

Item 5 - Report on Planning Applications

Application Ref: NP/15/0553/FUL

Case Officer	Caroline Bowen		
Applicant	Mr & Mrs Griffiths		
Agent	Mr I Johnston, Harries Design & Management		
Proposal	Extension to dwelling & erection of detached garage. Extension comprises sun lounge extension to western elevation & linked bedroom extension to southern elevation		
Site Location	Ty Cornel, Ffordd Cilgwyn, Newport, Pembrokeshire, SA42 0QF		
Grid Ref	SN06823836		
Date Valid	02-Oct-2015	Target Date	16-Dec-2015

Summary

Planning permission is sought for the construction of extensions and a detached garage to a detached Pembrokeshire cottage. The application site itself is located on a rural lane off the north-eastern flank of Cilgwyn Road, and falls outside of any Centre or Rural Centre boundary, as defined for the Pembrokeshire Coast National Park Local Development Plan (LDP).

In general, the extension of residential dwellings can be supported where the accommodation created is used as part of the existing use, and the scale, design and appearance would respect the existing character of the main host building. In this instance, the proposed extensions are traditional in proportion, but modern in design, which would contrast acceptably with the more traditional form of the existing cottage. The extensions will be of a single storey pitched roof appearance, which will be constructed of and clad in timber with glazed 'walls', and either a zinc roof (side extension and detached garage) or natural slate roof (rear extension).

No objections have been received to the proposal from statutory consultees or third parties. Newport Town Council have, however, objected to the proposal on the grounds that the layout and density of building is considered to be too large for the plot.

It is considered that the more modern approach taken to the extension of the cottage is an interesting contrast to the traditional appearance of the original form. The effect would be considerably more lightweight in form, and is an opportunity to demonstrate an individual approach to domestic extensions. The proposed scale and design would not have an adverse impact on existing amenity and privacy to neighbouring houses, and adequate private amenity and parking space is available to the household. As such, officers would support the proposal, subject to conditions.

Consultee Response

PCNPA - Access Manager: No objection

PCC - Transportation & Environment: No objection

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PCC - Ecologist: No objection

Dyfed Archaeological Trust: No objection

Newport Town Council: Recommend Refusal

Public Response

A site notice was posted in accordance with statutory requirements, and neighbouring properties sharing a common boundary notified by letter. No comments have been received during the required consultation period.

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 15 - Conservation of the Pembrokeshire Coast National Park
 LDP Policy 30 - Amenity
 LDP Policy 53 - Impacts on traffic
 PPW7 Chapter 03 - Making and Enforcing Planning Decisions
 TAN 12 - Design

Constraints

LDP Mineral Safeguard
 Biodiversity Issue
 Historic Landscape
 Rights of Way Inland - within 50m
 Recreation Character Areas

Officer's Appraisal

Background and site description

The application site is a detached single-storey cottage, which is located on a corner plot facing a rural lane leading off the north east flank of Cilgwyn Road. The site currently comprises the cottage and outshuts to the north-east part of the plot on the land frontage, with the main body of the plot being garden. The site slopes upward to the south west, so that the rear garden is at a higher level. There is an existing access to the west of the site leading to a parking area, and the cottage is bordered by mature trees and stone boundary walls.

Constraints

- Historic Landscape
- Biodiversity

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- LDP Mineral Safeguard
- Recreation Character Area

Previous planning history

- NP/04/540 – Rehabilitation, extension & alterations to dwelling. Approved.
- NP/13/0414 – Discharge of Conditions. Approved.

Current proposal

Full planning permission is sought for the following works;

- A single storey extension to the north-west elevation of the main cottage, which will provide a conservatory.
- A single storey extension to the south west elevation which will provide an additional bedroom/ensuite. This extension will be constructed on the higher land to the rear of the cottage, and will be accessed by a fully glazed link between the old and new structures.
- A detached single storey garage and garden store, to be set into the rear garden slope and accessed via the existing access/parking area to the north west of the cottage.

Key Issues

- Policy and principle of development
- Siting and design
- Amenity and privacy
- Access and parking
- Landscaping
- Biodiversity
- Historic Landscape
- Other material considerations

Policy and principle of development.

Policy 8 – Special Qualities states in criterion b) that the priority will be to ensure that the identity and character of towns and villages is not lost through the poor design and layout of development. The new extensions are modern in design, and would legibly contrast with the stone cottage. It is considered that the chosen materials make for more lightweight, subsidiary structures and is clearly individual in approach. The extensions related appropriately with the main footprint of the existing building, and do not encroach beyond the existing curtilage and developed part of the application site.

Policy 15 – Protection of the Pembrokeshire Coast National Park states in criterion c, that development should not introduce or intensify a use which is incompatible with its location and/or, in criterion d, development should harmonise with or enhance the landform and landscape character of the National Park. The use of the land and buildings for a single dwelling is

compatible with the residential character of the village, and, as the extensions are for the addition of further living accommodation, the proposed use would still be compatible with its surroundings.

Extensions to existing dwellinghouses are generally acceptable where the use is ancillary to an existing dwelling, and does not create any separate or independent accommodation. The proposed extensions and new garage would fall within the existing residential curtilage, and would not introduce or intensify a use which is incompatible with the main residential use. The development would not be considered to have an adverse impact on the amount of amenity space remaining available to the property.

Siting and design.

The siting of the new development is well-related to the existing footprint, therefore is read against the mass of the existing cottage. In respect of design, the applicant has chosen a modern design approach, which would have a different external form and finish to that of the existing building. Planning Policy Wales Ed. 7 states that in areas recognized for their landscape, townscape or historic value (including National Parks) and areas with an established and distinctive design character, it can be appropriate to promote or reinforce traditional and local distinctiveness. It also advises that whilst the visual appearance and scale of proposed development, and its relationship to its surroundings are material planning considerations, local planning authorities should not attempt to impose a particular architectural style and should avoid inhibiting opportunities for innovative design solutions.

TAN 12 – Design discusses opportunities for innovative design and states that a contextual approach should not necessarily prohibit contemporary design.

In this instance, the cottage sits in a relatively isolated rural position. The new extensions are legible by their differing design and external finish, and - being simple in form - is not considered to compete visually with the original building. In the wider landscape setting, the single storey proportions of the extensions would be no more visible in the landscape.

Amenity and privacy.

Policy 30 – Amenity states that development will not be permitted where it has an unacceptable impact on amenity, particular where (amongst other criteria) the development is of a scale incompatible with its surroundings, and/or is visually intrusive. The rear extension would occupy an area of garden directly behind the main building, and, together with the new garage and conservatory would be appropriate and compatible with the existing setting

In terms of privacy, the development is not considered to have any greater impact on neighbouring properties, who are of a sufficient separation to ensure no direct overlooking.

Access and parking

The Highways Planning Liaison Officer was consulted on this new proposal, and has recommended that he has no objection to the proposal as access to the property is onto a private road, and that the additional of the garage is behind an existing parking and turning area.

Landscaping

There are no Tree Preservation Orders on or adjacent to the site, and the site does not fall within a conservation area. No alteration to the existing landscaping is proposed.

Biodiversity

Policy 11 states that development that would disturb or otherwise harm protected species or their habitats or the integrity of other habitats will only be permitted where the effects will be acceptably minimised or mitigated through careful design, work scheduling or other measures. The site falls within an area where biodiversity is a known constraint, therefore the Authority's Ecologist was consulted. She has recommended that no survey was required as the works would not impact on any roosting or access features.

Historic Landscape

Dyfed Archaeological Trust were consulted on the proposal, and have recommended that no further action is required. The extension falls within a site that is already developed, thus, there would be no adverse impact upon the wider Historic Landscape setting.

Other material considerations

- Newport Town Council's response.

The Town Council has indicated that it has concerns due to the layout and density of building being considered to be too large for the plot. Officers would note that the cottage is located within a generous plot, and would not be deprived of sufficient amenity space if the development were to take place.

Conclusion

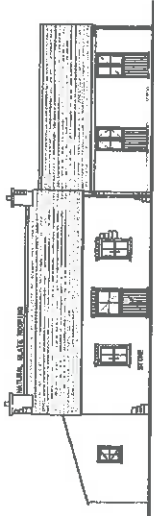
It is considered that the more modern approach taken to the extension of the cottage is an interesting contrast to the traditional appearance of the original form. The effect would be considerably more lightweight in form, and is an opportunity to demonstrate an individual approach to domestic extensions. The proposed scale and design would not have an adverse impact on existing amenity and privacy to neighbouring houses, and adequate private amenity and parking space is available to the household. As such, officers would support the proposal, subject to conditions.

Recommendation

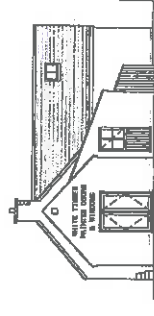
That the application be approved, subject to conditions relating to time, accordance with submitted plans and conditions recommended by statutory consultees.

ORIGINAL DRAWING A1

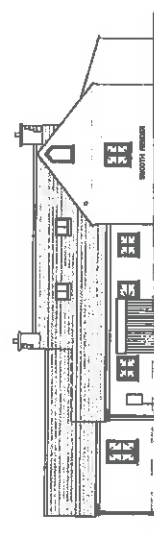
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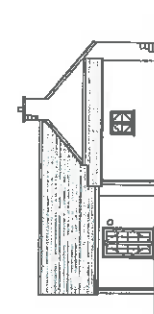
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ELEVATION 1:100



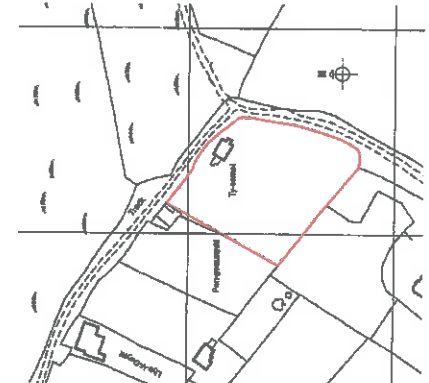
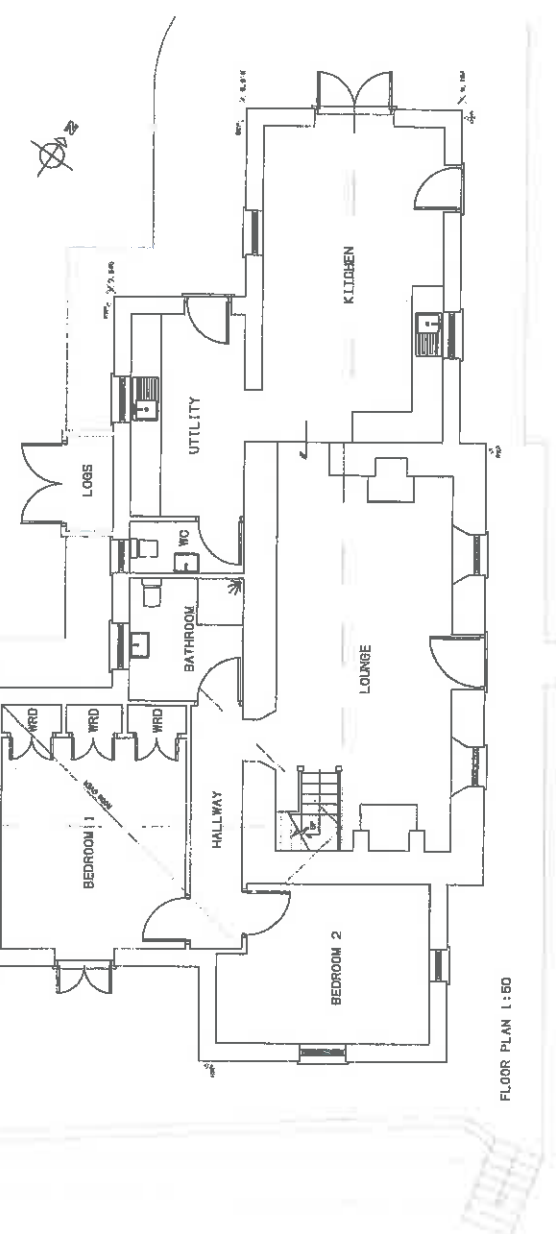
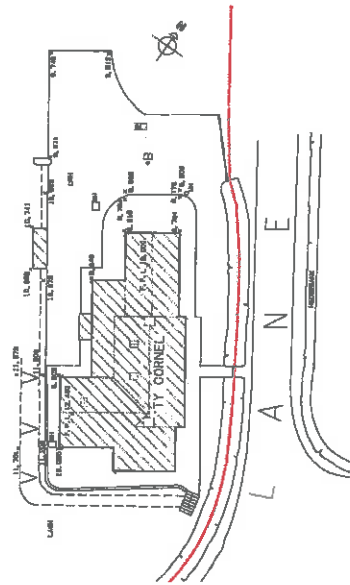
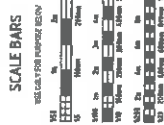
NORTH WEST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



REV. COMMENTS
A. [unclear] UPDATES
DATE: 30/09/2016
DRAWING NO: NP15 5 5 C
3 SEP 16

CLIENT
Mr & Mrs Griffiths

HARRIES
DESIGN & MANAGEMENT

PROPOSED WORKS at:
Ty Cornel,
Newport,
Pembrokeshire,
SA42 0LT

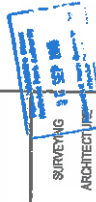
PROJECT

PLANS & Elevations As Existing

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CHECKED BY: [unclear]
SCALE: 1:100
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DRAWING No: 01
REV: A

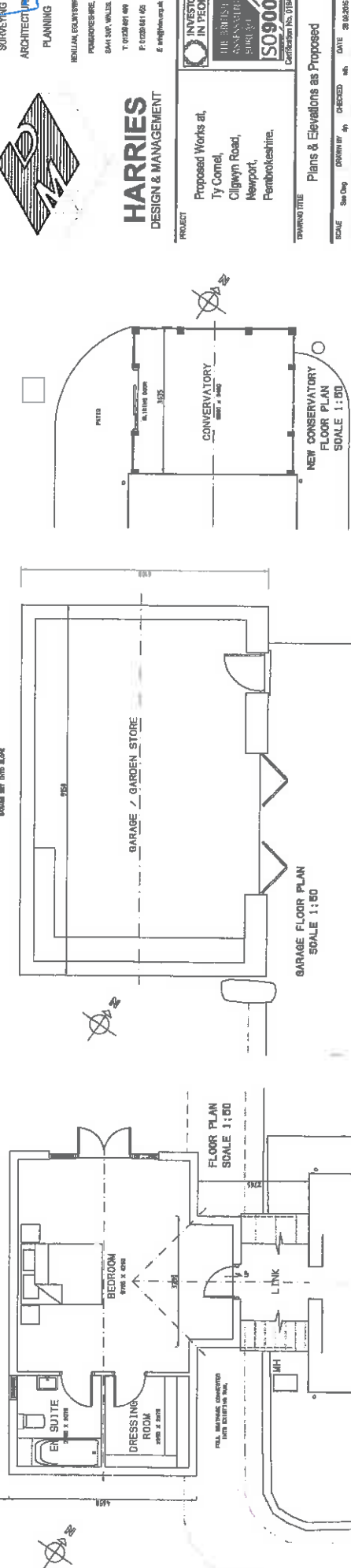
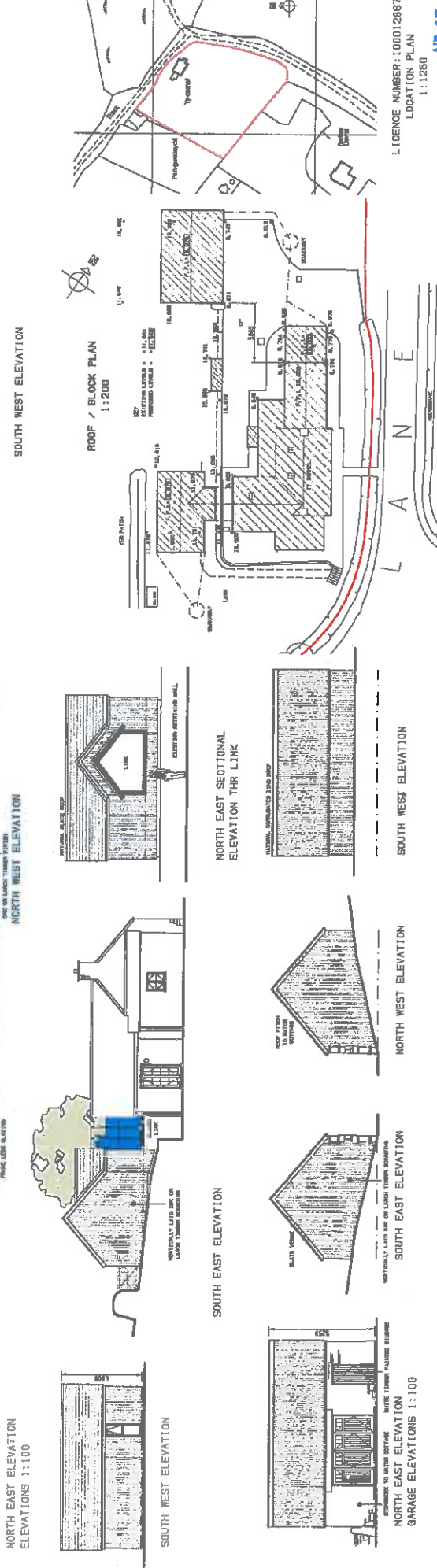
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L1 LICENCE NUMBER: 100012667
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 1:1250
 REF. COMMENTS: 1 DATE: 1 DATE:
 DRAWING REVISIONS:
 NAME: Planning Application
 CLIENT: Mr & Mrs Griffiths
 SURVEYING: 1 SEP 08
 ARCHITECT: 1 SEP 08
 PLANNING:
 HARRIES DESIGN & MANAGEMENT
 PROJECT: Proposed Works at, Ty Cornel, Clogwyn Road, Newport, Pembrokeshire.
 DRAWING TITLE: Plans & Elevations as Proposed
 SCALE: 1:100
 DATE: 28.02.2015
 CHECKED: [Signature]
 DRAWN BY: [Signature]
 DATE: 28.02.2015
 JOB NO: 1495
 DRAWING NO: 04