

Application Ref: NP/16/0113/FUL

Case Officer	Kate Attrill		
Applicant	Mr & Mrs C Frost		
Agent	Mr P Roberts		
Proposal	Extensions & alterations to dwelling to provide additional living space & bedroom accommodation		
Site Location	Efor Grug, Ffordd Cilgwyn, Newport, Pembrokeshire, SA42 0QF		
Grid Ref	SN06313859		
Date Valid	29-Mar-2016	Target Date	23-May-2016

Summary

The application is brought before Committee as Newport Town Council has objected and this is contrary to officer recommendation.

The alterations and extensions are supported on the basis that the new extensions are sensitively designed and detailed, taking into account and respecting the gradient of the landscape, and combined with the alterations to provide external cladding to the original. They provide a significant improvement in the quality of architectural detailing on the existing dwelling.

Consultee Response

PCC - Ecologist: Further information required prior to determination.

PCC - Drainage Engineers: Standard Advice

Newport Town Council: Recommend Refusal - Density and layout, design and appearance - very large and set against the sensitive landscape.

Public Response

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

One letter of support has been received in respect of the application from a nearby property.

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 03 - Newport Local Centre

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 12 - Welsh Language
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW8 Chapter 04 - Planning for Sustainability
PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW8 Chapter 09 - Housing
SPG05 - Sustainable Design
TAN 12 - Design

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Recreation Character Areas

Officer's Appraisal

Efor Grug is a large two storey dwelling on Feidr Cilgwyn in an elevated position but located at a lower level than the adjacent road and sits behind a hedge bank which runs along the road frontage.

The house stylistically dates from the 1960's/70's, is finished in render with an artificial slated roof and has an attached flat roofed garage which is oriented to the north west.

Relevant Planning History

NP/11/079 Demolish existing dwelling & construct new dwelling and new double garage - Withdrawn

On land immediately to west of Efor Grug:

NP/07/179 outline consent for dwelling – Refused 2007

NP/08/379 Outline consent for dwelling - Refused 2008

Description of Proposal

The application seeks to externally clad the first floor of the original dwelling, add a first floor balcony to the northern elevation, extend the property with a two storey flat roofed (sedum and zinc) extension to provide additional living

space and additional balconies with screening/flanking walls to both sides of the new wing.

Key Issues

The application raises the following planning considerations:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Biodiversity
- Residential amenity

Policy:

Principle of Development

The site lies outside the development boundary for Newport and therefore Policy 7 which relates to development in the countryside, is the most pertinent. This refers to sensitive extensions being acceptable, and the principle of development cannot therefore be seen to be an issue in this application.

The elevation to the road frontage will be considerably improved with the first floor walls being clad in cedar.

The lower level extensions with zinc and sedum roofs will sit sensitively within the location, 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 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. As the proposal is considered to be complementary and improve the design of the existing dwelling, being sympathetically designed in its surroundings and the National Park, 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 re-cladding of the original building which in itself is considered somewhat out of character with the surroundings and the cladding will give a more contemporary feel to the dwelling, which will be much more in character with new development in the locality, and the development is therefore considered to accord with Policy 29.

Newport Town Councils comment refer to the landscape and siting of the extensions stating that the proposals are: 'very large and set against a sensitive landscape'.

The first floor balcony to the existing house is 12 sq.m but part of the proposals involve removing the existing fire escape balcony and stairs. The new first floor /roof terrace is 18 sq.m whilst the new balcony to the new bedroom is 6.25 sq.m.

The areas of new accommodation are a new bedroom 19.75 sq.m and the new living room is 24 sq.m there is the loss of the existing 4th bedroom at 7.3 sq.m due to the creating of bathrooms. Taking into account the lower ground levels and how the extensions are set lower than the existing dwelling, the extensions are not considered to have a negative impact on the sensitive landscape.

The extensions (externally) represent an increase of approximately a third of the existing footprint of the dwelling and garage, and are not believed to be incompatible with the scale of the original dwellings nor the character of the area. As such, the siting and design of the extension and alterations is supported.

Residential amenity

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.

Newport Town Council's comments appear to relate principally to Policy 30, but mention density and layout without indicating what harm these issues are considered to cause.

Density is clearly not an issue, as this is not a new dwelling which would be considered out of character with the density of surrounding dwellings.

Layout is considered to be acceptable, it being extended at an angle to the original dwelling which allows it to clearly relate.

The design is considered to be sensitive and appropriate, being of a contemporary form with high quality detailing, yet being subservient to the original dwelling in terms of height and scale.

Access and Parking:

The Highways Department of the County Council

Biodiversity:

The Ecologist's comments will be verbally reported to Committee.

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

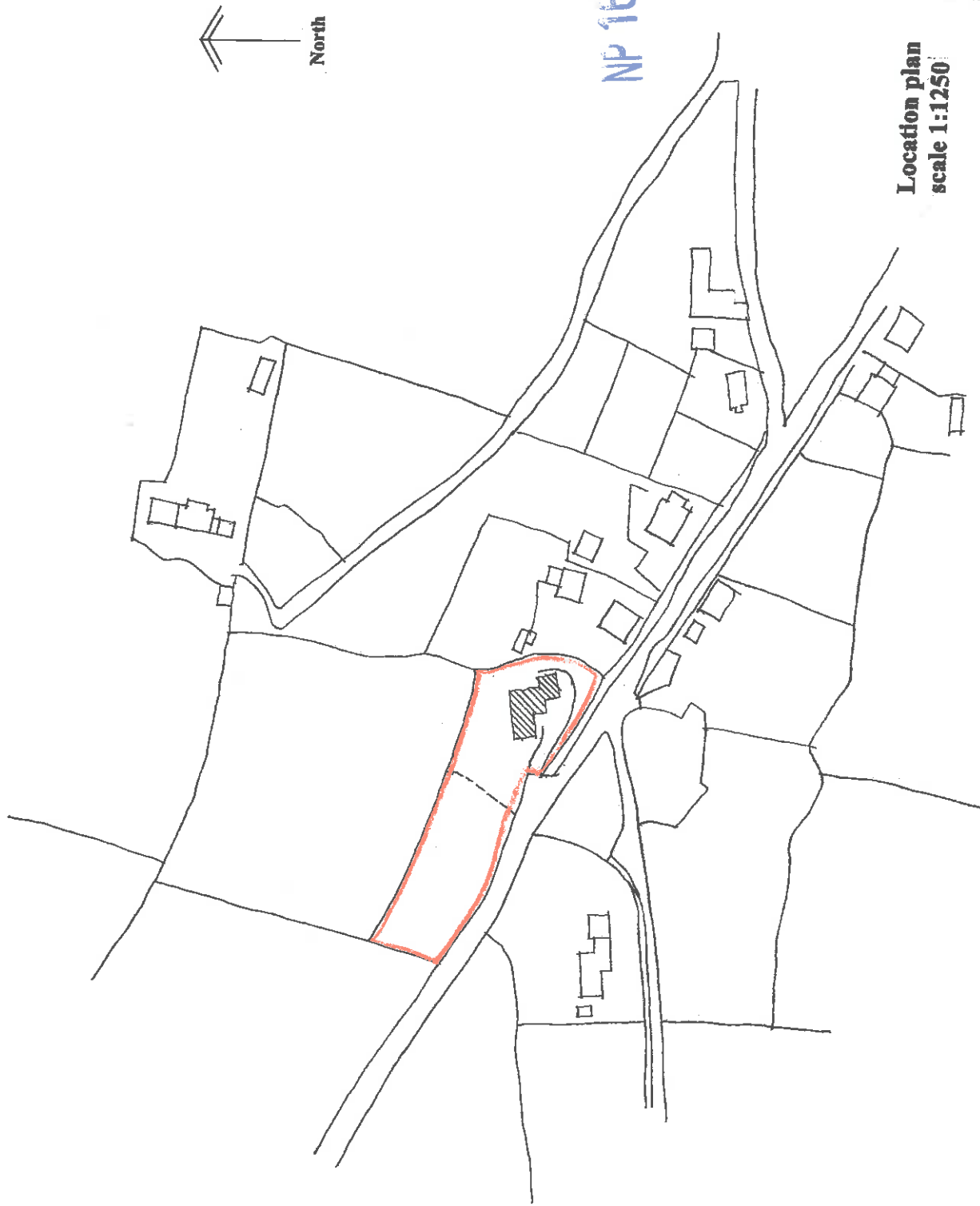
To grant conditional planning permission as set out below and including any reasonable planning conditions that the highway authority and/or the ecologist seek to impose on any planning permission.

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).



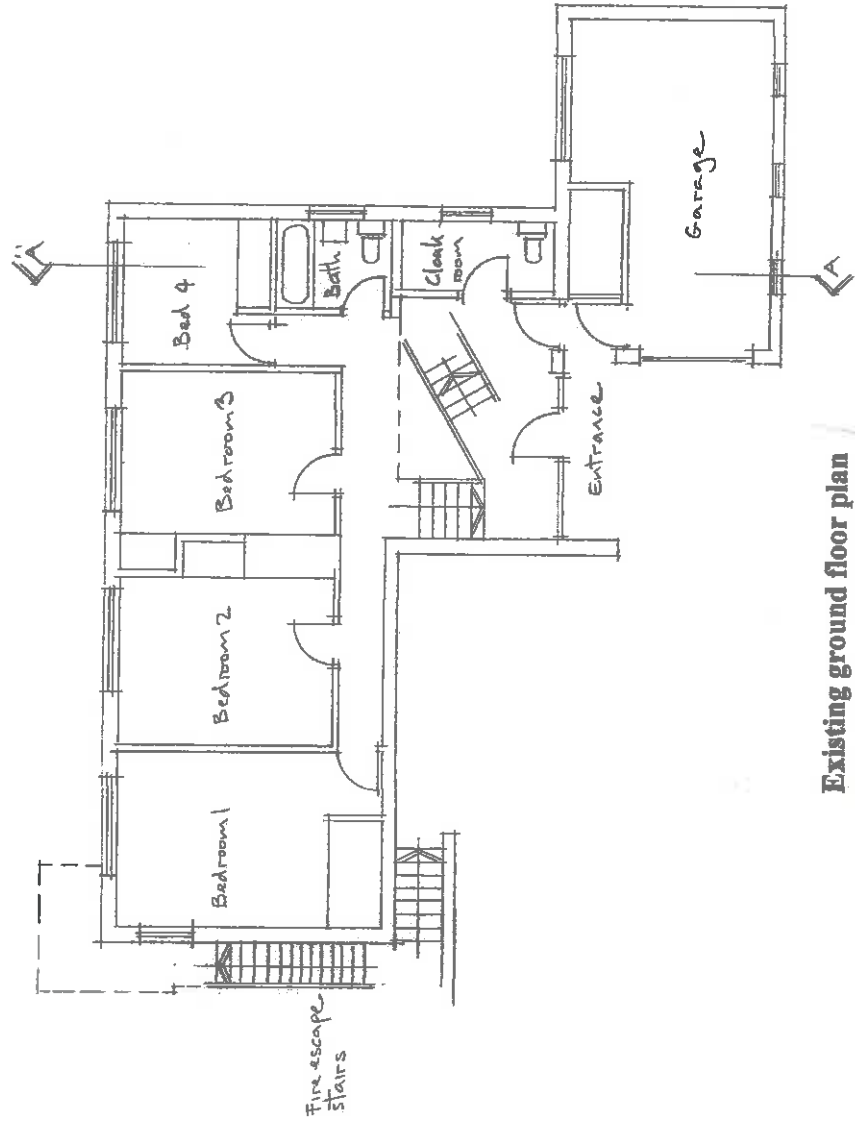
Item 5c)

Location plan
scale 1:1250

29 FEB 2016

Dwg.no. P01

Proposed extension and alterations to Efo`r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost

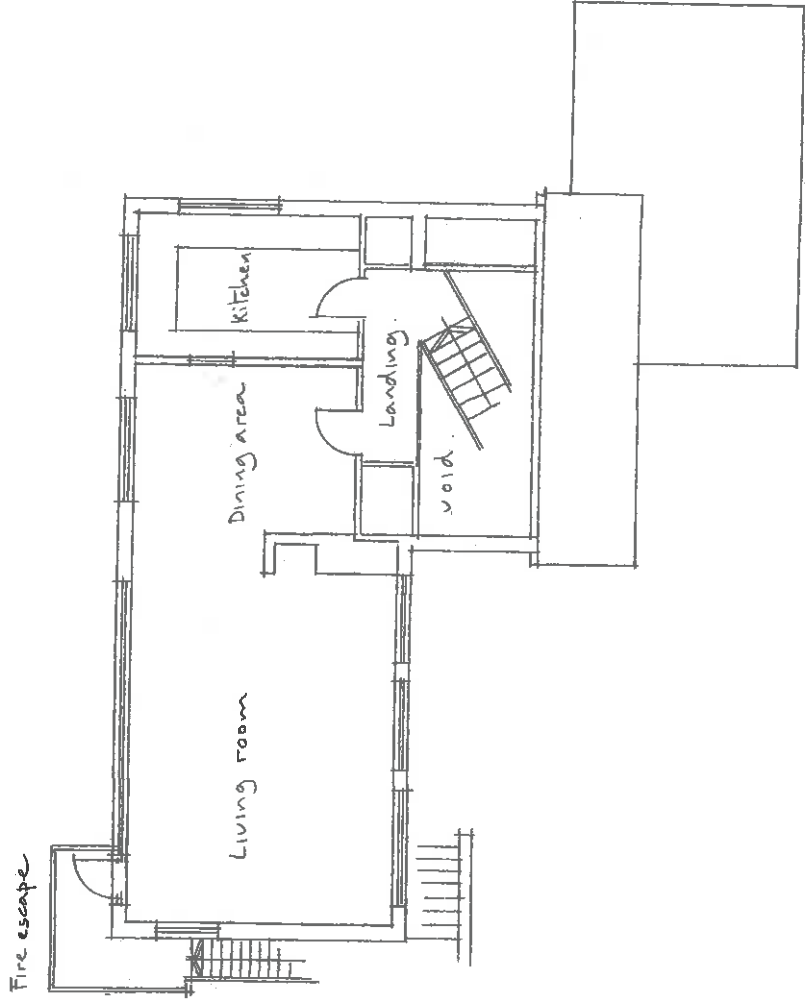


Existing ground floor plan
 scale 1:100

NP 16 1 13

Item 5c)
 29 FEB 2016

Dwg.no. P03
 Proposed extension and alterations to Efo`r Grug, Newport, Pembrokeshire.
 for Charlie and Paula Frost

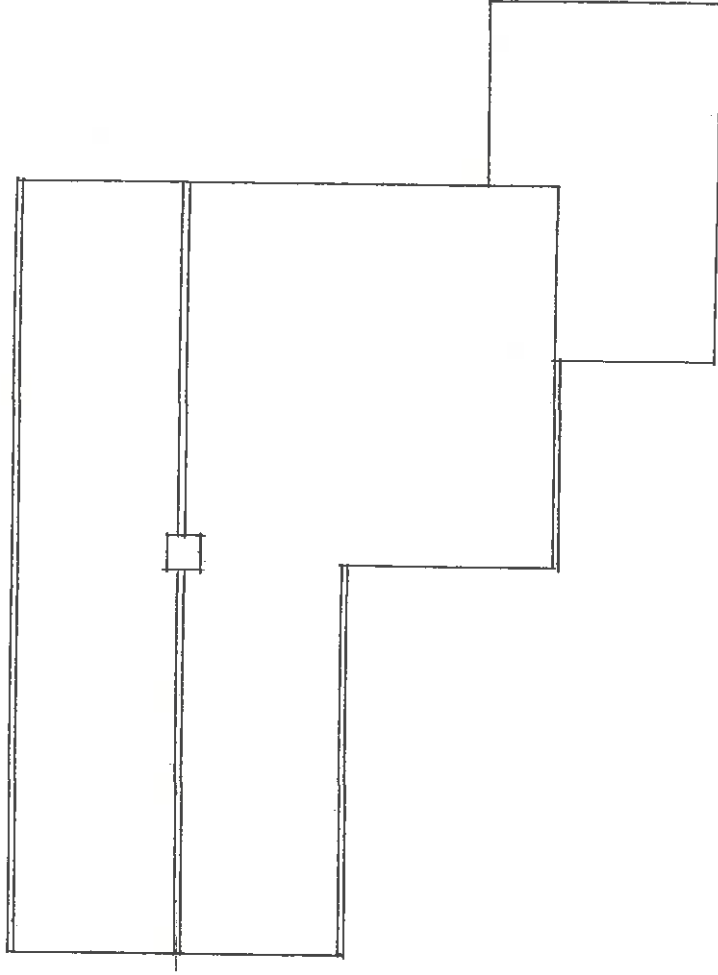


Existing first floor plan
scale 1:100

NP 10 1 13

Item 5c)
29 FEB 2016

Dwg.no. P04
Proposed extension and alterations to Efo`r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost



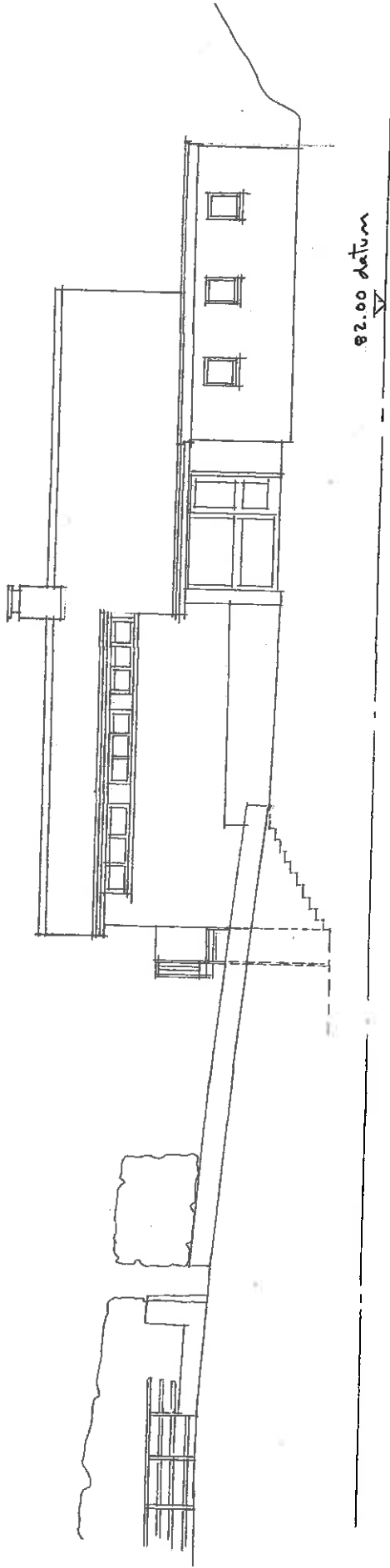
Existing roof plan
scale 1:100

NP 16 1 13

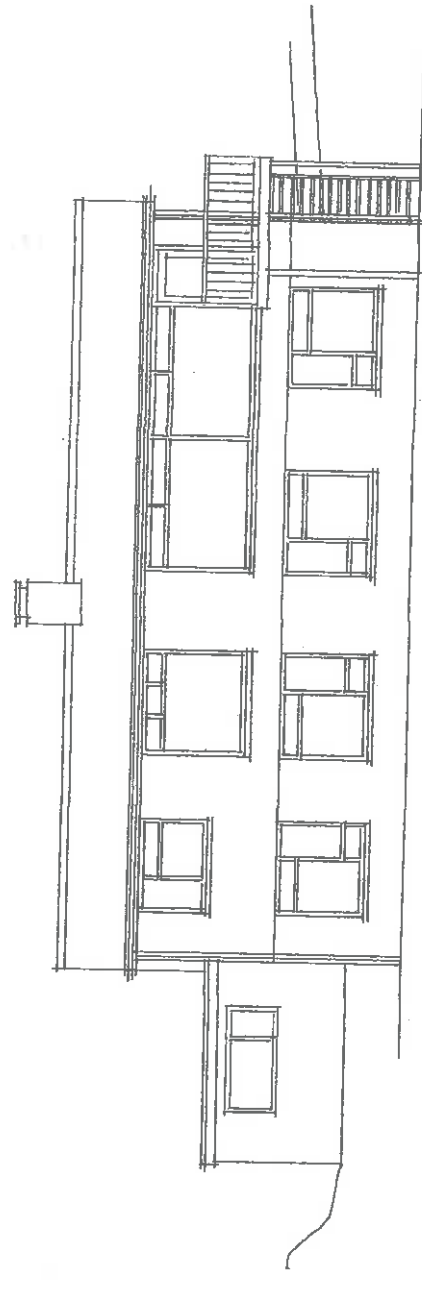
Item 5c)

29 FEB 2016

Dwg.no. P05
Proposed extension and alterations to Efo`r Grug, Newport, Pembrokeshire.
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Existing south elevation



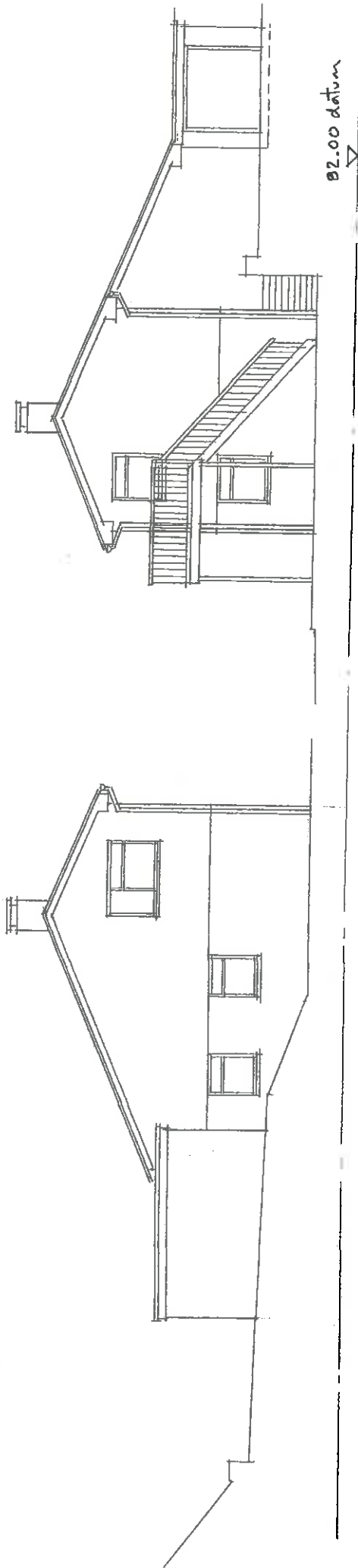
Existing north elevation
scale 1:100

14/10/13

Item 5c)

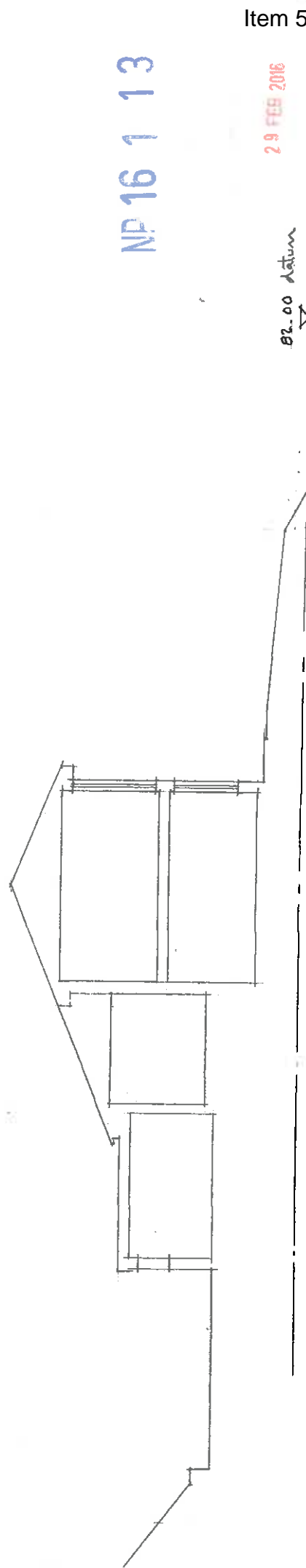
29 FEB 2016

Dwg.no. P06
Proposed extension and alterations to Efo'r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost



Existing east elevation

Existing west elevation



NP 16 1 13

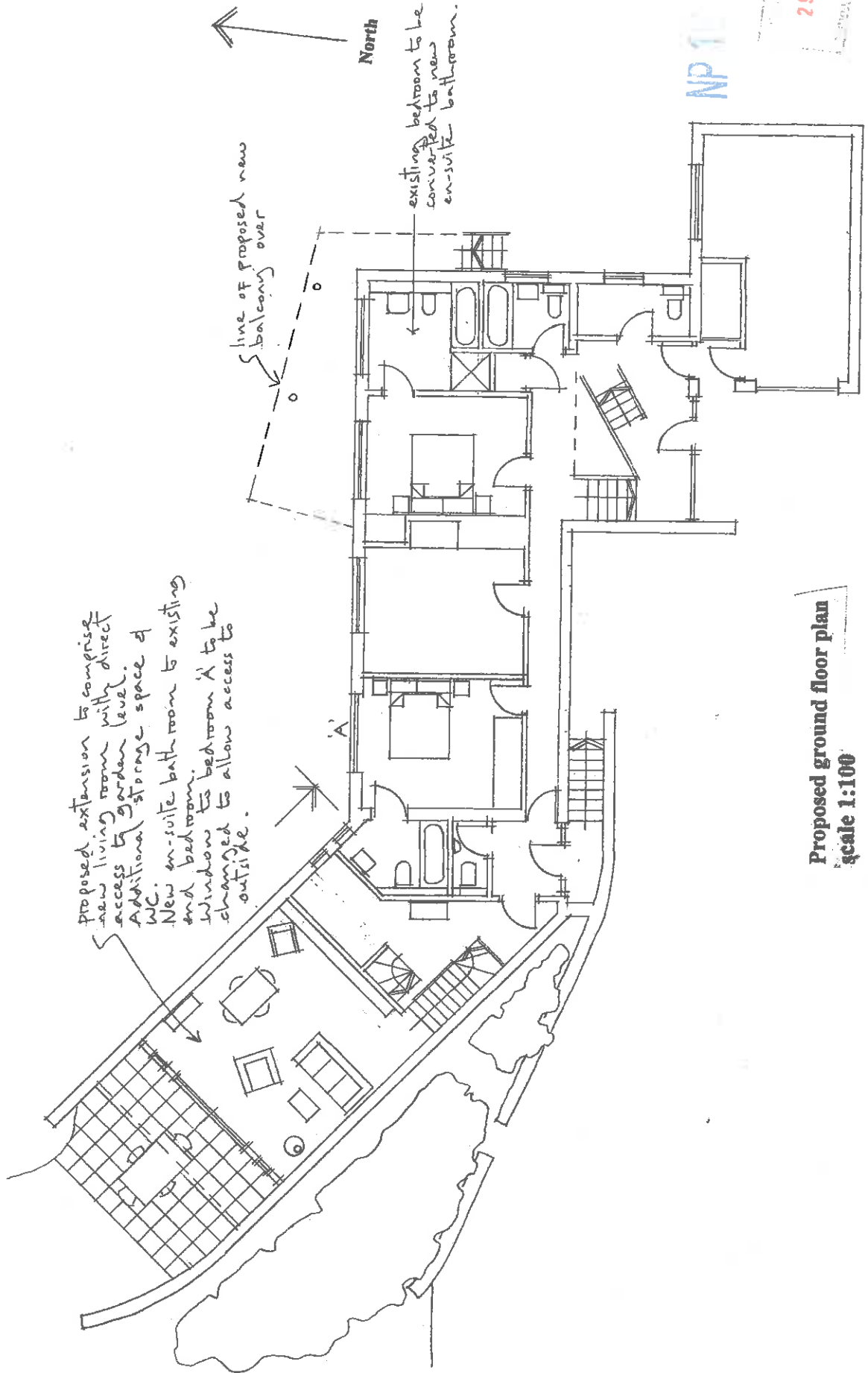
Item 5c)

29 FEB 2016

02.00 datum

Section on line A:A existing scale 1:100
see dwg P03

Dwg.no. P07
Proposed extension and alterations to Efo'r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost



Proposed ground floor plan
scale 1:100

NP 10 13

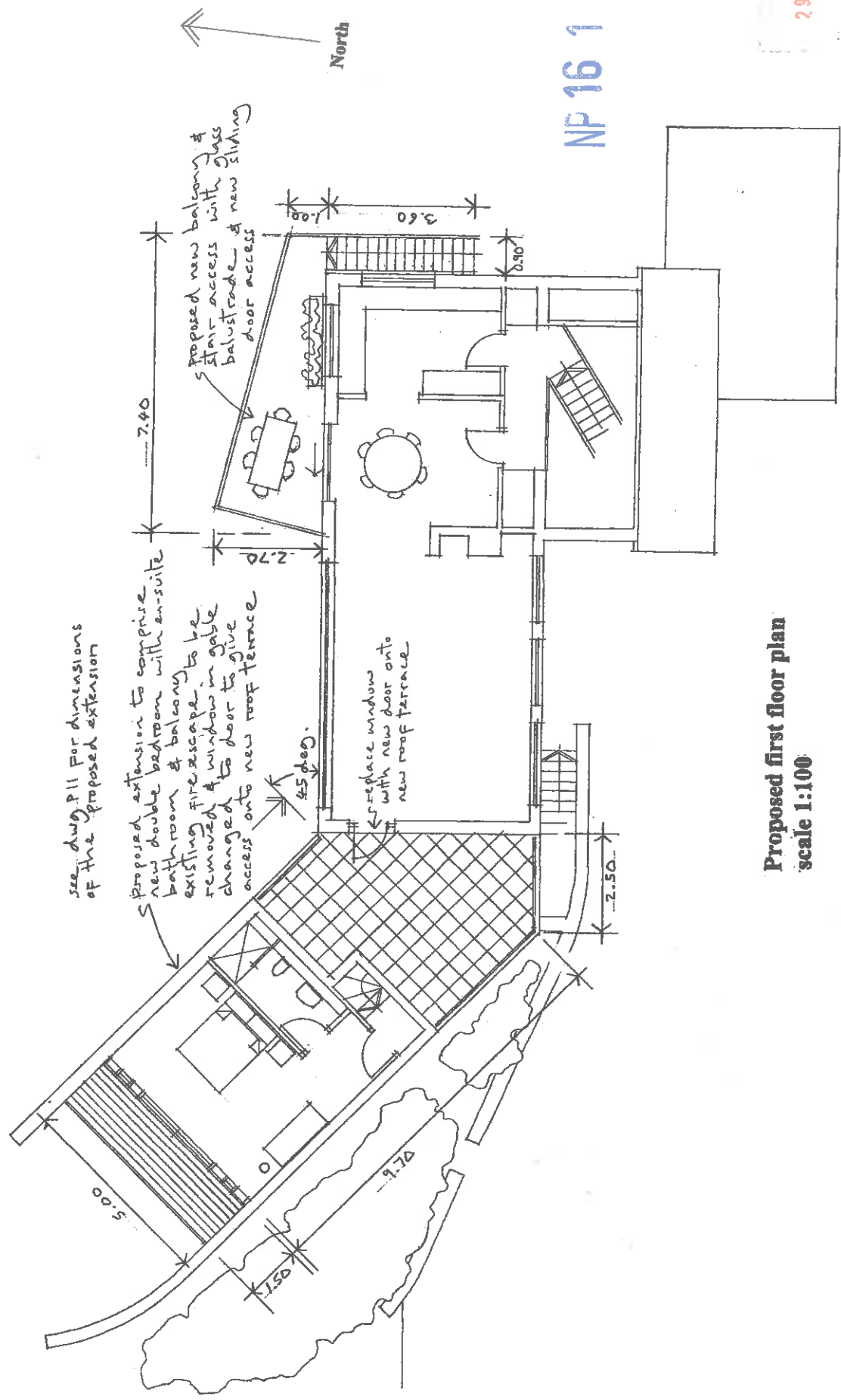
Item 5c)
29 FEB 2011

Dwg.no. P08
Proposed extension and alterations to Efo'r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost

Item 5c)
29 FEB 2016

Dwg.no. P09
Proposed extension and alterations to Efo'r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost

NF 16 1 13



see dwg P11 for dimensions of the proposed extension

Proposed extension to comprise new double bedroom with en-suite bathroom & balcony existing fire escape to be removed & window in gable changed to door to give access onto new roof terrace

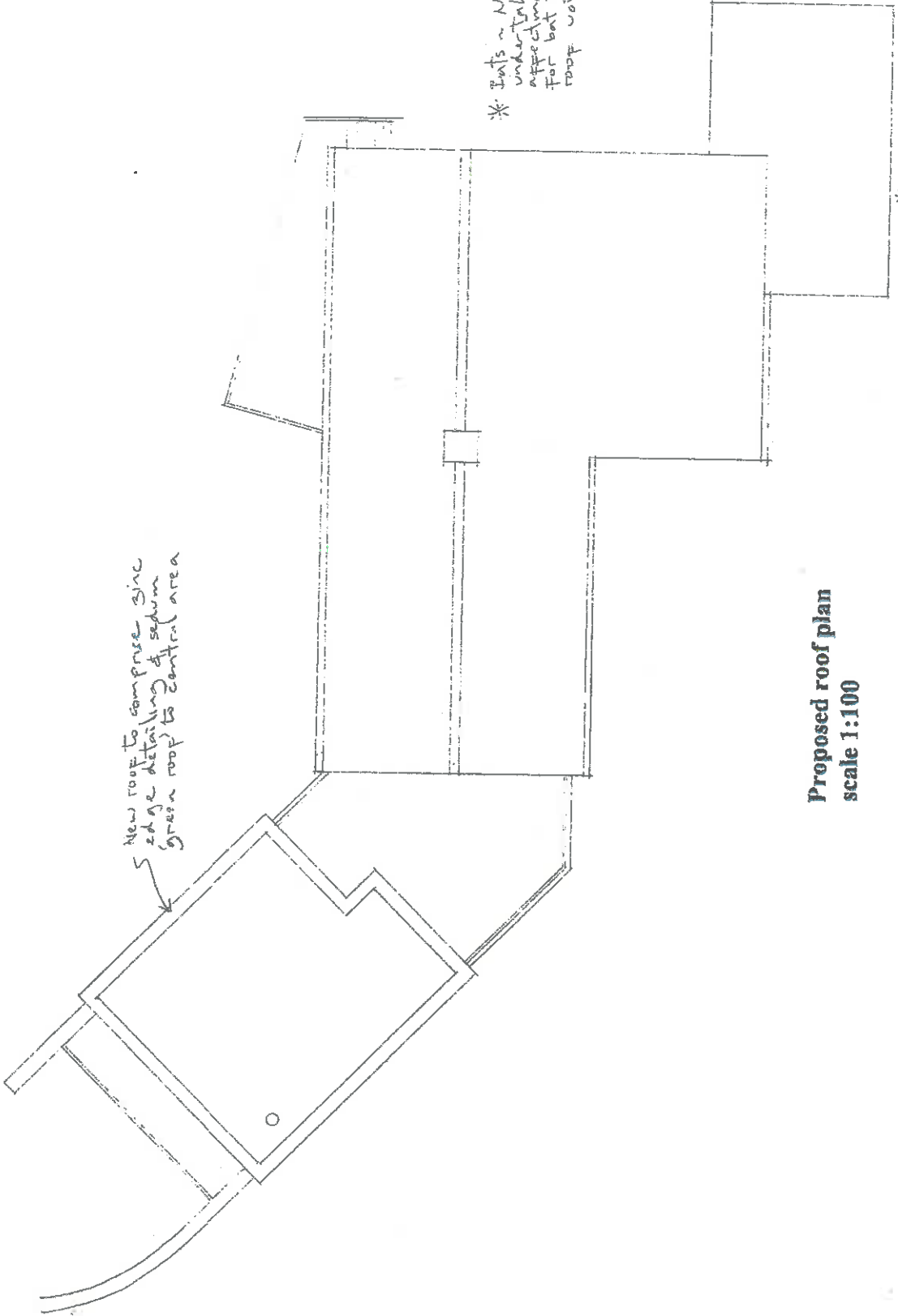
Gap 57

replace window with new door onto new roof terrace

Proposed first floor plan
scale 1:100

NP 16 1 13

Pembrokeshire Coast
Regional Park Authority
20 MAR 2016
Arch: Paul Frost
Pembrokeshire



New roof to comprise zinc
edge detailing & square
green roof to central area

* Joints - No works to be
undertaken to the ground
affecting the entry point
for bat access to the main
roof void.

Proposed roof plan
scale 1:100

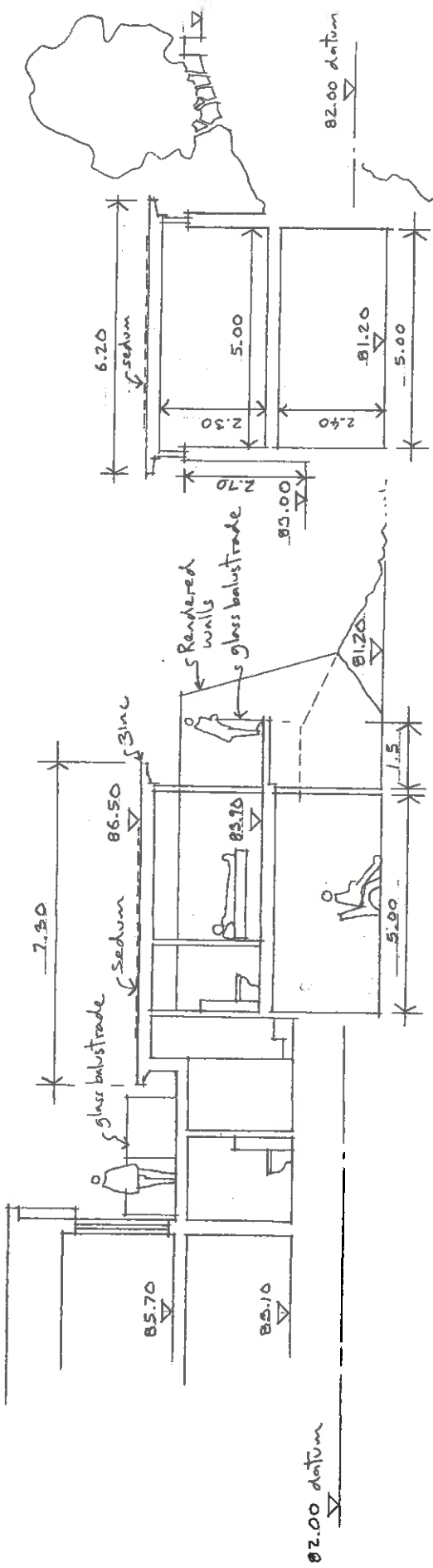
Rev. A 28/3/16 Added note ref. access for bats.

Dwg. no. P10 /A
Proposed extension and alterations to Efo'r Grug, Newport, Pembrokeshire,
for Charlie and Paula Frost

Item 5c)

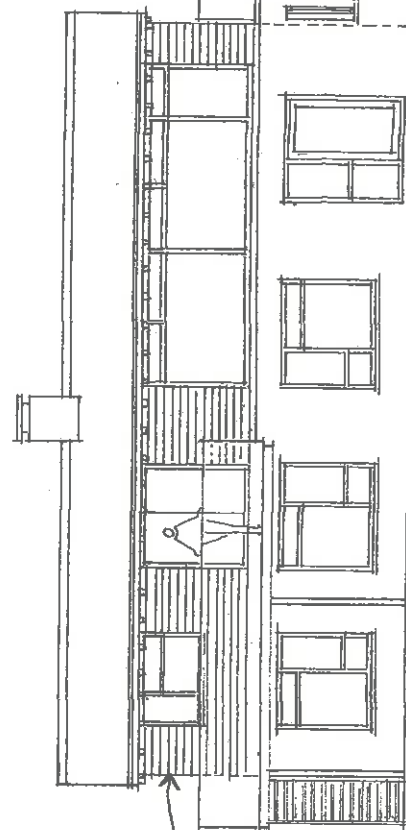
existing

extension



Section on line B:B proposed
see dwg P14

Section on line A:A proposed
see dwg P14



First Floor & Gables of existing house to be timber boarded on applied insulation. Roof eaves & verge - remove UPVC gutter, fascia & soffit led & replace with timber detailing & metal gutter. G/F walls to be rendered & applied insulation finish to match extension finish

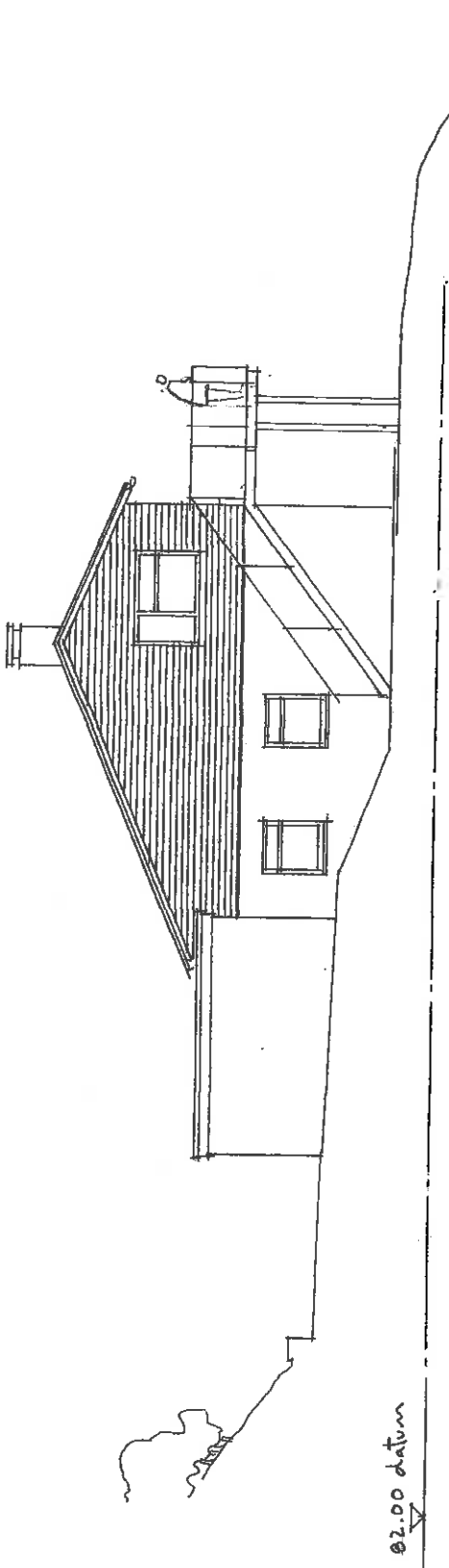
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NP 16 1 13

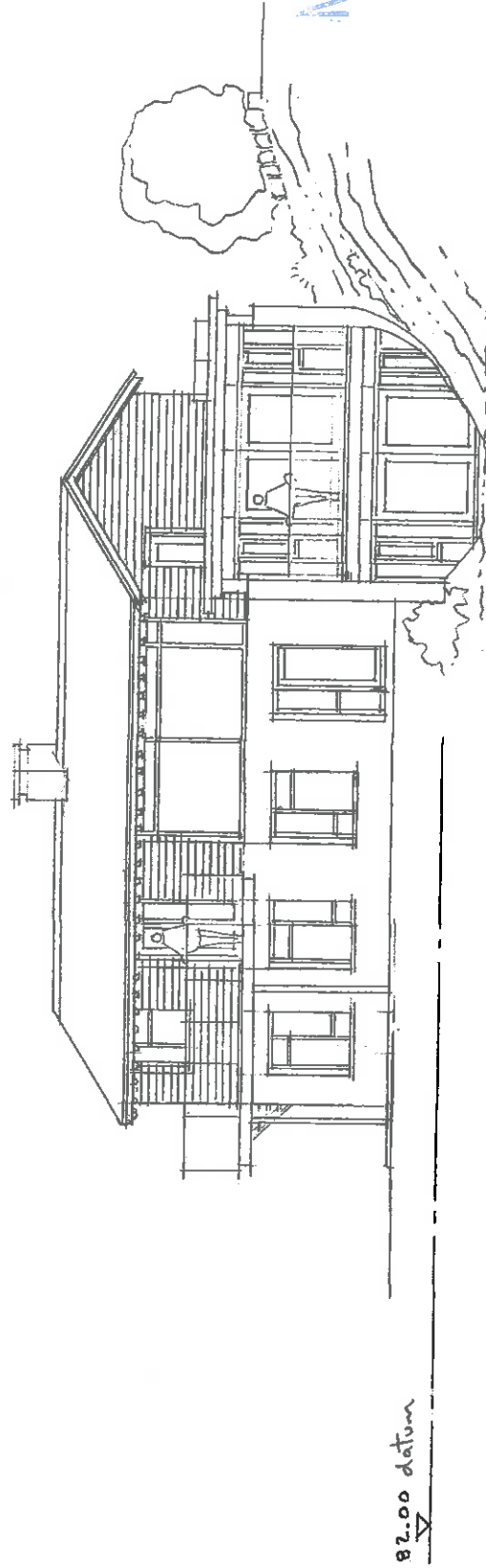
Proposed north elevation
scale 1:100

Item 5c)
29 FEB 2016

Dwg.no. P11
Proposed extension and alterations to Efo'r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost



Proposed east elevation



Proposed north/west elevation
scale 1:100

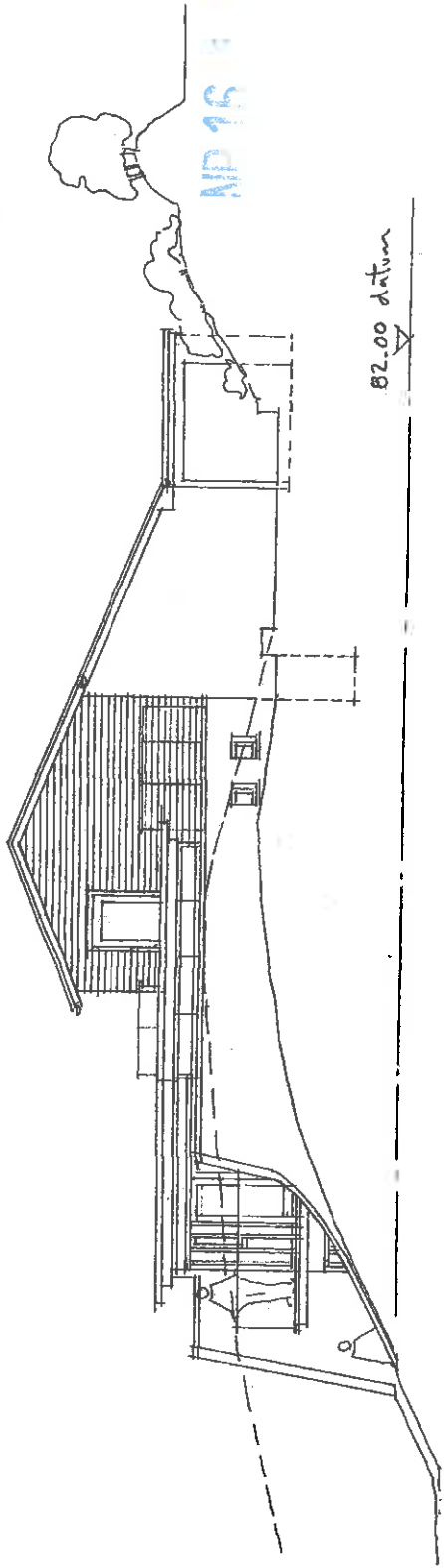
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Item 5c)

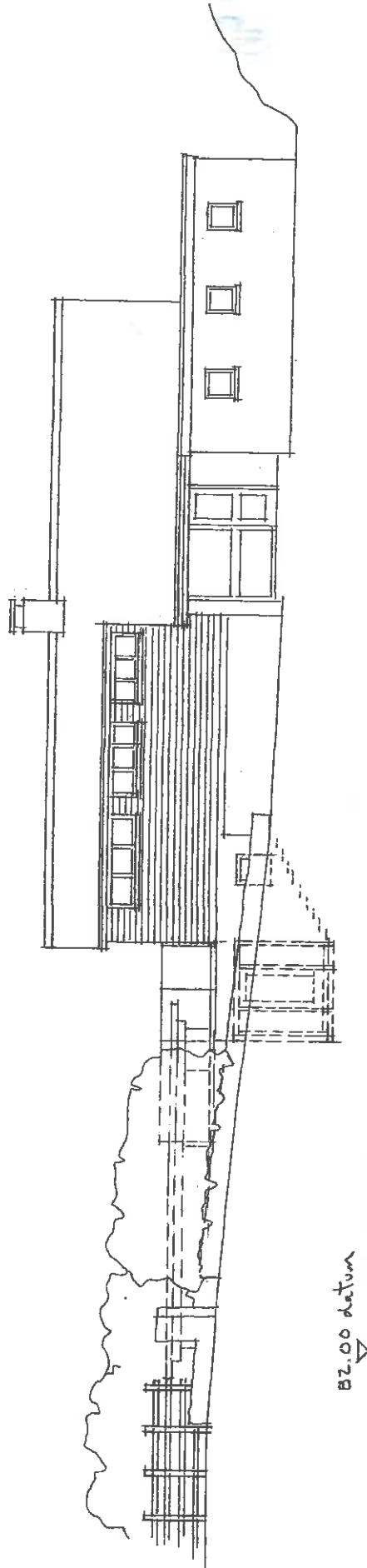
29 FEB 2015

Dwg.no. P12

Proposed extension and alterations to Efo'r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost

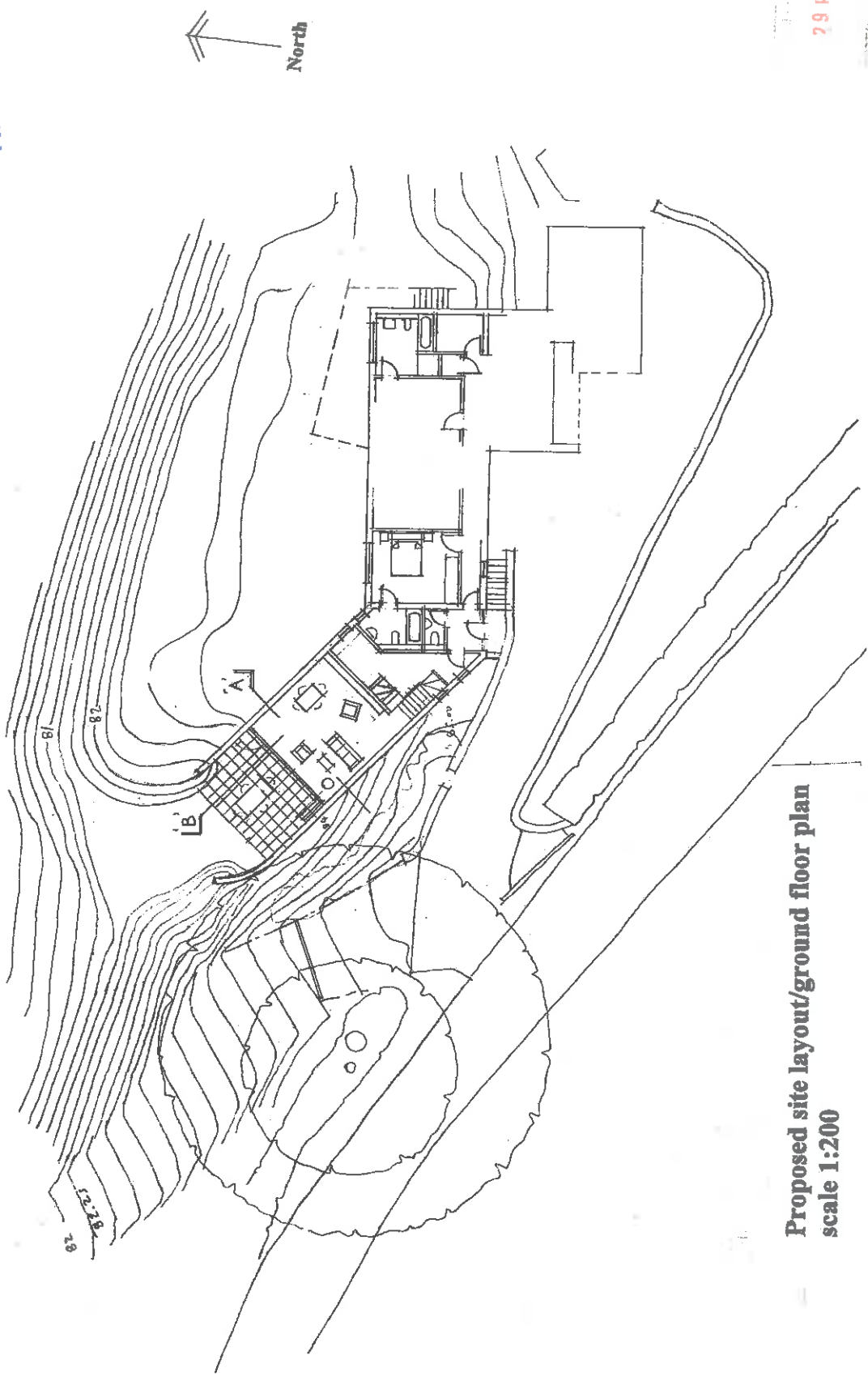


Proposed west elevation



Proposed south elevation
scale 1:100

NP16 1 13



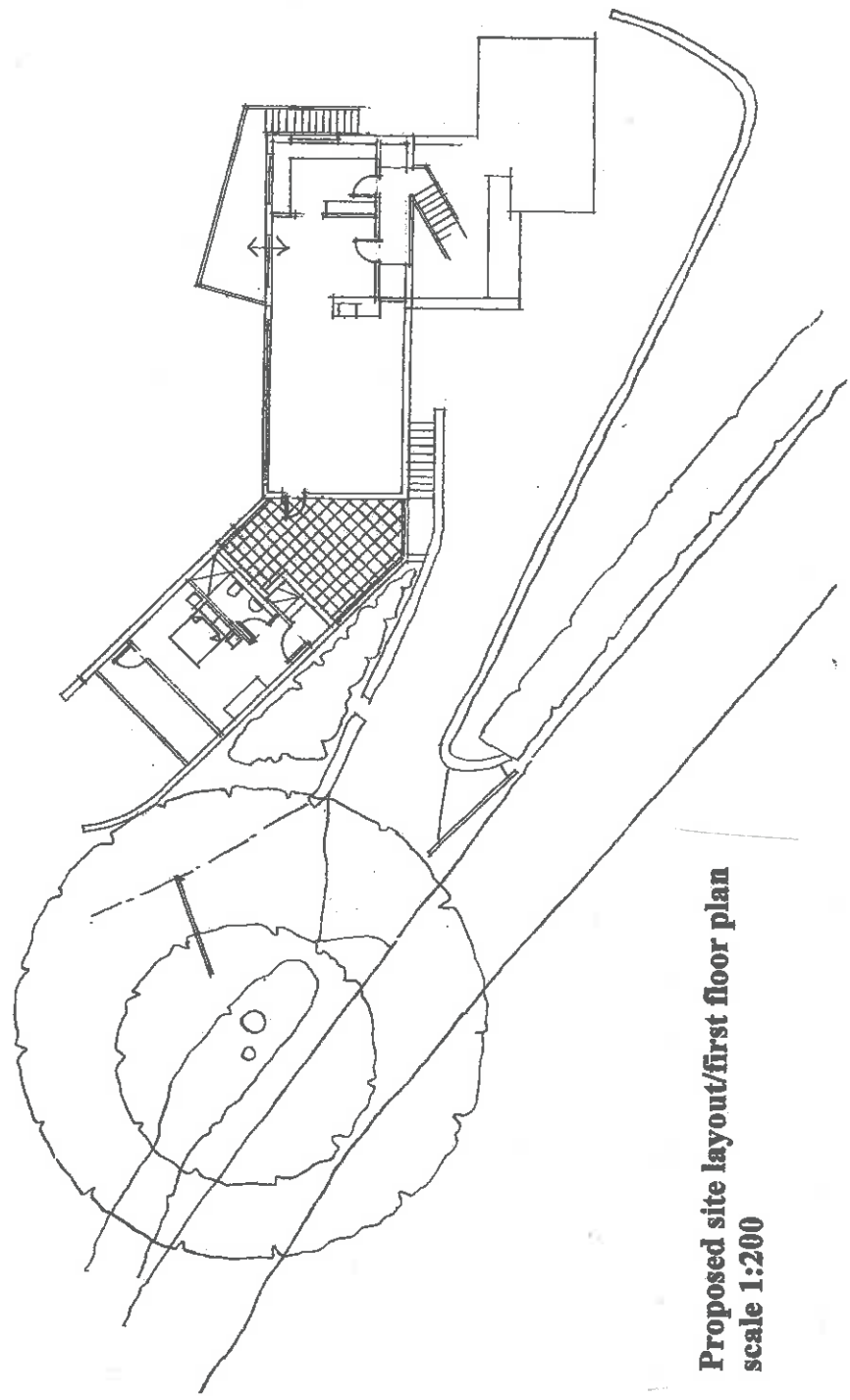
Proposed site layout/ground floor plan
scale 1:200

Item 5c)
29 FEB 2015

Dwg.no. P14
Proposed extension and alterations to Efo`r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost



NP 16 / 13



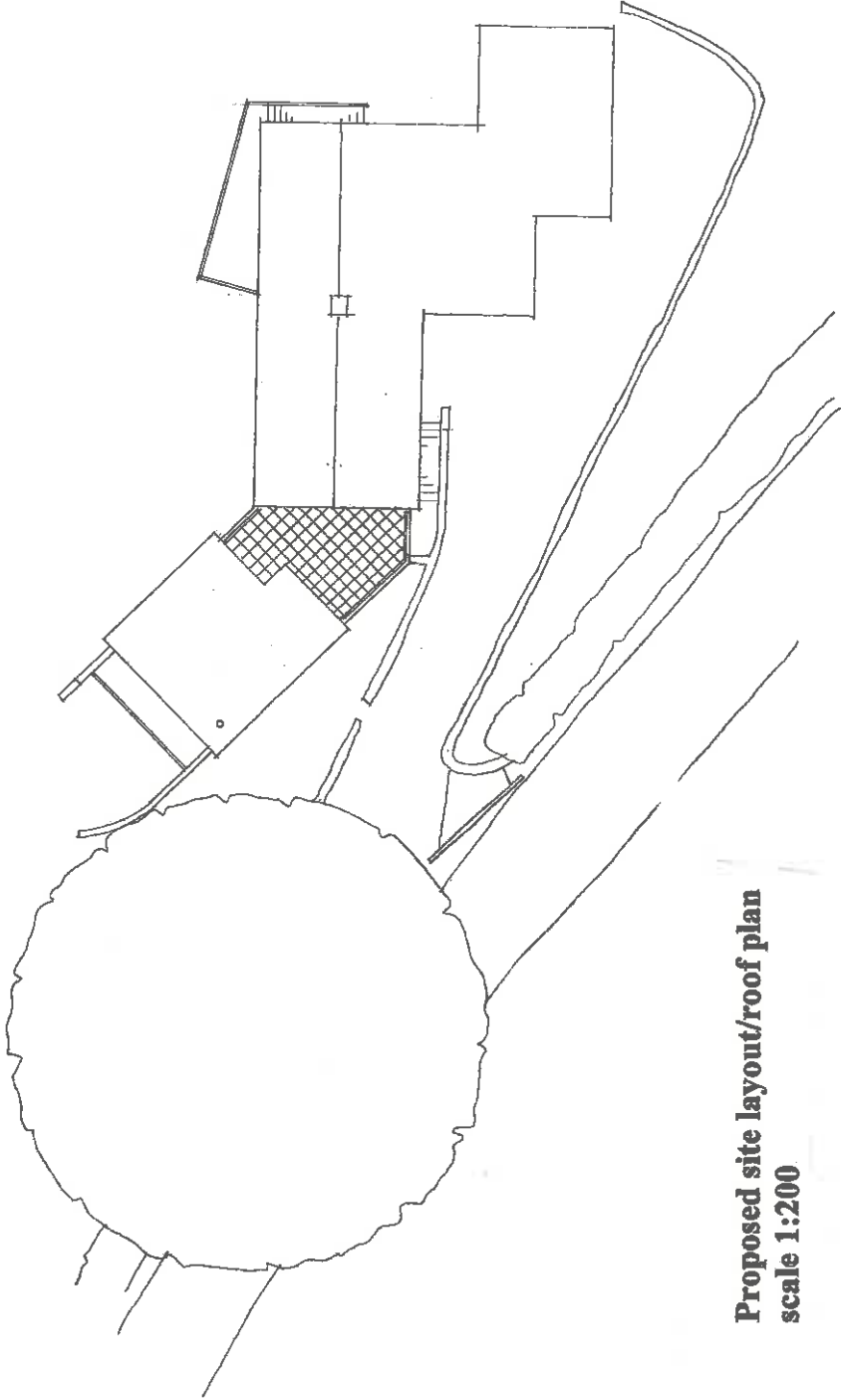
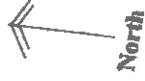
Proposed site layout/first floor plan
scale 1:200

Item 5c)

29 FEB 2015

Dwg.no. P15
Proposed extension and alterations to Efo`r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost

NO 16 1 13



Proposed site layout/roof plan
scale 1:200

Item 5c)

29 FEB 2015

Dwg.no. P16
Proposed extension and alterations to Efo`r Grug, Newport, Pembrokeshire.
for Charlie and Paula Frost

Smith Roberts Architects & Old T. Architects Ltd. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100