely before the gates can be opened.

The application seeks approval for the re-design of the existing bungalow to provide gabled roof design together with a replacement single storey rear extension on a larger scale. The proposal also includes new fenestration, roof lights, chimneys and an external flue to the host dwelling. Works to the detached garage include extensions to form a new log store and modest increase to the ridge height over the proposed WC and tool store together with alterations to the external appearance through the use of new fenestration, timber and stone cladding. The proposal also includes the blocking up of the existing vehicle access and provision of a new vehicle access to the site via a proposed extension of curtilage together with associated hard and soft landscaping.

The proposed modest extension of curtilage to enable a new access to be created is considered to be acceptable in this instance and will not result in

the loss of valuable agricultural land. The proposed scheme for alterations and extensions to the dwelling and garage structure are considered to be acceptable and have a scale, mass, form and detailed design which is in-keeping with the overall design approach taken within the site. The appearance and location of the new landscaping will ensure that the visual amenities of the existing site will be improved without having an adverse impact on neighbouring properties and the surrounding area. The proposal will also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposal can be supported subject to appropriate conditions.

Consultee Response

Nevern Community Council: Objecting

Natural Resources Wales: Standard Advice

PCC - Transportation & Environment: Conditional Consent - Informative - crossing of the Highway verge/footway requires further consent

Public Response

The application has been appropriately advertised, and no public responses have been received at the time of writing 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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest

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

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

PPW5 Chapter 04 - Planning for Sustainability

PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW5 Chapter 08 - Transport

PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG12 - Parking

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 15 - Development and Flood Risk

TAN 18 - Transport

Officer's Appraisal

Background and History

The dwelling known as Watamu is located within a large site and accessed on a circular unclassified access road which leads to Cilgwyn. The dwelling is a detached hipped roof bungalow with a north south ridge line and a small rear projection which extends to the west, the external finishes are provided in concrete roof tiles, painted roughcast render and timber painted windows and doors. There is a large detached single storey garage/office and store structure located to the south of the dwelling with external finishes provided in a slate roof, painted render and block work to the walls and timber windows and doors. The form of this structure varies with two large pitch roof aspects with ridge lines running east west, together with two lean-to roofs extending south and east. Vehicle access to the site is currently provided by a short and narrow drive with an access gate provided some three metres off the road which currently prevents vehicles pulling off the road entirely before the gates can be opened. The applicant also owns the immediate surrounding agricultural fields to the south and west.

The current proposal has been submitted following pre-application advice. Several previous applications have been determined on this site and these relate to a dwelling approved in 1969 under planning reference CR 2224, a garage refused under reference NP/291/78 and subsequently approved under reference NP/562/78. The removal of an agricultural tie subsequently withdrawn under planning reference NP/431/96 and a residential dwelling approved through a certificate of lawfulness under reference NP/504/96. A horticultural polytunnel approved under reference NP/98/417 and an application for a first floor extension, alterations to existing bungalow and a new detached stable block approved under planning reference NP/00/244.

Constraints

Special Area of Conservation – within 500m

Biodiversity Issue

Recreational character Areas

Current Proposal

The application seeks approval for the re-design of the existing bungalow to provide gabled roof design together with an extension on the existing single storey rear wing. The proposal also includes new fenestration, roof lights, chimneys and an external flue to the host dwelling. Works to the detached garage include extensions to form a new log store and modest increase to the ridge height over the proposed WC and tool store together with alterations to the external appearance through the use of new fenestration, timber and stone cladding. The proposal also includes the blocking up of the existing vehicle access and provision of a new vehicle access to the site via a proposed extension of curtilage together with associated hard and soft landscaping.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage

Policy, Principle of Development and Impact on National Park:

The site lies within the countryside as identified within the Local Development Plan (LDP) and the proposed works to alter and extend the existing bungalow and detached garage together with the new access and small extension of curtilage is considered to be acceptable in principle and will not have an adverse impact on this area of the National Park. The proposal is also considered to be supported by the adopted policies of the LDP.

Siting and Sustainable Design:

Policy 7 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to development outside of the identified centres with (criteria 'e') supporting development where tourist attractions or recreational activity is proposed where the need to locate in the countryside is essential. Policy 8 of the LDP refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b', 'c' and 'd' resisting development that would cause 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. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The proposed alterations and extensions are considered to have an appropriate scale, form, mass and design which followings other dwellings and outbuildings within the local and wider area. The proposal is not considered to have an adverse impact on the special qualities of the surrounding landscape and the proposed works to the ancillary garage structure is consider to have a design which is in-keeping with the overall design philosophy of the site. The mature planting surrounding the site and adjacent topography assist in screening the existing development when viewed from the wider landscape. In respect of the proposal, it is considered that this will assist in improving the overall visual appearance of the site when viewed from the surrounding landscape and will not have an adverse impact on the special qualities of the National Park. The materials used will follow existing materials used within the site and the surrounding landscape and are considered to be acceptable in respect of sustainable design.

Amenity and Privacy:

Policy 30 of the Local Development Plan refers to amenity in a general sense, seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. Given that there are no neighbours in the vicinity of this site it is considered that the proposal will not have an adverse impact on the privacy and amenity of neighbours.

Access and Parking:

Policy 53 of the Local Development Plan refers to the traffic impacts of proposed development. The Highways Authority at the County Council has been consulted on the application, and they have raised no objection to the proposed works, subject to conditions relating to the stopping up of the existing access after the new access has been created together with the parking and turning area on the submitted drawings being completed and retained thereafter for no other use.

Landscaping:

The proposed landscaping includes the provision of new sections of traditional Pembrokeshire hedge bank, additional gravel parking and turning areas within the site and these are considered to be appropriate and acceptable in principle. However, further details of post development landscaping, the submission of a method statement for the implementation of the new access and details of the new sections of traditional hedge banks have not been provided at this time and it is considered that this information could be secured through the provision of planning conditions imposed on any consent granted.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The PCC Ecologist has commented on the application stating that the protected species report submitted confirms that there is evidence of bats within the building. The Ecologist advises that the mitigation measures submitted are considered to be acceptable. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site. The proposal will increase the extent of roof areas within the site and the surface water runoff from these areas will be directed to soakaways within the site.

Conclusion

The proposed modest extension of curtilage to enable a new access to be created is considered to be acceptable in this instance and will not result in the loss of valuable agricultural land. The proposed scheme for alterations and extensions to the dwelling and garage structure are considered to be acceptable and have a scale, mass, form and detailed design which is in-keeping with the overall design approach taken within the site. The appearance and location of the new landscaping will ensure that the visual amenities of the existing site will be improved without having an adverse impact on neighbouring properties and the surrounding area. The proposal will also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposal can be supported subject to appropriate conditions.

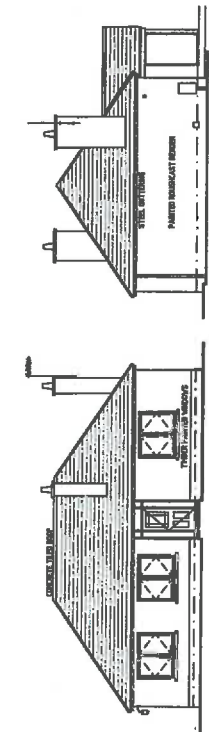
Recommendation

Approve subject to appropriate conditions relating to work to commence within 5 years, in accordance with approved plans, the stopping up of the old access, the provision of parking and turning, post development landscaping, new hedgebank details, method statement for new access and finally a condition restricting the use of the garage structure for ancillary use only.

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DRAWING TO BE READ IN CONJUNCTION WITH SPECIES & TREE SURVEY

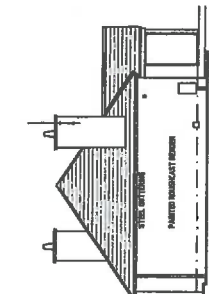
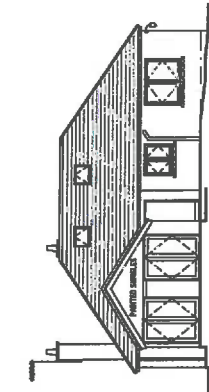
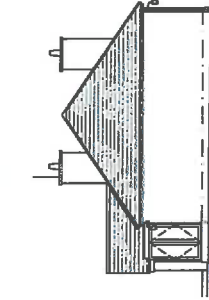


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DWELLING ELEVATIONS 1:100

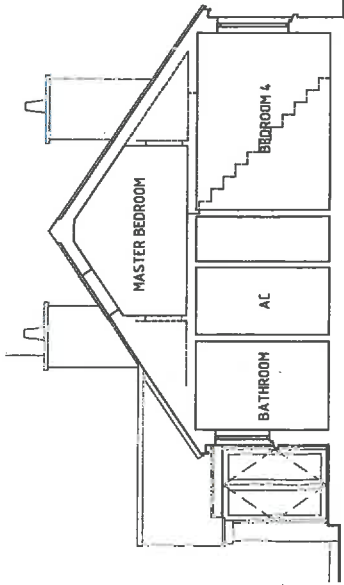
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NORTH WEST ELEVATION

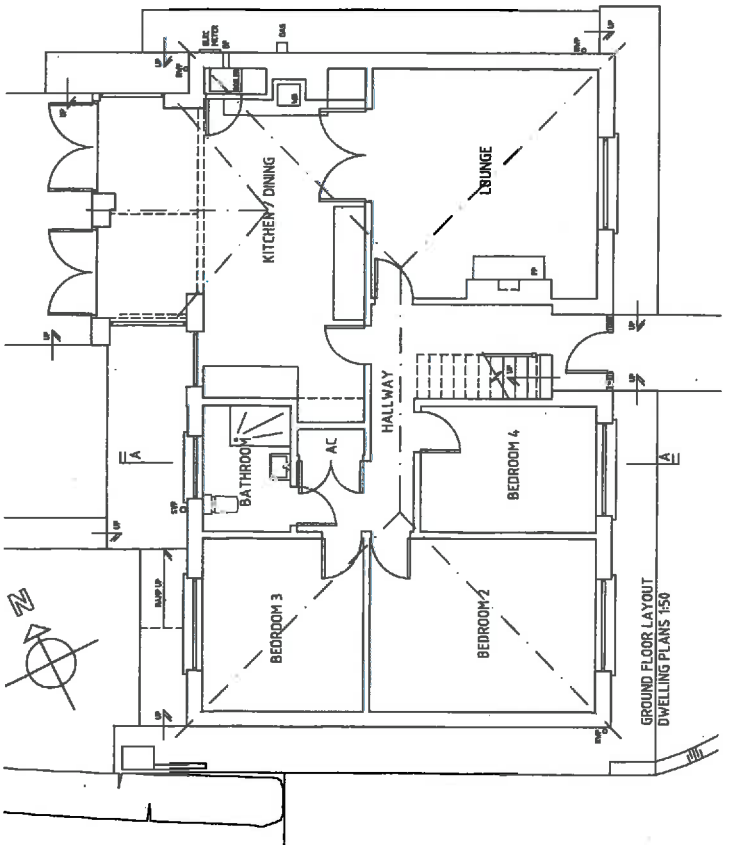
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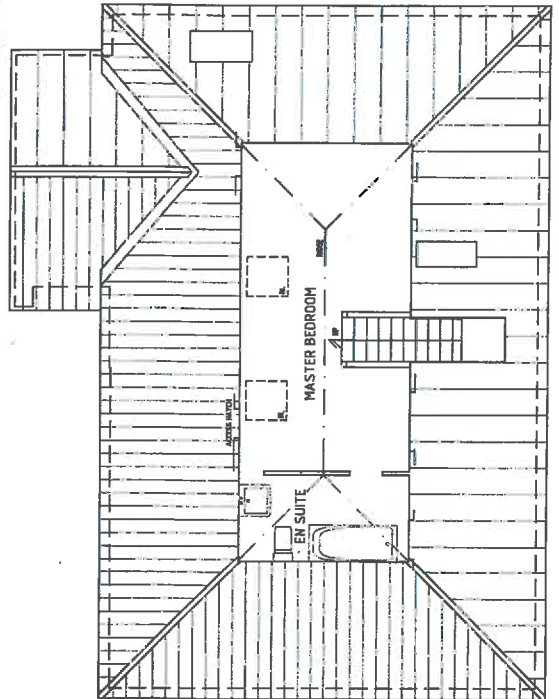
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SECTION A-A
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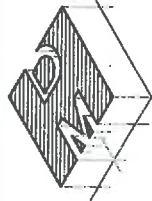
GROUND FLOOR LAYOUT
DWELLING PLANS 1:50



FIRST FLOOR LAYOUT

| REV | COMMENTS | DATE |
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DATE: 17/07/2012
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HARRIES
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Proposed Works at
Watamu
(formerly Glaslyn)
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Pembrokeshire,
SA42 0QW



Certification No. 016404

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Plans, Elevations & Sections as Existing

Item 6d)

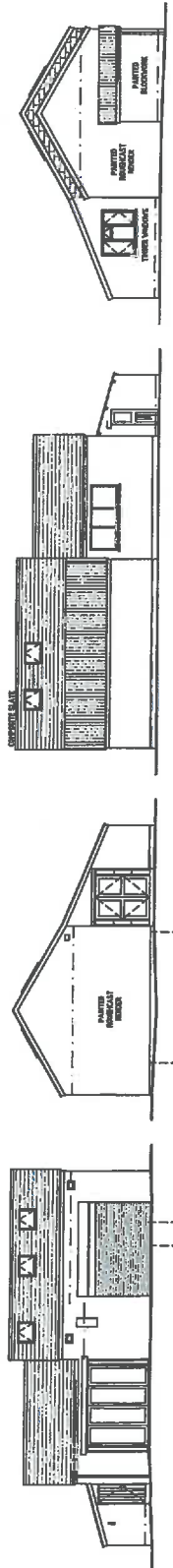
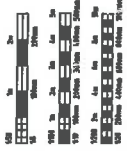
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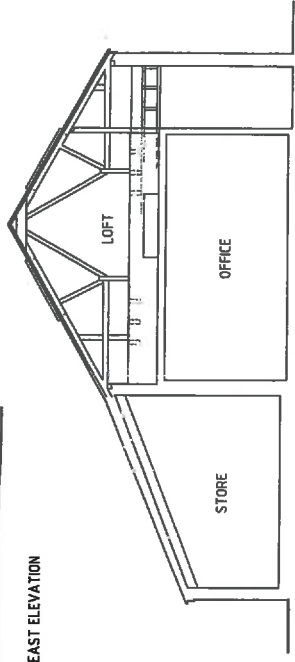


NORTH EAST ELEVATION GARAGE ELEVATIONS 1:100

NORTH WEST ELEVATION

SOUTH WEST ELEVATION

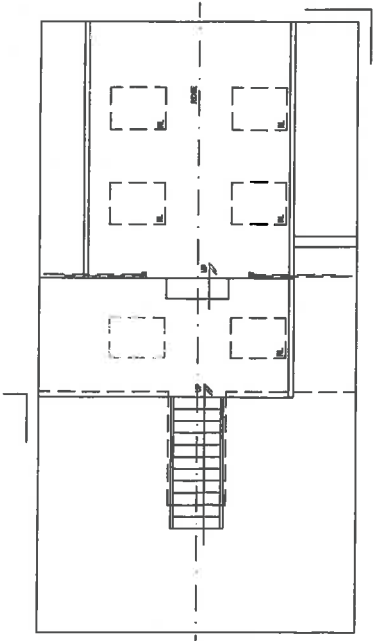
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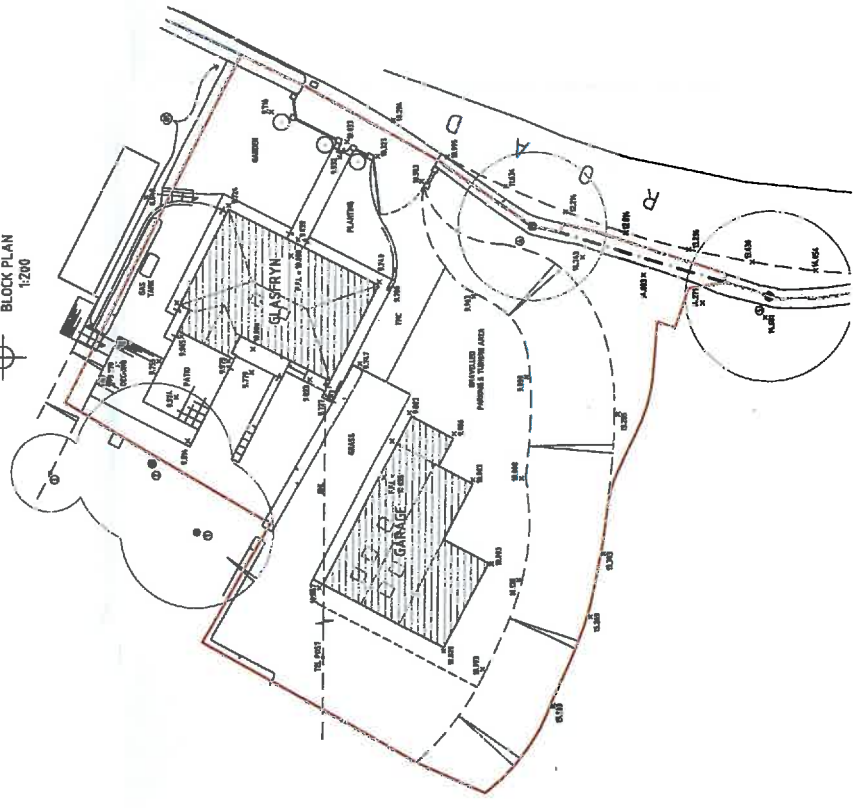
SECTION B-B SCALE 1:50



BLOCK PLAN SCALE 1:250



FIRST FLOOR LAYOUT



GROUND FLOOR LAYOUT GARAGE PLANS 1:50

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| A. UPDATE BLOCK PLAN | 28.03.13 |
| <p>30 OCT 2013 A1: 1:500 SCALE A1: 1:250 SCALE</p> | |
| DRAWING RECORDED: | |
| ISSUE: | |
| CLIENT: | Survey NP 13 4 86 Mrs Jones |

HARRIES
DESIGN & MANAGEMENT

Proposed Works at
Watamu
(formerly Glasfryn)
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ISO9001
CERTIFICATION
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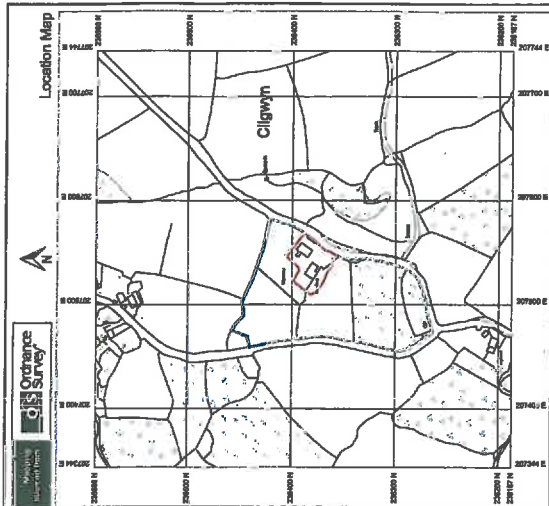
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DRAWING TO BE READ IN CONJUNCTION WITH SPECIES & TREE SURVEY

ORIGINAL DRAWING A1



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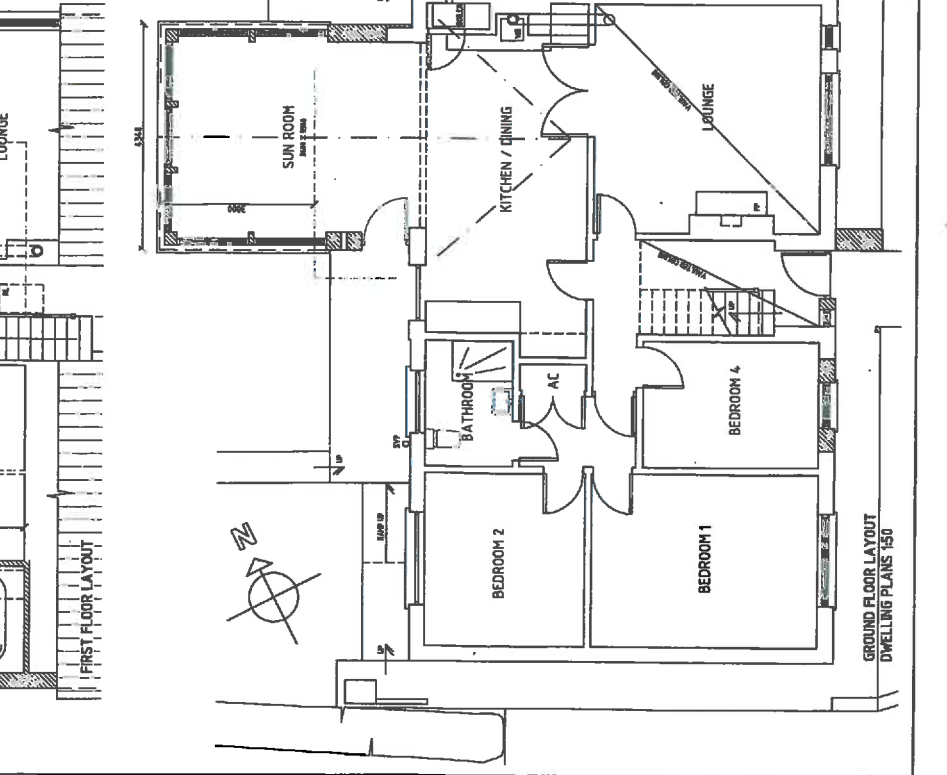
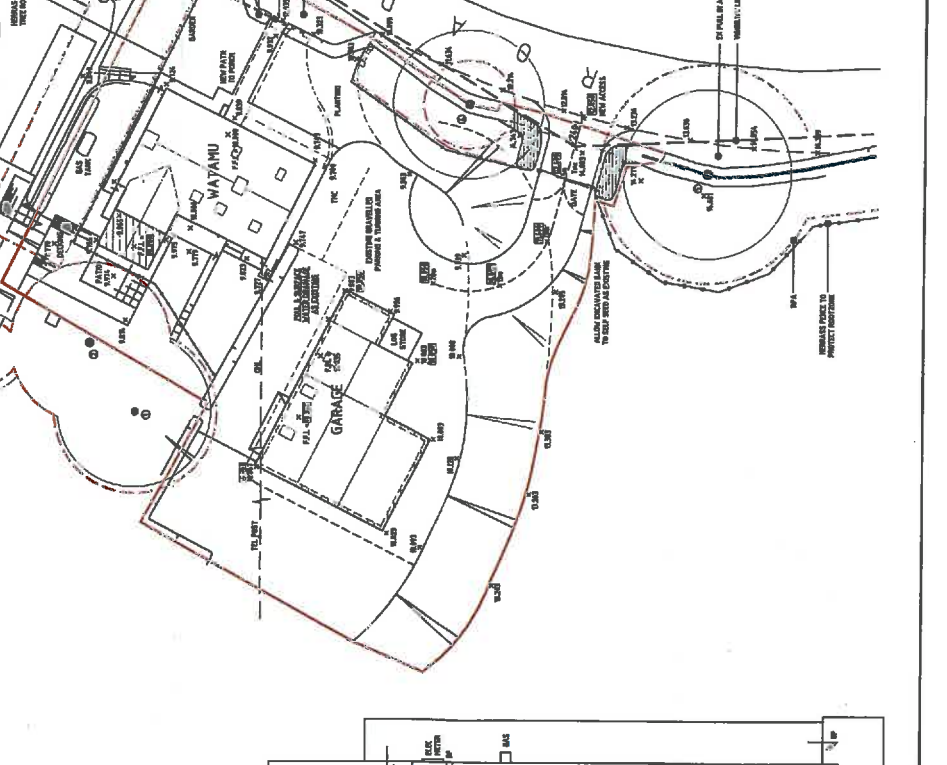
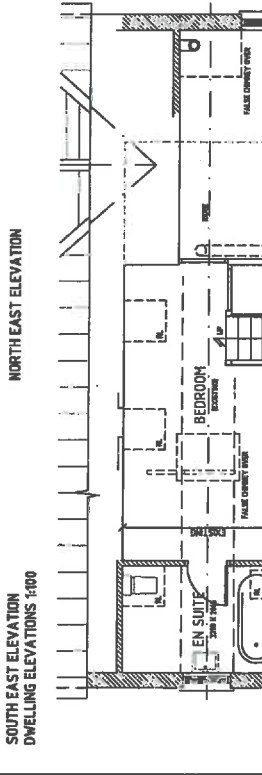
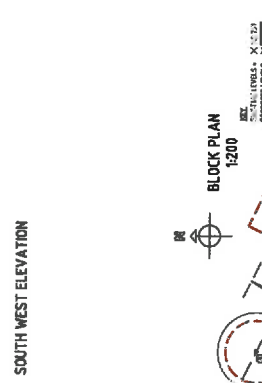
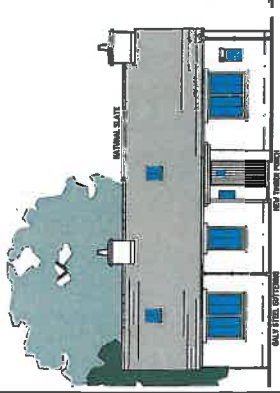
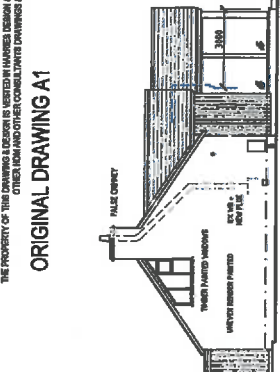
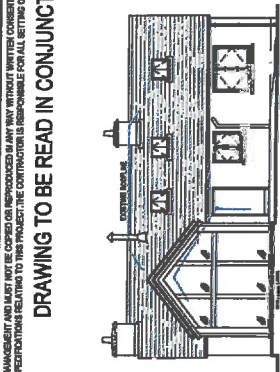
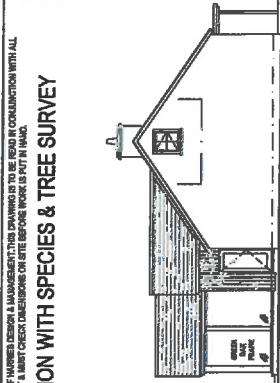
HARRIES
DESIGN & MANAGEMENT

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PROJECT

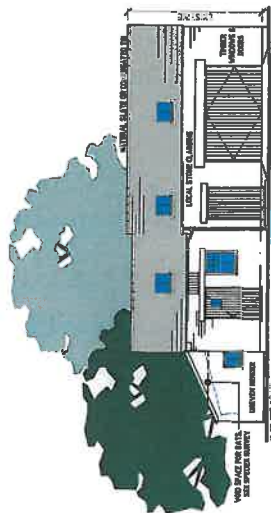
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JOB NO. : 1320 DRAWING NO. : 07 REV. : A

ISO 9001
CERTIFIED
QUALITY MANAGEMENT SYSTEM
CERTIFICATION No. 016004



DRAWING TO BE READ IN CONJUNCTION WITH SPECIES & TREE SURVEY

ORIGINAL DRAWING A1



NORTH EAST ELEVATION
GARAGE ELEVATIONS 1:100



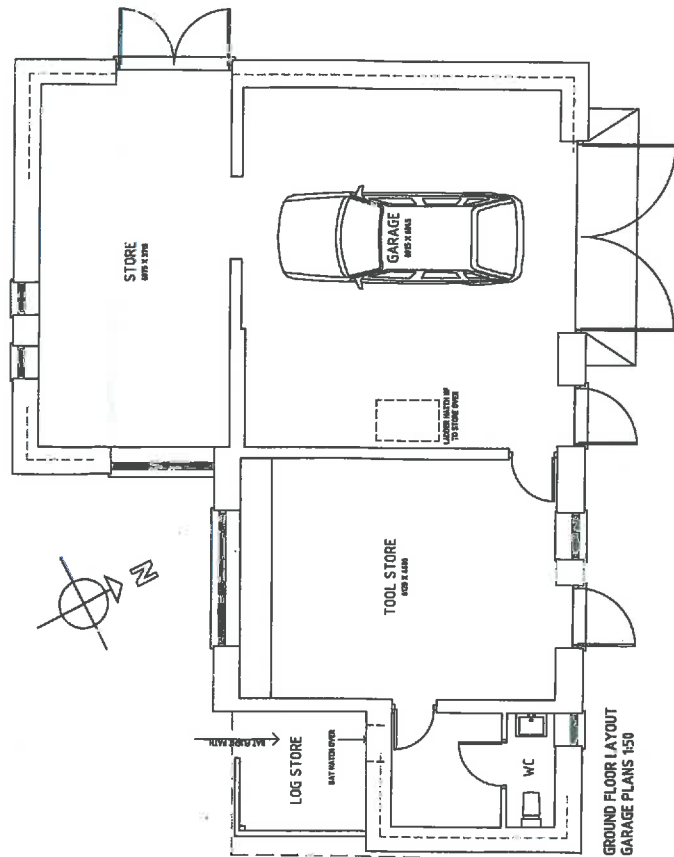
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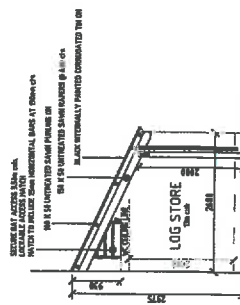
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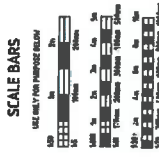
SOUTH EAST ELEVATION



GROUND FLOOR LAYOUT
GARAGE PLANS 1:50



SECTION THRU LOG STORE
SCALE 1:50



| REV. | COMMENTS | DATE |
|------|-------------------|----------|
| A | NORTH PARTY ADDED | 26.04.13 |
| B | UPDATE BAY WINDOW | 05.11.13 |

DRAWING RECORDED
Planning Application
 CLIENT: **Mrs Jones**

HARRIES
 DESIGN & MANAGEMENT

Proposed Works at
 Waitema
 (formerly Glaslyn)
 Newport,
 Pembrokeshire,
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DRAWING TITLE: **Garage - Plans & Elevations as Proposed**

| SCALE | Rev. No. | Drawn By | Checked By | Date |
|-------|----------|----------|------------|------------|
| | | | | 08.10.2010 |

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Sheet: **B**