

**Application Ref: NP/15/0014/FUL**

**Case Officer** Matt Dash  
**Applicant** Mrs C Battrick  
**Agent** Mr J Evans  
**Proposal** Two storey extension to west end of building forming a sun room over a car port  
**Site Location** Brynhenllan Farm, Dinas Cross, Newport, Pembrokeshire, SA42 0SB  
**Grid Ref** SN00913946  
**Date Valid** 09-Jan-2015      **Target Date** 05-Mar-2015

**Summary**

Householder planning permission is sought for the construction of a two storey extension, which will provide a car port and sun room for the existing house.

This planning application is put before Members as the applicant is related to a member of the Authority's staff.

No objections have been received from neighbouring properties or statutory consultees at the time of writing this report, however, the Authority's Ecologist did ask for a bat slate to be included on the planning drawings, prior to determination which has been received as revised drawings.

The main dwelling is located to the centre of Brynhenllan, and is a C19 farmhouse of traditional character and appearance. The farmhouse has a long front elevation directly facing a small private lane access, and the new extension will be located off the North West side elevation. It is considered that the level of extension would be subservient to that of the original house, and the design introduces a slight, stepped roof profile and dormer window feature to break up the length of the new structure. The extension provides additional living accommodation for the existing house and adequate private parking and amenity space can still be provided for the property. The wider setting is within a densely developed street scene, where there is a mix of single storey and two storey dwellings of varying design and external appearance, and the proposal would not be considered to be visually harmful to this setting or to have a detrimental impact upon the amenity or privacy of neighbouring properties.

The proposal is therefore supported and recommended for approval subject to standard conditions.

**Consultee Response**

**Dinas Cross Community Council:** Supporting  
**PCNPA - Buildings Conservation Officer:** Supporting

**PCC - Ecologist:** Request that drawings are amended to include a bat slate and the applicant should note that a bat licence may be required.

**PCC - Transportation & Environment:** No objection

### **Public Response**

A site notice was posted in accordance with statutory requirements, and neighbouring properties notified by letter. No objections have been received to the proposal.

### **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 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

LDP Policy 53 - Impacts on traffic

PPW7 Chapter 03 - Making and Enforcing Planning Decisions

TAN 12 - Design

### **Officer's Appraisal**

#### **Background and site description.**

The application site is a detached two-storey C19 farmhouse, of traditional long character and proportion. The dwelling is situated in a large garden plot to the west flank of Brynhenllan village, and is bordered by existing dwellings to the northern, eastern and southern boundaries. To the west, the house borders onto open fields, which are in the applicant's ownership.

The house directly faces on to a small private lane access, with an existing parking area to the west gable. The garden area lies at a higher ground level to the west and south, and is open in aspect.

The application site falls within the Rural Centre of Dinas Cross, as defined in Pembrokehire Coast National Park Local Development Plan.

**Constraints.**

- Biodiversity
- LDP Mineral Safeguard
- LDP Rural Centre
- Recreation Character Areas

**Previous planning history.**

- NP/14/0300 – Two storey extension to west end of the building forming a sun room over car port. Withdrawn.

**Current proposal.**

The application seeks permission to construct a two storey extension to provide a new sun room at first floor, over a car port which will be constructed over the existing parking area. The extension measures 5.6 metres to the ridge, with the main house measuring approximately 5.9 metres to the roof ridge (taking into account a gentle sloping ground level downward to the east). The footprint of the extension steps in from the main front elevation, and measures 4.9 metres in width by 7.4 metres in depth. The external finishes of the walls, roof, windows and doors will be to match those of the original dwelling.

The proposed sun room element will have a single dormer window to the north facing elevation, and will be full height glazing to the south facing rear elevation. This will open onto a small patio area, which will be elevated by approximately 650mm above the existing rear garden area. There will be a set of access steps created from the car port up to the sun room.

No other alterations are proposed to the existing boundaries or garden; or to the existing vehicular and pedestrian accesses to the application site.

**Key issues.**

- Policy
- Siting and sustainable design
- Amenity and privacy
- Access and parking
- Biodiversity
- Other material considerations

*Policy.*

Policy 6 relates to Rural Centres, where the principle of additional development is generally supported. Extensions to existing dwellinghouses are generally acceptable where they are well-related to the main house, and where the use is incidental to the enjoyment of the main house. In this instance, the extension relates appropriately to an existing dwelling and falls within an existing residential curtilage.

Policy 15 concerns the conservation of the Pembrokeshire Coast National Park, and advises (amongst other issues) that development that is insensitively or unsympathetically sited within the landscape and/or introduces or intensifies a use which is incompatible with its location will not be permitted. The main dwelling is located in a densely developed area which is a mix of single storey and two storey dwellings. Many of the properties have been extended, and the proposed development would be in keeping with this existing pattern of development.

Policy 30 refers to issues of amenity, where development will not be permitted where it is inappropriate or incompatible to its surroundings. The dense pattern of development at this location means that care has to be taken to ensure new development does not appear overwhelming; and that a reasonable level of amenity and privacy can be retained for both existing occupiers and new development. It is considered that the new development is appropriate to the setting, and that there is adequate separation and open aspect between the application site and neighbouring properties to maintain adequate levels of private amenity and privacy.

*Siting and sustainable design*

The new extension will be constructed on the footprint of an existing off street parking area – the extension will, therefore, closely relate to the mass of the main house.

In respect of the proposed design, the extension is kept lower than the main roof pitch, and extends off the western gable. A minor stepped roof approach has been chosen to minimise the visual impact of the scale and mass of the addition; and the new dormer window relieves the overall length of the new roof. The external finishes and fenestration materials are rendered blockwork external walls, reconstituted slate roof and timber fenestration, which will match the external finishes of the main house. The Authority's Conservation Officer was consulted, as there are listed buildings in the vicinity and has advised that the proposal does not have an impact on the character or setting of the nearby listed buildings, and, as such, he has no objection in principle.

Amendments to the initial proposal were requested and subsequently received reducing the scale of the dormer window to more closely resemble to scale of the existing windows in the main part of the house. The proposals are now considered acceptable and comply with Policy 1, 6, 8 and 29 of the LDP.

*Amenity and privacy.*

In terms of amenity, the extension will provide further residential accommodation, which will be used as part of the existing dwellinghouse use and will not be incompatible with its surroundings. The extension is not considered to lead to the intensification of the site and the plans illustrate that adequate private amenity space would still be available for the household.

With regard to privacy there are windows proposed to the front north facing elevation and rear south facing elevation (including a raised patio). The southern facing elevation of the extension will have full length glazed doors

and window, with the windows extending into the rear roof slope. There are neighbouring properties to the south east of the curtilage, but not directly behind Brynhenllan farmhouse and consequently there would be no direct overlooking of neighbouring dwellings. To the northern elevation, the dormer window has its aspect towards the blank gable elevation of the nearest neighbour. It is, therefore, considered that there is sufficient separation to ensure that a reasonable level of privacy can be maintained between the application site and the neighbours surrounding the site.

*Access and parking.*

No alterations are proposed to the existing vehicular and pedestrian access to the site. The Highways Development Control Officer was consulted, and recommended that he has no objection on highway grounds, advising that;

'The access road from the back of the verge of the Class 3 Road is private. The new car port will provide additional parking when required and there will not be an increase in the demand for parking as a consequence of the development'.

*Biodiversity.*

A protected species survey was required, and was submitted with the planning application. The Authority's Ecologist was consulted on the proposal and advised that whilst the proposed mitigation (in the form of a revised access point and bat slate) was acceptable, this had not been shown on the submitted drawings. An amended plan indicating the insertion of a bat slate in the proposed extension was requested and subsequently received. The Ecologist has also suggested a planning condition to control any external lighting, and has advised a bat licence would be required.

*Other material considerations.*

No other material considerations have been identified for the proposal.

**Conclusion**

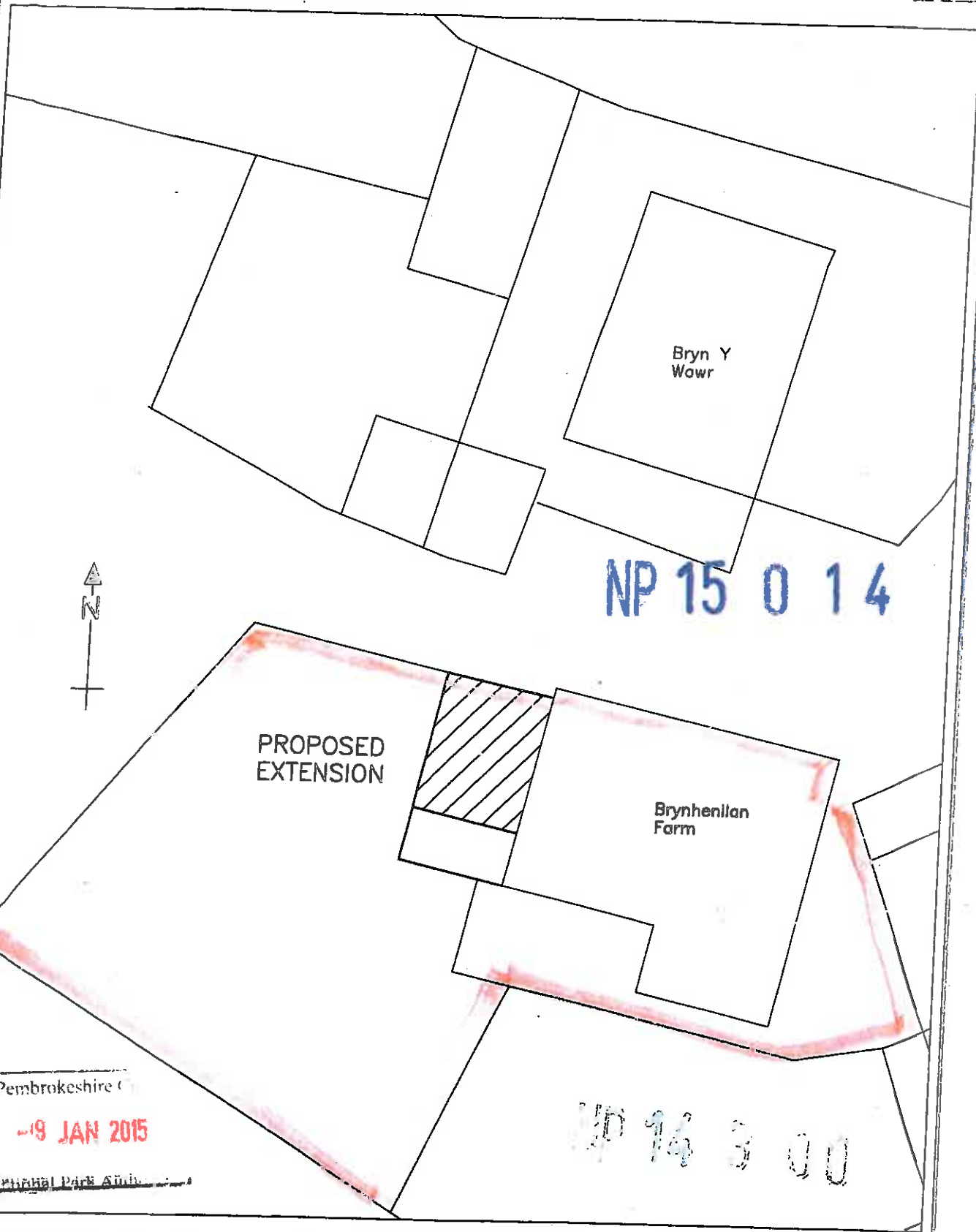
The extension in this particular application is felt to be of a scale, mass, design and external finish that relates appropriately to both the existing dwelling and its surrounding street scene, and is appropriate to the existing residential use of the property. The development is not considered to have a significant impact on existing levels of amenity and privacy to the surrounding properties, and the property would retain an adequate amount of private amenity space. The proposal is accordingly considered to be acceptable.

**Recommendation.**

Approve subject to the following conditions:-

1. The development shall begin not later than five years from the date of this decision.  
**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents: [Drwg No. 1304-P001, 1304-P002, 1304-01, 1304-02, 1304-03, 1304-04, 1304-05, 1304-11, 1304-12, 1303-13 Rev A, 1304-14 Rev A, 1304-15 rev A] received 9th January and 18th February 2015.  
**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. Before development commences details of external illumination, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.  
**Reason:** To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.
4. Notwithstanding the approved plans, prior to development commencing details of the bat slate including its siting within the roof shall be identifying the siting of the bat slate within the roof shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.  
**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).



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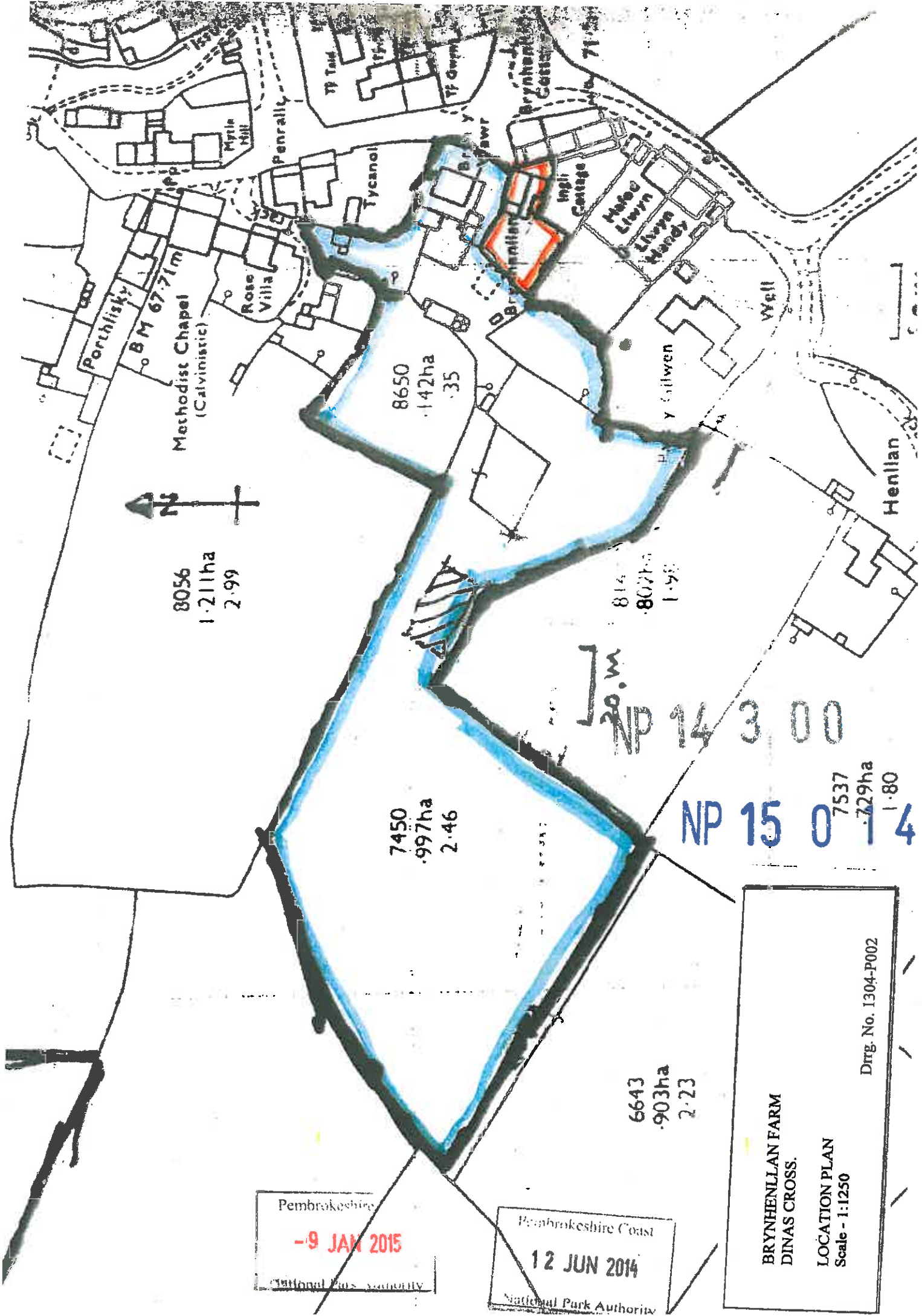
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Project: BRENHENLLAN FARM, DINAS

Drawing: SITE PLAN

Pembrokeshire Coast  
 12 JUN 2014  
 National Park Authority

Date.	20/05/14
Made by. Jre Checked.	
Scale.	1:250
Drawing No.	1304-P001

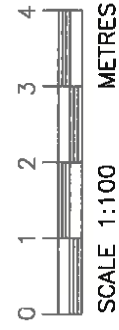
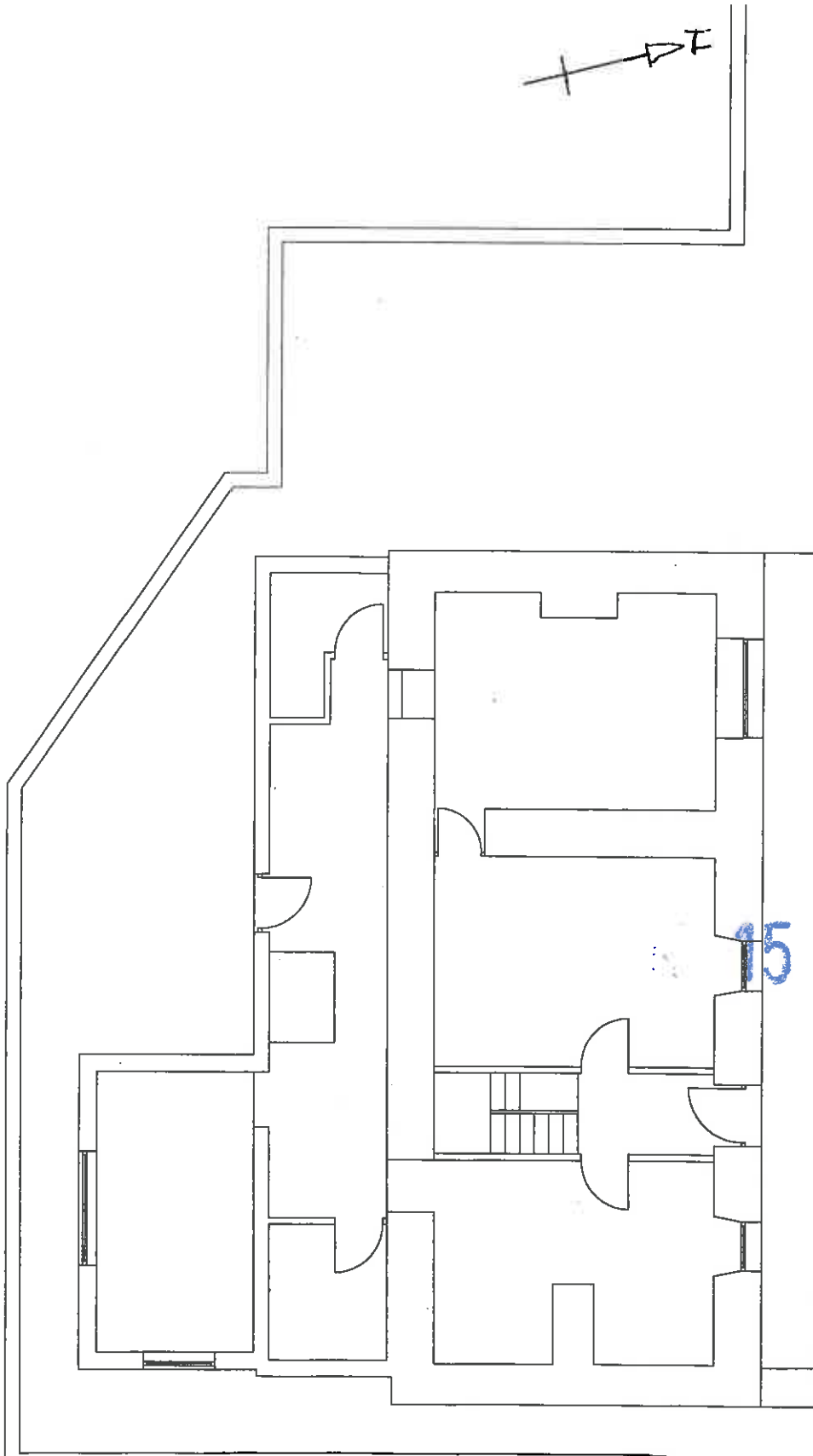


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 -9 JAN 2015  
 National Park Authority

Pembrokeshire Coast  
 12 JUN 2014  
 National Park Authority

**BRYNHENLLAN FARM**  
**DINAS CROSS.**  
**LOCATION PLAN**  
 Scale - 1:1250  
 Dwg. No. 1304-P002





01-PLAN, GROUND FLOOR

PROJECT:	BRYNHENLLAN FARM DINAS
DRAWN:	jre
DATE:	26/08/13
SCALE:	1:100
DRG No.	1304-01
REV:	

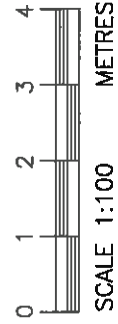
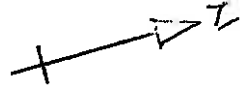
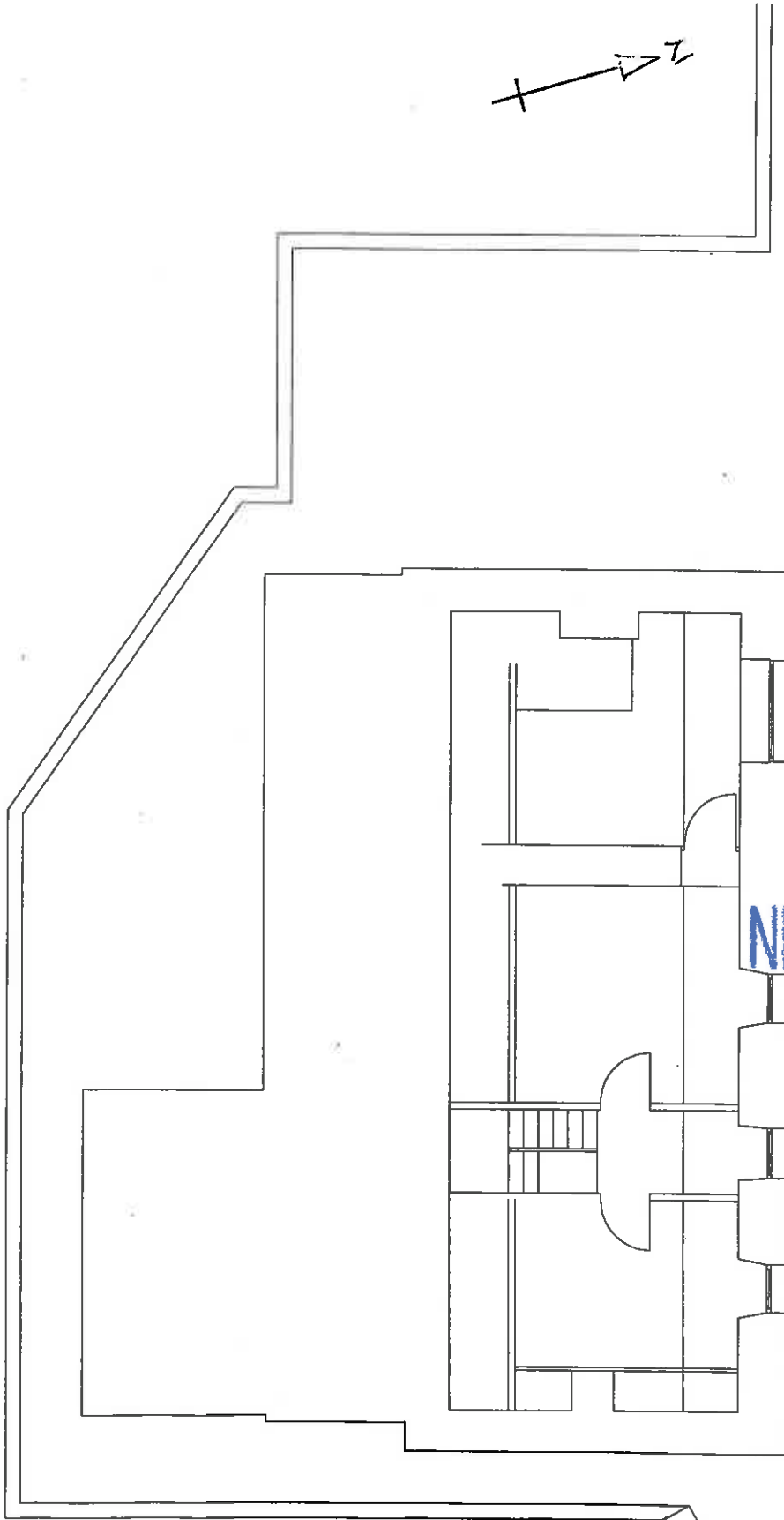
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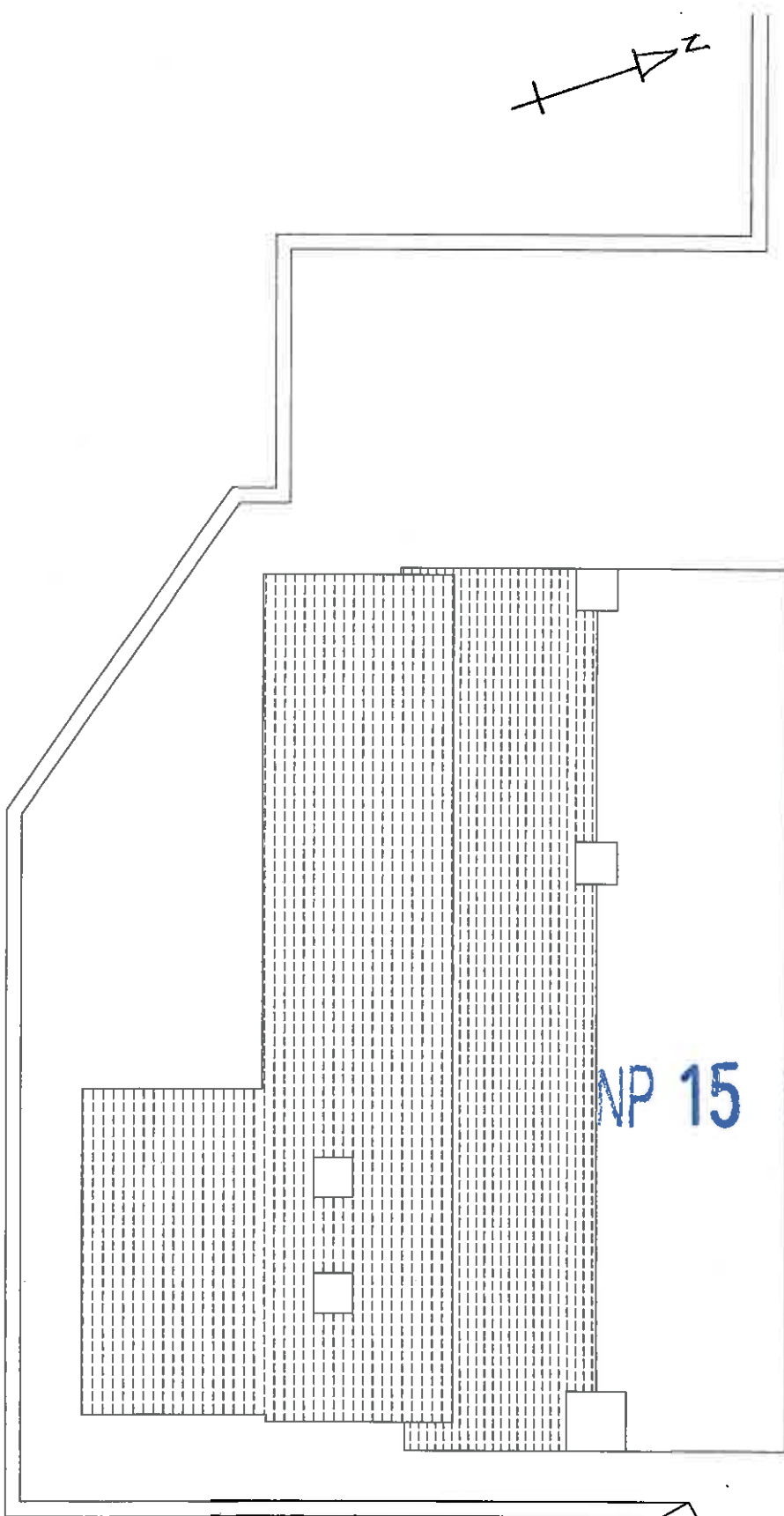
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DRAWN:	jre
DATE:	26/08/13
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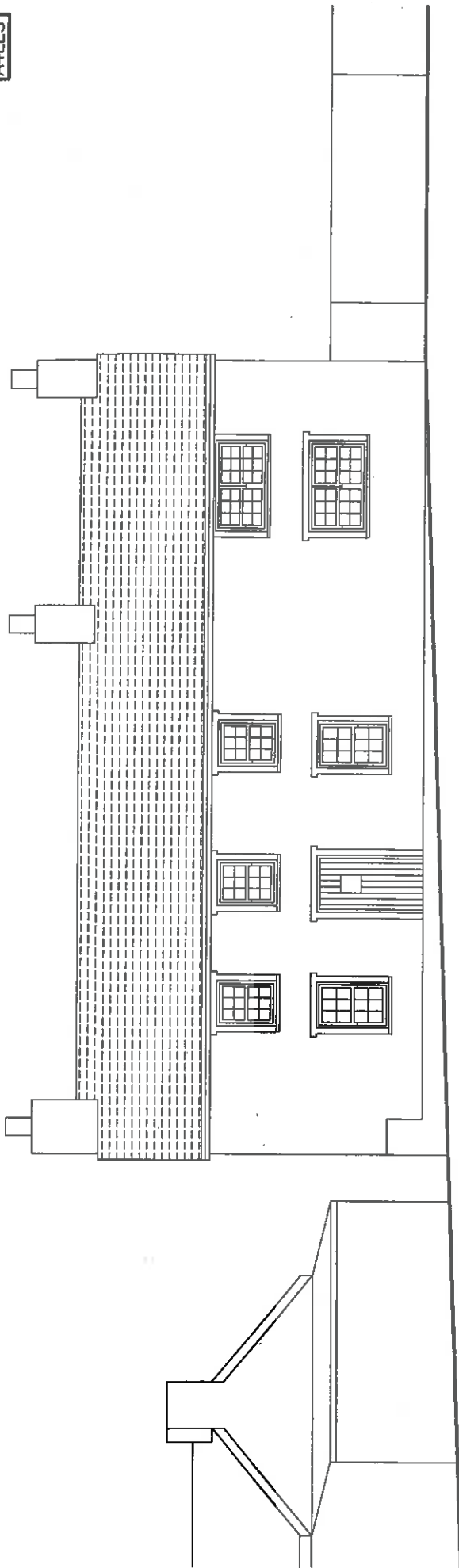
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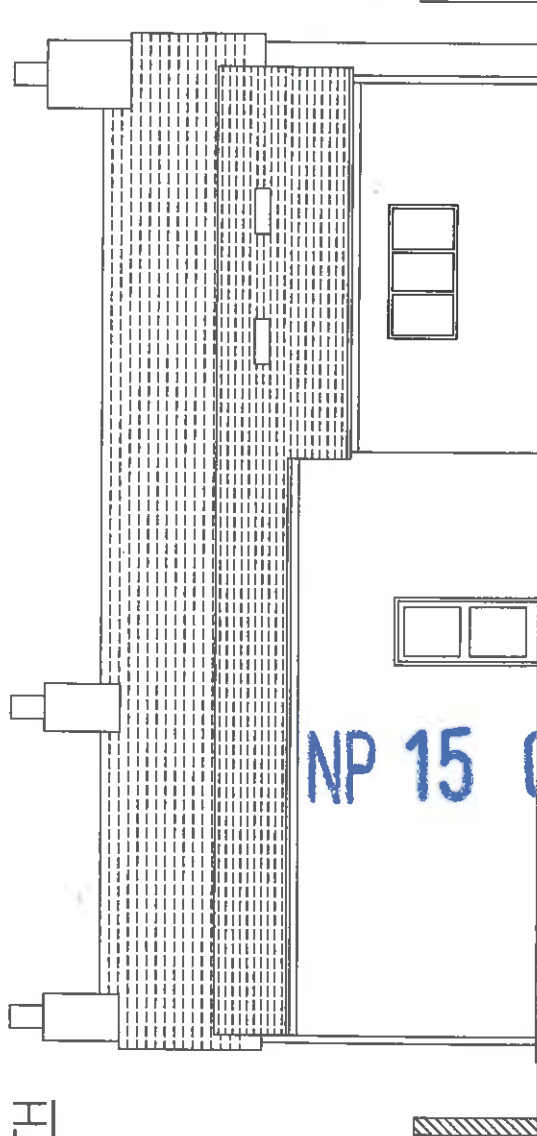
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Pembrokeshire  
 -19 JAN 2015  
 National Park Authority

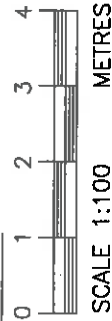
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04,1—ELEVATION, NORTH



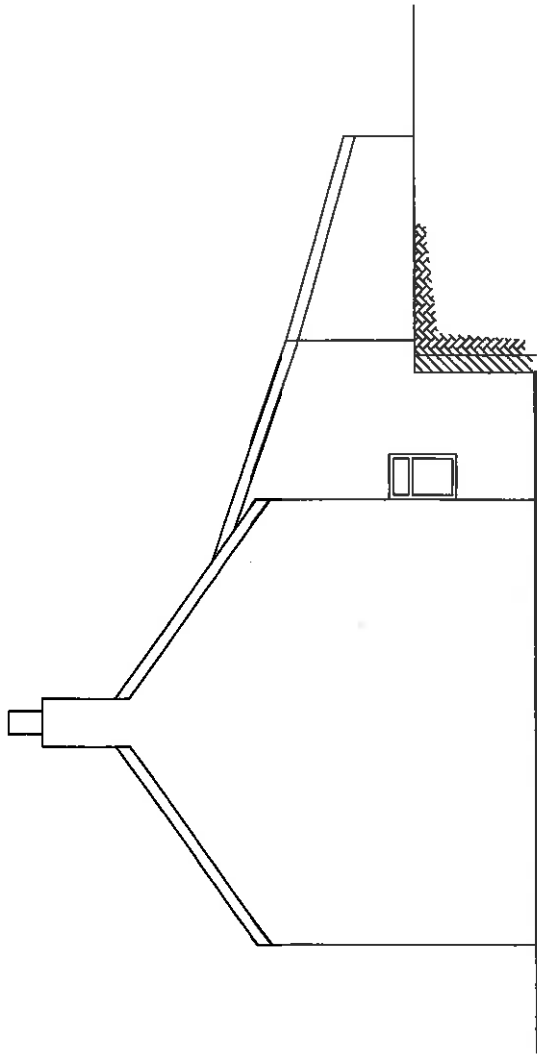
04,1—ELEVATION, SOUTH



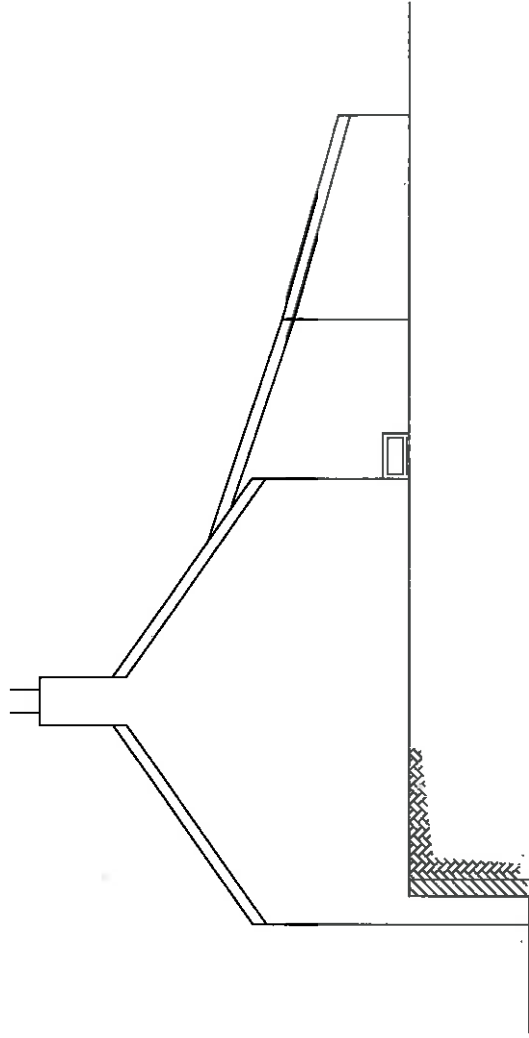
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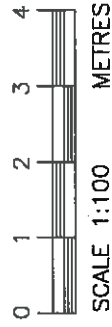
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 National Park



05,1-SECTION



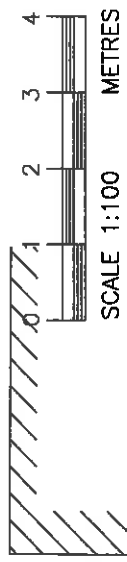
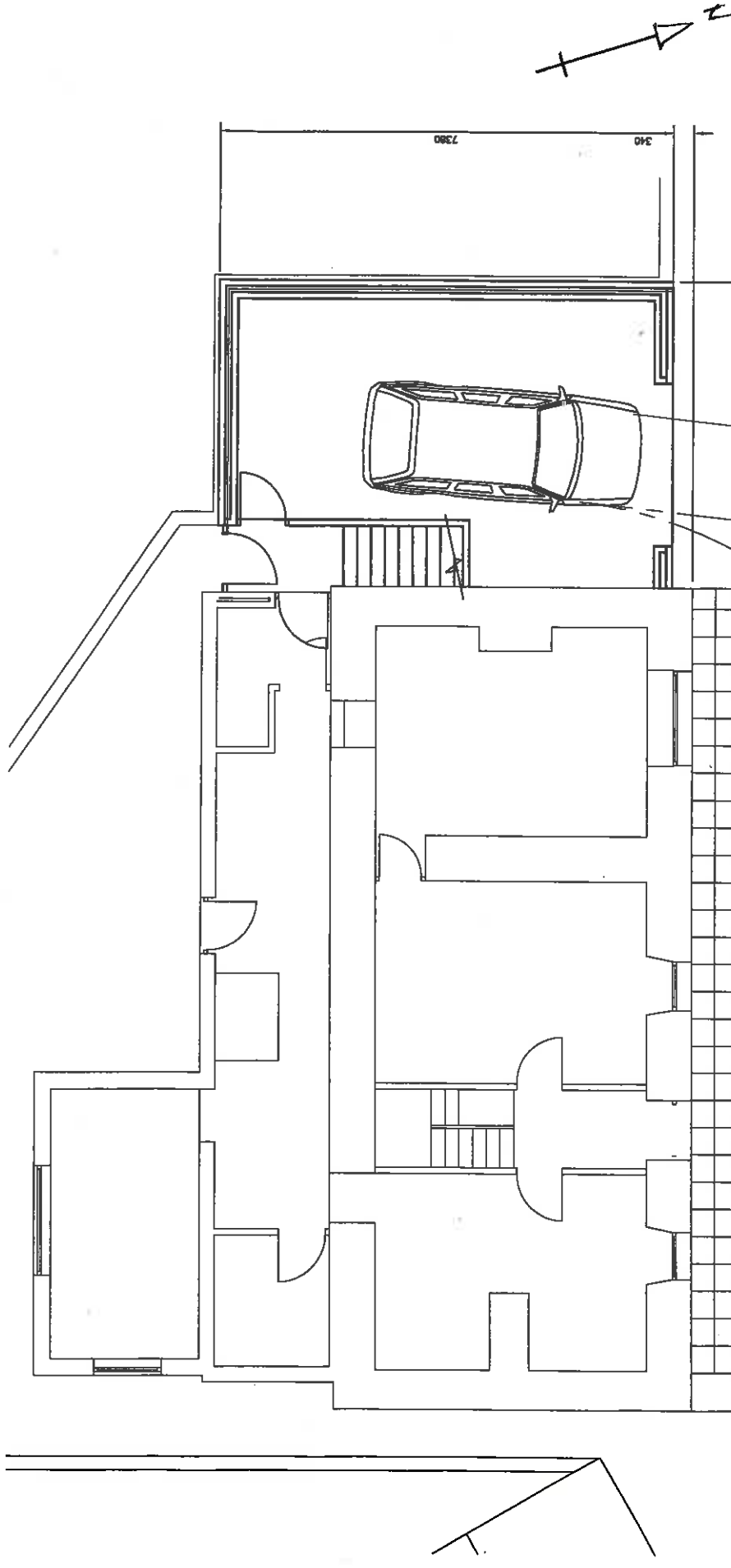
05,2-ELEVATION, WEST



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 -19 JAN 2015  
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DRAWN: jre		DATE: 01/12/14	
TITLE SECTION & ELEVATION, WEST EXISTING		SCALE: 1:100	
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01-PLAN, GROUND FLOOR

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TITLE

PLAN, GROUND FLOOR  
PROPOSED

DRAWN: JRE

DATE: 15/10/13

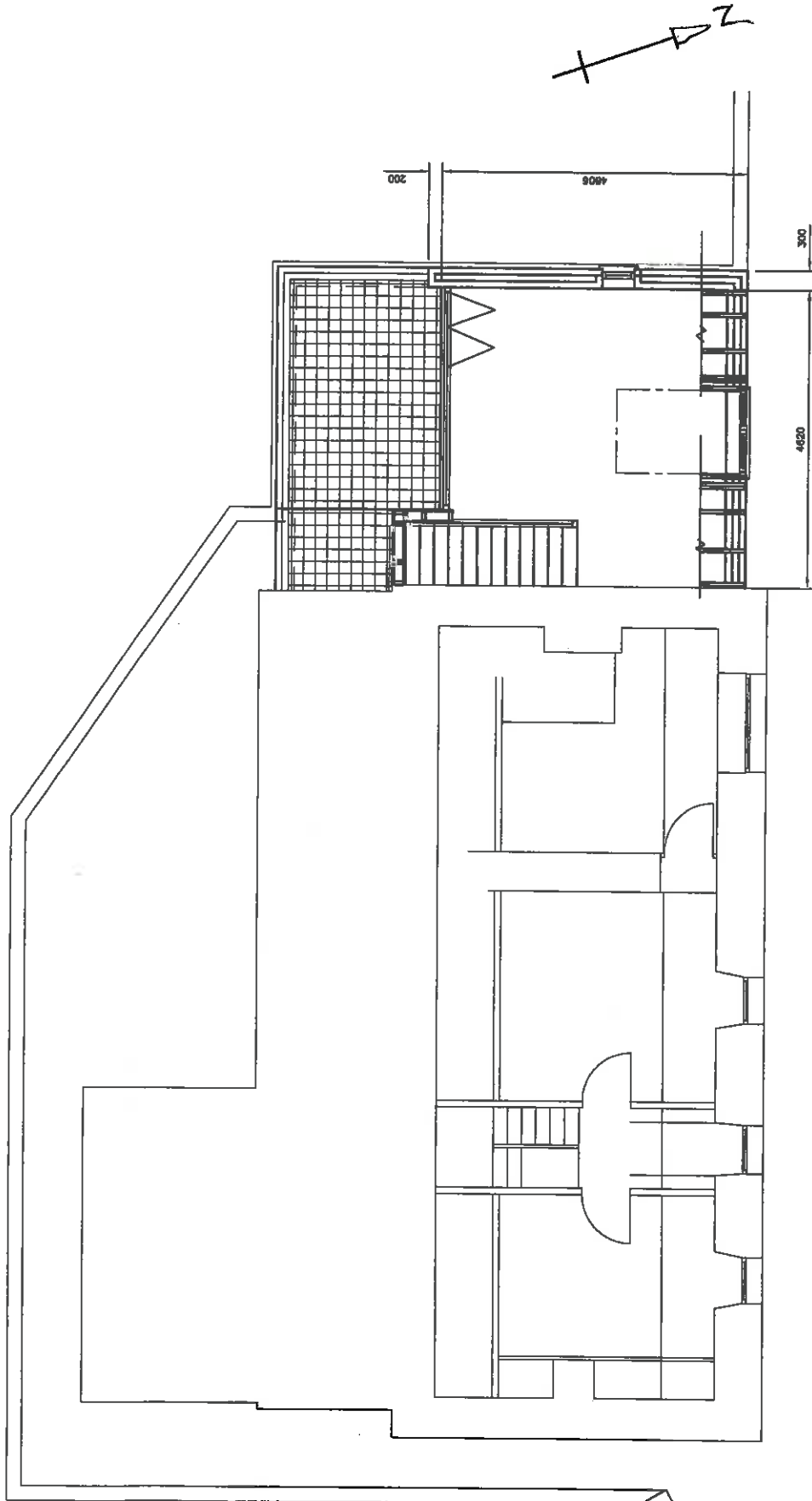
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PROJECT:

BRYNHENLLAN FARM  
DINAS

DRG No. 1304-11  
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01-PLAN, FIRST FLOOR

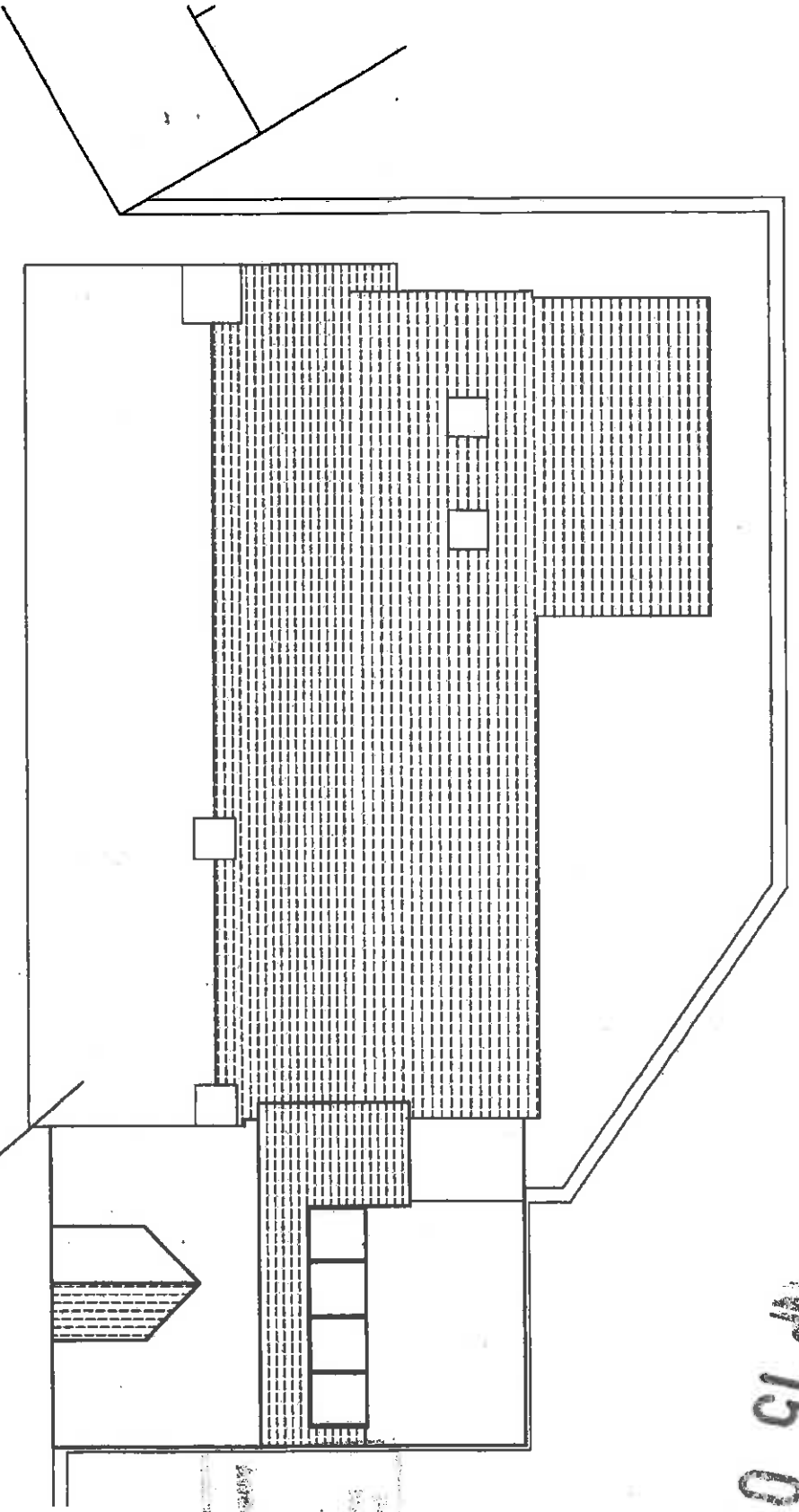
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TITLE  
PLAN, PROPOSED  
FIRST FLOOR

Pembrokeshire Coast  
 -18 JAN 2015  
 National Park Authority

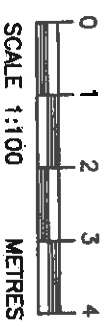
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WP 15 0 14



01-PLAN, ROOF

BAT SLATE INCORPORATED  
IN ROOF BEFORE WORK  
COMMENCES.



18 FEB 2015

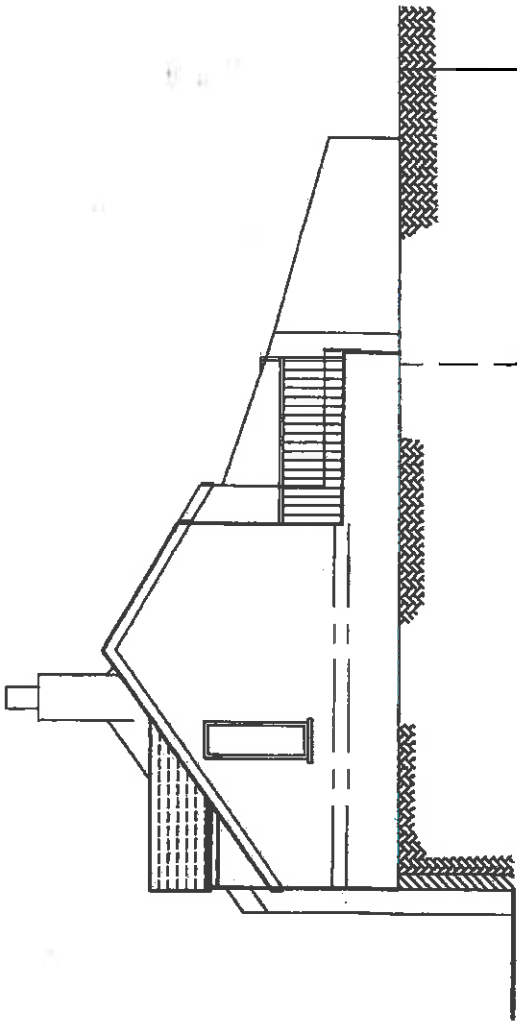
THE ARCHITECTS GROUP  
100, ST. JOHN'S AVENUE  
CARDIFF, CF10 1JF

J R Evans C.Eng. MICE TY NANT LOWER ST MARY STREET NEWPORT PEMBROKESHIRE SA42 0TS 01239 821202 jandse@colliehouse.me.uk		Rev A. DORMER AMENDED. NOTE ADDED. 10/02/15		DRAWN: JRE		PROJECT: BRYNHENLLAN FARM DINAS	
TITLE PLAN, PROPOSED ROOF		DATE: 15/10/13		DRG No. 1303-13		REV: A	
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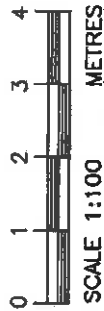


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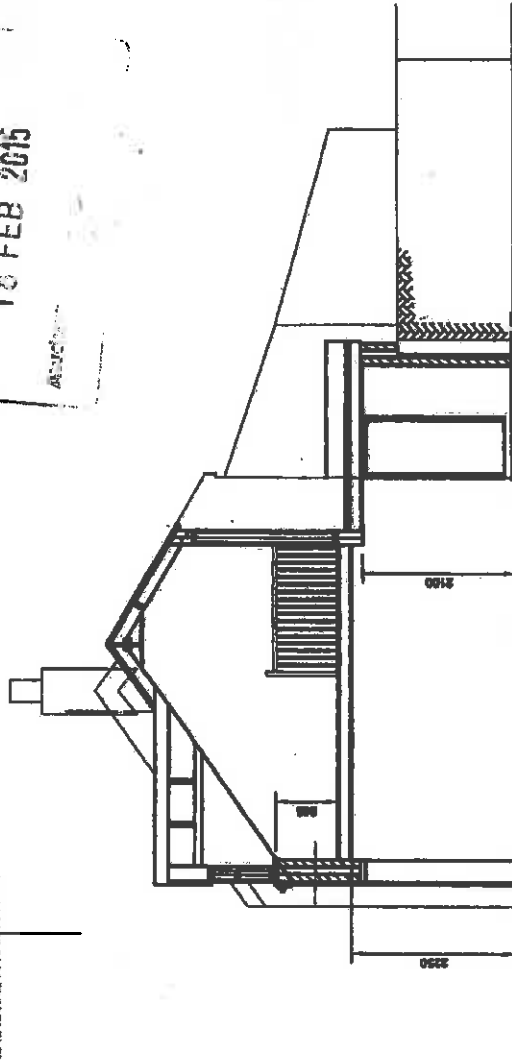
Plan submitted to Council  
National Planning Authority  
18 FEB 2015



15,1 - ELEVATION, WEST



SCALE 1:100 METRES



15,2 - SECTION

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Rev. A. DORMER AMENDED.

TITLE

PROPOSED  
ELEVATION & SECTION

DRAWN: JRE

DATE: 01/12/14

SCALE: 1:100

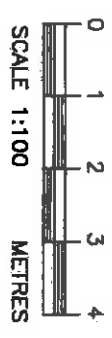
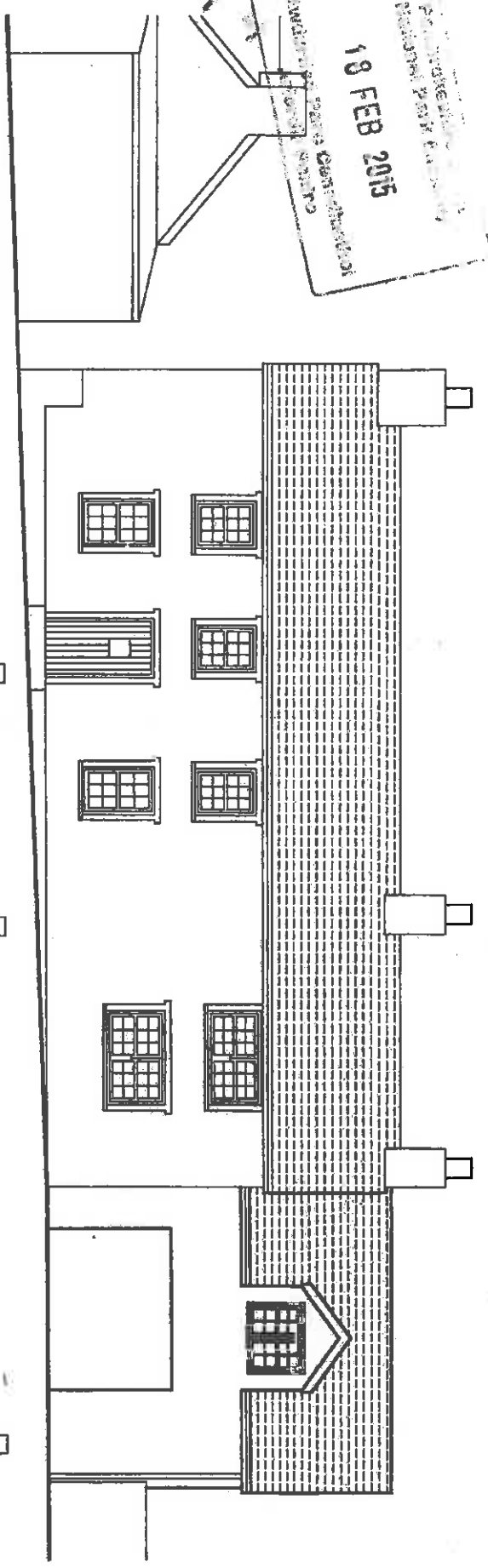
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BRYNHENLLAN FARM  
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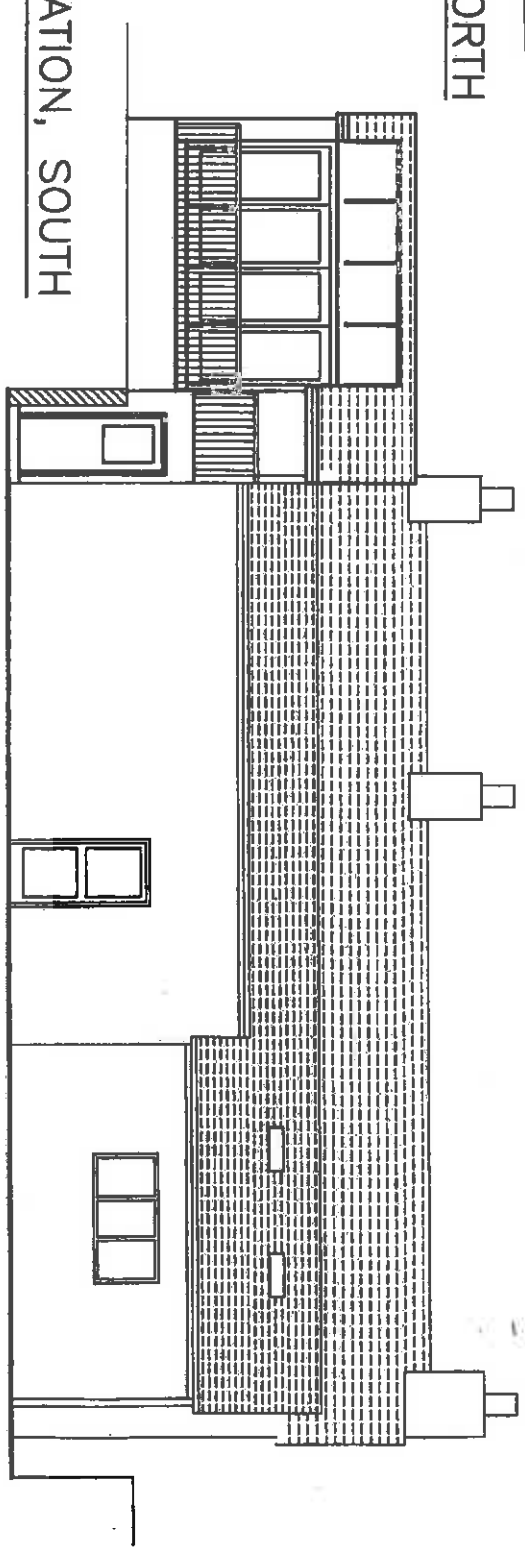
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15.1 ELEVATION, NORTH



15.2 ELEVATION, SOUTH



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Rev. A. DORMER & WINDOW AMENDED. 10/02/15  
 TITLE  
 ELEVATIONS, PROPOSED  
 NORTH & SOUTH

DRAWN: jre	PROJECT: BRYNHENLLAN FARM DINAS
DATE: 01/12/14	DRG No. 1304-14
SCALE: 1:100	REV: A