

Item 5 - Report on Planning Applications

Application Ref: NP/15/0597/FUL

Case Officer	David Griffiths		
Applicant	Mr Rees		
Agent	Mr P Jackson, Dunraven Windows		
Proposal	Edwardian style porch to front of property		
Site Location	Yr Hafan, Fishguard, Pembrokeshire, SA65 9SR		
Grid Ref	SM97573748		
Date Valid	03-Nov-2015	Target Date	28-Dec-2015

Summary

This householder application is being reported to committee because the recommendation is contrary to the view of Dinas Cross Community Council.

Planning permission is sought for the erection of a single storey white Upvc Edwardian style porch to the front elevation of the 1930's dormer bungalow. The proposed porch is required by the applicant to add to existing amenities by giving additional sitting area for the family and affording storm cover for the existing open hallway.

Whilst there is no objection in principle to the provision of a porch, this proposal in its current form appears as a modern 'free standing' structure that fails to integrate with the host dwelling and has an adverse effect on the character of the host dwelling. Although a similar structure exists to the side of the property, the provision of a porch with its proposed Edwardian roof style design to the principal elevation is considered harmful to the host property. As such the proposal in its current form cannot be supported and is recommended for refusal, by reason of its siting and design.

Consultee Response

Dinas Cross Community Council: Supporting

PCNPA - Access Manager: No objection

PCC - Ecologist: No adverse comments

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and no responses have been received at the time of this report.

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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 07 - Countryside
 LDP Policy 08 - Special Qualities
 LDP Policy 11 - Protection of Biodiversity
 LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
 LDP Policy 21 - Minerals Safeguarding
 LDP Policy 29 - Sustainable Design
 LDP Policy 30 - Amenity
 LDP Policy 32 - Surface Water Drainage
 PPW7 Chapter 03 - Making and Enforcing Planning Decisions
 PPW7 Chapter 04 - Planning for Sustainability
 PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
 PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
 SPG05 - Sustainable Design
 SPG06 - Landscape
 SPG10 - Safeguarding Mineral Zones
 TAN 05 - Nature Conservation and Planning
 TAN 06 - Planning for Sustainable Rural Communities
 TAN 12 - Design
 TAN 15 - Development and Flood Risk

Constraints

CROW Access Open Country
 LDP Mineral Safeguard
 Biodiversity Issue
 Rights of Way Inland - within 50m
 ROW Coast Path - within 10m
 Recreation Character Areas

Officer's Appraisal

Background and History

Yr Hafan is located approximately 1 mile to the east of Fishguard, in an elevated position on the south western slopes of Carn Fran. The property is a

1930's detached, hipped roof dormer bungalow and is visible from the nearby A487 Trunk road when driving in an easterly direction. External finishes to the property include painted roughcast rendered walls, natural slate roof and Upvc windows and doors. Access to the property is via a short single carriageway off the A487, located to the south, which leads to the private driveway that serves Yr Hafan. There is one immediate neighbouring property to the south east of Yr Hafan. Open fields lie to the west with two other properties in the distance.

Planning permission (NP/99/556) has previously been granted for a conservatory to the side (northern) elevation.

Planning History

- NP/99/556 – Conservatory – Approved 5th January 2000

Current Proposal

Planning permission is sought for the erection of a white Edwardian style porch to the front of the property on an existing raised path area. The proposed porch measures 3.0 metres wide by 1.5 metres deep and a height of 2.8 metres. The proposed doors and windows are to be white Upvc with clear glazing to the front and to the sides. The roof structure is to be white Upvc bars with a blue tinted glass in-between. The porch is to be sited on a rendered plinth at house floor level.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting, Design & Impact on the Special Qualities of the National Park
- Amenity and Privacy
- Biodiversity

Policy, Principle of Development and Impact on National Park:

The site lies within the open countryside as defined within the Local Development Plan (LDP) and the proposal to extend the existing host dwelling is acceptable in principle, however given the current design and siting of the porch, the proposal in its current form is not considered to be acceptable in policy terms and would therefore have an adverse impact on this area of the National Park. As such, the proposal is contrary to policies 8(b), 15(a), 15(b), 15(d), 15(e), 29(a) and 30(d) of the Pembrokeshire Coast National Park Local Development Plan.

Siting, Design & Impact on the Special Qualities of the National Park :

Some porches can be built under 'Permitted Development' rights as catered for under Part 1, Class D of the Town and Country Planning (General

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Permitted Development) (Amendment) (Wales) Order 2013. This allows the erection or construction of a porch outside any external door of a dwelling house provided that the ground area (measured externally) of the porch does not exceed 3 metres square; is not more than 3 metres above ground level or any part of the structure would be within 2 metres of any boundary between the curtilage of the dwelling house and a highway.

The proposed porch in this instance exceeds the 'permitted' 3 metres square floor area by 1.5 metres square and as a result requires the benefit of planning permission. Where permission is required for a porch on the front elevation of a property, its effect on the streetscape or wider landscape must be assessed carefully as poorly designed porches can significantly detract from the appearance of the property.

Policy 8 of the LDP refers to the special qualities of the National Park with poor design being discouraged by criterion (b). Criterion (a) of Policy 15 and criterion (d) of Policy 30 seek to resist development that would cause significant visual intrusion and criterion (a) of Policy 29 seeks to encourage development that is well designed in terms of place and local distinctiveness whilst insensitively and unsympathetically sited development is resisted by criterion (b) of Policy 15.

No pre-application advice regarding this proposal was sought from the Authority. Officers have advised the agent of their concerns regarding the proposed design in its current form and suggested that an alternative design be submitted for consideration. At the time of writing this report no alternative scheme has been received.

Whilst the existing white Upvc conservatory located to the side (north) elevation (which was granted planning permission in January 2000) has a similar roof style to that now proposed for the porch, the design of the existing conservatory was considered appropriate because it was sited to the side of the property and is separated from the main dwelling by an existing single storey flat roof section. However, the proposed porch is sited against the front elevation of the property and in its current design form fails to integrate with the host dwelling and results as an incongruous addition, appearing to be 'free standing' as opposed to relating to the property. In light of the above, it is considered that the proposal, by reason of its siting and design would be out of keeping with the host dwelling and would have a detrimental impact on the character of the dwelling and cannot be supported in its current form.

Whilst the comments of Dinas Cross Community Council are noted in terms of its support for the proposal, in that they consider that it would be an improvement to the 1930's built bungalow, it is considered by officers of this Authority that the proposal in its current form results in an adverse effect on the character of the existing building and is contrary to the provisions of policies 8(b), 15(a), 15(b), 15(d), 15(e), 29(a) and 30(d) of the Pembrokeshire Coast National Park Local Development Plan.

Amenity and Privacy:

The host property is located in an elevated position on the western slopes of Carn Fran and visible from both the A487 Trunk road and properties to the west. The property is also visible from a public footpath that crosses fields to the west. The proposed porch is sited on the western elevation of the property and overlooks agricultural fields to the west.

The proposal is not considered to have any overlooking impact on neighbouring amenity, due to its distance from neighbouring properties.

Biodiversity:

The site has been identified as being an area constraint by biodiversity, therefore the PCNPA Ecologist has been consulted.

PPW, TAN5 and LDP Policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

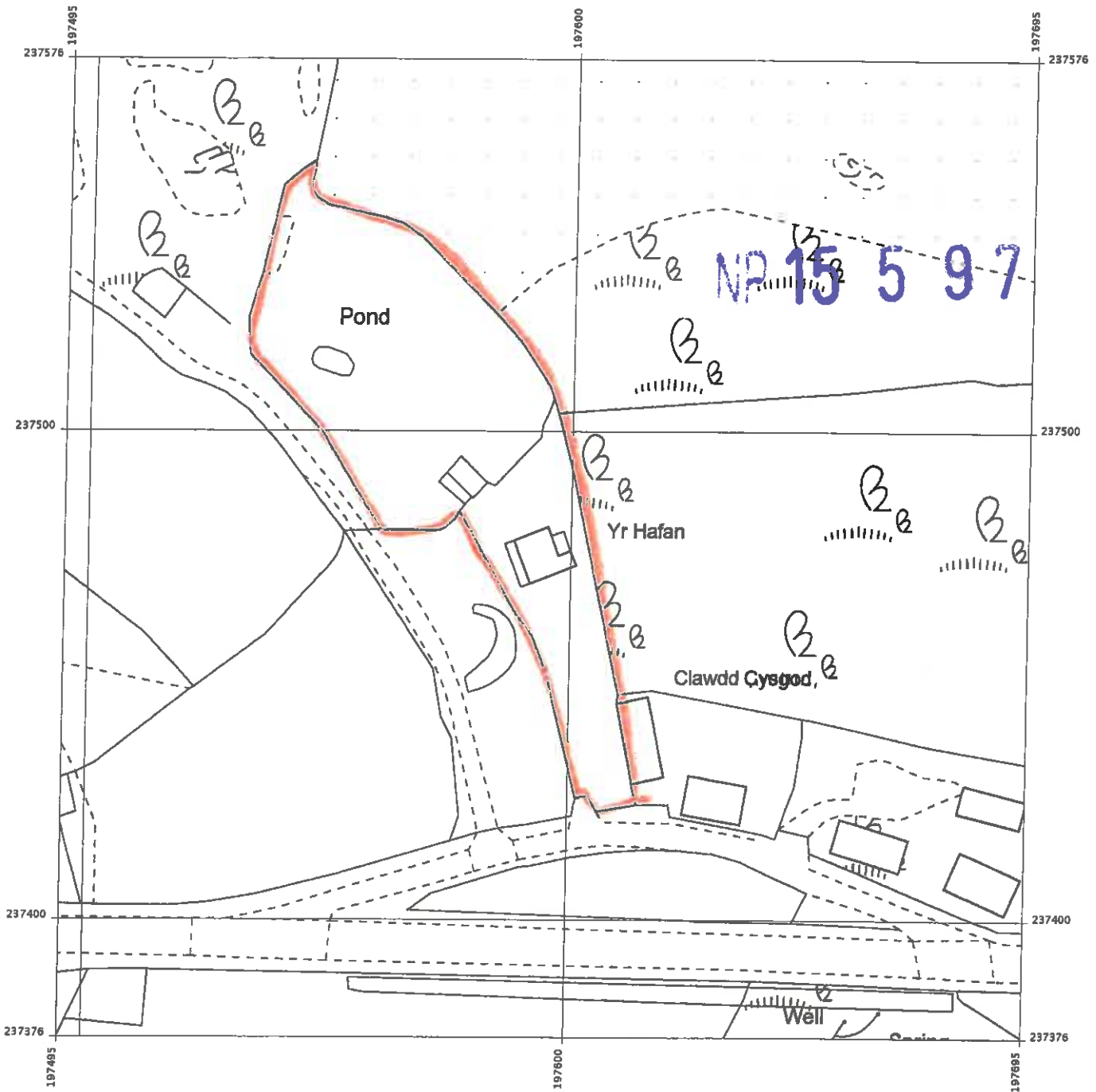
The PCNPA Ecologist has not raised any adverse comment to the proposed development. As such, the proposal conforms with relevant requirements of PPW, TAN 5 and LDP Policy 11.

Conclusion

The proposed porch by virtue of its design is considered to have an adverse impact on the character of the host dwelling, resulting in it being visually intrusive and failing to protect the Special Qualities of the Pembrokeshire Coast National Park. As such, the proposal in its current form is considered contrary to the provisions of policies 8(b), 15(a), 15(b), 15(d), 15(e), 29(a) and 30(d) of the Pembrokeshire Coast National Park Local Development Plan and is therefore recommended for refusal.

Recommendation

That the application be refused.



Produced 21 Sep 2015 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

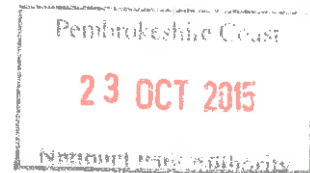


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Yr Hafan, Fishguard
SA65 9SR

Supplied by: Stanfords 21 Sep 2015
Licence: © Crown Copyright and database rights 2015 OS100035409
Order Licence Reference: OI906983
Centre coordinates: 197595 237476



Pond

NP 15 5 9 
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PROFESSED IRCH

Yr Hafan

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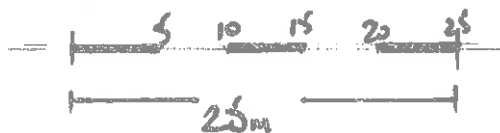
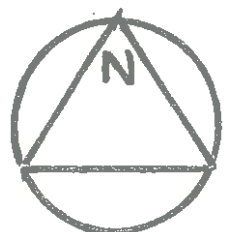
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23 OCT 2015

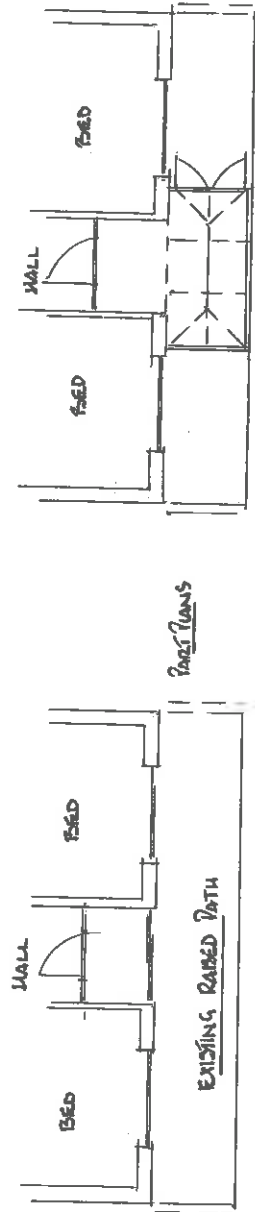
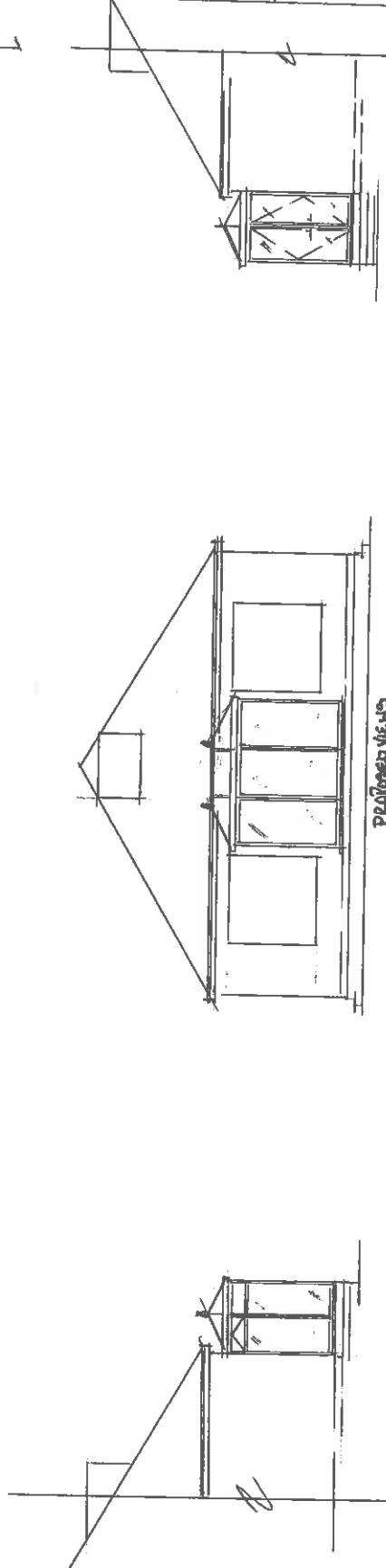
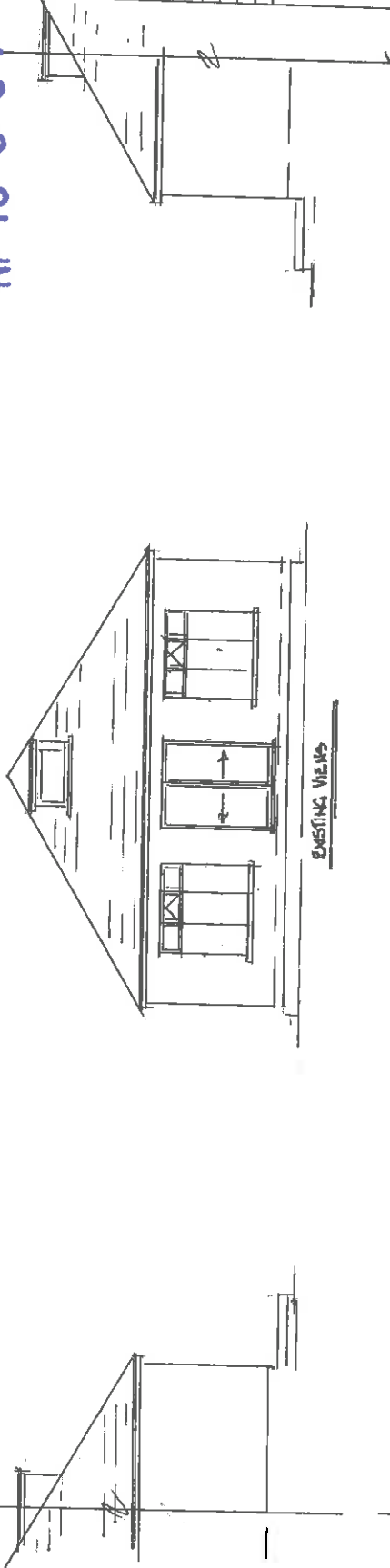
National Park Authority

YR HAFAN
CORN GELLIWILL
NR FISHLUARD

1:500 SCALE



Nr 15 5 97



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NOTES

- Doors & windows in white uPVC
- Roof in white uPVC bords with blue tinted bords
- Set out a rendered finish at house floor level
- Path, steps & surrounds omitted for clarity of views

Revisions	
Date	
A	



DUNRAVEN

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Heol Mostyn,
Village Farm Ind. Est.,
Pyle,
Bridgend CF33 6BJ
Tel: 01656 743572/745035
Fax: 01656 745918

Client

M2 DEES

Job Title

Front porch
7/2 HAFAN
CAREN CEMMUNYR BACH
NR. FISHLIAGAD

Permitted
23 OCT 2015

Item 5g)

Drawing Title
EXISTING & PROPOSED VIEWS
POOR PLANS

Scale 1:100

Date 12/10/2015
Drawn by P.S.

Drg No. 1R
Rev.