

Item 5 - Report on Planning Applications

Application Ref: NP/15/0402/FUL

Case Officer	Kate Attrill		
Applicant	Mr & Mrs S & R Archer		
Agent	Mr D Haward, David Haward Associates		
Proposal	First floor extension at rear with alterations to existing fenestration		
Site Location	Carreg Samson, Abercastle, Haverfordwest, Pembrokeshire, SA62 5HJ		
Grid Ref	SM85293361		
Date Valid	21-Jul-2015	Target Date	14-Sep-2015

Summary

The application is reported to the Development Management Committee as the officer's recommendation is contrary to the recommendation of Mathry Community Council.

Planning permission is sought for alterations to the property known as Carreg Samson, Abercastle.

The application has been re-submitted following its withdrawal earlier this year (NP/15/0220) to address objections from Mathry Community Council and to correct the certificate that was provided with that application. Previously, the National Trust had not been served the appropriate owners notice.

The building is two storey, of stone construction, under a slated roof and has been the subject of a somewhat unsympathetic conversion from an industrial building in the past. The public toilets adjoin the rear of the building and the building lies directly adjacent to the Coastal Path.

The proposed fenestration and alterations are considered to be an improvement on the current arrangements and are therefore in accordance with Policies 1, 7, 8, 14, 15, 29 and 30 of the Local Development Plan and the application is recommended for approval.

Consultee Response

Mathry Community Council: Objecting - The Community Council were not in favour of the application – LDP Policy 30 – Amenity applies. The large doors and windows and the external platform (balconette) facing the North West side will alter the character of the building to the detriment of the area. This balconette would be over National Trust land which is leased by the Abercastle Boat Owners Association which is not in favour of these alterations.

PCNPA - Buildings Conservation Officer: Supporting - Generally, the proposed works are well conceived, but the fenestration seems 'polite' given the original purpose of the building. That said, I accept that the previous works have domesticated the property to a fair degree.

Item 5 - Report on Planning Applications

PCNPA - Access Manager: No objection - subject to conditions.

PCC - Ecologist: No adverse comments

Public Response

The application was advertised by a display of a site notice on the 30th July 2015. Eight letters were sent to nearby properties, to which no response has been received.

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 14 - Protection of Buildings of Local Importance

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

Constraints

Technical Advice Note 15

Contaminated Land

Heritage Coast - within 100m

LDP Mineral Safeguard

Biodiversity Issue

Safeguarding Zone

Rights of Way Inland - within 50m

Hazardous Zones

ROW Coast Path - within 10m

NPA Foreshore - within 25m

Potential for surface water flooding

Recreation Character Areas

Officer's Appraisal

Site and Context

The dwelling is a two storey, detached property located in a prominent site in Abercastle, which lies outside of any developed centre according to the Local Development Plan.

Item 5 - Report on Planning Applications

The dwelling is a converted industrial building facing directly onto the harbour at Abercastle. There are no other residential dwellings in close proximity, the nearest dwellings being some fifty metres across the beach to the north east. The site has a large curtilage to the south of the dwelling where the access and parking are located against a quarry face. The principal elevation of the house faces the public car park and the north elevation faces to the sea.

Public toilets directly adjoin the northern elevation of the building which also lies against the edge of the Coastal Path.

Relevant Planning History

- 399/80 - Public Convenience - Approved - 28/10/80
- 338/95 - Change of use from retail & office to residential - Approved - 26/3/96
- 197/86 - Change of use to office & two flats - Approved - 17/10/86
- 450/85 - Alterations to provide office, function room & parking facilities - Approved 17/10/86
- 474/79 - Public Convenience - Withdrawn - 19/9/79
- 99/80 - Public Conveniences - Refused - 10/4/80

Description of Development

The application seeks planning permission to provide alterations and extensions to the existing dwelling. This comprises the following proposed works:

- A two storey gabled extension to the south east elevation with hayloft style dormer window
- Altered fenestration throughout
- A larger first floor window on the north west elevation
- A reduced sized window in the 'cart-opening' on the ground floor south east elevation
- Internal reconfiguration to move the living areas upstairs (which does not require consent)

Key Issues

The application raises the following key planning matters;

- Principle of Development
- Siting and Sustainable Design and Impact on Special Qualities of the National Park
- Amenity

Principle of Development

Policy 7 relates to development in the countryside, outside of centres. This refers to minor extensions being acceptable, and the principle of development cannot therefore be seen to be at issue in this application.

Item 5 - Report on Planning Applications

The existing dwelling is located prominently adjacent to the Coastal Path and public car park in Abercastle, facing towards housing on the northern side of the beach. The house has been converted from an industrial building in the past with very simple, timber casement windows which give no depth to the property. A stable type of front door has been inserted into the north east elevation facing the road below a previous 'cart' opening, which is proposed to be altered to a smaller window, as is the opening on the ground floor of the south east elevation. Although it could be argued that the alterations do not reflect the vertical emphasis the building would originally have had, the elevation to the road frontage will become simpler, are arguably more in character with surrounding dwellings, and accord with the guidance contained in TAN12 on Design to sustain or enhance local character. .

Siting and Sustainable Design and Impact on Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

The principle of providing alterations and extension to the dwelling can therefore be supported subject to the development proposed reflecting the special qualities of the area by constituting an appropriate design that would not harm neighbouring occupiers in accord with Policy 8 of the Local Development Plan. The proposed development is in accord with Policy 8.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criterion 'c' resists development that would introduce or intensify a use which is incompatible with its location. Criteria 'd' and 'e' resist development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fail to incorporate important traditional features. The development is in accordance with Policy 15.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). The development retains the 'winch' feature on the both ends of the building which denotes its previous industrial use, and retains the outline of previous openings, respecting the changing nature of the buildings use. The development is in accordance with Policy 29.

The proposed alterations are would not cause significant visual intrusion, or be insensitive to the landscape. Local distinctiveness is not considered to be at risk as a result of this proposal.

The Building Conservation Officer has commented on the application and describes the proposals as being generally well conceived in light of previous domestication of the building and supports the application.

Item 5 - Report on Planning Applications

Amenity

Policy 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supportive text at paragraph 4.136 explains that the policy aims *“to protect the amenity enjoyed by people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity”*

In terms of the difference of a smaller window at first floor level, and a larger one, it cannot be argued that there is any difference in the privacy afforded to occupants of other buildings, as all other residential buildings are a significant distance away. The impact on noise to the occupants of the building from people using the coastal path and toilets should be the same as is at present.

The previous application raised concerns over amenity impacts on the existing property as a result of a flying balcony over a public amenity area, which could have caused amenity issues for both occupants of the dwelling and users of the coastal path amenity area feeling overlooked. This current proposal has reduced that balcony to a 'juliette' balcony which does not protrude outwards and is simply a screen to prevent anyone falling out of the doors from first floor level. The current proposal is not expected to cause any detriment to amenity to users of the coastal path or toilets and should not have a negative impact on visual amenity.

Policy 30 is a criteria based policy setting out that development will not be permitted where it has an unacceptable impact on amenity particularly where, a) the development is for a use inappropriate for where people live or visit and/or; b) the development is of a scale incompatible with its surroundings; and/or; c) the development leads to an increase in traffic noise or odour or light which has a significant adverse impact; and/or; d) the development is visually intrusive.

The objection from Mathry Community Council lists Policy 30 as justifying a refusal of this application, and refers to the lack of support of the Boat Association for the development, but which part of Policy 30 is in issue is not set out by the Community Council.

Policy 30 states that: 'development will not be permitted where it has an unacceptable impact on amenity, particularly where:

- a) the development is for a use inappropriate for where people live or visit; and/or
- b) the development is of a scale incompatible with its surroundings; and/or
- c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact; and/or
- d) the development is visually intrusive.

Item 5 - Report on Planning Applications

The only potentially applicable part of the policy which could be related to this proposal is criteria (d).

The two storey element of the extension is tucked into a cliff face, and will only be visible from the south east approach, whilst the changed window to the north west elevation and the removal of the balcony (from the previous proposal) would not be valid reasons for refusal on the basis of visual intrusion. The very public nature of the coastal path directly adjoining the property can be seen as a valid justification for the alteration of the fenestration and internal arrangements to increase the privacy of the occupants

It is concluded that the development accords with Policy 30.

Conclusion

Following a detailed consideration of the planning merits of the scheme, it is considered that the alterations and extensions are in character with the local area, do not impact on the special qualities of the National Park and are not visually intrusive. The proposal can be supported subject to appropriate conditions requiring window and door treatments to be approved.

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 approved plans and documents.
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. All windows, doors and other external joinery to be in timber with a painted finish.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.



Site Plan (1:200)



Location Plan (1:1250)

MP 15 4 02

DAVID HAWARD ASSOCIATES

David Howard Associates
 Chartered Architects
 1st Floor
 One Storey
 5, St. Andrew's House
 Pembroke Square
 Pembroke, Pembrokeshire
 SA66 7SL

Tel/Fax: 0137 725690
 Email: info@davidhaward.co.uk
 www.davidhaward.co.uk

PROJECT

15 JUL 2010

alterations to
CARRIG SAMSON
ABERCASTLE
PEMBROKESHIRE

DATE: 15 JUL 2010

SITE PLAN
 LOCATION PLAN

SITE SURVEY

DATE: DEC 14 DRAWN: MTM

SCALE: 1:200 & 1:1250 @ A1

859 - 01

© 2010 D. HAWARD ASSOCIATES. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF D. HAWARD ASSOCIATES. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF D. HAWARD ASSOCIATES.

David Howard Associates
 Chartered Architects
 West Palm Beach
 1000 S. Dixie
 Palm Beach, FL 33401
 Phone: 561-833-2200
 Fax: 561-833-2201
 www.dha.com

David Howard Associates
 Chartered Architects
 1000 S. Dixie
 Palm Beach, FL 33401
 Phone: 561-833-2200
 Fax: 561-833-2201
 www.dha.com

ALTERATIONS TO
 CAREER - SAMSON
 ARTS CENTER
 PEMBROKE PARK, FL

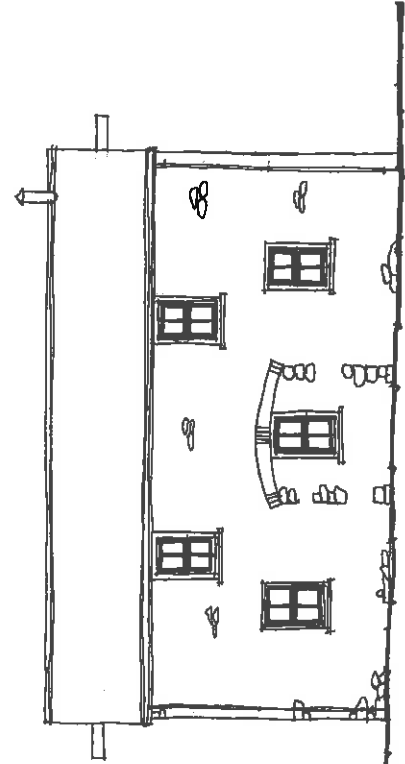
ELEVATIONS
 Section B'
 with Micro-Perforated Metal Panels
 11/11/08

859.08A

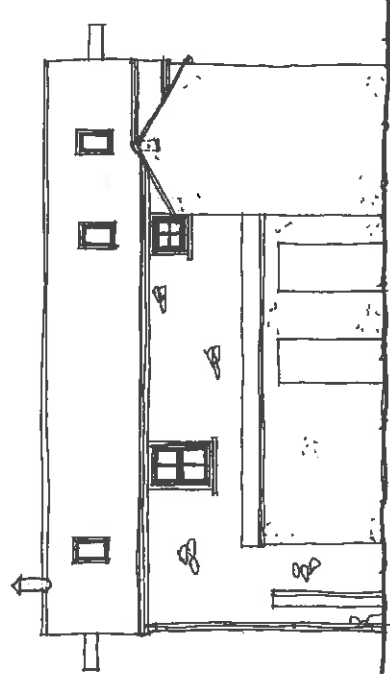
THIS DRAWING IS THE PROPERTY OF DAVID HAWARD ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF DAVID HAWARD ASSOCIATES, INC. IS STRICTLY PROHIBITED.

Permitted Use Only
 15 JUL 2015
 Sherrill Cook Architects

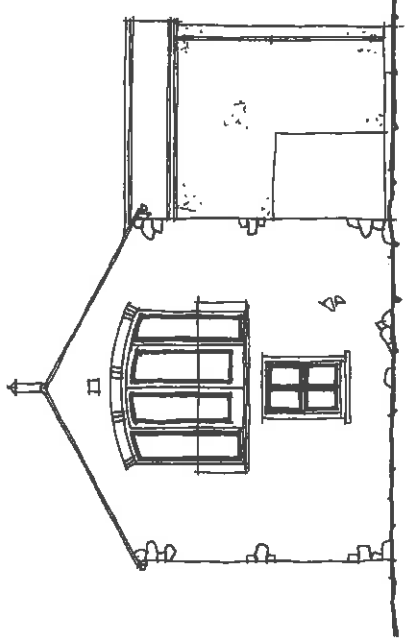
- EXTERNAL MATERIALS AND FINISHES**
 Use a gray traditional 3/4 round ridge tile, but use a more decorative tile for the weatherproof colored metal to match main roof.
- ROOF RIDGES**
 Use a gray traditional 3/4 round ridge tile, but use a more decorative tile for the weatherproof colored metal to match main roof.
- ROOF COVERINGS**
 Existing large barrel removed and replaced in place with 0.030.00 micro porous satin paint finish.
- ROOF VENTILES**
 Existing large barrel removed and replaced in place with 0.030.00 micro porous satin paint finish.
- ROOF EAVES**
 Existing fascia removed and replaced. All eaves to be 6" x 6" square. Existing soffits to be replaced with 0.030.00 micro porous satin paint finish.
- RAIN WATER GOODS**
 Traditional beaded aluminum 3/4 round rainwater gutters with matching down pipes painted enamel in color 17/2211 tan/2211 grey.
- ROOF WINDOWS**
 Velux roof windows (unified).
- EXTERNAL WALLS**
 Generally existing random rubble stone masonry to be raised out and re-pointed in lime mortar. New first floor masonry to match existing. Existing cavity employed walls to be finished off and re-pointed with two coats of roughcast render. New first floor masonry to match existing. Openings to be adjusted to create Garden Section to facilitate the installation of double doors. Existing brick masonry to be replaced with new brick masonry with 40 mm traditional wall finish to all openings.
- EXTERNAL JOINERY**
 Generally purpose made, traditional double sash hardwood windows, incorporating double glazing. Existing doors to be replaced with new traditional entrance door using three essentia set in overhead frame. All joinery made from Class X 1000 hardwood finished with micro porous satin paint finish.
- BALCONY**
 External vertical meshwork doors with overhead frames, incorporating double glazing, incorporating hardwood handrails, all in Class X 1000 hardwood. Double glazed doors to first floor with matching screen where indicated, incorporating double glazing units. All doors set in overhead frames made from Class X 1000 hardwood. All in Class X 1000 hardwood finished with micro porous satin paint finish. External balustrades formed with laminated toughened glass, fixed at base of openings with galvanneal 'stand off' base fittings.
 (DWG: 08/08/08-PA-02-02-03-2015)



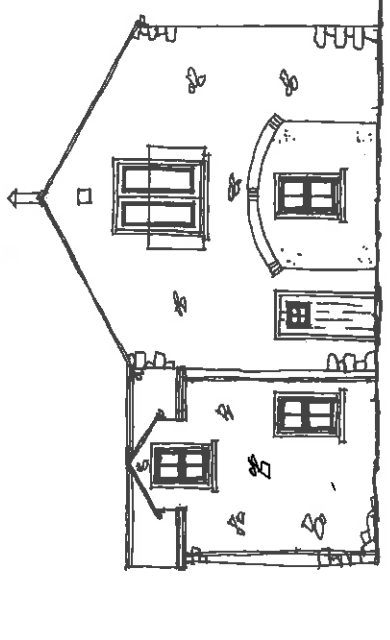
NORTH - EAST



SOUTH - WEST



NORTH - WEST



SOUTH - EAST