Item 5a) - Report on Planning Applications

Application Ref: NP/16/0025/FUL

Case Officer: Andrew Richards
Applicant: Mr T Unwin
Agent: Mr A Powell, Pembroke Design Limited
Proposal: New pitched roofs to replace existing over the original cottage. Remove flat roof & re-pitch to west wing. Provide pitch roof to replace flat over existing garage (east wing). Raise part cottage & construct 1.5 storey extension to the rear

Site Location: Burrows, Angle, Pembroke, Pembrokeshire, SA71 5AH
Grid Ref: SM88420097
Date Valid: 29-Jan-2016 Target Date: 24-Mar-2016

Summary

The application has been reported to the Development Management Committee because the views of the Angle Community Council are contrary to the recommendation of your officers.

The host property is known as the Burrows and is located adjacent to the road junction between the B4320 and B4319. The dwelling is single storey and has a pitched roof over the main element and a flat roof over a small rear extension. To the east of the dwelling is a detached single garage with flat roof over. The proposal seeks full approval for new pitched roofs to replace existing over the original cottage. Remove flat roof & re-pitch to west wing. Provide pitch roof to replace flat over existing garage (east wing), and raise the roof on part of the dwelling and construct 1½ storey extension to the rear.

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that Angle Community Council objects to the proposal. However, officers consider the proposed scheme has a siting and design which is acceptable in this instance. The siting will ensure that adequate parking and turning for the host dwelling is maintained, and the design will ensure that the development retains an appropriate scale with no adverse impact on neighbours. It is also considered that there will be no adverse impact on the special qualities of the National Park when viewed from the immediate and wider landscape.

Consultee Response

Angle Community Council: Object, as any change would be out of character and completely change the skyline in such a prominent location.
PCNPA Tree and Landscape Officer: No objection
PCNPA Access Manager: No objection
PCC Transportation and Environment: Conditional consent
PCC Ecologist: Conditional consent
PCC Drainage Engineers: No formal response received
Public Response

A site notice was erected in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No responses have been received to date.

Policies considered

Please note that these policies can be viewed on the Policies page Pembroke 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 10 - Local Sites of Nature Conservation or Geological Interest
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 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 53 - Impacts on traffic
PPW8 Chapter 03 - Making and Enforcing Planning Decisions
PPW8 Chapter 04 - Planning for Sustainability
PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW8 Chapter 06 - Conserving the Historic Environment
PPW8 Chapter 08 - Transport
PPW8 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
SPG10 - Safeguarding Mineral Zones
SPG12 - Parking
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
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Constraints

Special Area of Conservation - within 500m
Special Protection Area - within 500m
LDP Mineral Safeguard
Rights of Way Inland - within 50m
Potential for surface water flooding
Recreation Character Areas

Officer's Appraisal

Background and History

The host property is known as the Burrows and is located adjacent to the road junction between the B4320 and B4319. The dwelling is single storey and has a pitched roof over the main element and a flat roof over a small rear extension. To the east of the dwelling is a detached single garage with flat roof over. Historically the property was a pair of cottages and converted into a single dwelling at some time in its past. The dwelling sits within the northern area of a large plot and has low hedge boundaries to the east, south and west with a stone boundary wall to the north together with its vehicular entrance.

A previous application for alterations and extensions to this property raised concerns by both Angle Community Council and officers with regard to the scale and visual impact that the proposed extensions would have on the host property. The agent and applicant responded to these concerns by withdrawing the application and entering into pre-application discussions with officers to try and address the concerns raised. The current application has benefitted from pre-application guidance.

- NP/15/0448/FUL - Demolish sub-standard single storey garage & replace with proposed 2 storey side extension. Rebuild part rear extension. Internal alterations to existing dwelling - Withdrawn

Current Proposal

The proposal seeks full approval for new pitched roofs to replace existing over the original cottage. Remove flat roof & re-pitch to west wing. Provide pitch roof to replace flat over existing garage (east wing), and raise the roof on part of the dwelling and construct 1½ storey extension to the rear.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding
Policy, Principle of Development and Impact on National Park:
The application site is within the countryside as defined by the Local Development Plan (LDP) and the application for domestic extensions is considered to be acceptable in principle. The proposal is also considered to meet the policies as set out in the Local Development Plan.

Angle Community Council currently object to the application as they consider any change would be out of character and completely change the skyline in such a prominent location. The Authority’s Landscape Character Assessment - LCA 7 (Angle Peninsula) describes the local landscape character as containing some exposed hilltops with scattered farmsteads in an agricultural landscape, with the area having a strong coastal feel imparted by the peninsula and the views out over the Milford Haven waterway and Freshwater West.

Officers consider the current proposed scheme of works retains a residential scale and whilst the development will increase in height by 2.2 metres this is not considered in this instance to have an adverse impact on the local landscape character. The increase in height will impact on the skyline at this location, however; officers consider this to be a localised impact which when viewed from the surrounding landscape will be negligible in the context of the landscape and its coastal character. Therefore, in this instance it is considered that the proposal will not have an adverse impact on the National Park and its special qualities.

Siting and Sustainable Design:
Policy 29 of the LDP refers to sustainable design and expects all proposals for development to demonstrate an integrated approach to design and construction in terms of ‘a’ place and local distinctiveness, ‘b’ environment and biodiversity, ‘c’ community cohesion and health, ‘d’ accessibility, ‘e’ energy use, ‘f’ energy generation, ‘g’ materials and resources, ‘h’ water and drainage, ‘i’ waste and ‘j’ resilience to climate change. Policy 31 of the LDP refers to minimising waste requiring development to minimise, re-use and recycle waste generated during demolition and construction. Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site. The current siting, scale, form, design and materials proposed are considered to be acceptable and also incorporate sustainable elements within both its design and construction materials, which in this instance are considered to be appropriate in terms of sustainability.

Amenity and Privacy:
Policy 30 of the LDP refers to ‘amenity’ in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive. There are no nearby neighbours to this site with the nearest neighbouring dwelling being sited some 440 metres due north of the site and being set much lower than the host property. As such, it is considered that the proposal will not impact on the amenity and privacy of neighbours.
Highway Safety and Access:
The existing access and parking arrangement within the site will be improved as part of the current proposal with additional parking provided within the new layout. Pembrokeshire County Council Transportation and Environment has been consulted as part of the application process and support the current application subject to condition(s) to ensure the provision of parking and turning facilities on the site together with storage of building materials during the construction phase.

Landscaping:
The existing site currently benefits from mature landscaping to the boundaries and the current application includes additional landscaping in the form of new garden paths and two patio areas within the rear garden. To the front the existing driveway walls are to be removed to enable a new enlarged parking and turning area to support the additional accommodation. The proposal is considered to be acceptable in respect of landscaping.

Biodiversity:
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 commented on the application stating that the submitted walkover survey found no evidence of protected species, specifically bats, in the buildings. There was however some activity around the property, therefore the ecologist has requested that a precautionary approach will need to be applied as set out in the survey statement provided by Kite Ecology on 29th January 2016. This will be added to any consent through an informative note. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage and Flooding:
PCC drainage engineers have been consulted on the proposal but no response has been received and a further verbal report will be given to members on this aspect at the committee meeting.

Conclusion
The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that Angle Community Council objects to the proposal. However, officers consider the proposed scheme has a siting and design which is acceptable in this instance. The siting will ensure that adequate parking and turning for the host dwelling is maintained, and the design will ensure that the development retains a residential scale with no adverse impact on neighbours. It is also considered that there will be no adverse impact on the special qualities of the National Park when viewed from the immediate and wider landscape.
Recommendation

To APPROVE the application subject to the following planning conditions and any additional planning condition(s) as required by outstanding planning consultees:

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 submitted plans and documents:
   8703/LP01 (Received 18.01.2016)
   8703/E01 (Received 18.01.2016)
   8703/E02 (Received 18.01.2016)
   8703/E03 (Received 18.01.2016)
   8703/E04 (Received 18.01.2016)
   8703/E05 (Received 18.01.2016)
   8703/P01/A (Received 31.03.2016)
   8703/P02 (Received 18.01.2016)
   8703/P03/A (Received 31.03.2016)
   8703/P04/A (Received 31.03.2016)
   8703/P05/A (Received 31.03.2016)

   All plans and documents to be confirmed by officers
   **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 any housing construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.
   **Reason:** To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

4. The parking and turning area shown on the drawing reference: 8703/P01/A (Received 31st March 2016) shall be completed before the development is brought into use and thereafter shall be retained for no purpose other than parking and turning.
   **Reason:** To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).
Informative Note:

PROTECTED SPECIES
Where any protected species listed in Annex 8 of Technical Advice Note (TAN) 5: ‘Nature Conservation and Planning’ (September 2009) (or as subsequently amended) is found to be present on the site (or other identified part) to which this permission relates, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the appropriate regulations and legislative framework set out in Annex 7 of the aforementioned TAN 5 and a copy of any licence thereof has been produced to the satisfaction of the local planning authority.
EXISTING GROUND FLOOR & GARAGE PLAN

FOR PLANNING PURPOSES ONLY

EXISTING GROUND FLOOR & GARAGE PLAN 1:100