

## Item 5 - Report on Planning Applications

**Application Ref: NP/14/0250**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN07543637
<b>Applicant</b>	Ms S Jones
<b>Agent</b>	Mr I Johnston, Harries Design & Management
<b>Proposal</b>	Redesign of existing bungalow to provide gabled roof design together with single storey rear extension on larger scale. The proposal also includes new fenestration, rooflights & chimneys in addition to alterations & extensions to existing garage & replacement of front boundary wall with traditional hedgebank (alternative scheme to NP/13/0486)
<b>Site Location</b>	Watamu, Cilgwyn, Newport, Pembrokeshire, SA42 0QW
<b>Case Officer</b>	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. Permission was granted in January 2014 under (NP/13/0486) for the re-design of the existing bungalow to provide a gabled roof design together with a replacement single storey rear extension on a larger scale. The permission also included new fenestration, roof lights and chimneys, in addition to alterations and extensions to the existing garage structure and the blocking up of the existing vehicle access and the provision of a new vehicle access to the site from an extension of the curtilage.

The current application seeks full approval for an alternative scheme based on the recent consent but with amendments relating to fenestration and timber cladding to the garage structure, an increase in height to the dwelling of 200mm to allow roof insulation to be incorporated within the dwelling. Other changes include omitting the consented new access and revert to the existing access, and omit the proposed extension of curtilage and retain the existing residential curtilage.

The current proposal for an amended scheme is not considered fundamentally different to the previous approval and the minor changes are considered to be acceptable. 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**

**PCC - Ecologist:** Conditional Consent

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**PCC - Transportation & Environment:** Conditional Consent

**Natural Resources Wales:** Standard Advice

**Nevern Community Council:** Approve - plans for redesign of bungalow but again considered the garage to be out of proportion to the main residence

### Public Response

The application has been advertised by site notice and neighbour notification. No formal response has been received at this time.

### 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

PPW6 Chapter 03 - Making and Enforcing Planning Decisions

PPW6 Chapter 04 - Planning for Sustainability

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

PPW6 Chapter 08 - Transport

PPW6 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG13 - 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

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### **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 an access gate which leads to a short and narrow drive leading down to the existing garage structure. The applicant also owns the immediate surrounding agricultural fields to the south and west.

Permission was granted in January 2014 under (NP/13/0486) for the re-design of the existing bungalow to provide a gabled roof design together with a replacement single storey rear extension on a larger scale. The permission also included new fenestration, roof lights and chimneys, in addition to alterations and extensions to the existing garage structure and the blocking up of the existing vehicle access and the provision of a new vehicle access to the site from an extension of the curtilage.

#### **Constraints**

Special Area of Conservation – within 500m

Biodiversity Issue

Recreational character Areas

#### **Current Proposal**

The application seeks full approval for an alternative scheme based on the recent planning consent NP/13/0486 but with amendments relating to fenestration and timber cladding to the garage structure, an increase in height to the dwelling of 200mm to allow roof insulation to be incorporated within the dwelling. Other changes include omitting the consented new access and revert to the existing access, and omit the proposed extension of curtilage and retain the existing residential curtilage.

#### **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

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### *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 principle of the proposed works to alter and extend the existing bungalow and detached garage has already been considered to be acceptable under NP/13/0486. The proposed is not considered to have an adverse impact on this area of the National Park, and the proposal is also considered to be supported by the adopted policies of the LDP.

### *Siting and Sustainable Design:*

The proposed amended scheme is not considered fundamentally different to the previous approval and the minor changes are considered to be acceptable in respect of their siting and 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 County Council, as the Highway Authority has been consulted on the application, and they have raised no objection to the proposed works, subject to conditions relating to 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, and additional soft and hard landscaping areas within the site and these are considered to be appropriate and acceptable in principle. However, further details of post development landscaping, 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

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submitted are considered to be acceptable. The Ecologist also advises that given the location of the site and high potential for bats present in the surrounding area any proposed external lighting should be agreed in writing with the National Park Authority. A condition will be added to any consent issued to cover this aspect together with an informative to advise the applicant that a licence may be required from NRW for any disturbance to a bat roost. 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 current proposal for an amended scheme is not considered fundamentally different to the previous approval and the minor changes are considered to be acceptable. 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 provision of parking and turning, post development landscaping, new hedgebank details and finally a condition restricting the use of the garage structure for ancillary use only.

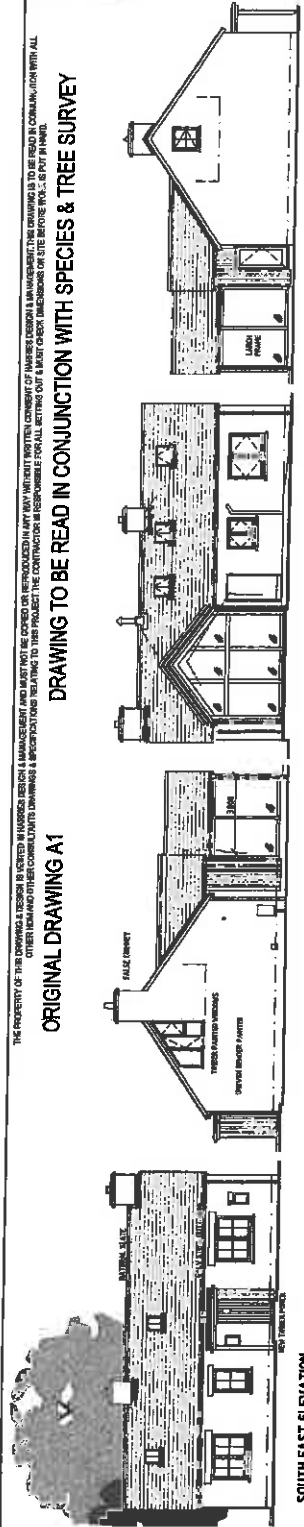




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**ORIGINAL DRAWING A1**

**DRAWING TO BE READ IN CONJUNCTION WITH SPECIES & TREE SURVEY**

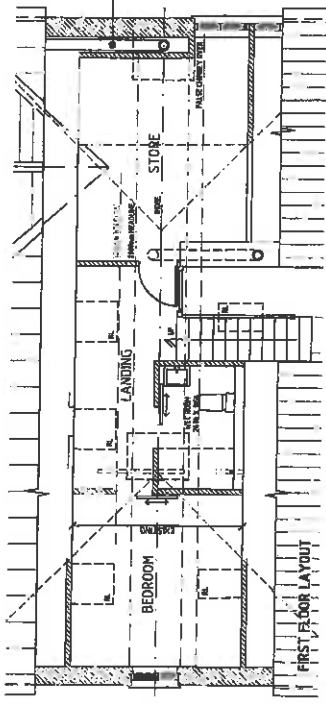


**SOUTH EAST ELEVATION  
DWELLING ELEVATIONS 1:100**

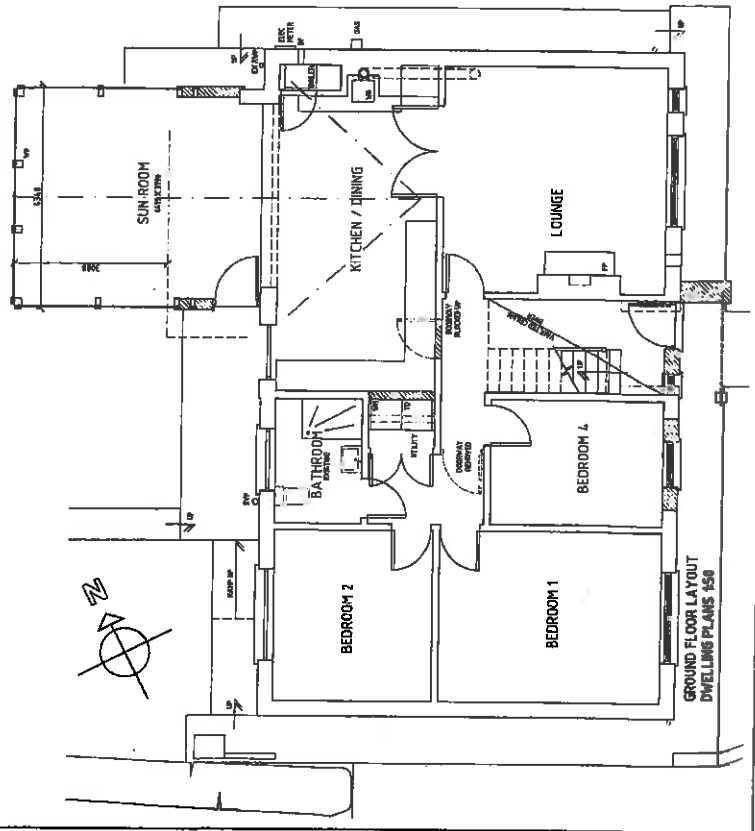
**NORTH EAST ELEVATION**

**NORTH WEST ELEVATION**

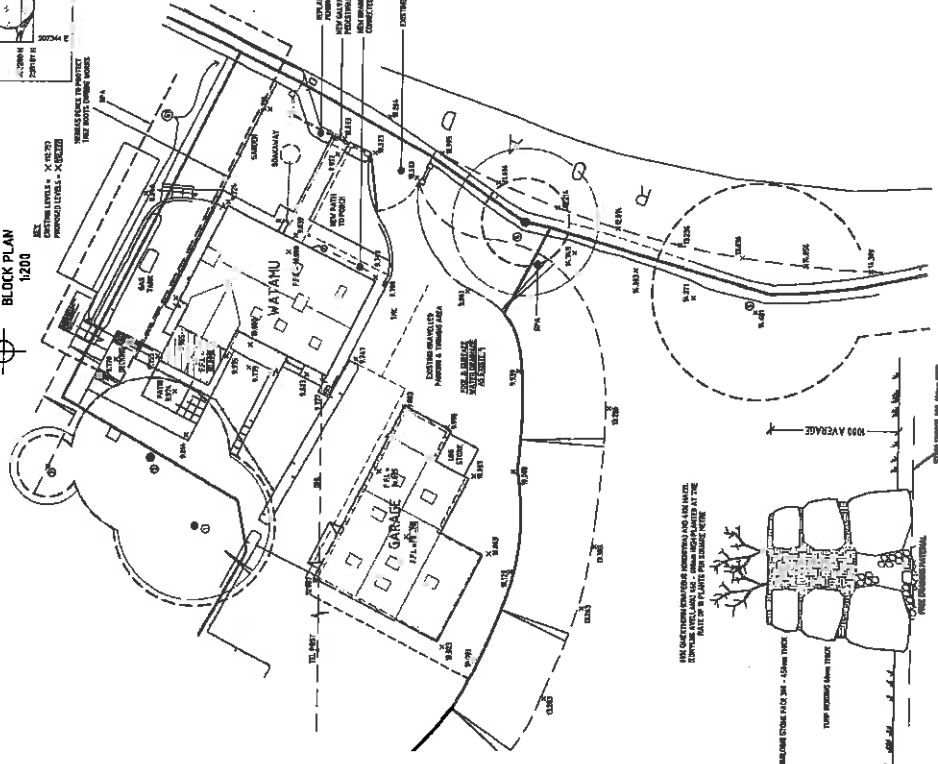
**SOUTH WEST ELEVATION**



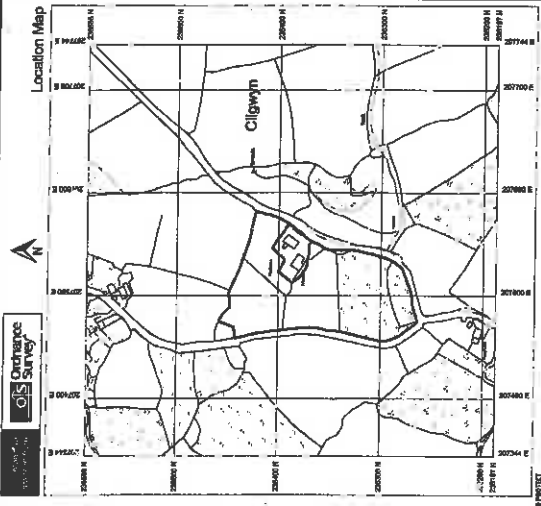
**FIRST FLOOR LAYOUT**



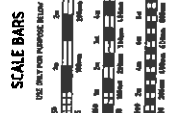
**GROUND FLOOR LAYOUT  
DWELLING PLANS 1:50**



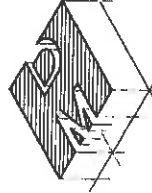
**BLOCK PLAN  
1:200**



**LICENCE NUMBER = 100012857  
LOCATION PLAN  
1:2500**



PREP. COMMENTS DATE  
DRAWING RECORDED  
PLANNING APPLICATION 2  
CLIENT Mrs Jones



**HARRIES**  
DESIGN & MANAGEMENT

PROPOSED WORKS at  
Wafarnu  
(formerly Glasfryn)  
Newport,  
Pembrokeshire,  
SA42 0JW.



CERTIFICATION No. 0106411

DRAWING TITLE  
Dwelling - Plans & Elevations as Proposed

SCALE 1:500  
JOB No. 1320  
DRAWING No. 20

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