Application Ref: NP/17/0290/FUL

Case Officer  Rob Scourfield
Applicant     Mr & Mrs M & T Lamb
Agent         Mr J Bishop
Proposal      Demolition of existing rear outbuildings and construction of replacement 2 storey extension. Modification of existing gateway to provide parking within the rear garden.
Site Location Cartrefle, Long Street, Newport, Pembrokeshire, SA42 0TJ
Grid Ref      SN05723928
Date Valid    19-May-2017  Target Date  13-Jul-2017

The application is referred to the Development Management Committee as the Officer recommendation differs to that of the Town Council.

Consultee Response

Newport Town Council: Recommending refusal due to overshadowing, loss of outlook, design and visual appearance
PCNPA - Tree and Landscape Officer: Conditional Consent
PCC - Transportation & Environment: Conditional Consent
Dyfed Archaeological Trust: Conditional Consent
PCNPA - Ecologist: No adverse comments
PCNPA - Buildings Conservation Officer: No adverse comments

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

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 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
PPW9 Chapter 06 - Conserving the Historic Environment
Officer’s Appraisal

Planning permission is sought for the demolition of existing rear outbuildings and the construction of a replacement two-storey extension, insertion of roof lights as well as the modification of the existing gateway to provide parking within the rear garden. The scheme has been revised to omit works to the southern boundary.

Cartrefle is a two-storey detached dwelling with painted rendered walls, sash windows and tiled roof with brick gable chimney. The house is set behind a shallow forecourt enclosed with rendered walls with metal rails. The detail is all of c. 1930, but the house originated as an earlier stone-built cottage, later raised (in brick construction) and remodeled. The rear store is also of c. 1930, brick-built with tiled roof. The rear garden is lawned, accessed via a gateway off a shared track to the south. The southern boundary of the garden comprises a hedge/conifers; the northern boundary is elevated above the properties of the lower part of Long Street.

Relevant Planning History

NP/05/054 – Demolition of existing structures and build new extension. Planning permission granted 06/05/2005

Pre-application advice (PA/17/0005) indicated that the proposal was acceptable in principle.

Current Proposal

The proposal comprises:-

- Demolition of existing rear outbuildings and construction of replacement two-storey extension. The existing outbuildings are of low architectural/historic importance and are largely hidden from public view. There is no objection to their demolition. It is proposed to construct a two-storey rear extension to the house to the north of the footprint of the outbuildings, providing a kitchen/dining room with bedroom above. The extension measures some 7.5
metres in length and 5.5. metres wide. The extension is designed in a modernist and lightweight manner, the first floor timber clad; mono-pitched roof clad in zinc sheets. The upper floor is slightly offset away from the north boundary with ‘Dyfed’, providing lantern glazing for the kitchen to avoid overlooking, with a blank elevation above for similar reasons. The south elevation has narrow upper clerestory glazing and a glazed short floor link at first floor level; sliding doors to ground floor. On the western elevation, the ground floor is fully glazed to provide folding doors onto the garden. The first floor is glazed to the eaves. All glazing and doors are of timber construction.

- Modification of existing gateway to provide parking within the rear garden. Within the existing opening, new double gates are to be provided and a hard-standing provided within the garden for parking, finished in gravel.

- Provision of roof-lights. Two are proposed for the existing front (east) of the house, both 98x55 cm. One similar is proposed for the rear roofslope, with another at 98x78 cm. The rooflights are of conservation type with central glazing bars.

**Key Issues**

The application raises the following planning matters:-

- Principle
- Siting and Sustainable Design
- Amenity and Privacy
- Conservation Area

**Principle**

The site lies within Newport local service and tourism centre as defined in the LDP and therefore Policy 3 is relevant. This policy sets out the types of development that may be appropriate in such locations, the proposal is for an extension to an existing residential property, as such, the principle of the development is considered acceptable.

**Siting and Sustainable Design**

The scale and design of the proposal is considered to be acceptable with regards to preserving the character and appearance of the conservation area, the proposed extension being relatively hidden from public view. The proposal will result in relatively little change to the publically visible elevations of the house, with the proposed rooflights being of traditional design.

**Amenity and Privacy**

The proposed new openings are considered to not affect the existing amenity of the property, which has a large rear garden. The design of the extension is such that north and south-facing glazing is at high-level, restricting any overlooking of adjacent

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properties, with the main glazing facing west into the rear garden. Due to the topography and its design, Cartrefle rises significantly in contrast to the single-storey cottages to the north, which includes its immediate neighbour, Dyfed. The proposed extension has a deliberately low-pitched roof design, the upper floor set back from the boundary with Dyfed, the whole sunk into the ground, all intended to reduce overshadowing. The applicant has provided 3D model video clips showing the differences of the shadowing and direct sunlight (at mid-day on the four quarters of the year), this indicating only a low amount of extra shading within the sunken garden of Dyfed and no effect on any windows. The impact of the proposed extension on the neighbouring property is, therefore, not considered to be so significant as to warrant refusal of the scheme.

Conservation Area

The proposed scheme is considered to be in keeping with the character of the building, in terms of design and form, and is considered to preserve the character and appearance of the conservation area. As such, the application can be supported subject to conditions.

In terms of the objection received from Newport Town Council:-

- Potential overshadowing - this has been addressed under ‘Amenity and Privacy’ above.
- Loss of outlook. The right to a view is not a material planning consideration and it is considered that due to the topography as well as the siting of surrounding properties, that there will not be a significant issue in this respect.
- In terms of design and visual appearance, it is considered that the proposed extension is of a lightweight modernist design, appropriately legible from the traditional character of the property and not prominently visible from a public location within the conservation area.

Conclusion

Notwithstanding the objection raised, following consideration of the policies contained within the Local Development Plan and having regard to all material considerations it is considered that the proposed development does not have an adverse impact on the special qualities of the National Park or neighbour amenity. The application is, therefore, recommended for approval subject to conditions.

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: 331-01A, 331-02A, 331-03A, 331-04D, 331-05A, 331-06 331-10B, 331-11E, 331-12C, 331-13C, 331-14A, 331-15A, 331-16A – dated 19/07/17; CD ‘Cartrefle video animations’ - dated 05/07/17; Design & Access Statement – dated 18/05/17; Bat Activity Survey Report – dated 18/05/17.

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 off-street parking for all vehicles (including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy : Local Development Plan – Policy 53 (Impacts on traffic)

4. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. The WSI will involve the submission of a final report which will be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Approved WSI.

BAT MITIGATION MEASURES

KEY

LIGHTING TO BOTH WEST AND SOUTH SIDES OF THE HOUSE MUST BE 15M MAXIMUM OFF THE GROUND AND POSITIONED, PLACING CLAYWARE WITH A LIGHT UP-SPILL SEAL WITH A COWL OR SHADE ON TOP TO ENSURE THAT BAT FLIGHT PATHS REMAIN DARK.

ITEMS IDENTIFIED IN THE SOUTHERN GABLE END WALL WHEN THE HOUSE ROOF IS REMOVED TO PRODUCE GAPS WITH A CROWN TO USE WITH CLEAR GLASS ANY ACCESS TO THE WALL TOPS OR ANY ASPECT OF THE ROOF.

Item 5i)