

Application Ref: NP/17/0334/FUL

Case Officer Matt Dash
Applicant Mr T Bean
Agent Mr O Llewellyn
Proposal 1.5 storey side and rear extension
Site Location 3, Coastguard Cottages, Angle, Pembroke,
Pembrokeshire, SA71 5AJ
Grid Ref SM87440170
Date Valid 20-Jun-2017 **Target Date** 13-Dec-2017

This application has been referred to committee due to the applicant being a member of staff employed by PCNPA.

Consultee Response

Angle Community Council: No objection

PCNPA - Tree and Landscape Officer: No adverse comments

PCNPA Planning Ecologist: No adverse comments

PCNPA - Access Manager: No adverse comments - No PROW affected

Dyfed Archaeological Trust: No adverse comments

Public Response

A site notice was erected on site on the 30th June 2017. An objection was received from an adjacent neighbour to the north east. The objection related to the following points:

- Loss of privacy from north facing first floor window and east facing first floor dormer window.
- Loss of Light.
- Concerns over potential damage to their boundary wall and oil tank during construction.
- Potential flooding from rainwater runoff from ground slope causing additional damp within their property.
- That PCNPA has not fully considered her concerns and have instead taken a biased view in favour of a PCNPA employee.

Whilst loss of light and privacy are material planning considerations that are discussed below, the issues relating to potential damage to their boundary wall and oil tank are civil legal matters between both parties and will not be addressed further within this report.

The PCC drainage department has been consulted with regards to the surface water drainage and we are awaiting a response which will be reported back verbally at committee. In any event, the extension will have to be built in accordance with building regulations which includes avoiding issues such as water drainage..

The application has been assessed by the officer with an unbiased view after having attended site meetings with both applicant and objecting neighbour as discussed within the report below. As stated above, the application is not a delegated application due to the applicant being a member of staff employed by the PCNPA and is instead to be decided at committee by elected and Welsh Government appointed members.

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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 04 - Planning for Sustainability

SPG05 - Sustainable Design

TAN 12 - Design

Constraints

Special Area of Conservation - within 500m

Biodiversity Issue

Historic Landscape

Rights of Way Inland - within 50m

Recreation Character Areas

Landscape Character Assessment

Seascape Character Assessment

Officer's Appraisal

Background and Description

The site is located within the countryside on the southern side of Angle Bay, to the east of Angle village. The property is the end terrace of three properties built in the mid 19th century with two large semi-detached properties in proximity to the east and a further large detached dwelling beyond them. This group of houses is accessed via the highway which joins the main B4320 road to the south. The properties are finished externally with roughcast render walls, slate roofs and timber framed fenestration. The site has an unusual layout, with the principle elevation facing south

east, the entrance to the rear on the north west facing elevation which is accessed via a footpath from the principle (front) elevation. The majority of the garden extends out to the north (side) of the dwelling, as does the adjoining neighbours garden. The garden is not at a right angle to the house, instead being angled away from the neighbouring semi-detached property at No. 2 to the east. The main garden area is stepped up above the ground level of the dwelling house and both the applicants garden and adjoining neighbours are surrounded by a high brick and stone wall on three sides, with a timber picket type fence separating them.

The site is relatively hidden from the wider landscape, due partly to topography as well as being surrounded by mature deciduous trees.

Parking is shared between these properties on a large gravel parking area to the south a few metres away.

Constraints

- Special Area of Conservation – within 500m
- Biodiversity Issue
- Rights of Way Inland – within 50m
- Historic Landscape
- Recreation Character Areas
- Tree Preservation Orders – within 10m
- Landscape Character Assessment
- Seascape Character Assessment

Planning History

No relevant planning history

Current Proposal

The proposal is for the erection of a 1.5 storey side and rear extension with cat slide type roof, which is to extend out to the side by approximately 4m, 8.3m in depth and 6m in height.

Key Issues

- Siting and Design
- Amenity and Privacy
- Surface Water Drainage
- Trees and Local Biodiversity
- Highways/Parking

Siting and Design

The proposal is of a modest scale, with the ridge height being 1m lower than that of the main dwelling house, whilst allowing additional living space more in keeping with modern family living. The external appearance maintains the traditional character of

the property and indeed the terrace, with matching materials, roof pitch and dormer detailing on the east elevation, whilst also responding well to the unusual nature of the site, particularly the offset angle of the garden. Given the above, the proposal will have no adverse impact upon the special qualities of the National Park or the character of the site and complies with Policies 1, 7, 8 and 15 of the LDP and is therefore acceptable.

Amenity and Privacy

There are adjoining neighbours in the terrace as well as neighbours in proximity to the east, all of which have been consulted by letter and the erection of a site notice. The PCNPA subsequently received an objection from the neighbour immediately to the east on the grounds discussed previously. Although a site visit had already been made, having received this objection a further site visit was arranged with the neighbour in order to gain access to the rear of her property to assess her concerns, mainly loss of light and loss of privacy.

Given the nature of the site, the scale of the proposal and its position, it is considered that the extension will not result in a significant loss of light to the neighbour. The neighbour themselves stating that this was not their primary concern.

Their primary concern however, was loss of privacy from the first floor side window and latterly the inclusion in an amended design of the east facing dormer window. Having visited the site and assessing the plans, the Officer considers the first floor windows to have a minimal impact on loss of privacy. The east facing dormer window faces onto the neighbours open and already overlooked front garden, together with their side elevation wall and over the flat roofed attached garage to the side of their property. The first floor side window has, within the design of the proposal, been angled to look up the applicant's garden away from the neighbours garden in order to reduce any potential overlooking. Neither window would allow direct overlooking of the rear of the neighbours dwelling house, or directly in to any habitable room. Whilst either window may allow some acute angled view into small areas of the neighbour's garden, this could only be achieved by making a deliberate effort, and a significant proportion of the garden would remain private.

The impact on the amenity and privacy of other neighbours was also considered, particularly the occupants of the adjoining property. No response was received from them, and the proposal will not have an adverse impact upon their amenity or privacy. The adjoining property's rear garden by nature of the site is already overlooked by No. 3, and the proposed extension will not have any greater impact. The rear facing roof lights within the cat slide roof of the extension are to be at a height above eye level internally and therefore will not allow views down into the garden.

The proposal will not therefore result in a significant loss of amenity or privacy to neighbours and complies with Policy 30 of the LDP.

Surface Water Drainage

The site is not near to a flood zone, nor does it have a Surface Water Drainage issue under the PCNPA Constraints Map. A response from the PCC Drainage Department is expected and will be reported verbally at committee. It would be expected that all new surface water runoff would be disposed of via a SuDS or similar soakaway method, and that the extension would have to comply with Building Regulations in any event, which will ensure no surface water runoff to neighbours. Given this, and subject to the response from the drainage department, the proposal complies with Policy 32 of the LDP and is acceptable.

Trees and Local Biodiversity

The PCNPA Planning Ecologist and Tree and Landscape Officers have been consulted, due to the works to the roof of the existing dwelling and the proximity of a Tree protected by Tree Preservation Order respectively. Responses were received from both with no objections. The proposal will not therefore have an adverse impact upon protected species or trees and complies with Policy 11 of the LDP and is acceptable.

Conclusion

Notwithstanding the objection raised, the proposal will not have a detrimental impact upon the special character of the National Park, the character of the dwelling house, , surface water drainage or local biodiversity. There will be no significant impact on neighbour 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:
 - Site Location Plan Drawing No. 715-07 received 20th June 2017
 - Location Plan Drawing No. 715-06 received 8th June 2017
 - Existing Layout and Site Plan Drawing No. 715-01
 - Existing Plans and Elevations Drawing No. 715-02
 - Proposed Ground Floor Plan Drawing No. 715-03 received 25th October 2017
 - Proposed First floor plan and side elevation Drawing No. 715-04 received 25th October 2017
 - Proposed Elevations Drawing No. 715-05 received 25th October 2017

- Existing and Proposed Roof Plan Drawing No. 715-06 received 25th October 2017.

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).