

Item 5 - Report on Planning Applications

Application Ref: NP/15/0595/FUL

Case Officer	Caroline Bowen		
Applicant	Mr R Younger		
Agent	Mr L Siggins		
Proposal	New extensions to south east elevation & to rear elevation, new garden shed & new front canopy. New retaining wall to rear raised garden		
Site Location	Tregurnow, Parrog Road, Newport, Pembrokeshire, SA42 0RJ		
Grid Ref	SN05263945		
Date Valid	22-Oct-2015	Target Date	16-Dec-2015

Summary

Planning permission is sought for a series of single storey extensions to a detached dwellinghouse, and a new garden shed, to be situated within a modest garden plot immediately fronting Parrog Road. The site falls within the Centre Boundary of Newport as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan. The proposed extension and garage would be to an existing dwelling and within the residential curtilage for the property.

At the time of writing this report, the application was in its consultation phase. Newport Town Council has objected on the grounds that layout and density of the building was considered to be too large for the size of the plot, and that the shed would be in front of the building line. To date, no objections have been received to the proposal from statutory consultees or third parties.

The proposed extensions are not considered to be overwhelming in mass, and would respect the existing character of the main house which is relatively modern in appearance. Whilst the garden shed is to be sited in the front garden, it is not of a scale or design harmful to the setting, and the contrasting external materials add some visual interest to the streetscene. The extensions are single storey, and there are no openings that would be considered to harm neighbouring amenity and privacy. The proposal would meet the policy requirements of the Pembrokeshire Coast National Park Local Development Plan, therefore, this application is recommended for approval, subject to conditions relating to time, accordance with approved plans, and conditions suggested by statutory consultees.

Consultee Response

Newport Town Council: Objecting

PCC - Ecologist: No objection

Natural Resources Wales: No objection - However suggest advisory note for applicant

Dyfed Archaeological Trust: No objection

PCC - Transportation & Environment: Conditional Consent

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Public Response

Consultations were undertaken in accordance with statutory requirements. No public responses have 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 03 - Newport Local Centre
 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 52 - Sustainable Transport
 PPW7 Chapter 03 - Making and Enforcing Planning Decisions
 TAN 12 - Design

Constraints

LDP Mineral Safeguard
 Biodiversity Issue
 Historic Landscape
 Hazardous Zones
 Potential for surface water flooding
 LDP Centre:70pc aff housing;30 units/ha
 Recreation Character Areas

Officer's Appraisal

Background and site description

Tregumow is a detached single-storey dwelling located in a modest plot on the western flank of Parrog Road. The application site sits with the main house facing the main road, and private garden to the rear. There is an access which crosses over a culvert/stream onto a small drive to the south side of the house, and a small lawned piece of garden to the front behind an existing low wall and hedge.

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Current planning proposal

Planning permission is sought for:

- A small single storey extension to the north gable elevation, which will provide a toilet/utility.
- The replacement of the garage/shed with a single storey extension to the south gable elevation, which will provide additional bedrooms.
- Two gable extensions to the rear of the dwelling, which will provide a further bedroom and a living room.
- A new canopy porch to the front elevation
- A garden shed to the northern boundary in the front garden.
- The removal of the existing front fence and entrance gate, and the laying of grasscrete to the front of the dwelling.
- A small 600mm retaining wall to the rear with steps up to the existing garden area.

Planning History

There is no recent planning history for this site.

Constraints

- LDP Centre
- LDP Mineral Safeguard
- Biodiversity
- Historic Landscape
- Hazardous Zones
- Potential for surface water flooding
- Recreation Conservation Areas

Key issues

- Policy
- Design
- Conservation Area setting
- Amenity and privacy
- Access and parking
- Biodiversity
- Other material considerations

Policy

Policy 15 – Conservation of the Pembrokeshire Coast National Park states that development will not be permitted where, amongst other criteria, it causes significant visual intrusion or is insensitively or unsympathetically sited within the landscape. The proposed extensions are considered to sit comfortably with the mass of the main house, and whilst the resultant profile is long, the ridges of the extensions are lower than the main ridge and are viewed against the massing of the main building as a subsidiary element. The external

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finishes are simple and unfussy. The development is contained within the existing residential curtilage, and is not considered to be of form of development that is harmful to the streetscene.

Extensions to existing dwellinghouses and ancillary buildings are generally acceptable where the use is incidental to the main house. The proposed re-modelling and extensions are to enlarge and improve the existing living accommodation to the property, and sufficient parking and amenity space would be retained to the dwelling.

Siting and Design

The siting of the extensions closely relate to the footprint of the existing structure, and is of a form which is a traditional approach to the extension of properties in Pembrokeshire. The scale and proportions respect the original form, and, in respect of the design, the extensions provide a modern, legible addition which improves the external appearance of the original house, and remains subservient in scale.

In the wider streetscene, the proposed development is set within landscaped grounds, and the extended dwelling and associated shed would be an appropriate development which is not visually intrusive to the landscape setting.

Amenity and privacy

Policy 30 – Amenity states that development will not be permitted where it has an unacceptable impact on amenity, in terms of scale, use, noise, odour or visual impact. The proposal is considered to be of a scale compatible with its surroundings, is of a use appropriate to the residential setting, and is not visually intrusive.

The proposed development results in the improvement of the existing residential accommodation, which is not considered to be a use that is incompatible with the residential setting, nor is of a level that would intensify the use of the site to an unacceptable degree. In light of this, the existing amenity enjoyed at this location would not be considered to be adversely affected.

In respect of privacy, whilst the extensions would bring the footprint of the building closer to the boundaries of the plot, the new accommodation would not be considered to lead to a loss of privacy.

Access and parking

The existing access and parking provision will be improved by the removal of the existing fence and gates, which will allow two cars to park side by side. The Highways Development Control Officer recommended conditional consent, advising that... 'even with the renovations, this will still be a 3-bedroom dwelling. The access and parking arrangements will be improved, as

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currently the garage is small and the gate arrangements do not help. The wider parking area will take two cars and a further vehicle can park on the grasscrete parking space. The bridge over the stream is already constructed to the correct width of the two width driveway.'

Landscaping

There are no tree preservation orders on the site. The area of front garden will be laid to grasscrete to allow further off-street parking. The rear garden will be retained unaltered, and will provide sufficient private amenity space for the existing dwelling.

Biodiversity

As the site falls within an area where biodiversity is a known constraint, the Authority's Ecologist was consulted. No objections were raised to the proposal, subject to the precautionary approach being taken during the construction phase.

Other material considerations

The site falls within Historic Landscape, however the development concerns an extension to an existing development, and the new structure closely relates to the existing built form.

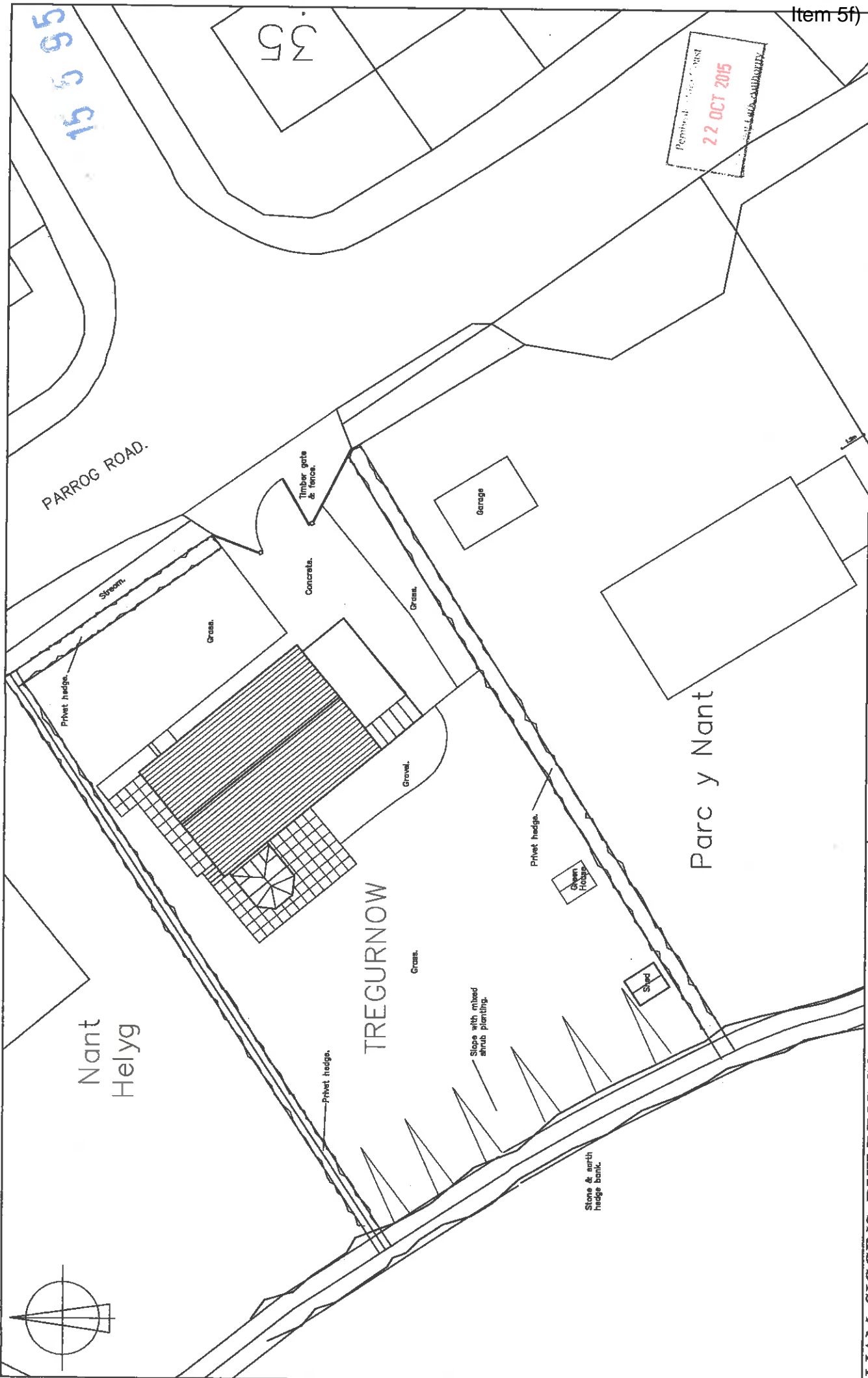
The Town Council had expressed concern at the layout and density of the building, which they considered to be too large for the size of the plot, and that the shed would be in front of the building line. It is considered that the extensions take an acceptable form, and that dwelling is not deprived of private parking and amenity space. It is recognized that there are four dwellings in a short row, which are broadly uniform in siting, however, the character of the wider streetscape is one of a mix of design, siting and external appearance, and it is felt that the proposed garden shed would not be harmful to the existing streetscene.

Conclusion

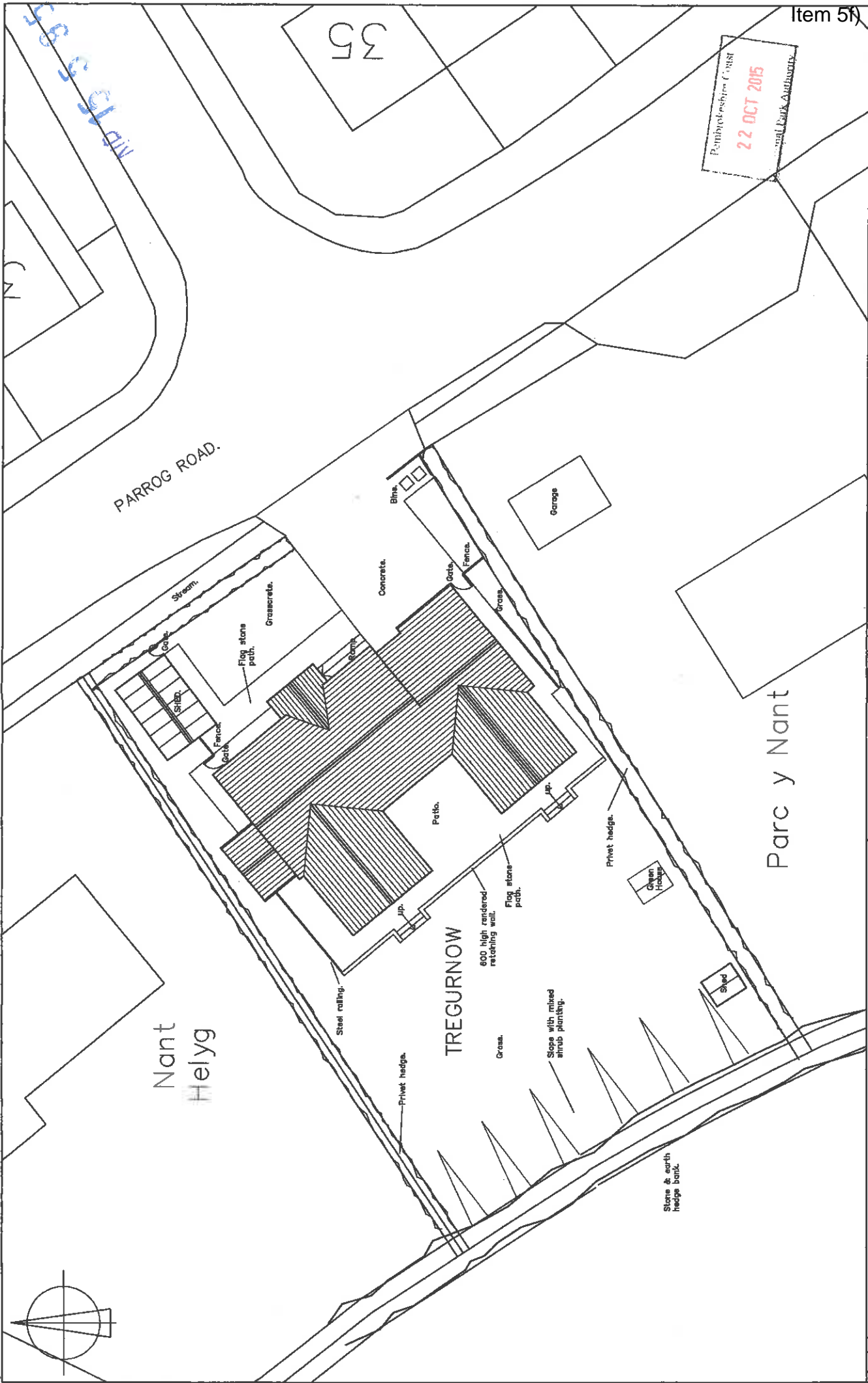
It is considered that the proposed extensions are not overwhelming in mass, and, in combination with the proposed garden shed, would not have an adverse impact on the existing character of the main house. Adequate private amenity and parking space would be available to the property, and neither the new extensions nor garden shed would have an adverse impact on issues of amenity and privacy. The proposal would meet the policy requirements of the Pembrokeshire Coast National Park Local Development Plan.

Recommendation

That the proposal be approved, subject to standard conditions relating to time, accordance with plans, and conditions suggested by consultees.



<p>LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'SERJEANTS INN', EGLWYSRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Tel: 01239891142 Mobile: 07977269337</p>		<p>drawing title. EXISTING SITE PLAN.</p>	<p>project. ALTERATIONS & EXTENSIONS TO: 'TREGURNOW', PARROG ROAD, NEWPORT, SA42 0RJ.</p>	<p>date. SEP 2015 revised.</p>	<p>scale. 1:200 drawing number.</p>
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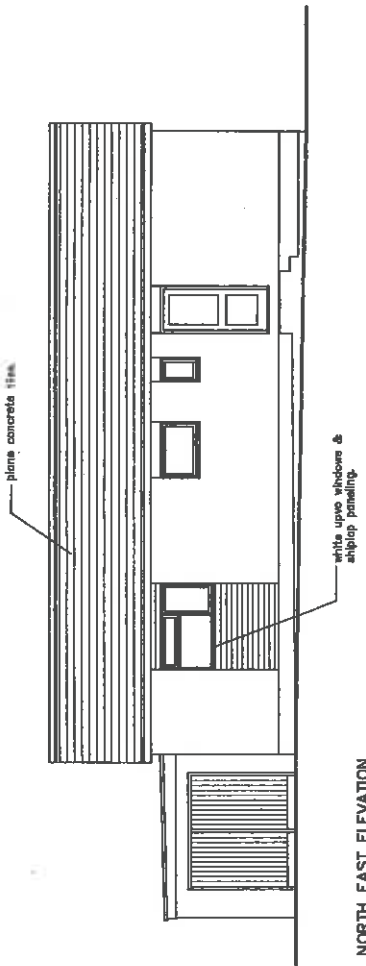


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 22 OCT 2015
 Planning Department

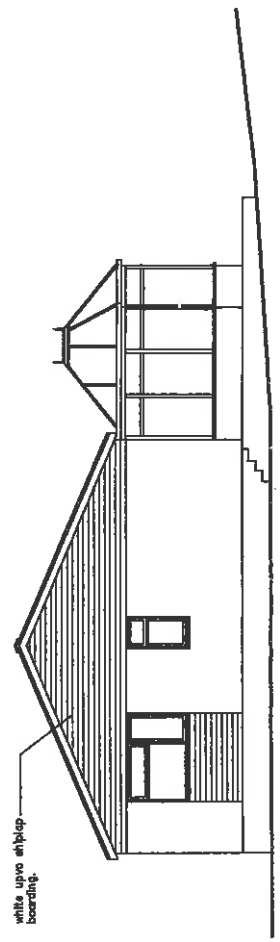
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NORTH EAST ELEVATION.



NORTH WEST ELEVATION.

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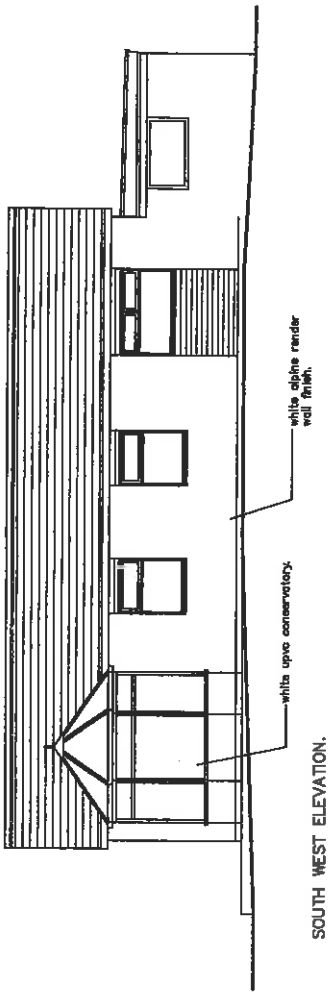
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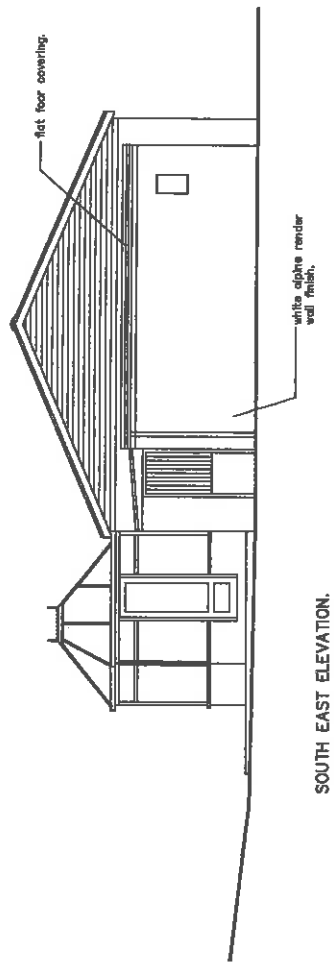
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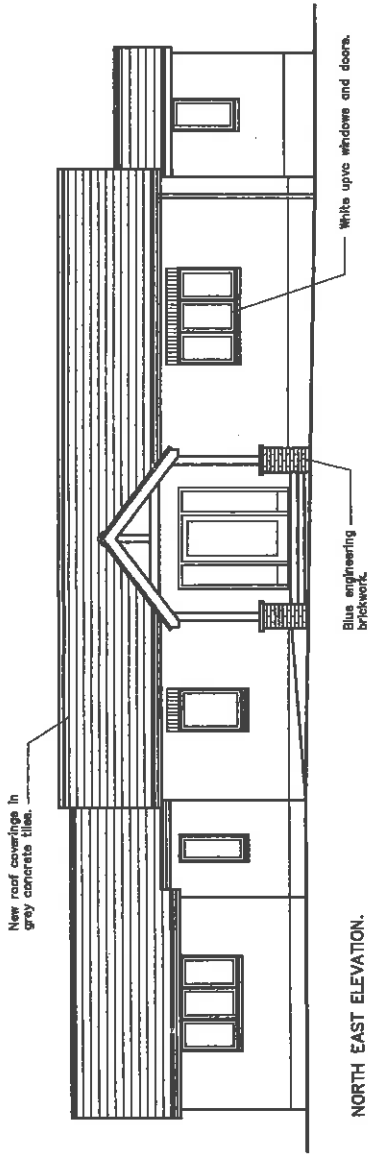
SOUTH EAST ELEVATION.

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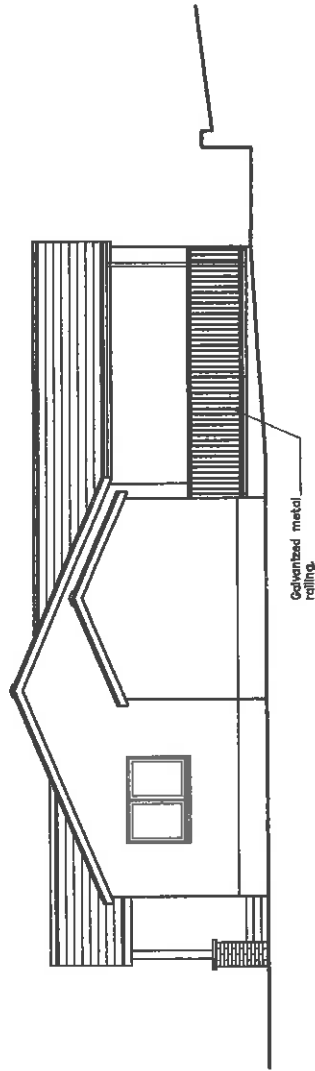
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NORTH EAST ELEVATION.



NORTH WEST ELEVATION.

**LIAM SIGGINS, BUILDING CONTRACTOR,
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drawing title.

PROPOSED NORTH EAST AND
NORTH WEST ELEVATIONS.

project.

ALTERATIONS & EXTENSIONS TO:
"TREGURNOW", PARROG ROAD,
NEWPORT, SA42 0RJ.

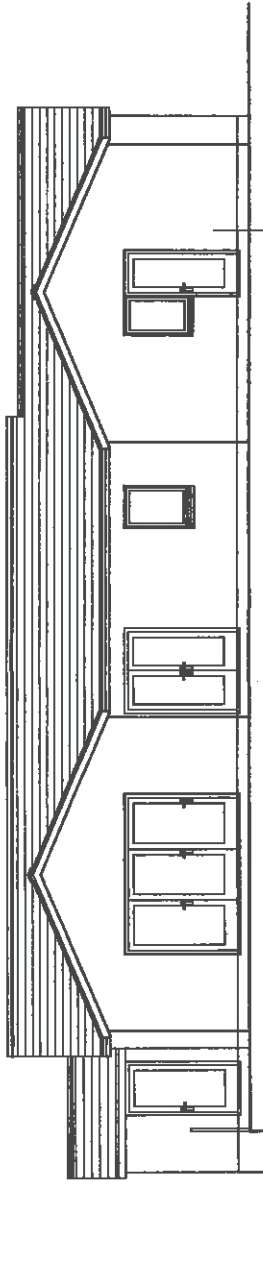
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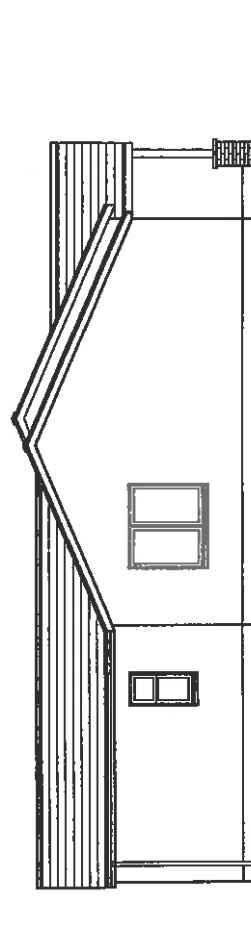
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SOUTH WEST ELEVATION.



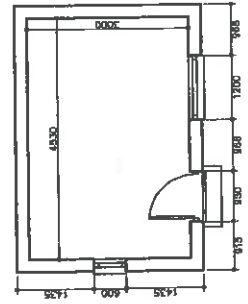
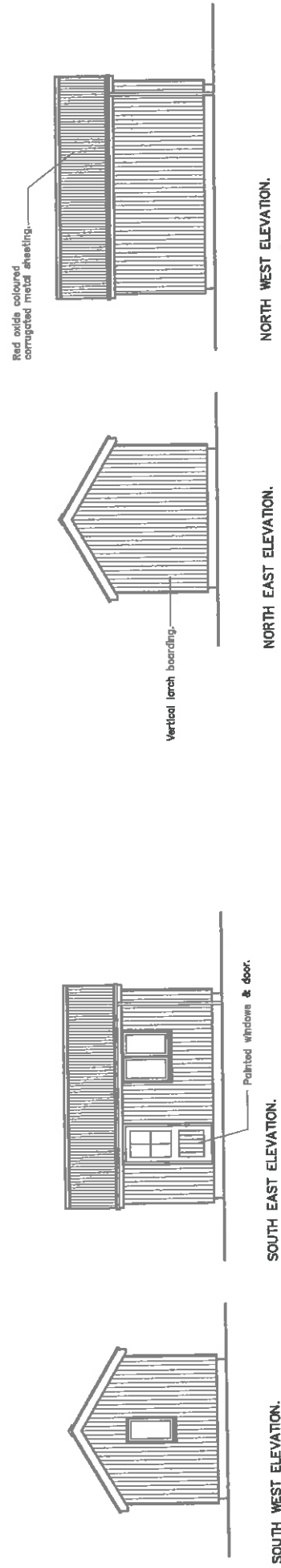
SOUTH EAST ELEVATION.

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 Cornwall Park Authority

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