

Application Ref: NP/16/0083/FUL

Case Officer	Caroline Bowen		
Applicant	Mr & Mrs S & C Lander		
Agent	Mr K Morgan		
Proposal	Alterations & extensions comprising stepped extensions to the rear elevation, an extension over existing single storey element to the west gable and new dormer windows to the front roof elevation		
Site Location	Paulfryn, St Brides Lane, Saundersfoot, Pembrokeshire, SA69 9HL		
Grid Ref	SN13480456		
Date Valid	12-Feb-2016	Target Date	07-Apr-2016

Summary

Members will recollect that at the Development Management Committee meeting held on the 20th April 2016, a site visit was moved and seconded in order to allow members to view the proposal' location.

The site description and main land use considerations for this proposal are referred to in last month's officer's report for this application. These considerations are not repeated in this report.

Previous recommendation

That the application be approved, subject to standard conditions relating to time, accordance with plans, and conditions suggested by consultees.

Further explanation as to officer's conclusions

In the original report, officers considered that the siting of the proposed extensions are of a form which provides a modern, legible updating of the external appearance of the original house, and that there is no one uniform design within this part of Saundersfoot village, and the proposed development would not be considered to be visually harmful to the character of the setting.

Technical Advice Note 12 – Design (March 2016) states in paragraph 4.9 that;

'Opportunities for innovative design will depend on the existing context of development and the degree to which the historic, architectural, social or environmental characteristics of an area may demand or inhibit a particular design solution. Thorough appraisal of context can provide design pointers, which help to inspire an innovative design response, which meets present and future needs. A contextual approach should not necessarily prohibit contemporary design.'

Whilst recognizing that the application site falls within the National Park, where there is a duty to ensure that development is appropriate and compatible with the setting, an analysis of the context of the southern valley

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slope of Saundersfoot, within which St Brides Lane falls, shows a relatively dense pattern of dwellings amongst mature landscaped gardens and that the built form dominates the landscape. The aspect of the dwellings inevitably appears to look toward the coast, and on the steeper valley side, there are several examples of split level dwellings. The age of the properties ranges from the early 20th Century to recently built or modified houses. The proposed modern design has been considered against this context, and it is felt that the external materials and stepped form are appropriate to the setting. The agent has also considered site context, and has made reference to examples of modern design in elevated coastal settings within Saundersfoot and Tenby, where these are within streetscapes where dwellings are of a variety of ages and forms. It is therefore considered that in such streetscapes where there is not a well-defined historic character or singular design precedent, innovative design can be supported.

Officers would reiterate that whilst the proposed extensions take a very different form to the appearance currently experienced, they are not considered – overall- to be of a depth which would be overwhelming as it remains subservient in depth to that of the main house. The property to the east of the side is set further forward, and the property to the west is set back. The stepped aspect is considered to break up the mass, and given that there are long rear gardens beyond, there would be sufficient daylight and space to ensure that the development was not oppressive. With reference to the concerns expressed at overshadowing, the agent has produced Sun Path illustrations for Midwinter and Midsummer to demonstrate the likely overshadowing that would be experienced between Paulfryn and Merry-Hill. This shows that at Merry-Hill, the mass of the dwelling itself would result in overshadowing to the rear deck and hot tub, and that, at Midsummer, early morning shadow from Paulfryn would not impact the rear deck area of Merry-Hill.

Conclusion

Officers would reiterate the previous conclusion, which was that,

It is considered that the proposed extension is not overwhelming in massing, and would not have an adverse impact on the existing character of the main house. Adequate private amenity and parking space would be available to the property, and the extension would not have an adverse impact on issues of amenity and privacy. The proposal would meet the policy requirements of the Pembrokeshire Coast National Park Local Development Plan.

Recommendation

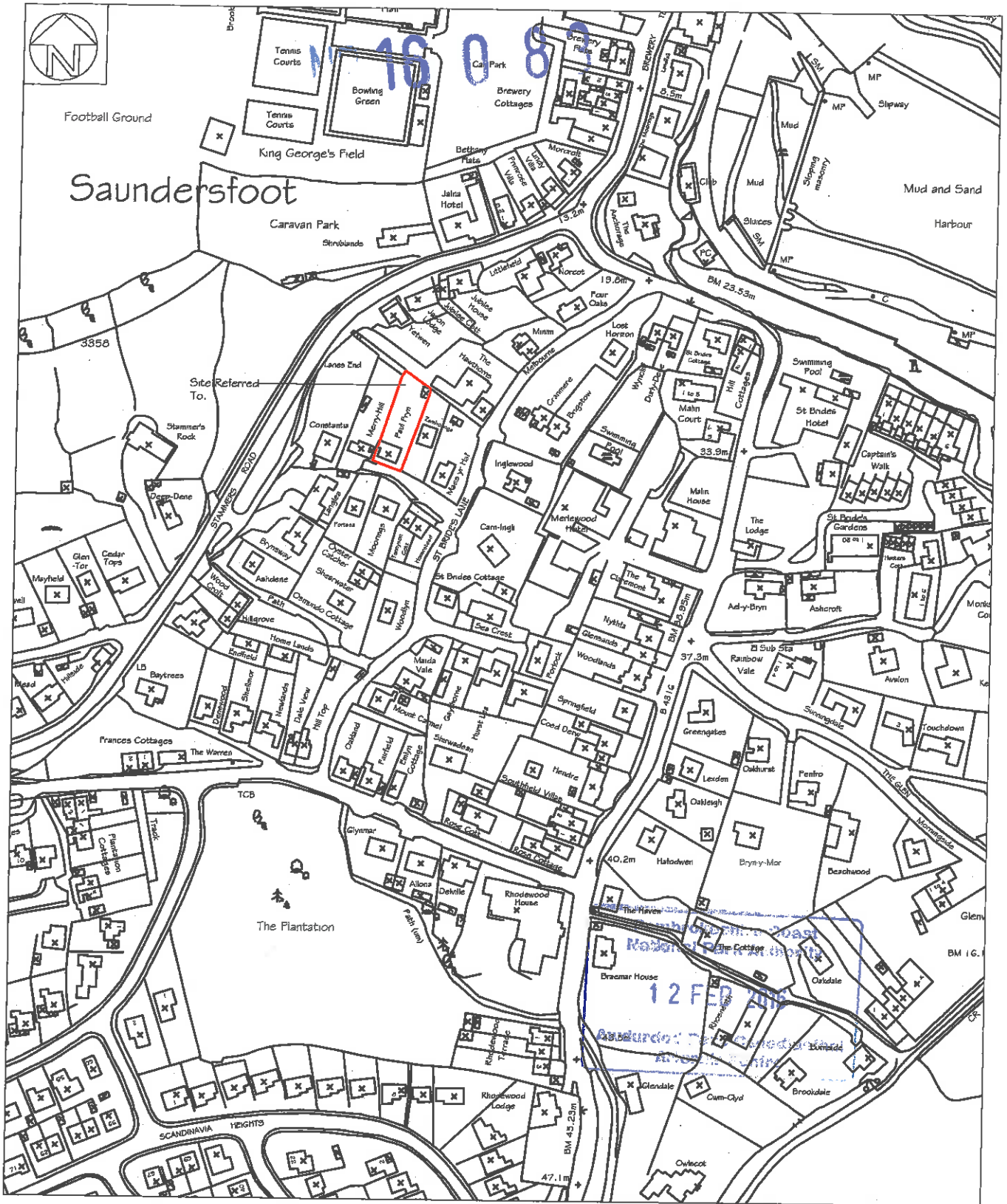
That the application be approved subject to the following conditions:

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 House Layout – 01', 'Existing Sections – 02', 'Proposed Dwelling Layout – 03' and Bat Survey Final Report February 2016, dated 12th February 2016.
Reason: In order to be clear on the approved scheme of development on 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. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for;
- i) the parking of vehicles of site operatives and visitors,
 - ii) loading and unloading of plant and materials,
 - iii) storage of plant and materials used in constructing the development,
- Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure a satisfactory 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), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity) and 53 (Impacts of Traffic).
4. The windows and balcony screen outlined in red on the approved plans shall be obscure glazed, and shall be thereafter retained as obscure glazing.
Reason: In the interests of conserving the privacy and amenity of adjoining properties. Policy: Local Development Plan – Policy 30 (Amenity).

Informatives:

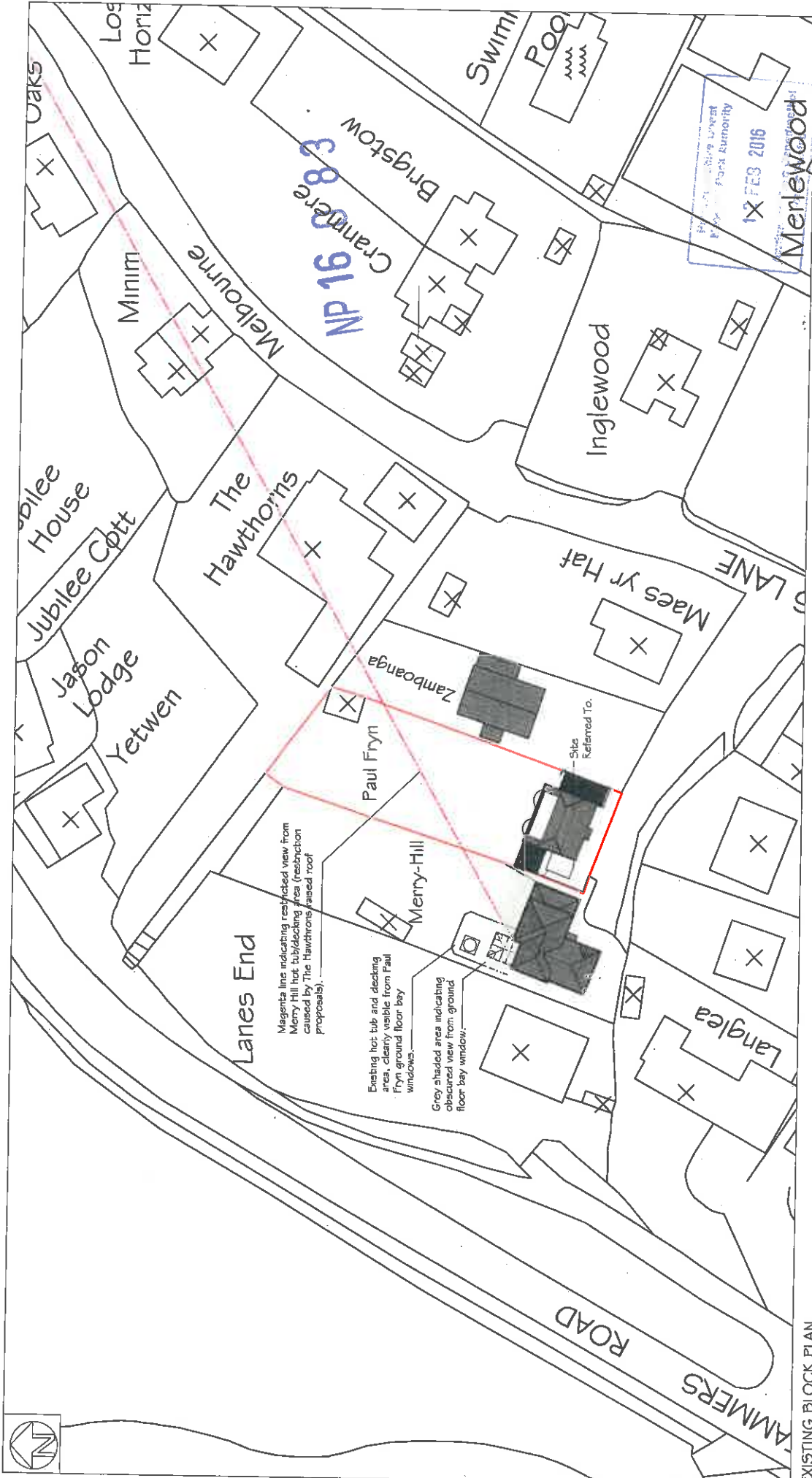
- Coal Authority Standing Advice
- As bats have been found at the development site, a Development Licence will be required to authorize the proposed mitigation and works.



SITE LOCATION PLAN
SCALE 1/2500



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	Scale 1/2500	Date Aug '14	Drawn A.D.	Checked A.D.	Job no. 14039 H	
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EXISTING BLOCK PLAN
SCALE 1/500

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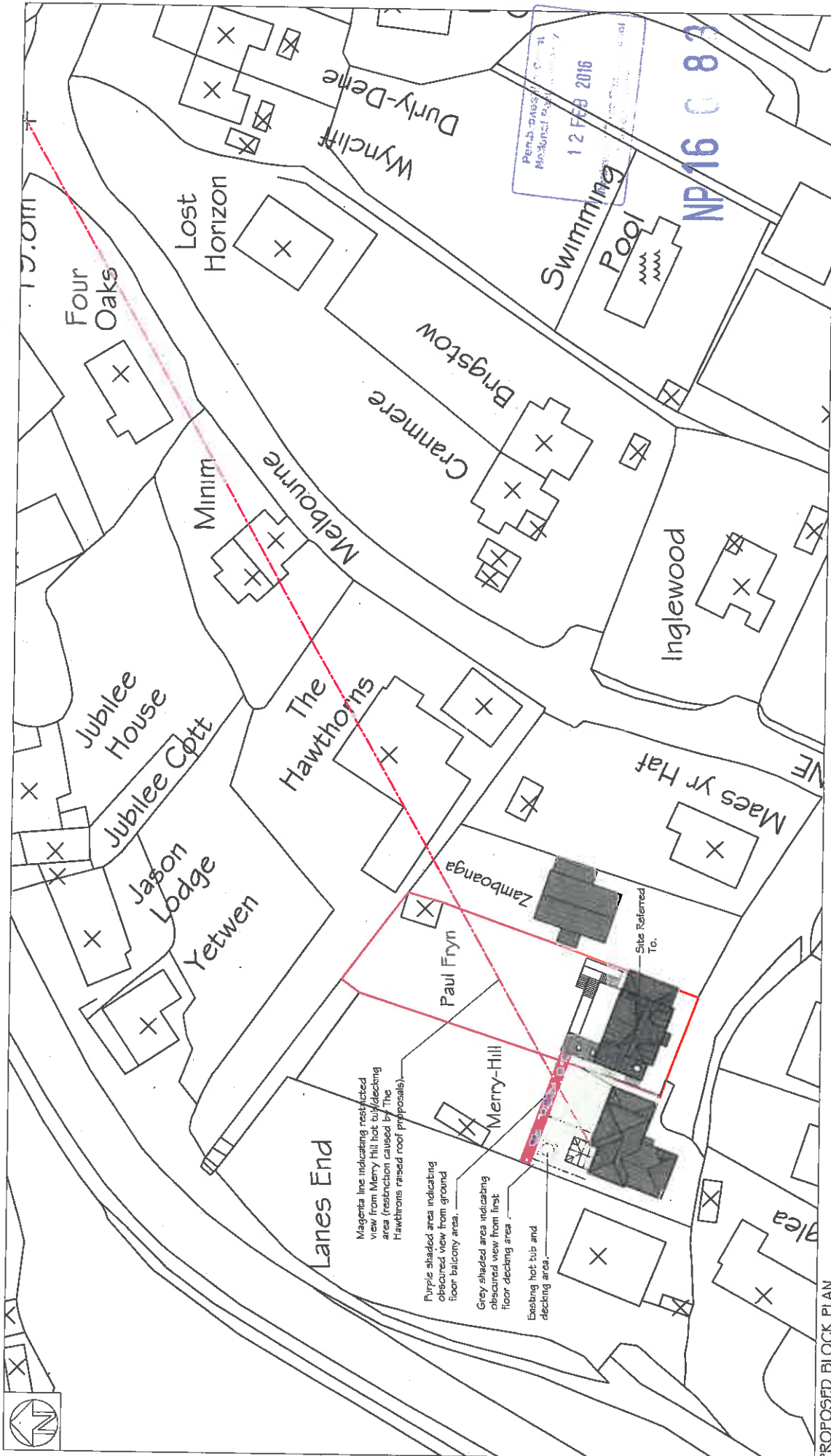
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Job title	Paul Fryn, St. Brides Lane, Saundersfoot.
Drawing title	Existing Block Plan.
Job no.	14039 H
Page Size	A3
Drawing no.	101
Revision Suffix	A B C D E

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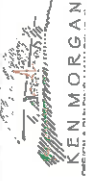
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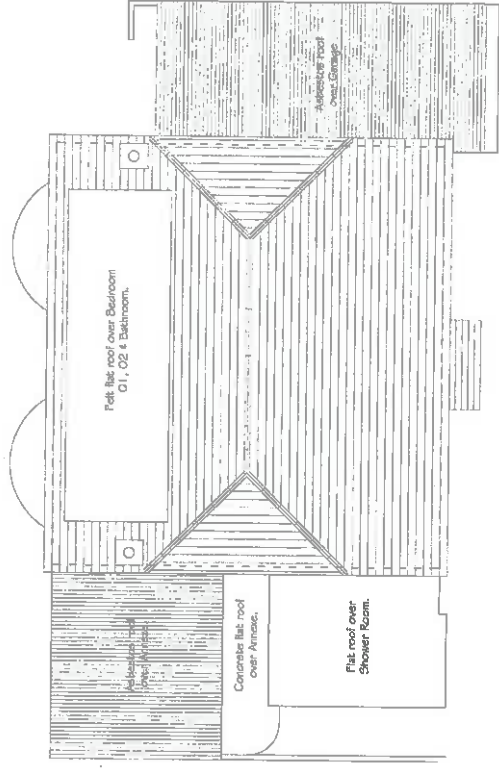
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A	Jan '15 A.D.	A.D.	Client Amendments.
B	Nov '15 A.D.	A.D.	Additional Client Amendments.
C	Dec '15 A.D.	A.D.	Visibility Areas Added.
D	Jan '16 A.D.	A.D.	Lounge Amendments.
E	Jan '16 A.D.	A.D.	Planning Application Drawings.
Scale	1/500	Date	Dec '15 A.D.
		Drawn	Checked

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Drawing title	Proposed Block Plan.
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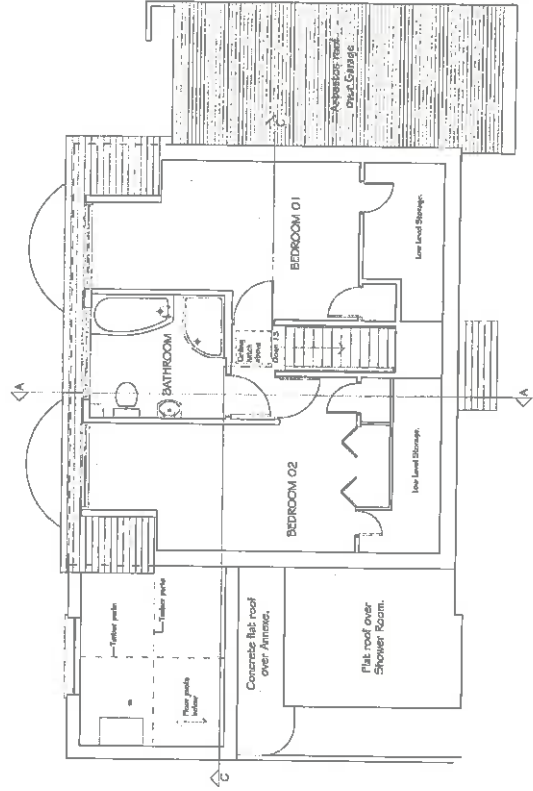




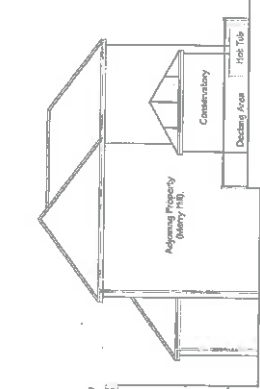
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Job title	Existing House Layout	Drawn by	AI
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ROOF PLAN

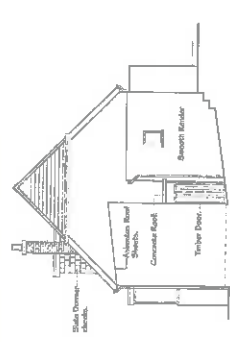


FIRST FLOOR
(First floor area 47m²)

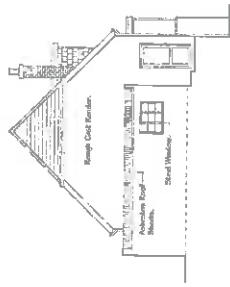


NORTH ELEVATION

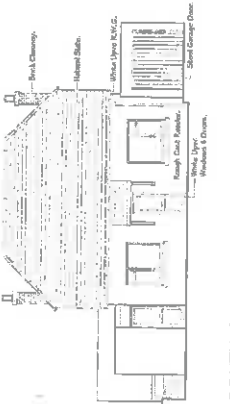
Elevations and Block Plan Layout of Merry Hill based on Fenwickshire Coast National Park Approved Drawings - Ref: NP04/239.



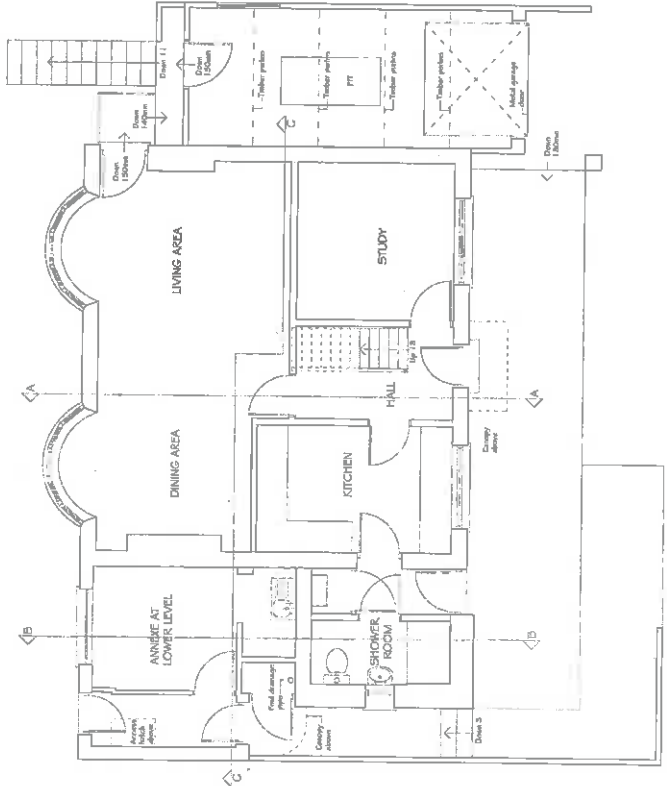
WEST ELEVATION



EAST ELEVATION

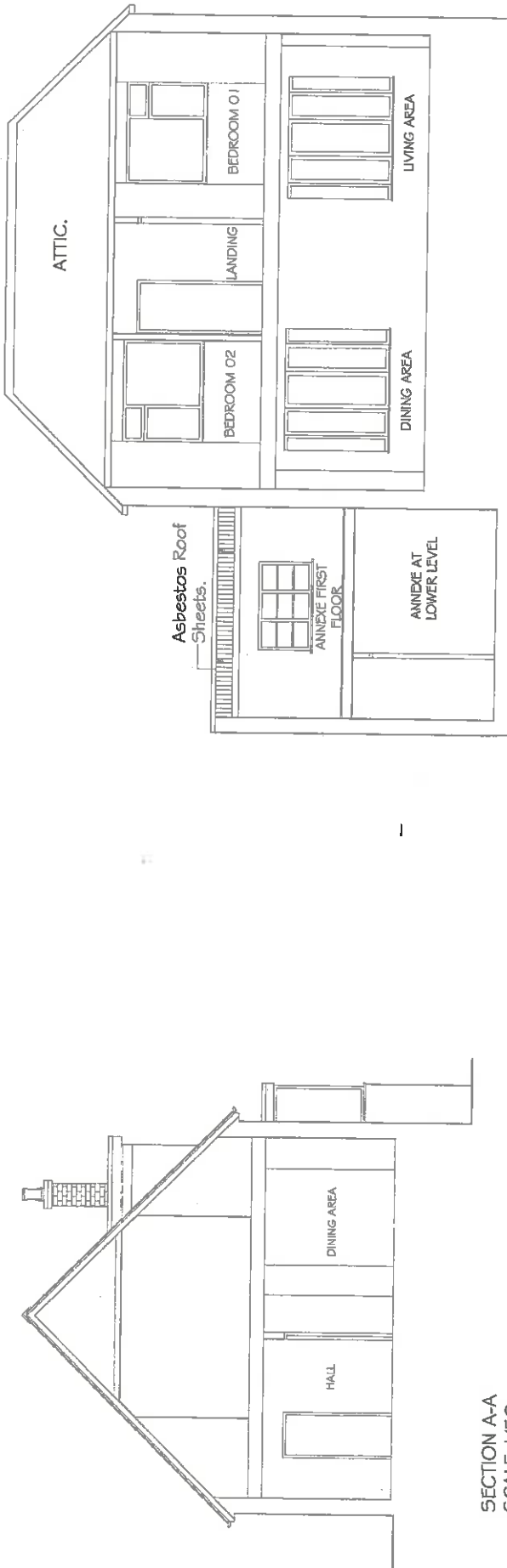


SOUTH ELEVATION
SCALE 1/100

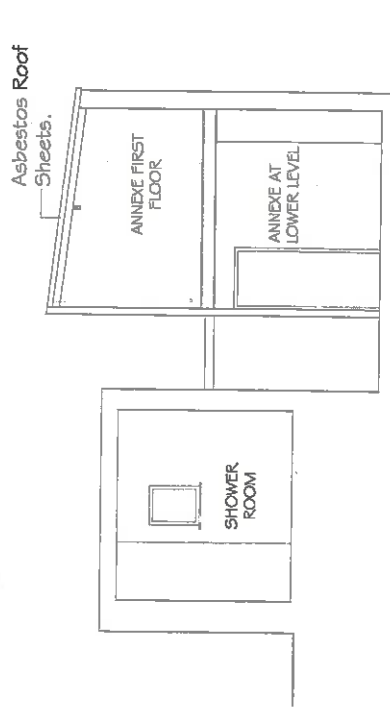


GROUND FLOOR
SCALE 1/50
(Dwelling floor area 72m²) (Garage area 16.4m²)

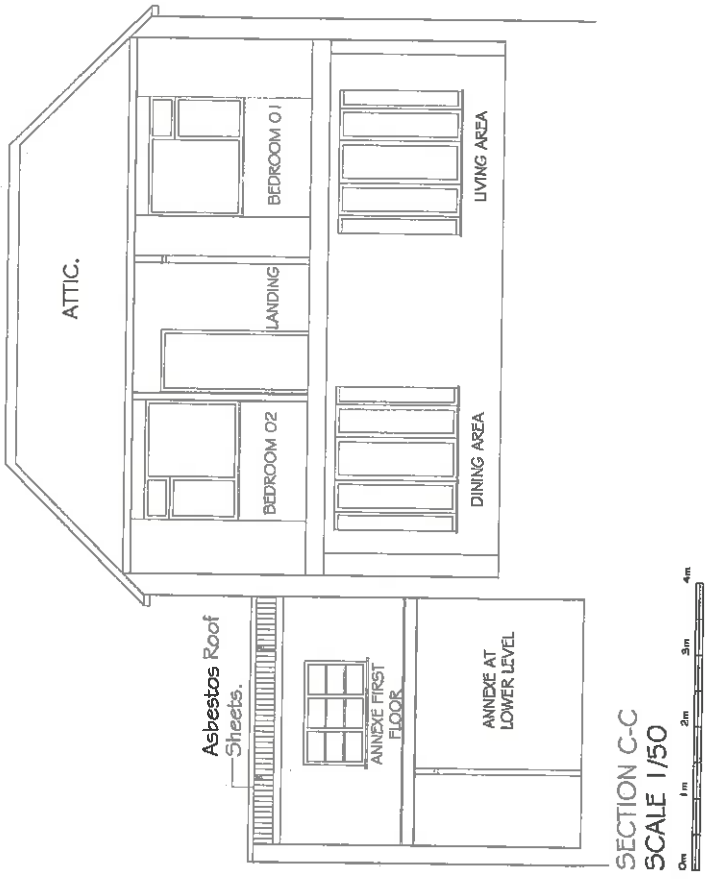




SECTION A-A
SCALE 1/50



SECTION B-B
SCALE 1/50



SECTION C-C
SCALE 1/50

12 FEB 2018
 Penetration Check
 National Park Centre
 NP16 0 83

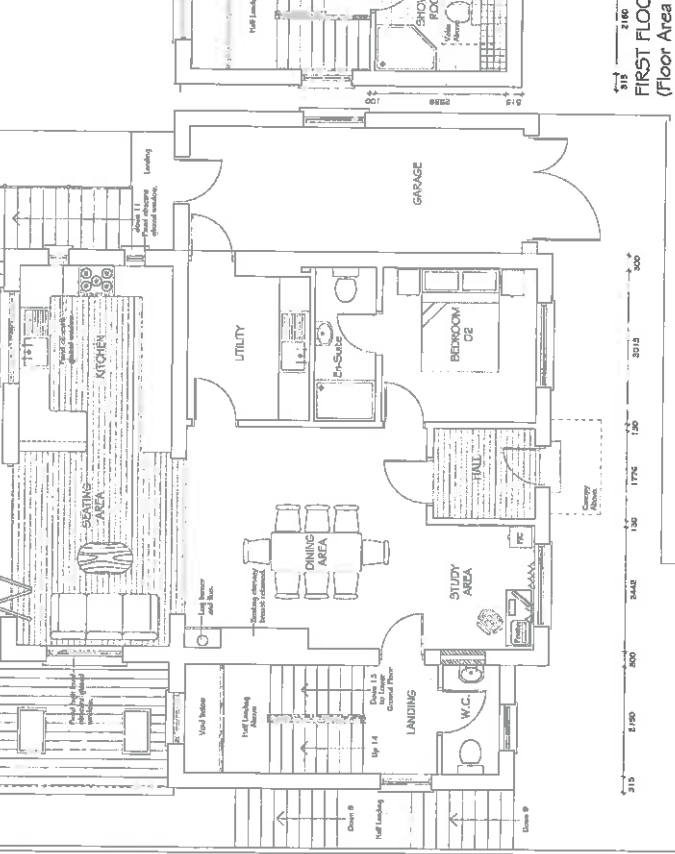
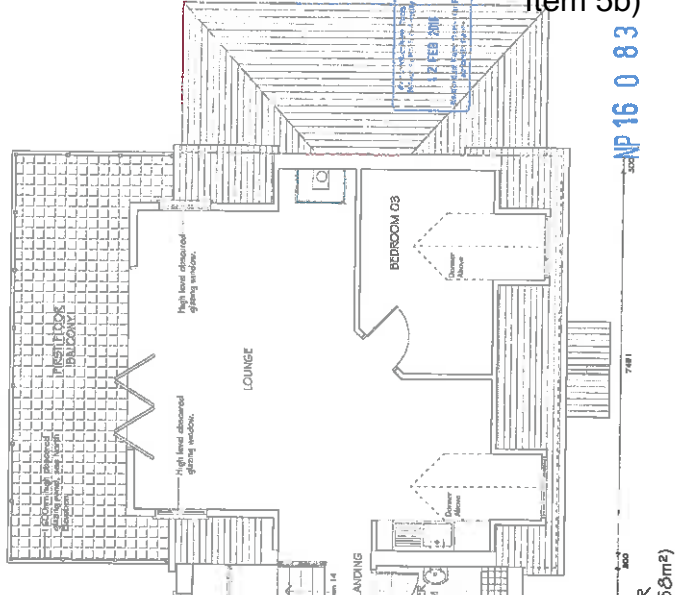
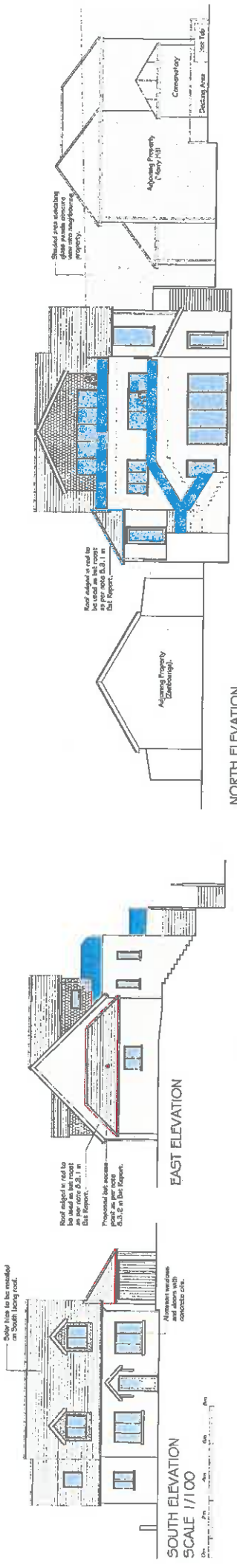
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Rev	Date	Drawn	Description
A	Jan 18	A.D.	Client Amendments.
B	Nov 18	A.D.	Additional Client Amendments.
C	Dec 18	A.D.	Visibility Areas Added.
D	Jan 19	A.D.	Lounge Amendments.
E	Jan 19	A.D.	Planning Application Drawings.

Scale: 1/50
 Date: Sept 14
 Drawn: S.L.
 Checked:

Job title	Paul Fryri, St. Brides Lane, Saundersfoot.
Drawing title	Existing Sections.
Job no.	14039 H
Page Size	A2
Drawing no.	
Revision	
Suffix	02
	A B C D E

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LOWER GROUND FLOOR
 SCALE 1/50 (Floor Area 66m²)
 Lower Ground Floor Area - 66m²
 Ground Floor Area - 50m²
 First Floor Area - 58m²
 Total Floor Area - 174m²

Item 5b)

NP 16 0 83

Scale	1/50	Date	17 FEB 2011
Author	Ken Morgan	Client	Paul Flynn, St. Brulles Lane, Sandinifoot.
Designer	Ken Morgan	Project	Proposed Dwelling Layout.
Checker	Ken Morgan	Job no.	14039 H
Scale	1/100	Date	17 FEB 2011
Author	Ken Morgan	Client	Paul Flynn, St. Brulles Lane, Sandinifoot.
Designer	Ken Morgan	Project	Proposed Dwelling Layout.
Checker	Ken Morgan	Job no.	14039 H
Scale	1/50	Date	17 FEB 2011
Author	Ken Morgan	Client	Paul Flynn, St. Brulles Lane, Sandinifoot.
Designer	Ken Morgan	Project	Proposed Dwelling Layout.
Checker	Ken Morgan	Job no.	14039 H

GROUND FLOOR
 SCALE 1/50 (Floor Area 90m²)



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 ARCHITECTURAL
 17 FEB 2011
 14039 H
 1/50
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