Application Ref: NP/16/0079/FUL

Case Officer   Andrew Richards
Applicant      Mr C & J Folland
Agent          Mr M Williams, Pembroke Design Ltd
Proposal       Extend & modernise ex local authority bungalow to include one further bedroom (upstairs) & provide spacious dining area/sitting room to the garden together with a full bath/shower room, separate wc & working utility room
Site Location  4 Noddfa Dewi, St Davids, Haverfordwest, Pembrokeshire, SA62 6PB
Grid Ref       SM75682550
Date Valid     11-Feb-2016   Target Date  27-Apr-2016

Summary

The application is reported to the Development Management Committee because the views of the St Davids City Council are contrary to the recommendation of the planning officer.

The host property known as No 4 is sited within the cul-de-sac which forms the residential estate of Noddfa Dewi located within St Davids. The dwelling is a single storey semi-detached bungalow within a corner plot with a front, side and large rear garden. Access is provided via a pedestrian gate from the footpath which leads around the cul-de-sac. Planning approval is sought for the extension and modernisation of the ex-local authority bungalow to include one further bedroom (upstairs) & provide spacious dining area/sitting room to the garden together with a full bath/shower room, separate WC & working utility room.

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that St Davids City Council objects to the proposal. However, officers consider the proposed scheme has a siting and design which is acceptable in this instance. The proposal will ensure that adequate parking for the host dwelling is provided, 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.

Consultee Response

St Davids City Council: Refuse – Scale and design of the proposal was deemed likely to have a detrimental visual and environmental impact on the surrounding area.
PCNPA Tree and Landscape Officer: No objection
PCNPA Buildings Conservation Officer: No objection
PCC Transportation and Environment: Conditional consent

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**PCC Ecologist:** No objection

**PCC Drainage Engineers:** Conditional consent

**Dyfed Archaeological Trust:** No objection

**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. No comments have been received in respect of the application.

**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 05 - St Davids Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 13 - Historic Landscapes Parks and Gardens
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
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
SPG13 - Archaeology
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
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TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport

**Constraints**

- LDP Mineral Safeguard
- Biodiversity Issue
- Historic Landscape
- Safeguarding Zone
- Rights of Way Inland - within 50m
- Hazardous Zones
- LDP Centre:50pc aff housing;30 units/ha
- Recreation Character Areas

**Officer’s Appraisal**

**Background and History**

The host property known as No 4 is sited within the cul-de-sac which forms the residential estate of Noddfa Dewi located within St Davids. The dwelling is a single storey semi-detached bungalow within a corner plot with a front, side and large rear garden. Access is provided via a pedestrian gate from the footpath which leads around the cul-de-sac.

No related planning history has been identified for this site.

**Current Proposal**

Planning approval is sought for the extension and modernisation of the ex-local authority bungalow to include one further bedroom (upstairs) & provide spacious dining area/sitting room to the garden together with a full bath/shower room, separate WC & working utility room.

**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 site lies within St Davids Local Centre as defined by the Local Development Plan (LDP) and the proposal to extend and provide alterations is considered to be acceptable in principle. The proposal is also considered to meet the policies set out in the Local Development Plan.
St Davids City Council currently objects to the application as they consider the scale and design of the proposal works is likely to have a detrimental visual and environmental impact on the surrounding area.

Officers consider the current proposed scheme of works retains a residential scale and whilst the development will not increase in height it will extend into the side and rear garden areas and given that the host property is located within a corner plot it is considered that there is sufficient room for this to take place. The comments raised on detrimental visual and environmental impact are not supported by officers who consider the minor visual changes from the new extensions would be localised to the plot and the neighbouring plots. Therefore, in this instance it is considered that the proposal will not have an adverse impact on the National Park and the surrounding landscape.

Siting and Sustainable Design:
The host dwelling is located within a large corner plot and the proposal is considered to be appropriate given that the proposed works are of a residential scale and are considered not to have an adverse impact on the visual amenity of the host property. The proposed siting and sustainable design is therefore considered to be acceptable in this instance.

Amenity and Privacy:
Policy 30 of the LDP refers to ‘amenity’ in general with criteria ‘a’ and ‘b’ seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. The proposal is not considered to impact on neighbours privacy or amenity in this instance as the design of the extensions and garage structure will not overlook neighbours properties.

Highway Safety and Access:
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 a parking space is provided on the site, together with control of access gates.

Landscaping:
The existing site currently benefits from mature landscaping, and the current proposal does not include any additional soft landscaping. In addition, details of the exact locations of trees together with proposed tree protection and pre-development tree work have been provided in support of the application. These details are considered to be acceptable and can be supported by officers.

Biodiversity:
The PCNPA Ecologist has commented on the application stating that a protected species survey is not required as there is low likelihood of protected species being found at the development site or that there would be any adverse impact on the habitat or species as a result of the development. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.
Land Drainage and Flooding:
PCC drainage engineers support the application subject to the discharge of surface water being directed to new soakaways or other form of sustainable drainage system. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority. This can be dealt with by condition.

Conclusion
The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that St Davids City Council objects to the proposal. However, officers consider the proposed scheme has a siting and design which is acceptable in this instance. The proposal will ensure that adequate parking for the host dwelling is provided, 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:

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:
   8757/LP01 (Received 11.02.2016)
   8757/E01 (Received 11.02.2016)
   8757/E02 (Received 11.02.2016)
   8757/E03 (Received 11.02.2016)
   8757/E04 (Received 11.02.2016)
   8757/P01/B (Received 11.02.2016)
   8757/P02/B (Received 11.02.2016)
   8757/P03/B (Received 11.02.2016)
   8757/P04/B (Received 11.02.2016)
   8757/P05/B (Received 11.02.2016)
   8757/P06/B (Received 04.04.2016)
   Design Statement (Received 11.02.2016)
   Tree Information (Received 30.03.2016)
   **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 building works commence on site, detailed plans shall be submitted to the local planning authority for further approval of a single parking space, a minimum 2.4 metres wide by a minimum 5 metres deep, and the new access and parking space shall be first available for use prior to first beneficial use of the dwelling to be extended and maintained thereafter. 

**Reason:** To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

4. Any access gates shall be hinged and stopped to open only away from the highway.

**Reason:** In order to reduce the likelihood of obstruction and danger to road users whilst right of entry is secured or gates are being opened or closed. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).
PROPOSED FIRST FLOOR ATTIC CONVERSION 1:100
EXISTING SECTION A-A 1:100

EXISTING FRONT ELEVATION 1:100
PROPOSED FRONT ELEVATION 1:100

DOORS CENTRAL WITHIN ROOM.
(CHAMFERED HEAD LININGS).

TOP HUNG ESCAPE VELUX WINDOW.
OPENING HEIGHT SET 1.1M
ABOVE FLOOR LEVEL.

WRAP AROUND VELUX
ROOF WINDOW SYSTEM TO
LANDING (MK06 SLOPING
SECTION 780mm WIDE x
1180mm HIGH & MK35
VERTICAL SECTION 780mm
WIDE x 950mm HIGH -
WHITE FINISH WITH EFL
0012 VELUX FLASHING
SYSTEM)

RAISED CILL
HEIGHT 680mm
ABOVE NEW
HALF LANDING
LEVEL

BEDROOM 1

STAIR FLIGHT 13 UP
INTERNAL LOAD BEARING WALL
(CHECK)

PROPOSED SECTION THROUGH STAIRS 1:50

CHIMNEY REMOVED

ADDITIONAL THERMAL
INSULATION REQUIREMENTS

EXISTING PURRING AND STRUCTURAL
PARTITION STUD UNDER
MODIFICATION OF PURRINS
SUBJECT TO STRUCT. ENGINEER'S DESIGN.

NEW FLOOR JOISTS.
STRESSED SKINNED FLOOR
DESIGNED BY STRUCT. ENGINEER.

INCREASE THICKNESS OF
EXISTING MINERAL WOOL
TO 200mm.

TOP OF EXISTING CEILING
JOIST LINE.
SHOWN DASHED.

FOR PLANNING
PURPOSES ONLY

LANDING WINDOW CHANNELS TO WRAP AROUND
ROOF FLASHING.

REV.
DATE REV.

PROPOSED ELEVATION AND SECTION

PROPOSED ALTERATIONS &
EXTENSION TO No. 4 NODDFA DEWI,
ST. DAVIDS, PEMBROKESHIRE.

MR CHRIS & JAMES FOLLAND

PEMBROKE DESIGN
LIMITED
EXISTING REAR ELEVATION 1:100

EXISTING SIDE ELEVATION 1:100
PROPOSED CROSS SECTIONAL EAST ELEVATION 1:100

ALIGNMENT AND CONTINUATION OF ROOF SLOPE OF REAR ROOF.

ROOF INTERCONNECTION TAPERED LEAD VALLEY GUTTER SET TO SHALLOW FALLS IN 2 DIRECTIONS.

STRUCTURAL ENGINEERED FRAME AND PURLIN MEMBERS. INSULATED RAFTER MEMBERS AND INSULATED CEILING UNDER.

HIGH LEVEL ROOF LIGHTS WITHIN THE NEW ROOF CONSTRUCTION.

STANDARD FINK TRUSSES WITH INSULATED COUNTER BATTENED CEILING UNDER.

ABUTMENT FLASHINGS.

INSULATED CAVITY WALL CONSTRUCTION.

PROPOSED SECTION THROUGH EXTENSIONS (B-B) 1:50

UTILITY LARDER

DAY ROOM

WALL PLATE HT.

2525

1650

450

INSULATED FLOOR CONSTRUCTION. UNDERFLOOR HEATING.