

## Item 5 - Report on Planning Applications

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### Application Ref: NP/16/0295/FUL

<b>Case Officer</b>	Matt Dash		
<b>Applicant</b>	Mr D Evans		
<b>Agent</b>	Mr T Kinver, Kinver Kreations Ltd		
<b>Proposal</b>	New windows, doors & juliet balconies, timber cladding & alterations to internal layout		
<b>Site Location</b>	Meadow Lodge, 133, Castle Way, Dale, Haverfordwest, Pembrokeshire, SA62 3RN		
<b>Grid Ref</b>	SM80680587		
<b>Date Valid</b>	26-May-2016	<b>Target Date</b>	20-Jul-2016

### Summary

This application seeks approval for the insertion of two first floor Juliet balconies and French doors on the principal elevation of the dwelling known as Meadow Lodge, at 133 Castle Way, Dale in south west Pembrokeshire. This compliments other alterations which include full height fenestration on the ground floor principal elevation, ground floor French doors and the replacement of windows and doors. There are no neighbouring properties to the fore of the property, and the Juliet balcony does not include a platform that extends out beyond the elevation, and therefore the proposals will have no adverse impact upon the amenity or privacy of neighbours.

The proposed Juliet balconies, together with the other alterations which do not in themselves require planning permission, represent a modern update to the property which dates back to the 1950s, and does not alter the scale or form of the existing dwelling. The proposals are therefore considered to be acceptable and will not have an adverse impact upon the special qualities of the National Park, the character of the property or the setting of this group of dwellings. The application therefore complies with the relevant policies of the LDP and as such is recommended for approval.

This application has been deferred to Development Management Committee due to an objection with reasons received from Dale Community Council.

### Consultee Response

**Dale Community Council:** Objecting

**PCC - Ecologist:** No adverse comments

**PCNPA - Buildings Conservation Officer:** Recommend Refusal

### Public Response

A site notice was erected on site on the 9th June 2016. A single response has been received objecting to the proposal on the grounds that the frontage alterations will totally change the frontal aspect of the property making it stand out from the others.

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The response also mentions the boundary being incorrect which was subsequently amended.

### **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 06 - Rural Centres  
 LDP Policy 08 - Special Qualities  
 LDP Policy 14 - Protection of Buildings of Local Importance  
 LDP Policy 15 - Conservation of the Pembrokehire Coast National Park  
 LDP Policy 29 - Sustainable Design  
 LDP Policy 30 - Amenity  
 PPW8 Chapter 04 - Planning for Sustainability  
 PPW8 Chapter 06 - Conserving the Historic Environment  
 SPG05 - Sustainable Design  
 SPG06 - Landscape  
 TAN 12 - Design

### **Constraints**

Special Area of Conservation - within 500m  
 LDP Mineral Safeguard  
 Historic Landscape  
 LDP Centre:80pc aff housing;30 units/ha  
 Recreation Character Areas

### **Officer's Appraisal**

#### **Site and Context**

The proposal site consists of a large two storey detached property, dating back to the 1950s which was constructed as one of 7 Officer dwellings in relation to HMS Harrier and Dale Camp, within the Dale settlement boundary. The group of dwellings were constructed in a Crescent, raised above the level of the highway, with the property itself facing the highway and communal area to the fore, with large rear gardens, slate roof and rough rendered walls. Dale Castle and St James the Great Church are located west of the property.

#### **Relevant Planning History**

No relevant planning history

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### Description of Proposal

The application seeks approval for alterations to existing first floor windows on the principal elevation, by inserting French doors and creating two Juliet balconies, together with other alterations which include new ground floor French doors to the rear, and the replacement of windows and doors, which benefit from Permitted Development.

The proposal also previously included timber cladding on the first floor of the principle gable, however due to the objection from the PCNPA Building Conservation Officer, this element was amended, and now consists of matching render.

### Key Issues

- Siting and Design
- Amenity and Privacy

#### Siting and Design

There are a number of listed buildings within the National Park, however the national park is also rich in buildings that are not listed but because of their vernacular architecture and construction are fundamental to the character and interest of the settlement or are important elements in the landscape. These sights are addressed under Policy 14 Protection of Buildings of Local Importance within the LDP, which uses a number of criteria to assess which buildings come within this Policy. Those criteria are the degree to which the building remains in its original condition, the quality of the individual buildings architecture, the position and influence on the townscape or landscape and its association with an important local figure or event.

The PCNPA Building Conservation Officer was consulted on the proposals, and objected to the original scheme which included timber cladding on the first floor gable element on the principle elevation. This element was removed and replaced with matching render. Policy 14 was not addressed within his response, and as the amended proposal addresses his concerns, it can therefore be concluded that the proposals will not have an adverse impact upon the character of this group of dwellings. The Juliet balcony elements, together with the other alterations, represent a modern change to the property which dates back to the 1950s and does not alter the scale or form of the dwelling.

The proposals are therefore acceptable and comply with Policies 1, 6, 8 and 15 of the LDP.

#### Amenity and Privacy

The Juliet balconies look out over the highway, communal area to the front of the crescent and open agricultural land. There are no external platforms and therefore there will be no overlooking of neighbours to the side. The

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community council object specifically to the side window elements on the ground floor, however, these benefit from permitted development rights, and are also offset from the neighbouring dwellings as well as the fact that the communal area to the fore of the dwellings is already very open.

The proposals will not therefore have an adverse impact upon the amenity of neighbours and comply with Policy 30 of the LDP.

### Conclusion

The proposal will not have a detrimental impact upon the special character of the National Park or neighbouring amenity. The proposal therefore complies with the relevant policies of the LDP and is recommended for approval subject to conditions.

### Recommendation

**APPROVE, subject to the following conditions:**

1. The development shall begin not later than five years from the date of this decision.

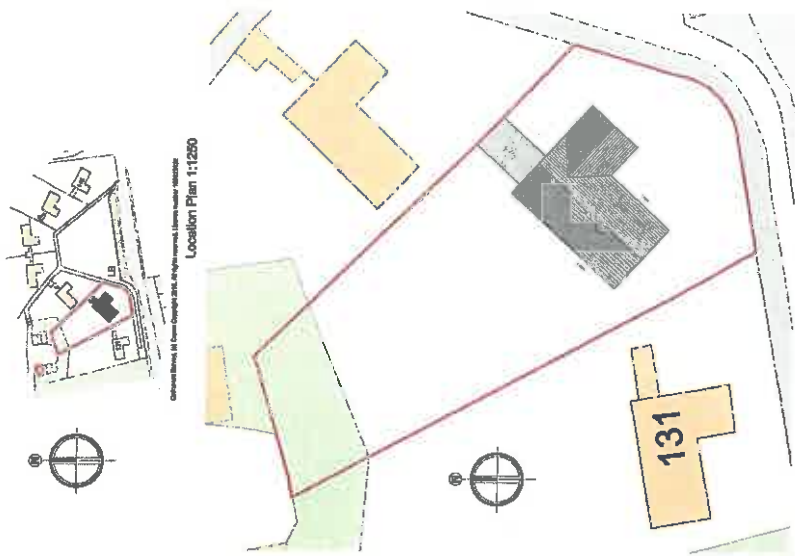
**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents: Existing Site & Location Plan, Floor Plan, Sections & Elevations under Drwg No. GA01 and Proposed Site & Location Plan, Floor Plan, Section and Elevations under Drwg No. GA02 received 8th and 30th June 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. Prior to the construction of the alterations hereby approved details of materials to be used in the construction of the external surfaces of the building shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).



Existing Site Plan 1:200  
NP 16 2 95



**KINVER CREATIONS LTD**  
Director: Mr. James J. Kinver  
181, Northwood, Bolton, Greater Manchester, M21 1LQ

Company Address: 1, The Old Rectory, Bolton, Greater Manchester, M21 1LQ  
Contact: 0161 266 2222  
www.kinvercreations.com

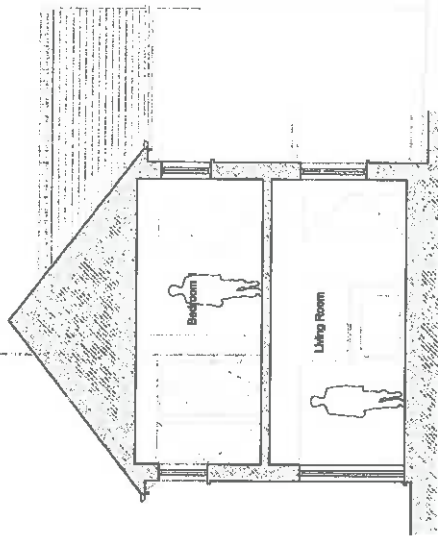
**ARCHITECTS**  
127, Canal Wharf, Bolton, Greater Manchester, M21 1LQ  
0161 266 2222  
www.kinvercreations.com

Item 5g)

Project name:	Dale House
Client:	Mr & Mrs J. Kinver
Address:	131, Canal Wharf, Bolton, Greater Manchester, M21 1LQ
Scale:	As shown
Project ref:	GA01
Issue:	As shown
Drawn by:	...
Checked by:	...
Date:	01/08/2016
Project status:	PLANNING



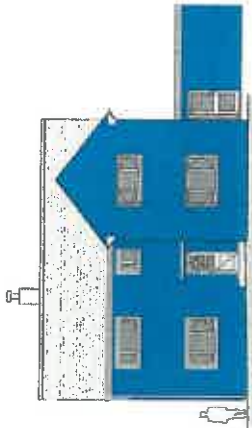
Existing Section A-A 1:50



Existing Side Elevation 1:100



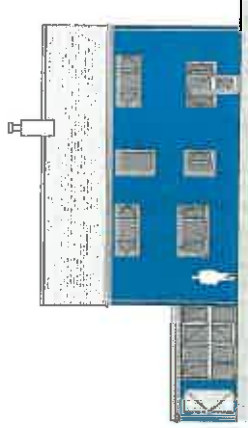
Existing Front Elevation 1:100



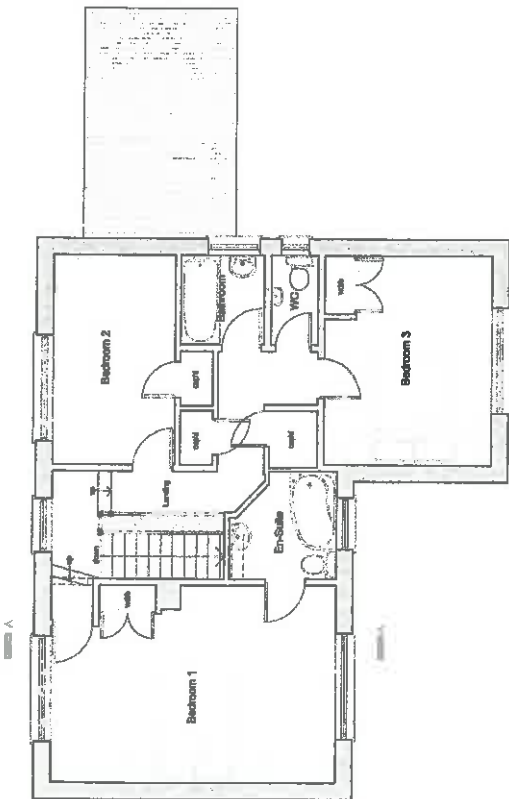
Existing Side Elevation 1:100



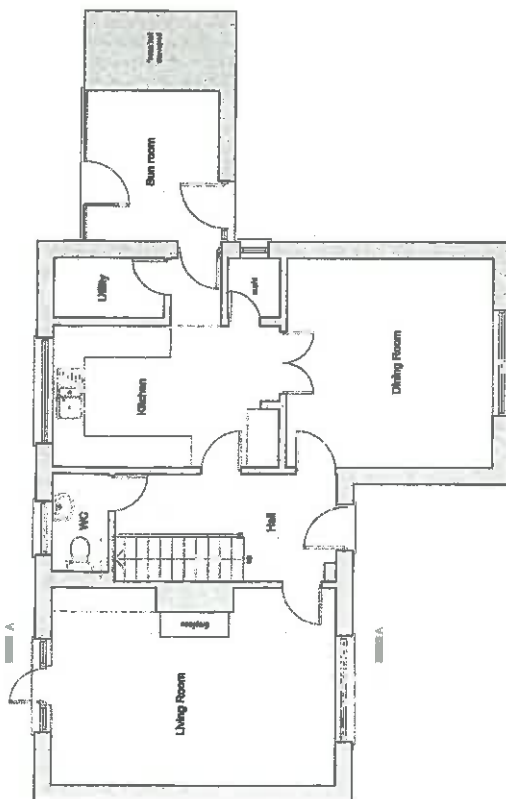
Existing Rear Elevation 1:100



Existing First Floor Plan 1:50



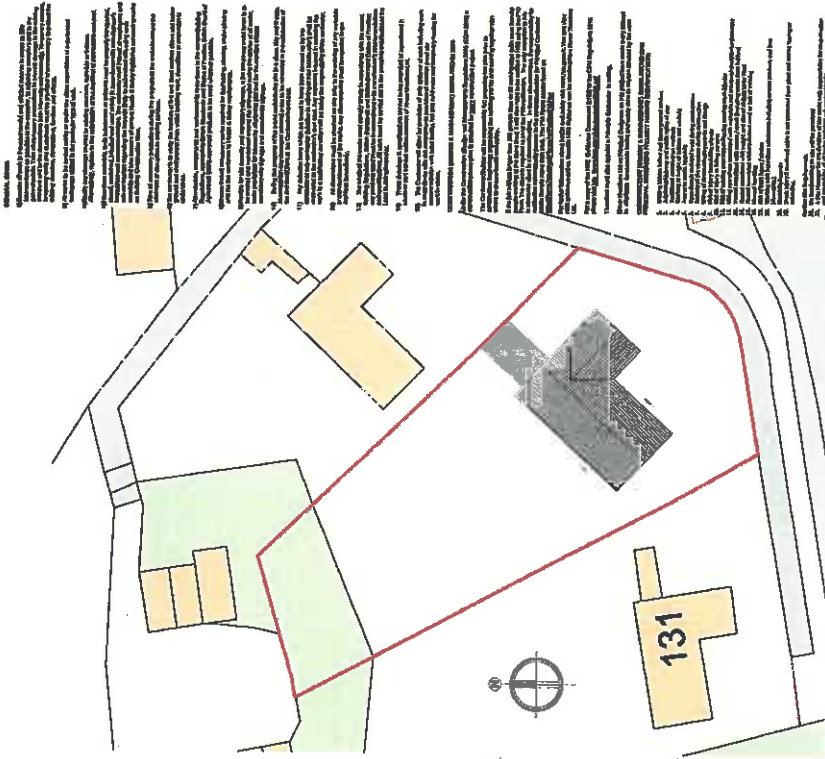
Existing Ground Floor Plan 1:50



**Existing External Finishes**  
Walls - Rough cast render, painted green  
Roof - Blue/black natural slate  
Windows & Doors - White UPVC, double glazed  
Boundary treatments - Hedging & fencing  
Hard-standings - Concrete paving slabs & gravel stone  
Rainwater goods - White half-round profile UPVC



113, Canal Wharf, Bolton, Greater Manchester, M21 1LQ  
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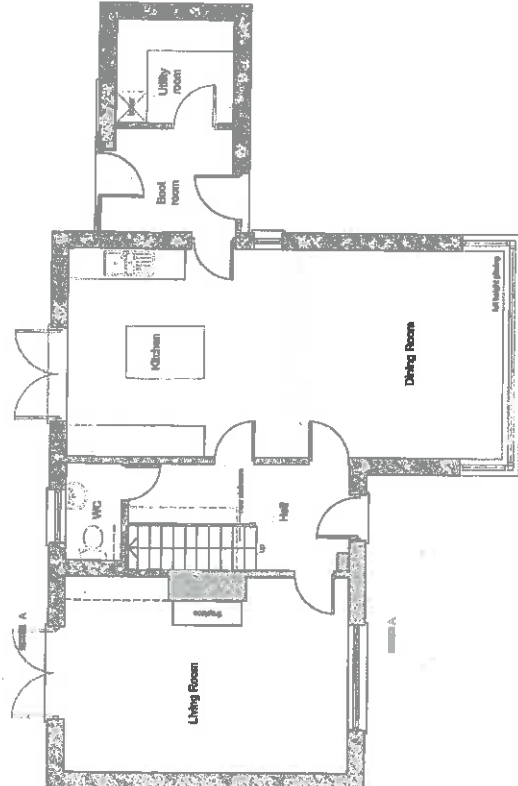
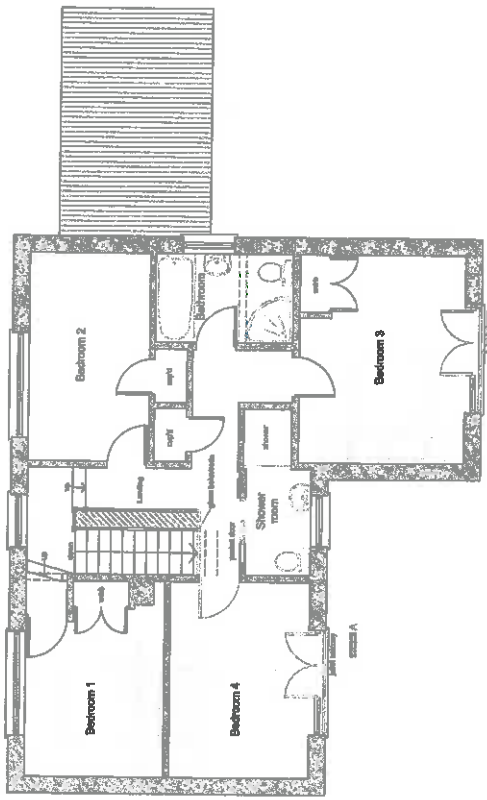
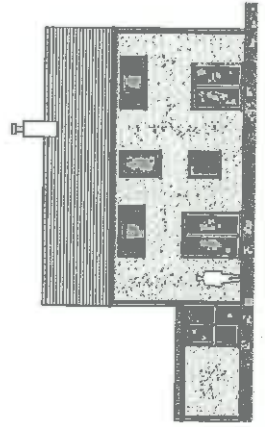
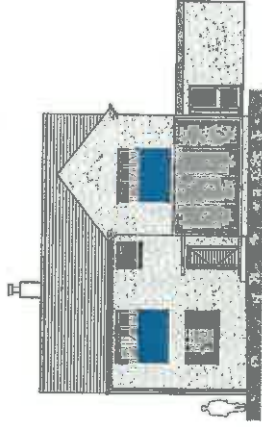
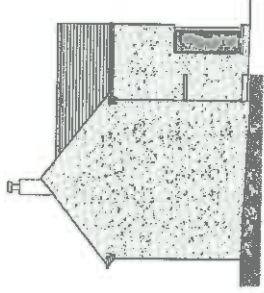
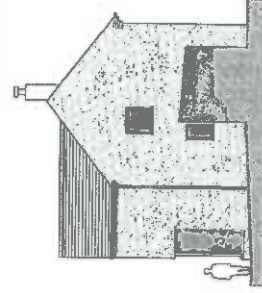
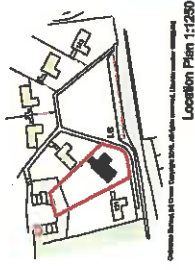
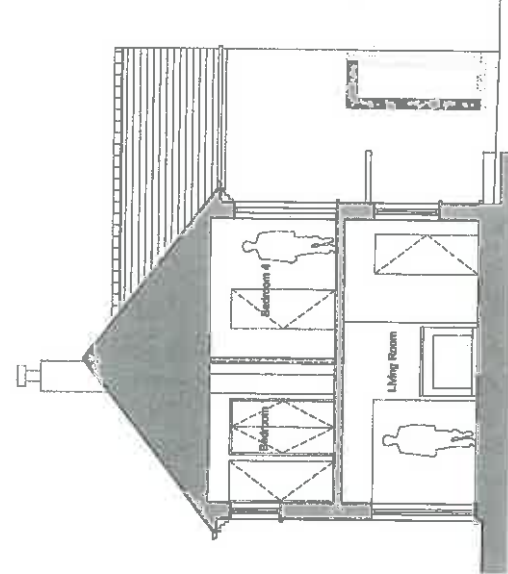
**KINVER REATIONS LTD**  
 NP 16 2 95

Director Mr. Thomas J. Kinver  
 133 Castle Way  
 Penarth, South Wales, CF64 1JH  
 01495 712149  
 310 JUN 2018

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Project Name	133 Castle Way
Client	Penarth Housing Association
Project No	133/18/016
Issue No	02
Issue Date	31/06/2018
Project Status	As shown
Project No	GA02
Project Name	133 Castle Way
Client	Penarth Housing Association
Project No	133/18/016
Issue No	02
Issue Date	31/06/2018
Project Status	As shown

Penarth Housing Association  
 133 Castle Way  
 Penarth, South Wales, CF64 1JH  
 01495 712149  
 www.kr-ltd.com



Proposed External Finishes  
 Walls - Rough cast or smooth render, painted.  
 Roofs - As existing.  
 Windows & Doors - UPVC or powder coated aluminium, double glazed, colour etc, timber panel front door  
 Boundary treatments - As existing  
 Hard-standings - As existing  
 Rainwater goods - to match existing