

Item 5 - Report on Planning Applications

Application Ref: NP/16/0330/FUL

Case Officer	Matt Dash		
Applicant	Mr D John		
Agent	Mr P Coombe		
Proposal	Alterations to roof to enable rooms to loft & provision of detached garage with fitness area above		
Site Location	Trem-y-Mor, 18, Little Castle Grove, Herbrandston, Milford Haven, Pembrokeshire, SA73 3SP		
Grid Ref	SM86790754		
Date Valid	23-Jun-2016	Target Date	17-Aug-2016

Summary

This application seeks approval for the raising of the roof of the bungalow known as Trem-y-mor, at No. 18 Little Castle Grove, Herbrandston, to provide additional living accommodation, together with 3 No. front facing roof lights, a single rear facing roof light, and 3 No. rear dormers, the central one of which being full height and including a Juliet balcony, as well as first floor French doors with a Juliet balcony on the west side elevation. Further to these alterations to the dwelling house, a detached garage with fitness area above is proposed within the rear garden.

Amended plans have been submitted during the course of this application to address the concerns raised by both the case officer and the community council, regarding overlooking of the neighbour from an area of roof terrace leading off the central rear dormer extension. This element has now been removed, with a Juliet balcony now proposed.

The proposals will not have an adverse impact upon the amenity or privacy of neighbours due to its siting, design and orientation, in relation to neighbours, with the rear and side facing dormer windows and Juliet balcony, looking out at trees and open countryside to the south and west. There will also be no adverse impact upon the character of the property, or street scene, due to the proposals being well proportioned and of a common roof pitch within Pembrokeshire at approximately 40 degrees. The application therefore complies with the relevant policies of the LDP and as such is recommended for approval.

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

Consultee Response**Herbrandston Community Council: Objecting -**

1. The proposed patio on the new upper floor, which leads into the new proposed lounge would overlook all the gardens on that side of the street and would be a major invasion of the privacy of the neighbours, especially next door.
2. The proposal is out of keeping with the rest of the existing development, of which all are the same height, this proposal would raise the height of the roof and make the building stand out.

 Item 5 - Report on Planning Applications

PCC - Drainage Engineers: Reply - If there is no increase in impermeable area we would have no adverse comment in relation to the proposals, however the preferred method of disposal for surface water from all additional impermeable areas created by the development would be to utilise soakaways or some other form of sustainable drainage system. These methods of surface water disposal would be in accordance with TAN 15.

If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required.

The applicant should be made aware that all impermeable areas created by the development should be disposed to soakaways or some other form of sustainable drainage system.

PCNPA - Access Manager: Reply - No Public Rights of Way issues.

PCC - Transportation & Environment: Reply - There are two established accesses, on a 'circular' drive where several cars can park already. Extending the driveway down to the proposed garage will add to the provision, and there can be no Highways objection to the increased floor space and bedrooms now also proposed. I have no objections on highway grounds to the plans as submitted.

PCC - Ecologist: Reply - No requirement for further survey work. No evidence of bats and the site classed as having low potential. No further comment.

Public Response

A site notice was erected on site on the 8th July 2016. A single objection has been received from a neighbour with 3 main issues. The first objection is that they believe the design of the proposed development does not afford adequate privacy for their property and stated that the south facing balcony and windows would directly overlook their side and back garden. The second issue is that the applicant has erected a raised playhouse on stilts which impinges on their privacy. The third issue is that they are concerned that the proposed development would increase the through flow of a private drain from 18 Little Castle Grove, which crosses their land and has been blocked several times over the past 15 years.

With regards to the blocked drain issue, the PCC Drainage Department was consulted with no comment given provided that there is no increase in impermeable area on site and if there were, they would advise that the preferred method of disposal of surface water would be to use a sustainable drainage system (SUDS), or other method if ground conditions were not suitable. This advice has been included as an informative within the decision notice.

The playhouse structure has been constructed without planning permission and therefore will be investigated.

Item 5 - Report on Planning Applications

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 06 - Rural Centres
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 53 - Impacts on traffic
PPW8 Chapter 04 - Planning for Sustainability
SPG05 - Sustainable Design
TAN 12 - Design

Constraints

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

Officer's Appraisal

Background and Description

The proposal site consists of a single storey detached bungalow with a shallow pitched, concrete tile covered roof, with smooth rendered walls and a stone clad chimney to the fore. The dwelling house is surrounded by a large flat garden with two vehicular accesses to the fore. The site is at the end of the row of dwelling houses on an estate of similar properties, with open fields to the west and south. There are neighbouring properties to the fore and east side, with the closest neighbour being located in relative proximity to the south east, orientated 90 degrees to this site.

Constraints

- Historic Landscape
- Safeguarding Zone
- Rights of Way Inland – within 50m
- LDP Centre:50pc aff housing;30 units/ha
- Recreation Character Areas

Planning History

No relevant planning history

Current Proposal

This application seeks approval for the raising of the roof of the bungalow known as Trem-y-mor, at No. 18 Little Castle Grove, Herbrandston, to provide additional living accommodation, together with 3 No. front facing roof lights, a single rear facing roof light, and 3 No. rear dormers, the central one of which being full height and including a Juliet balcony, as well as a first floor French doors with a Juliet balcony on the first floor, west side elevation. Further to these alterations to the dwelling house, a detached garage with fitness area above is proposed within the rear garden.

The ridge is to increase in height from 4.3m to 6.5m, and the detached garage is to measure 5.2m in height, by 8m in length and 6m in width.

Key Issues

- Siting and Design
- Amenity and Privacy

Siting and Design

Whilst the street largely consists of bungalows with matching roof pitches and other characteristics, they are typical of a particular era, and do not have any special architectural merit. There are other one and a half storey dwellings located at the entrance of Little Castle Grove with St Margaret's Way and as the application site is at the opposite end of the same row of dwellings the raising of the roof at this location is considered acceptable. The design and scale of the proposals are not out of keeping with the property or its plot, and will result in a property with a relatively standard roof pitch. This, further helped by the siting of the property on the end of the street will not therefore lead to an adverse impact upon the character of the area or the special qualities of the National Park. The proposals therefore comply with policies 1, 6, 8, 15 and 30 of the LDP.

Amenity and Privacy

Whilst visiting the site, it was discussed with the applicant that the roof terrace element to the rear could potentially have a negative impact upon the amenity of the neighbouring property, and therefore it was requested that this be amended, to remove the roof terrace and to replace with a Juliet balcony. This has been carried out and addresses one of the issues identified by Herbrandston Community Council. The remaining windows and Juliet balcony will effectively face down the garden towards the tree lined southern boundary, and the open countryside beyond. The neighbouring property to the south east has several windows along its side elevation close to the boundary fence, which are at approximately 45 degrees to the proposed dormer windows and Juliet balcony. There will therefore be no direct overlooking into these windows. The majority of the neighbouring rear garden will be screened from overlooking by their own property. The detached garage is to have a small 1st floor space, with a small roof light facing towards the property and the other windows facing north, south and west away from the neighbour.

Item 5 - Report on Planning Applications

In order to ensure privacy standards are maintained a condition is recommended restricting the use of the roof of the existing rear extension.

The proposals will therefore have no adverse impact upon the amenity of neighbouring properties 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:

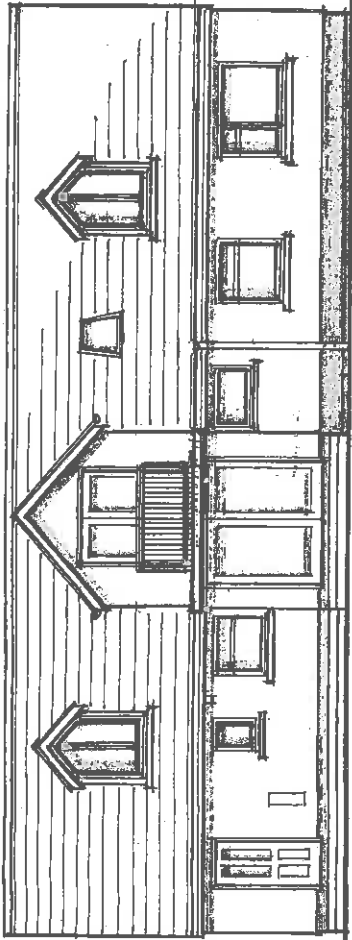
Conditions/Reasons

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 elevations, Drwg No. 1 of 8 Amendment A, Existing Ground Floor Plan, Proposed Ground Floor Plan (Part Only), Proposed Attic Floor Plan, Proposed north, west and east elevations, Proposed south elevation and existing and proposed site plans, Proposed Garage Plans and Elevations, Proposed Dwelling House Section, received 1st August 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. The roof area of the existing rear extension shall not be used as a storage area, balcony, roof garden or similar amenity area.
Reason: To preserve the amenity of neighbouring properties. **Policy:** Local Development Plan – Policy 30 (Amenity)

Informative

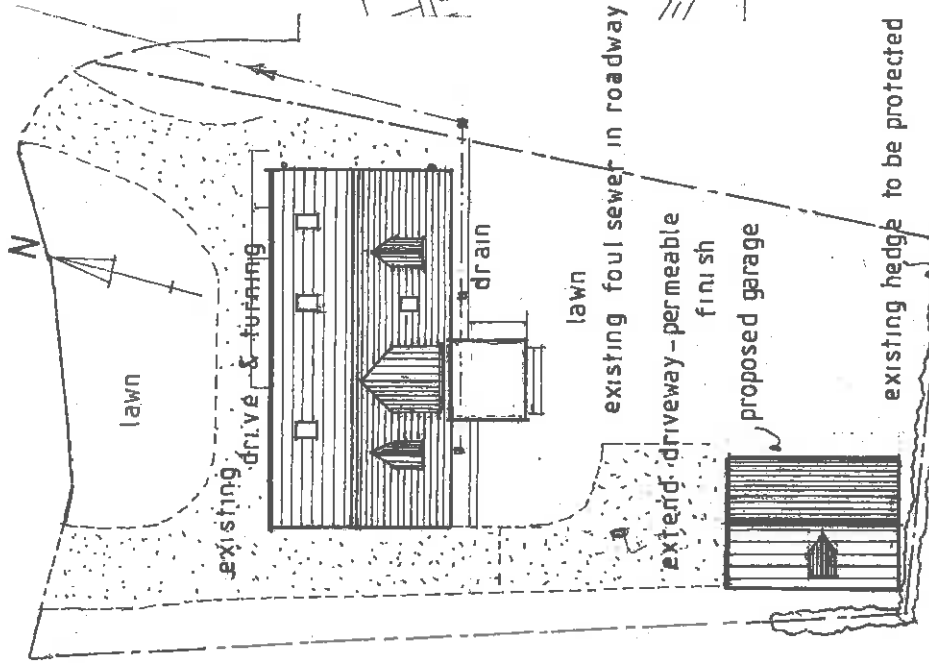
- The preferred method of disposal for surface water from all additional impermeable areas created by the development would be to utilise soakaways or some other form of sustainable drainage system. These methods of surface water disposal would be in accordance with TAN 15. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required.

provide Juliet balcony to dormer

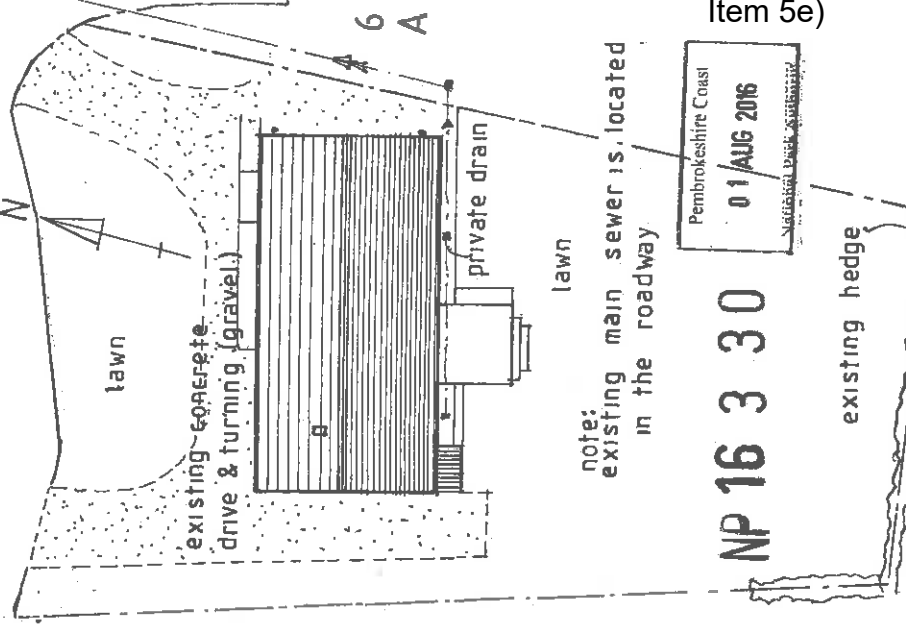


slate grey non-profile concrete tiles as existing to new roof & dormers provide slate grey cladding to dormers

proposed south elevation 1/100



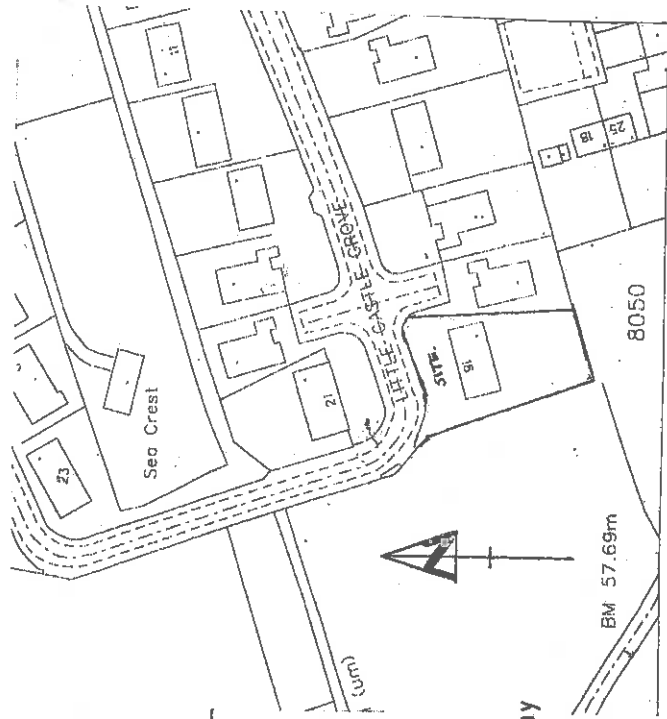
site / roof plan 1/250 as proposed



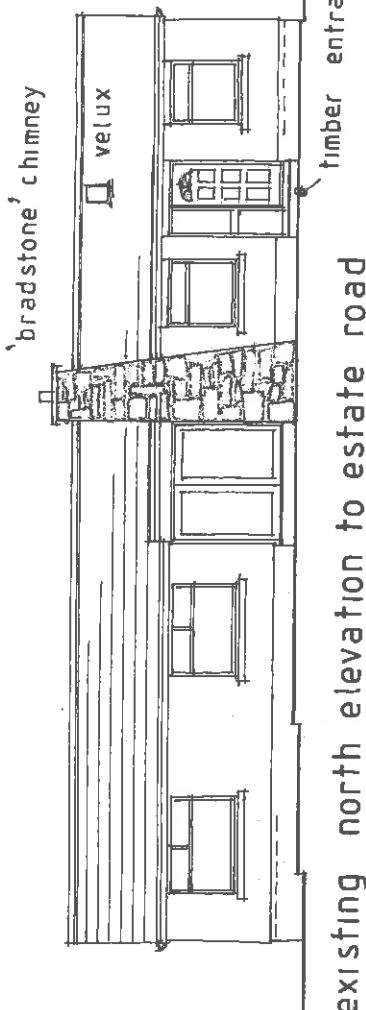
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NP 16 3 30

existing site / roof plan 1/250



location plan 1/1250

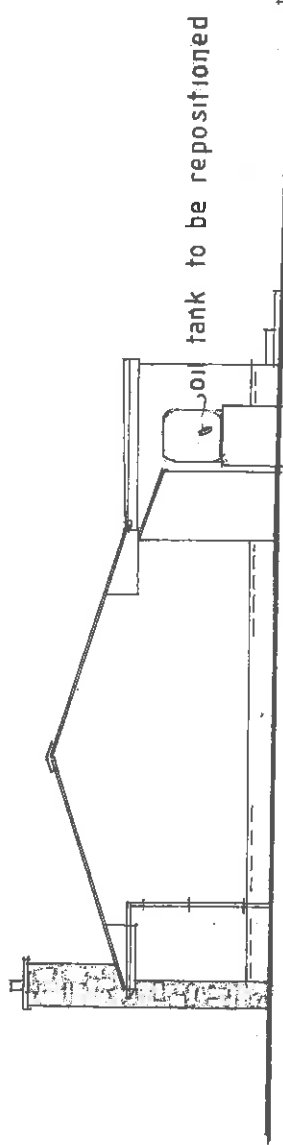


slate grey non profile concrete tiles to roof

walls - alpine finish render & colourwashed white pvcu windows & patio doors

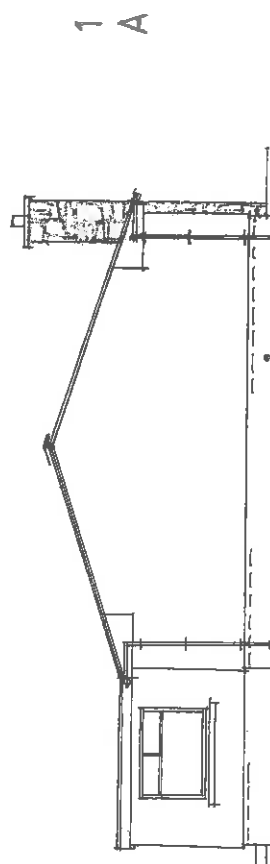
timber entrance door & frame

existing north elevation to estate road



oil tank to be repositioned

existing west elevation



existing east elevation

rendered plinth

Pembrokeshire Council

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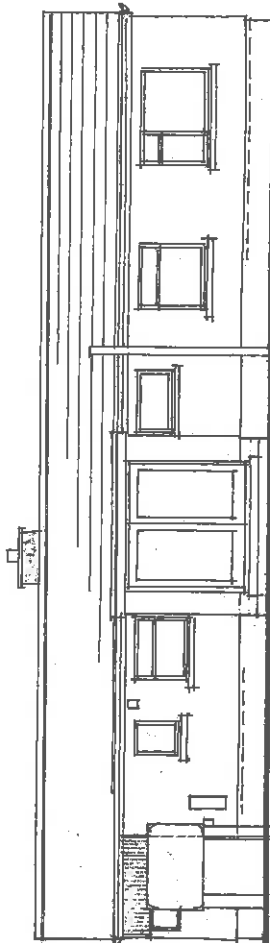
NATIONAL PLANNING ASSISTANCE

NP 16 3 30

PROPOSED ALTERATIONS & EXTENSIONS
TO "TREM-Y-MOR", 18, LITTLE CASTLE GROVE,
HERBRANDSTON, M/HAVEN, SA73 3SP

Item 5e)
SCALES: 1/50; 1/100; 1/250; 1/1250.
DATE 04 / 2016 DRAWING No. 1 of 8

AMENDMENT		No.	DATE
Juliet balcony to south elevation		A 1	22/07/16
upper patio area deleted		A 2	22/07/2016



existing south elevation

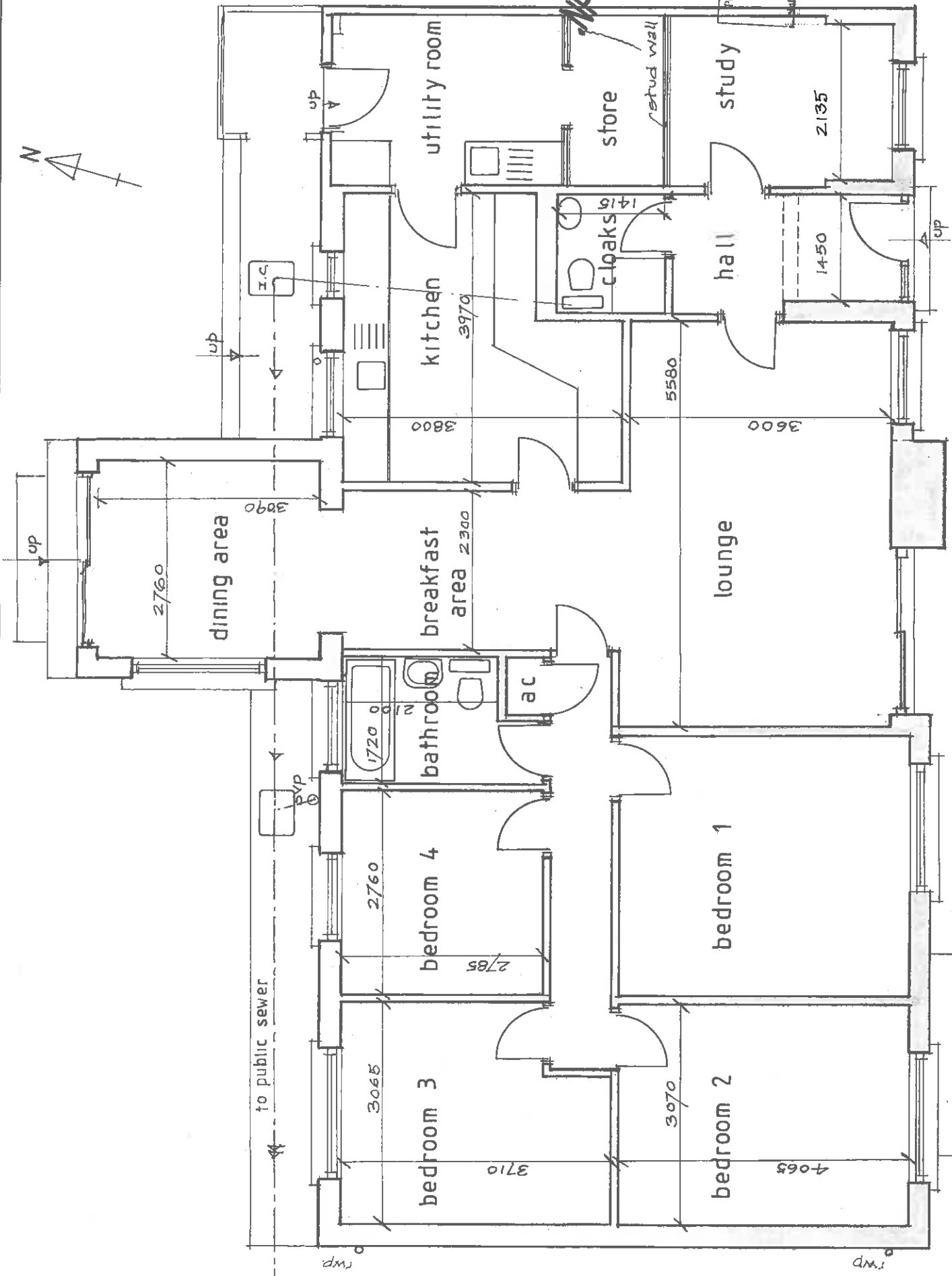


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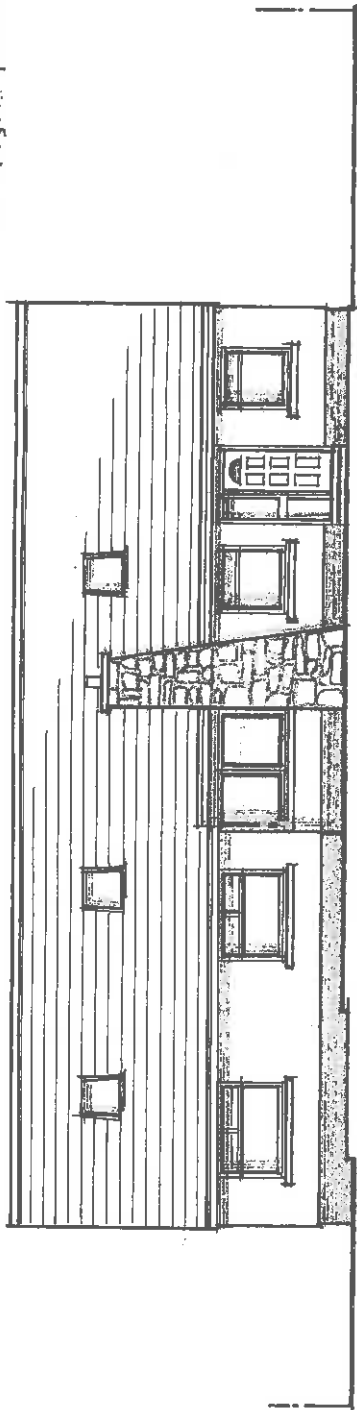
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MIDDEL BARK & GIBBS LTD

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EXISTING GROUND FLOOR PLAN 1/50

remove existing slate grey concrete tiles
 for re-use to increased pitch utilising same
 to single plane- ie, either north or south elevation

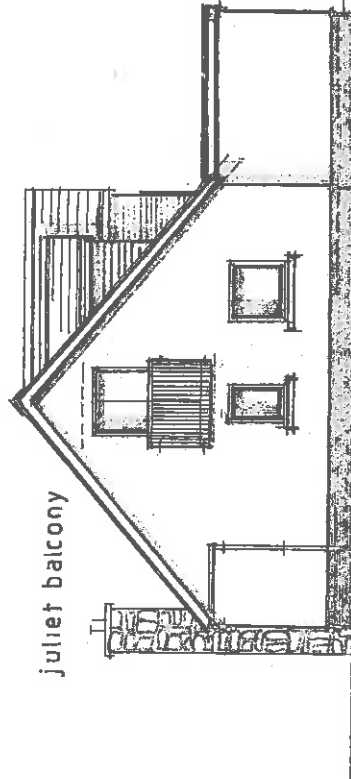


proposed north elevation 1/100

5 A

provide slate grey cladding to dormers

code 4 lead flashing &
 cavity trays to junctions with
 code 5 to valleys



proposed west elevation

& east elevation 1/100

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 Pembrokeshire Council

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 National Park Authority

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All new doorways to ground floor to be minimum 838 width
 Existing foul drainage to be utilised (100 upvc drain laid to 1:40 falls) connecting into existing foul drain/public sewer in roadway.

Surface water as existing - no change to current system or loading.

All plumbing, electrical and internal fittings to client's requirements.

Provide wholesome hot and cold water supplies to all new sinks, whbs, baths, and showers. Provide inline blending valve to limit hot water supply to new bath to max. 48°C. A wholesome supply of water must be provided to all internal taps, including bathroom (bath, shower, etc) and any outside tap. In addition, a suitable supply of heated wholesome water must be provided to a washbasin in or adjacent to a room containing a sanitary convenience; to a whb, bidet, bath, shower in a bathroom or en-suite; to any sink in any area where food is prepared.

All electrical installations to comply with IEE Regulations, 17th Edition and be designed, installed, inspected and tested in accordance with BS7671 by a person competent to do so. Prior to completion, Building Control must be provided with an Electrical Installation Certificate as required by Part 7 of BS7671.

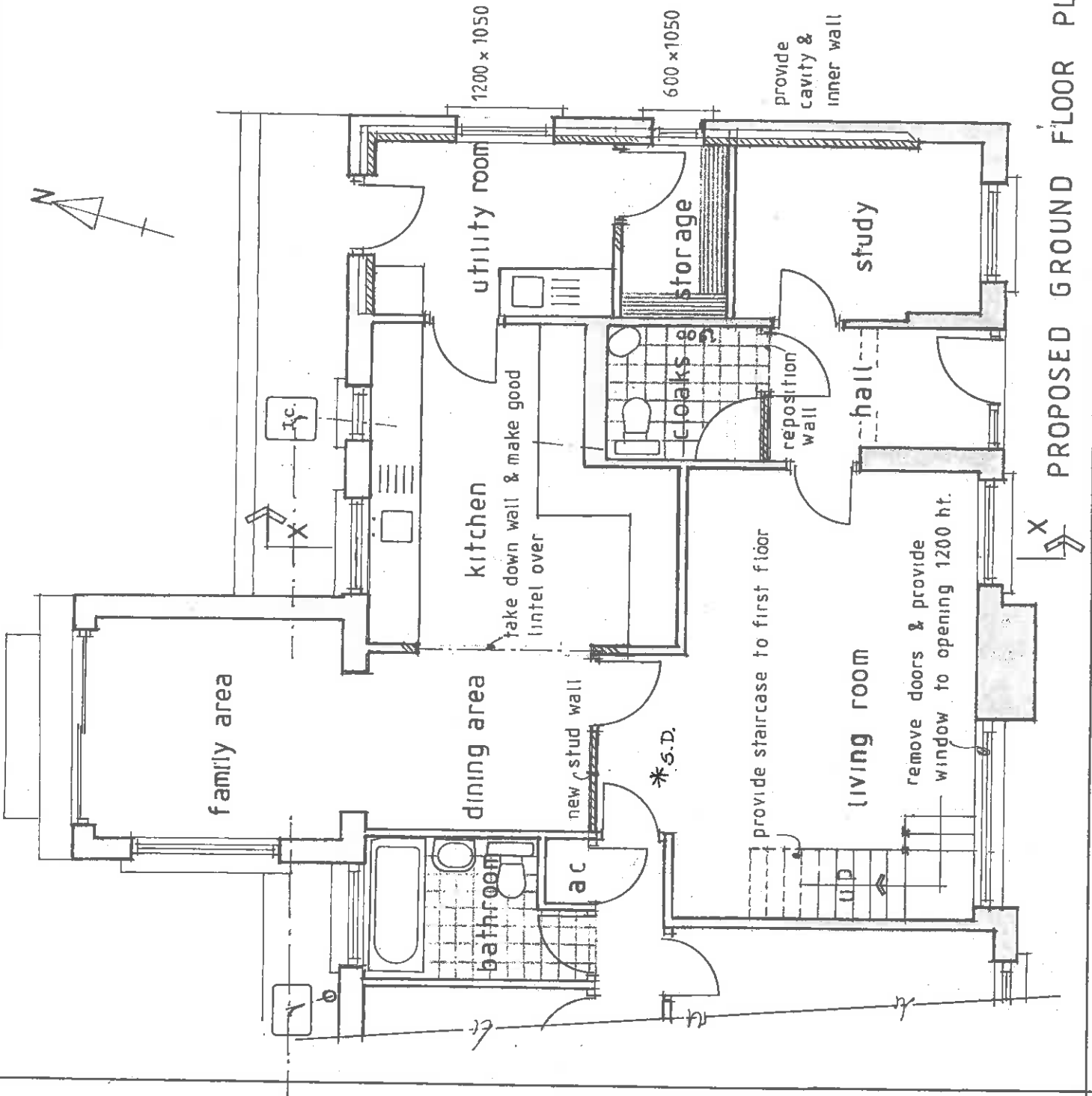
Switch and socket outlets to be provided at heights between 450 and 1200 off floor.

Smoke detectors to be wired to dedicated circuit with battery back-up to BS 5446 part 1. Position of smoke detectors shown on floor plans (maximum of 7000 from all rooms)

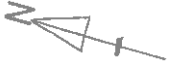
Provide 40 upvc waste pipes from new whbs, showers, etc and connect to 100 soil vent pipe boxed into corner and discharging via 75 flexible pipe to ridge vent, as necessary.

Provide extractor fans to bathroom and cloaks - minimum of 15 litres per second.

Stud partition walls to be 12.5 plasterboard and skim to 90x50 studding and noggins at 400 centres with min. 100 rockwool insulation within wall. Provide 10kg dense plasterboard between bedroom / lounge and en-suite.



PROPOSED GROUND FLOOR PLAN (PART ONLY)

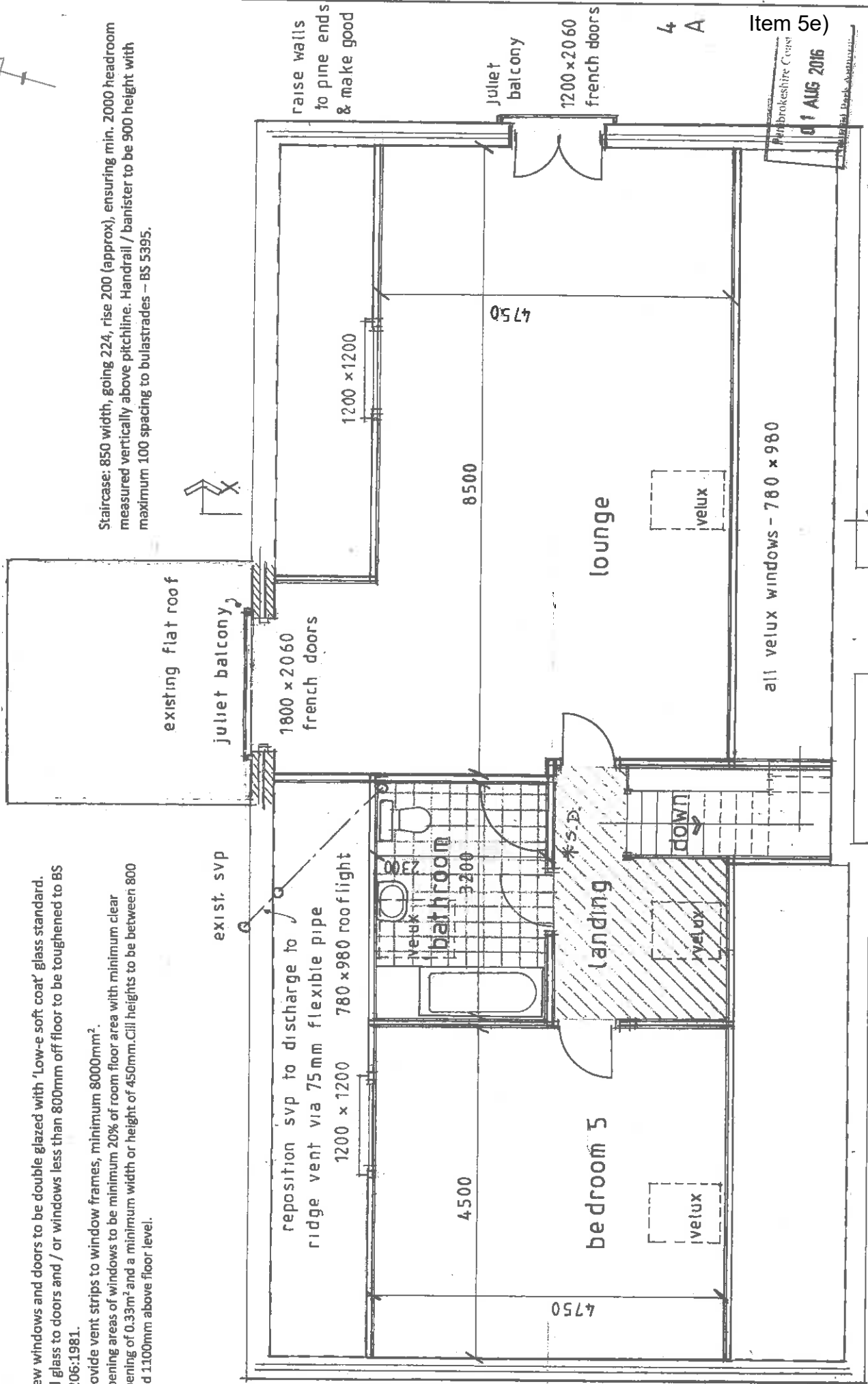


New windows and doors to be double glazed with 'Low-e soft coat' glass standard.
All glass to doors and / or windows less than 800mm off floor to be toughened to BS 6206:1981.

Provide vent strips to window frames, minimum 8000mm².

Opening areas of windows to be minimum 20% of room floor area with minimum clear opening of 0.33m² and a minimum width or height of 450mm. Cill heights to be between 800 and 1100mm above floor level.

Staircase: 850 width, going 224, rise 200 (approx), ensuring min. 2000 headroom measured vertically above pitchline. Handrail / banister to be 900 height with maximum 100 spacing to balastrades - BS 5395.

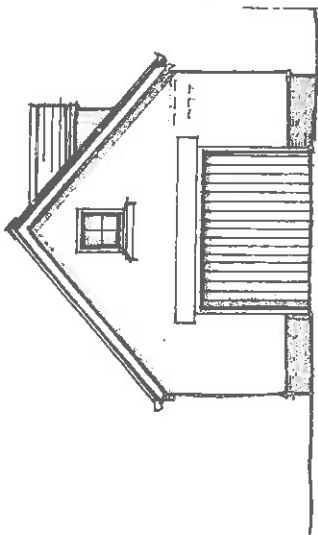


Item 5e)

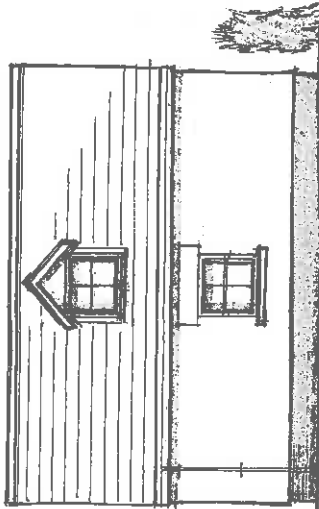
Pen Brookeshire Cooper
01 AUG 2016

NP 16 3 130
PLAN

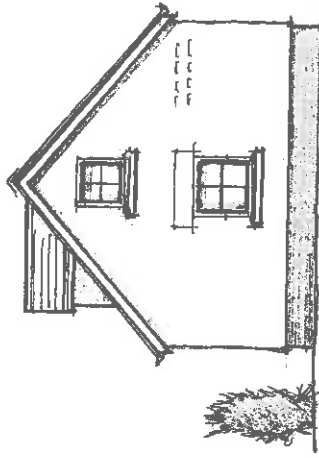
PROPOSED ATTIC FLOOR



north elevation

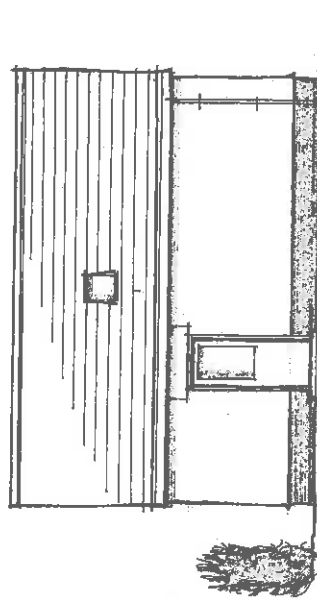


west elevation

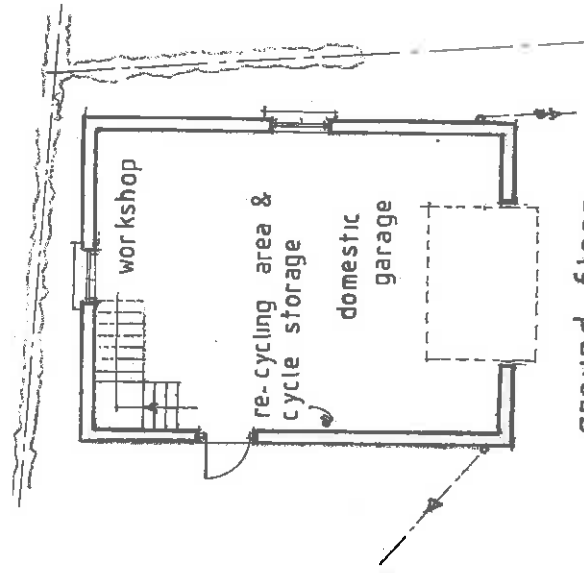


south elevation

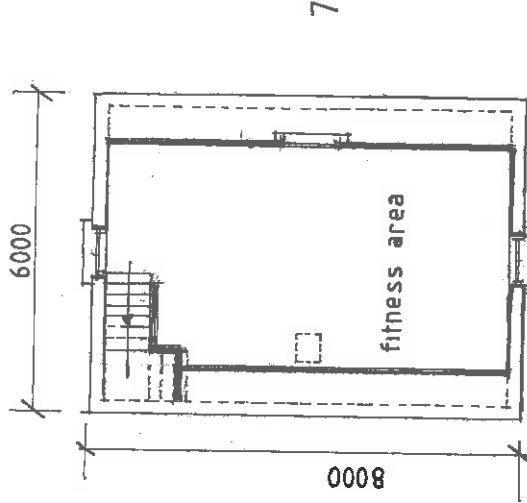
100 upvc drain laid to 1:60 falls to connect to soakaway system. Soakways to be 1m³ and be constructed of 40 clean stone, lined with 'Terram' or similar to within 150 of ground level. Top soil to surface levels. Soakaway to be minimum 5000 distant.



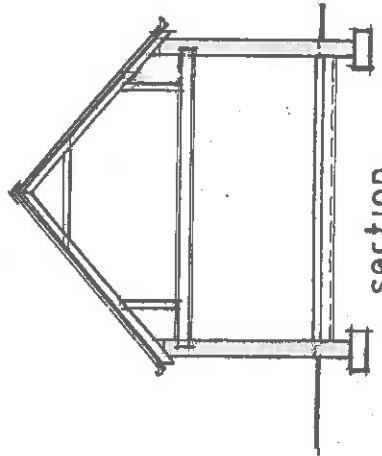
east elevation



ground floor



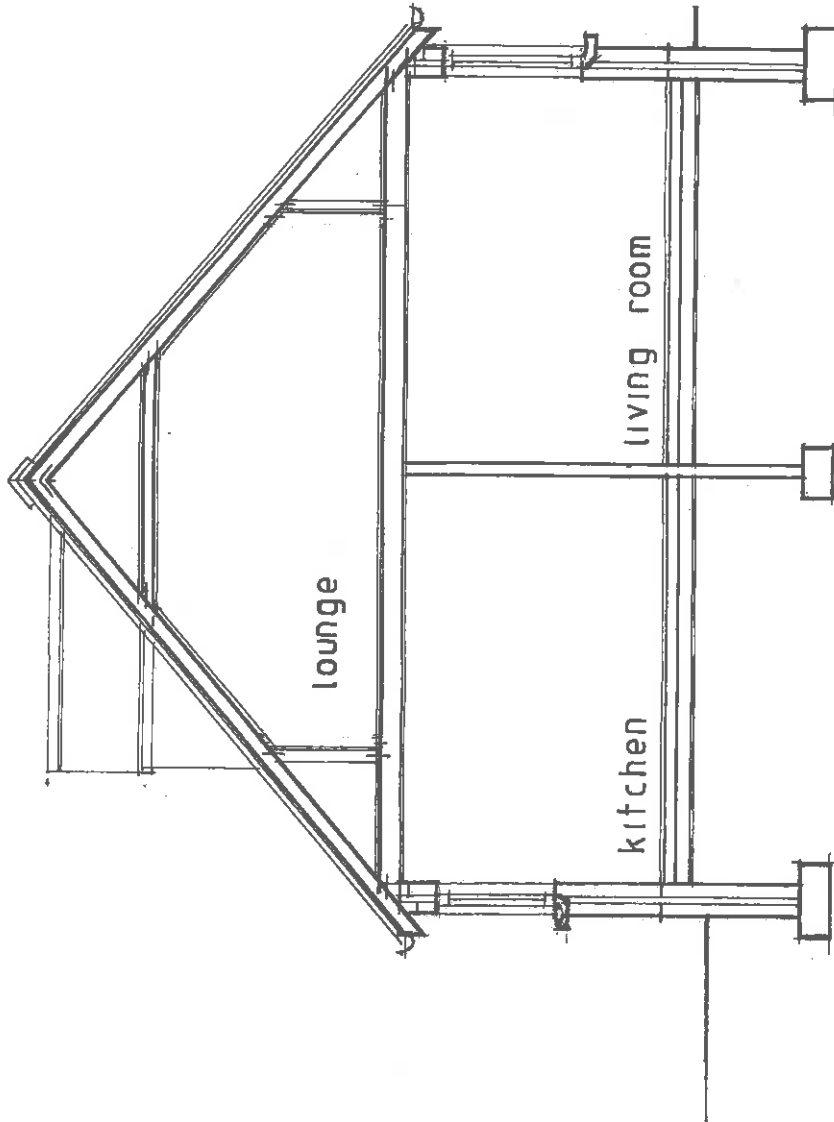
& loft floor plan



section

100 dense concrete blockwork outer skin with 2 coats cement/sand smooth (20mm) render or "alpine" finish with waterproofer in scratch coat & 2 coats masonry paint to finish. 50 cavity with wall ties at 750 c/c horizontal; 450 centres vertical and 225 c/c to door and window jambs and 100 concrete blockwork to inner skin. Internal finish to client's requirements.
 Cills to match existing with dpc under.
 Dpc minimum 150 above ground level.
 Floor - 100 GEN4 mix float finish concrete slab on min 150 clean hardcore, blinded with clean sand.
 Fill cavity with lean-mix to within 225 of dpc
 Foundations - 600x300 concrete strip foundations, grade GEN1, depth min 675 but dependent upon ground conditions.

NP 16 3 30 (Item 5e)
 01 AUG 2016
 PEMBROKESHIRE COAST
 ARCHITECTURAL DRAWINGS



proposed section 1 / 50 X - X

Code 4 lead flashings and cavity trays to all junctions with code 5 lead to valleys
 Concrete tiles (to match existing) to roof on 50x24 battens on breathable roofing felt
 on prefabricated attic type trussed rafters at 600 centres, designed and
 manufactured by specialists to BS 5268 part 3 - 1985 with 12.5x25 diagonal wind
 bracing to each 6 No. trusses from ridge to wall plate throughout roof structure.
 Detailed design of trussed roof, to include diminishing trusses, etc to be submitted
 by manufacturer to the Building Control Dept., prior to commencement of
 construction.

Provide minimum 270 Rockwell insulation, or similar, between loft ceiling joists and
 90 Celotex FR5000 insulation to sloping ceilings, laid between rafters - maintaining
 50 air gap between top of rafter and top of insulation with 60 Celotex FR5000 under
 rafters.

Provide 100 Celotex FR5000 insulation between exterior 100x50 dormer stud walls
 with 12.5 Knauf wallboard to inner skin or 100 Celotex FR5000 between studs and
 12.5 Celotex FR5000 with lightweight skim internal finish. Exterior finish to be slate
 grey cladding, with roof tiles matching existing.

100 upvc gutters with 65 downpipes discharging to existing guttering
 12.5 plasterboard and skim to new ceilings.

Any replacement wall plate to be 100 x 50, bedded in cement and anchored at 1200
 centres with galvanised mild steel straps fixed to inner wall.

Provide lateral restraint to perimeter walling with 3 No. steel straps to rafters and
 ceiling joists, supported on noggins between rafters.

Close cavity at eaves with slate or block laid flat

200x25 treated softwood fascia with 6mm marine ply soffits where necessary
 Existing 100 upvc guttering with 65 downpipes discharging to existing
 system/soakaway

8.

Catnic or prestressed concrete lintels to external openings with min. 150mm end
 bearing and installed in compliance with manufacturer's specification. eg - provide
 minimum required courses of brickwork above prestressed lintels.

22 t&g softwood floor boards on attic truss floor joists (C24) at 600 centres with
 cross bracing at $\frac{1}{3}$ & $\frac{2}{3}$ span as necessary.
 12.5 plasterboard and skim to all new ceilings.

NP 16 3 30

Key in and raise pine end walls with 100 dense concrete blockwork (Topblock
 Hermelite or similar 3.5N) outer skin with 2 coats cement/sand smooth (20mm)
 render or "alpine" finish with waterproofer in scratch coat & 2 coats masonry paint
 to finish.

50 cavity and 100 insulation blockwork of 'k' value 0.11 - Celcon Solar, Thermalite
 Turbo, etc. to inner skin. Provide 72.5 (60+12.5mm) Celotex CG5060 or 77.5
 (65+12.5) Celotex PL4065 insulation fixed to room walls. Dot and dab with plaster
 skim finish, as required. Wall ties at 750 ϕ c horizontal; 450 centres vertical and 225 ϕ c
 to door and window jams.

New walls tied into existing at alternate courses or "Furfix" fittings (or similar
 approved) utilised.

Horizontal and vertical dpc to all openings in external walls

Item 5e)

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01 AUG 2016

Natural Earth