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: Brynenlllan 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 Brynenlllan, 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 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
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 is aspect.

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

Sitting 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 windows, 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 been 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).
01—PLAN, FIRST FLOOR

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DRG No.: 1304-02

PROJECT: BRYNHENNLANN FARM DINAS

TITLE: PLAN EXISTING FIRST FLOOR
01—PLAN, GROUND FLOOR

DRAWN: JRE
DATE: 15/10/13
SCALE: 1:100
DRG No. 1304-11

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PROJECT:
BRYNHENLLAN FARM
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TITLE
PLAN, GROUND FLOOR
PROPOSED