

## Item 5 - Report on Planning Applications

**Application Ref: NP/15/0637/FUL**

|                      |  |                    |             |
|----------------------|--|--------------------|-------------|
| <b>Case Officer</b>  | Kate Attrill   |                    |             |
| <b>Applicant</b>     | Ms D Jenkins   |                    |             |
| <b>Agent</b>         | Mr M Williams, Pembroke Design Ltd                               |                    |             |
| <b>Proposal</b>      | Alterations & extension to existing dwelling                     |                    |             |
| <b>Site Location</b> | Kiln House, Porthgain, Haverfordwest, Pembrokeshire,<br>SA62 5BN |                    |             |
| <b>Grid Ref</b>      | SM81483255   |                    |             |
| <b>Date Valid</b>    | 19-Nov-2015  | <b>Target Date</b> | 29-Jan-2016 |

**Summary**

The application is brought before Committee as the Llanrhian Community Council have objected to the scheme on the basis of overdevelopment and Policy 30 of the Local Development Plan.

The proposed alterations are intended to raise the height of the roof from 6.2m to ridge to 7.5 with a steeper more traditional pitch to provide additional head room in the first floor bedrooms, a gabled first-floor roof extension to the rear of the dwelling with dormer window, a wider lean-to to the western elevation with larger window, and a new porch over the kitchen door on the eastern elevation. There is also proposed a change in levels within the garden area to provide a car parking area.

There has been a significant amount of pre-application advice given in respect of amending the proposals prior to submission to include natural stone to the end elevation, to balance the lean-to extensions on either side of the frontage, and to suggest better materials.

The alterations are supported on the basis that the new roof will have a natural slate finish, providing an improvement in the quality of architectural detailing in this prominent location.

**Consultee Response**

**Llanrhian Community Council:** Objecting

**PCNPA - Buildings Conservation Officer:** Supporting

**PCC - Ecologist:** No objection - However suggest a precautionary approach.

**PCNPA - National Trail Officer:** No objection - Subject to an informative to be added to any consent issued.

**Dyfed Archaeological Trust:** No objection

**PCC - Transportation & Environment:** Conditional Consent

## Item 5 - Report on Planning Applications

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### **Public Response**

The application was advertised by way of a site notice and six neighbour notifications were sent out in accordance with regulations set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

No third party representations 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>

Circular 61/96 - Conservation Areas  
 LDP Policy 01 - National Park Purposes and Duty  
 LDP Policy 07 - Countryside  
 LDP Policy 08 - Special Qualities  
 LDP Policy 09 - Light Pollution  
 LDP Policy 11 - Protection of Biodiversity  
 LDP Policy 15 - Conservation of the Pembrokehire Coast National Park  
 LDP Policy 29 - Sustainable Design  
 LDP Policy 30 - Amenity  
 PPW7 Chapter 06 - Conserving the Historic Environment  
 TAN 12 - Design

### **Constraints**

NPA Property - within 25m  
 Heritage Coast - within 100m  
 LDP Mineral Safeguard  
 Biodiversity Issue  
 Safeguarding Zone  
 Rights of Way Inland - within 50m  
 Hazardous Zones  
 ROW Coast Path - within 10m  
 Recreation Character Areas

### **Officer's Appraisal**

#### **Site and Context**

Kiln House is the last house along the northern frontage of Porthclais Harbour, granted consent and built during the 1970's. The house sits considerably above the level of the adjacent road and is oriented to the south west, with its end western gable facing towards the harbour. The house is

## Item 5 - Report on Planning Applications

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concrete rendered, fibre cement roof tiles with UPVC windows and has access for parking from the west.

### **Description of Proposal**

The application seeks to raise the height and pitch of the roof, to extend the western lean-to in width and face in natural stone, to add a lean-to to the eastern elevation, a roof extension to the rear containing a dormer window, and an enlarged parking area to the eastern end of the property.

### **Key Issues**

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Conservation Area and setting of Listed Building:
- Access and Parking
- Biodiversity

### **Policy:**

#### ***Principle of Development***

Policy 7 relates to development in the countryside, outside of centres. This refers to minor extensions being acceptable, and the principle of development cannot therefore be seen to be an issue in this application.

The existing dwelling is located prominently above the road level and adjacent to the Coastal Path and harbour in Porthgain.

The elevation to the road frontage will be altered but with lean-to's at either end follows a traditional form of development. Facing the parking area and the western elevation in natural stone and the roof with natural slate will provide an enhancement on the current design and materials, and accord with the guidance contained in TAN12 on Design to sustain or enhance local character.

#### ***Siting, Design and Impact upon the Special Qualities of the National Park***

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

The principle of providing alterations and extension to the dwelling can therefore be supported subject to the development proposed reflecting the special qualities of the area by constituting an appropriate design that would

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## Item 5 - Report on Planning Applications

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not harm neighbouring occupiers in accord with Policy 8 of the Local Development Plan. The proposed development is in accord with Policy 8.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criterion 'c' resists development that would introduce or intensify a use which is incompatible with its location. Criteria 'd' and 'e' resist development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fail to incorporate important traditional features. The development is in accordance with Policy 15.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). The development proposes a slight increase in footprint and height, but represents an improvement in materials and appearance so is considered to accord with Policy 29.

Llanrhian Community Council has suggested the development is contrary to Policy 30 of the Local Development Plan.

Policy 30 (Amenity) states that development will not be permitted where it has an unacceptable impact on amenity, particularly where:

- a) the development is for a use inappropriate for where people live or visit; and/or
- b) the development is of a scale incompatible with its surroundings; and/or
- c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact; and/or
- d) the development is visually intrusive.

The comments of the Community Council refer to the building being dominant and 'the size of development within the plot'. Accordingly, the only part of Policy 30 which could reasonably be applied is part (d) for visual intrusion.

The Case Officer would consider that the raising of the roof by about a metre, the loss of the 'boxy' dormer windows, and the introduction of natural slates constitute a minor, but positive change in the development of the dwelling. The dwelling is already prominent, and the removal of the 1970's dormers is considered to be a significant design gain and is therefore supported.

### ***Conservation Area and setting of Listed Building:***

The bungalow and Sloop Inn adjacent were both present on the 1907 Ordnance Survey maps, so this modern dwelling does represent the end point of an historic frontage, characterised by development from the Industrial Revolution. The 1907 map shows a small building adjacent to the site of the present house, but Dyfed Archaeology have not requested any conditions relating to archaeology in this instance.

## Item 5 - Report on Planning Applications

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Section 66 of the Town and Country Planning Act require that the Local Planning Authority have 'special regard to' the setting of Listed Buildings, and in this instance, the Building Conservation Officer has been consulted with regard to the proposals.

### Response of Building Conservation Officer:

Three observations:-

1. Sample panel required of stone as a condition – ideally slate to match the local vernacular.
2. The proposal does not affect the character or appearance of the Conservation Area.
3. The proposal in my view does not adversely affect the setting of the adjacent listed limekiln, the relevant (west) extension being relatively modest in scale.

### ***Access and Parking:***

The Highways Department of the County Council have not objected to the proposals, commenting that there is space for at least 3 cars which helps to remove parking from a busy area used by tourists.

### ***Biodiversity:***

The County Ecologist has been consulted with regard to the proposals, and has made the following comments:

“A Protected Species survey was carried out at Kiln House, Porthgain in relation to the current planning application. A scoping and emergence survey was carried out in July 2015.

The walkover found no evidence of protected species, specifically bats, in the buildings and no use of the buildings was recorded during the emergence survey. There was however some activity with bats recorded foraging around the site. As such a precautionary approach to the demolition works should be applied as set out in 7.2.2 of the survey report, Kite Ecology.

External lighting should be sympathetically designed to ensure it does not deter foraging bats. External lighting should be as dim as possible, on a sensor to reduce the amount of 'on' time and not point at roost features or habitat corridors”.

### **Conclusion**

The proposed alterations are considered to be acceptable in terms of visual and residential amenity; constitute an improvement in materials and design, and are in accordance with National Park Policies.

**NP/15/0637/FUL – Alterations & extension to existing dwelling – Kiln House, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN**

**Conclusion**

The proposed alterations are considered to be acceptable in terms of visual and residential amenity; constitute an improvement in materials and design, and are in accordance with National Park Policies.

**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: [insert plan nos. with revision references, if relevant.]

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. A sample panel of suitably pointed stonework shall be prepared on site for inspection and approval, in writing, by the National Park Authority. The works shall thereafter be carried out and retained in accordance with the approved details.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.

4. Prior to the construction of the roof extension hereby approved a sample of the natural slate to be used in the construction of the external surfaces of the dwelling and extensions have been 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).



NP 15 6 37



DATE: 15/06/2015  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

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The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

REVISIONS NOTES.  
 © Pembroke Design Ltd 2015  
 Drawn

DATE

REV

**SITE / BLOCK PLAN**

Project  
**ALTERATIONS TO  
 KILN HOUSE  
 PORTHGAIN**

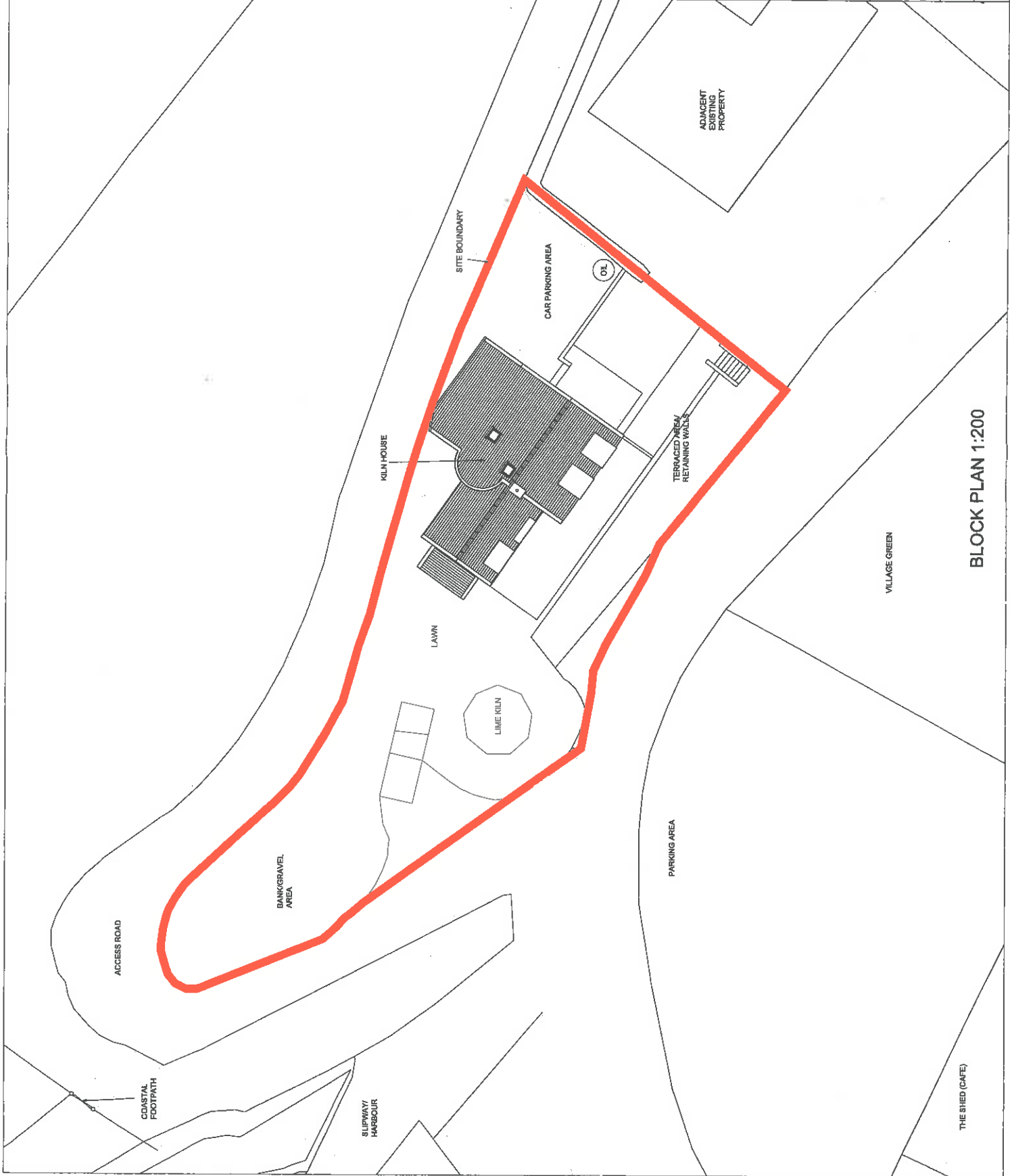
Client  
**MR M. WILSON & MRS D. JENKINS**

**PEMBROKE DESIGN**

L I M I T E D

CHARTERS  
 ARCHITECTS  
 BUILDINGS  
 SURVEYERS  
 QUANTITY  
 SURVEYORS  
 D-CORPORATOR

|          |       |               |             |
|----------|-------|---------------|-------------|
| Designed | Scale | Original Size | Job No      |
| MCW      | 1:200 | A3            | 8689        |
| Drawn    | Date  | Checked by    | Draw No Rev |
| CJ       | 02.15 |               | E03         |



BLOCK PLAN 1:200

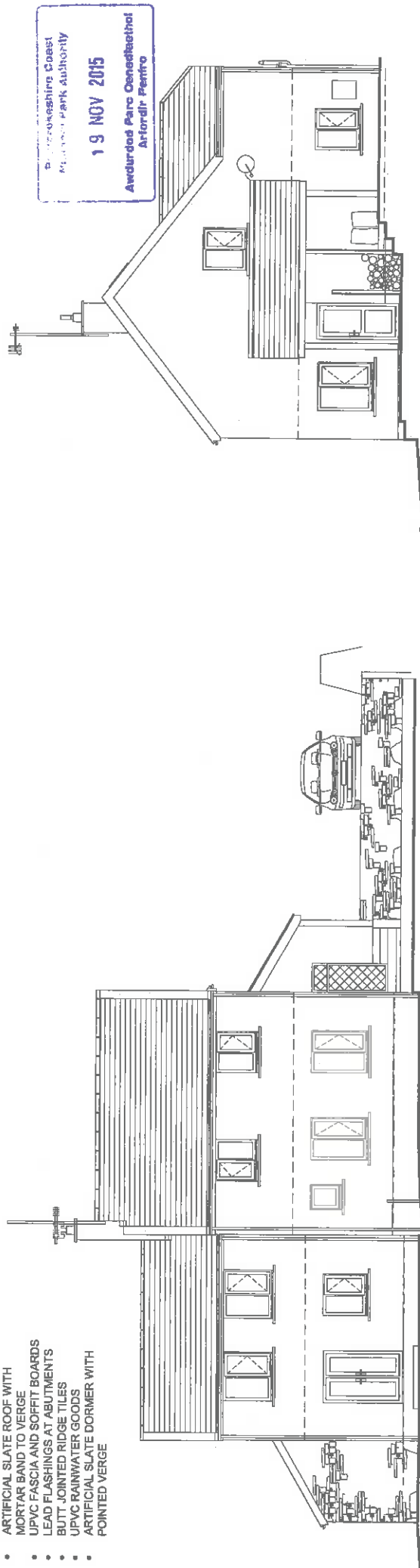
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- EXTERNAL FINISHES:
- PAINTED RENDER WALLS & CHIMNEY
- UPVC WINDOWS AND DOORS
- ARTIFICIAL SLATE ROOF WITH
- MORTAR BAND TO VERGE
- UPVC FASCIA AND SOFFIT BOARDS
- LEAD FLASHINGS AT ABUTMENTS
- BUTT JOINTED RIDGE TILES
- UPVC RAINWATER GOODS
- ARTIFICIAL SLATE DORMER WITH
- POINTED VERGE



Broomfield Coast  
 Meridian Park Authority  
 19 NOV 2015  
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 Arfordir Penfro

PROPOSED SOUTHERN ELEVATION 1:100

PROPOSED EASTERN ELEVATION 1:100

NP 15 6 37

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The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

|   |                          |                            |
|---|--------------------------|----------------------------|
| STONERWORK ADDED AND REAR ROOF AMENDMENT                      | 4.8.15                   | B                          |
| FULL BANK ADDED   | 02.15                    | A                          |
| REVISIONS NOTES:  | DATE                     | REV                        |
| Drawn   | Pembroke Design Ltd 2015 |                            |
| <b>PROPOSED SECTIONS &amp; ELEVATIONS</b>                     |                          |                            |
| Project<br><b>ALTERATIONS TO<br/>KILN HOUSE<br/>PORTHGAUN</b> |                          |                            |
| Client<br><b>MR M. WILSON &amp; MRS D. JENKINS</b>            |                          |                            |
| <b>PEMBROKE DESIGN</b>  |                          |                            |
| L   | I                        | M                          |
| D   | E                        | S                          |
| Job No<br><b>8689</b>   |                          |                            |
| Drawn No<br><b>P03 B</b>                                      |                          |                            |
| Designed<br><b>MCW</b>  | Scale<br><b>1:100</b>    | Original Size<br><b>A3</b> |
| Drawn<br><b>CJ</b>  | Date<br><b>11.14</b>     | Checked by                 |

SECTION C - C 1:100

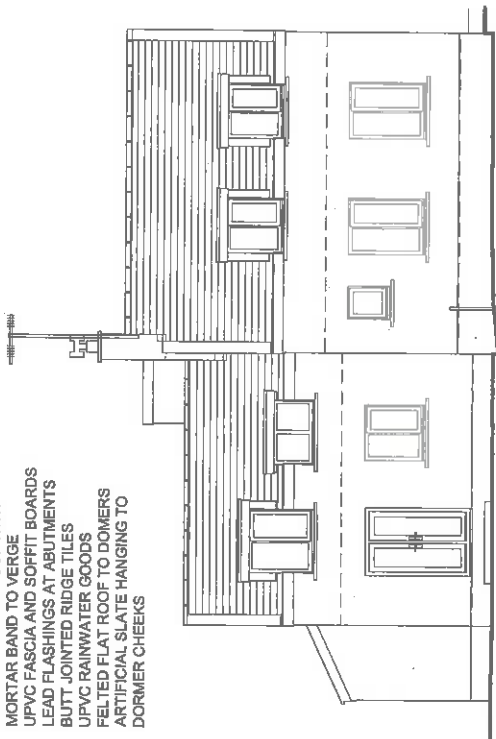
SECTION B - B 1:100

SECTION A - A 1:100

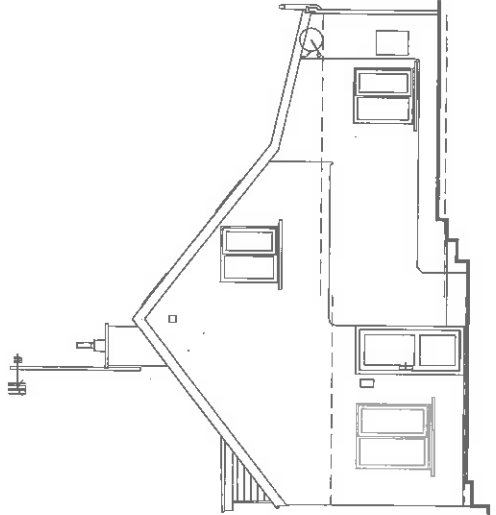
Item 5 (b)

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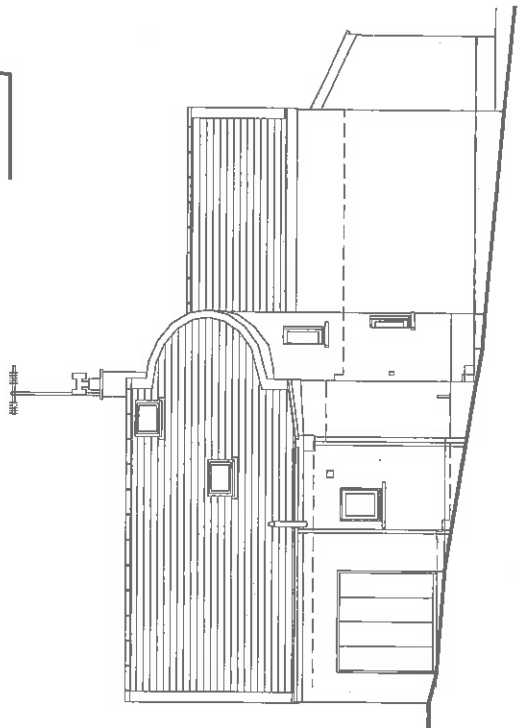
- EXTERNAL FINISHES:
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- MORTAR BAND TO VERGE
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- LEAD FLASHINGS AT ABUTMENTS
- BUTT JOINTED RIDGE TILES
- UPVC RAINWATER GOODS
- FELTED FLAT ROOF TO DORMERS
- ARTIFICIAL SLATE HANGING TO
- DORMER CHEEKS



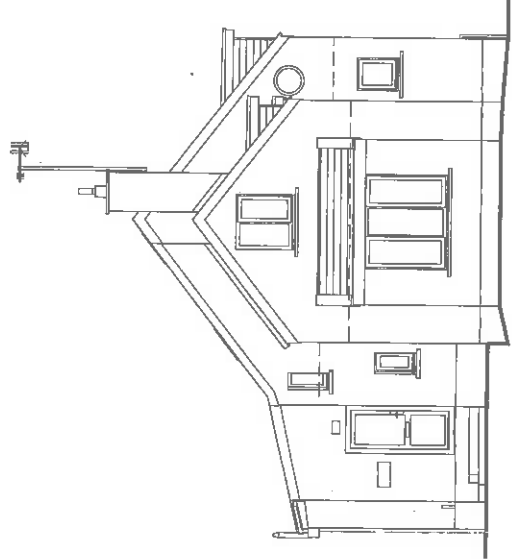
EXISTING SOUTHERN ELEVATION 1:100



EXISTING EASTERN ELEVATION 1:100



EXISTING NORTHERN ELEVATION



EXISTING WESTERN ELEVATION

Pembrokeshire Coast  
National Park Authority  
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Awdyrdref Pwrh Cwmnwl  
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|  |                               |            |
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| REVISIONS NOTES:<br>© Pembroke Design Ltd 2014 | DATE                          | REV        |
| Drawg  |                               |            |
| Project  | EXISTING ELEVATIONS           |            |
| Client   | MR M. WILSON & MRS D. JENKINS |            |
| Drawn  | PEMBROKE DESIGN               |            |
| Checked by                                     | L I M I T E D                 |            |
| Scale  | Original Size                 | JOB No     |
| MCW  | 1:100                         | A3         |
| Date   |                               | 8689       |
| Drawn  |                               | Checked by |
| CJ   | 11.14                         | E02        |

Item 5 (b)

CHARTERED ARCHITECTS  
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