

Application Ref: NP/18/0302/FUL

Case Officer	Emma Langmaid		
Applicant	Mr & Mrs B Wood		
Agent	Mr A Vaughan-Harries, Hayston Development & Planning		
Proposal	Demolition of existing single storey dwelling & replacement with 2 storey dwelling		
Site Location	24, Catherine Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6RN		
Grid Ref	SM74892525		
Date Valid	24-May-2018	Target Date	18-Oct-2018

A Committee site visit took place on 17 September 2018 where Members viewed the application site and the surrounding site context. Since the site visit amended plans have been received.

Consultee Response

St Davids City Council: Supporting

PCNPA Buildings Conservation Officer: No objection to replacement dwelling and no adverse impact on the setting of the Conservation Area

Natural Resources Wales: No objection

PCNPA Planning Ecologist: No objection

PCC - Transportation & Environment: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

Dyfed Archaeological Trust: No adverse comments

Public Response

A site notice and neighbour notification letter were posted in accordance with the requirement of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. Two letters of representation have been received from the occupiers of neighbouring properties.

One letter has stated they have no grounds for worry about a two-storey house, but they are concerned that the new house should not be any further forward than the front of the existing building. They are concerned that treating the front of the house as a parking area will spoil the neighbourhood.

The other letter raised the following concerns.

- Loss of privacy
- The proposal results in three new parking spaces, two adjacent to the porch.
- The increase in bedrooms and the provision of parking spaces leads us to believe that there will be an increase in traffic
- The proposed porch crosses the existing building line
- Concerned about the impact on the granary building, which is listed. The height of the proposed new property will significantly impact rear-facing views from and of the granary. In addition, when considering

rearward views of the granary, the design is not in keeping with the listed building

- The area is currently occupied by four properties, built contemporaneously, each a bungalow and each with similar design principles. They form a harmonious whole which in any terms will be fundamentally disrupted by the proposed building.

In both letters, some non-material planning considerations have also been raised.

Further objections have been received following the receipt of the amended plans which reiterated concerns previously raised and identified the following additional concern:-

- The application site is not wholly within the ownership of the applicant.

The comments received are addressed in the main body of the report.

Policies considered

Please note that these policies can be viewed on the Policies page of Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 05 - St Davids Local Centre

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 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 04 - Planning for Sustainability

PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW9 Chapter 06 - Conserving the Historic Environment

SPG05 - Sustainable Design

TAN 12 - Design

Constraints

LDP Mineral Safeguard

Biodiversity Issue

Historic Landscape

Safeguarding Zone

Ancient Monument - within 50m

Hazardous Zones

LDP Centre:50pc aff housing;30 units/ha

Recreation Character Areas

Landscape Character Assessment

Officer's Appraisal

The application site comprises a small detached bungalow known as 24 Catherine Street, on the western edge of St David's, within the centre boundary as defined by the Local Development Plan.

The site is set back from Catherine Street, with some vegetation between the dwelling and the highway and is accessed via a private shared drive which serves only a handful of properties. These properties define the character for the setting of the application site, that of relatively small, detached, single storey dwellings with a similar design. Whilst Catherine Street itself has quite a diverse range of housing in varying sizes, styles and materials, the definitive boundary of planting which is adjacent to the highway means that the application site is not seen in the context of Catherine Street as a whole.

The application site is directly to the west of the St David's Conservation Area boundary, but it is not within it. There is a Grade II Listed former warehouse building, which is vacant, adjacent to the site which directly fronts Catherine Street. Glimpsed views of the application site are possible from the main highway looking north, adjacent to the listed warehouse building.

The supporting statement submitted with the application acknowledges that the existing dwelling is '*a small single storey with a slate roof. It has a small side porch to the west, adjacent to no. 26. The green frontage, historic context and simple recessive appearance make for an unobtrusive property*' ... which they go on to qualify; occupying a site which has capacity for a larger contextually appropriate replacement dwelling'.

Planning History

NP/17/0637 proposed a single storey rear extension, raising the roof (400mm to accommodate loft conversion) and 2 no. rear dormers plus a rooflight. No changes were proposed to the front elevation, other than raising the roof. This application was approved under delegated authority on 22 December 2017.

Current Proposal

This application seeks approval for the demolition of the existing single storey dwelling and replacement with a 2-storey dwelling.

The replacement dwelling will occupy a similar position within the plot, but the footprint of the building has been enlarged and an additional storey added. Two no. parking spaces are marked directly to the front of the dwelling with a third space perpendicular to the house and adjacent to a garage, which belongs to the neighbouring property. A small porch is proposed on the front of the dwelling. The front façade of the dwelling has been proposed with a traditional design and choice of materials (including natural stone, sash windows and a slate roof). To the rear, the property has a more modern design and palate of materials including render and larger areas of glazing.

The accommodation at ground floor includes a porch, hall, study, shower room, utility room, kitchen and dining area and rear lounge and at first floor four no. bedrooms, two with en-suite and a family bathroom. A Juliet balcony is proposed on the master bedroom.

Key Issues

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park and Historic Assets
- Amenity and Privacy
- Access and Parking
- Biodiversity

Policy and Principle of Development

The application site is within the Local Centre of St Davids and the principle of a replacement dwelling is therefore acceptable.

Policy 5 of the LDP refers to St Davids Local Centre where land use priorities include *e) to ensure developments permitted contribute to the protection and enhancement of the City's special qualities.*

Policy 8 of the LDP refers to Special Qualities where priorities will be to ensure that *b) The identity and character of towns and villages is not lost through coalescence and ribboning of development or through the poor design and layout of development. The identification of Green Wedges will assist in achieving this priority and d) The historic environment is protected and where possible enhanced.*

Policy 11 of the LDP requires biodiversity and landscape considerations to be taken into account in determining individual applications.

Policy 15 of the LDP states that *development will not be permitted where this would adversely affect the qualities and special character of the Pembrokeshire Coast National Park by: a) causing significant visual intrusion; and/or, b) being insensitively and unsympathetically sited within the landscape; and/or c) introducing or intensifying a use which is incompatible with its location; and/or d) failing to harmonise with, or enhance the landform and landscape character of the National Park; and/or e) losing or failing to incorporate important traditional features.*

Policy 29 of the LDP refers to Sustainable Design and states all proposals for development will be expected to demonstrate an integrated approach to design and construction, and will be required to be well designed in terms of: *a) Place and local distinctiveness*

Policy 30 of the LDP refers to amenity and 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.

Siting, Design and Impact upon the Special Qualities of the National Park and Historic Assets.

The principle of a replacement dwelling is accepted in policy terms, however, the most important consideration particularly when considering the relevant criteria of policies 8, 15, 29 and 30 (as above) is to ensure that the replacement is not of a poor design, is of a scale compatible with its surroundings and is not visually intrusive.

The amended scheme proposes a replacement dwelling which is two storey reaching an approx. height of 6.8m. The existing dwelling is approx. 5.5m to ridge and the approved extensions and alterations to the property allowed under the 2017 application had a new ridge to approx. 5.9m. The character of the immediate vicinity of the application site is that of rather unassuming single storey detached dwellings which are more modest in scale, massing and proportions, the property to the south east is a three storey Grade II listed building. The amended plans have reduced the scale of the dwelling, and whilst it is still two storey, given its location at the end of the cul de sac and its position adjacent to a three storey building it is considered that the two storey appearance at this location is considered acceptable.

The PCNPA Buildings Conservation Officer has been consulted due to the location of the site adjacent to the boundary of the St David's Conservation Area and a Grade II listed building. The Officer acknowledges that the existing bungalow is of no real architectural/historical merit and that he does not object to its replacement. The façade of the replacement dwelling is of traditional scale, design and materials, and as such it is considered to pay regard to the setting of the adjacent listed building. In turn, it is considered that the proposal does not have an adverse impact on the setting of the St Davids conservation area.

Amenity and Privacy

Since the committee meeting of 5th September 2018 the agent has submitted amended plans to attempt to overcome officers concerns in respect of amenity.

The lower roof lights serving bedroom No.2 has been removed, and replaced with a single roof light higher up the roof, the roof light has been removed from bedroom No.1 and the ensuite bathroom will be fitted with obscurely glazed glass.

Having regard to the amendments made, including the reduction in height of the building by 30cm, it is not considered that the development will give rise to an adverse overlooking to such an extent as to warrant refusal of this scheme.

Whilst some view of the neighbouring property may still be possible these will be at an acute angle, therefore, the overlooking caused is not so significant as to warrant refusal of the scheme.

The reduction in height of the proposed dwelling at the section nearest the neighbouring property, now resembles similar proportions to those approved under the 2017 permission, as such, it is not considered that the development will have such an overbearing impact on the adjacent property.

Access and Parking

The Highway Authority has been consulted on the application. They refer to the fact that a private drive leads to this plot. They have no objection to the development but recommend a condition to secure that the parking facilities (for all vehicles, including cycles) as shown on the plan shall be provided before the building is first occupied and thereafter retained for that purpose.

An objection has been received since the committee meeting of 5th September which states that the land is not wholly within the ownership of the applicant, whilst this is a civil matter the claim has been put to the applicant, who has responded with copies of title deeds advising that they consider the land to be within their ownership. Amended plans have been received which amends the front boundary by a reduction of approximately 1m.

Biodiveristy

A Report called 'Updated Report on a Bat Survey at 24 Catherine Road [sic], St Davids' by Rowan Ecological was submitted with the application.

Both NRW and PCNPA Ecologist have been consulted, and no objections have been raised in respect of the proposed development.

Conclusion

Notwithstanding the objections raised and following detailed consideration of the planning issues identified, including responses from statutory consultees and neighbours, it is concluded that the proposed replacement dwelling is considered to be acceptable in terms of planning policy and the impact on neighbours and the immediate street scene. Consequently the development is recommended for approval subject to conditions.

Recommendation

The application is recommended for approval for the following reason:

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:

Drawing ref: P01 (Received 22.05.2018)

Drawing ref: P02 (Received 22.05.2018)

Drawing ref: P03 (Received 29.08.2018)

Drawing ref: P04 Rev. B (Received 20.09.2018)

Drawing ref: P05 Rev. C (Received 20.09.2018)

Drawing ref: P06 Rev. B (Received 18.09.2018)

Drawing ref: P07 Rev. B (Received 18.09.2018)

Bat Survey Report (Received 22.05.2017)

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).

3. The off-street parking facilities 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 interests of highway safety and the amenity of the area.

4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

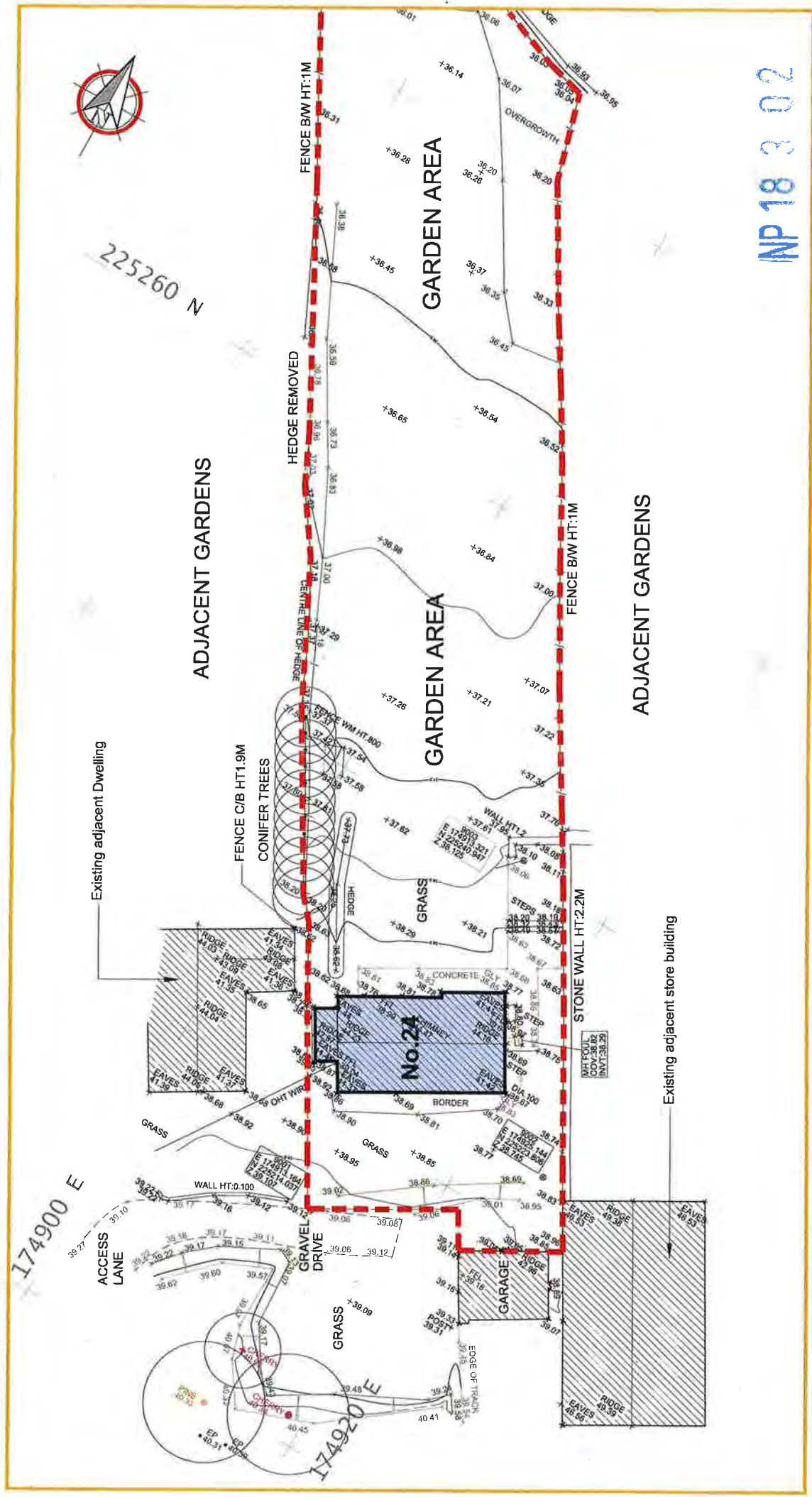
5. Following site clearance and prior to the commencement of any construction work, site profiles of the external ground and internal finished floor levels shall be set out on site for approval by the National Park Authority. The works shall thereafter be carried out and retained in accordance with the approved plans.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty, Policy 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.



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NP 18 3 02



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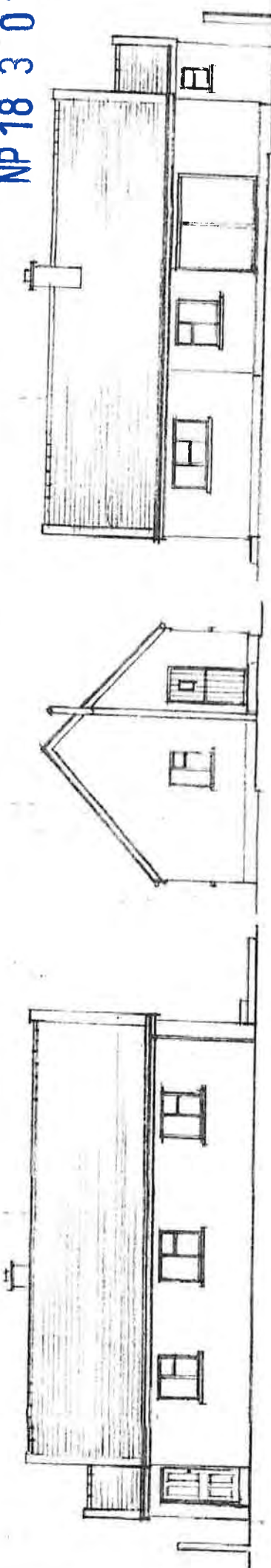
Revision	Description	Date
1	EXISTING SITE SURVEY	
Client	Mr B. & Mrs. E. WOOD	
Project Title	Proposed New Replacement Dwelling at No. 24 Catherine's Street, St. David's, Pembrokehire, SA62 6RN.	
Dwg No	Job No	Scale
P02	1883	1:250
	Rev.	Drawn
		PNW
		APR 2018

22 MAY 2018
 Awdureo: medlaethrol
 01535 85124

A3 ORIGINAL DRAWING SIZE

EXISTING TOPOGRAPHICAL SITE SURVEY Scale - 1:250

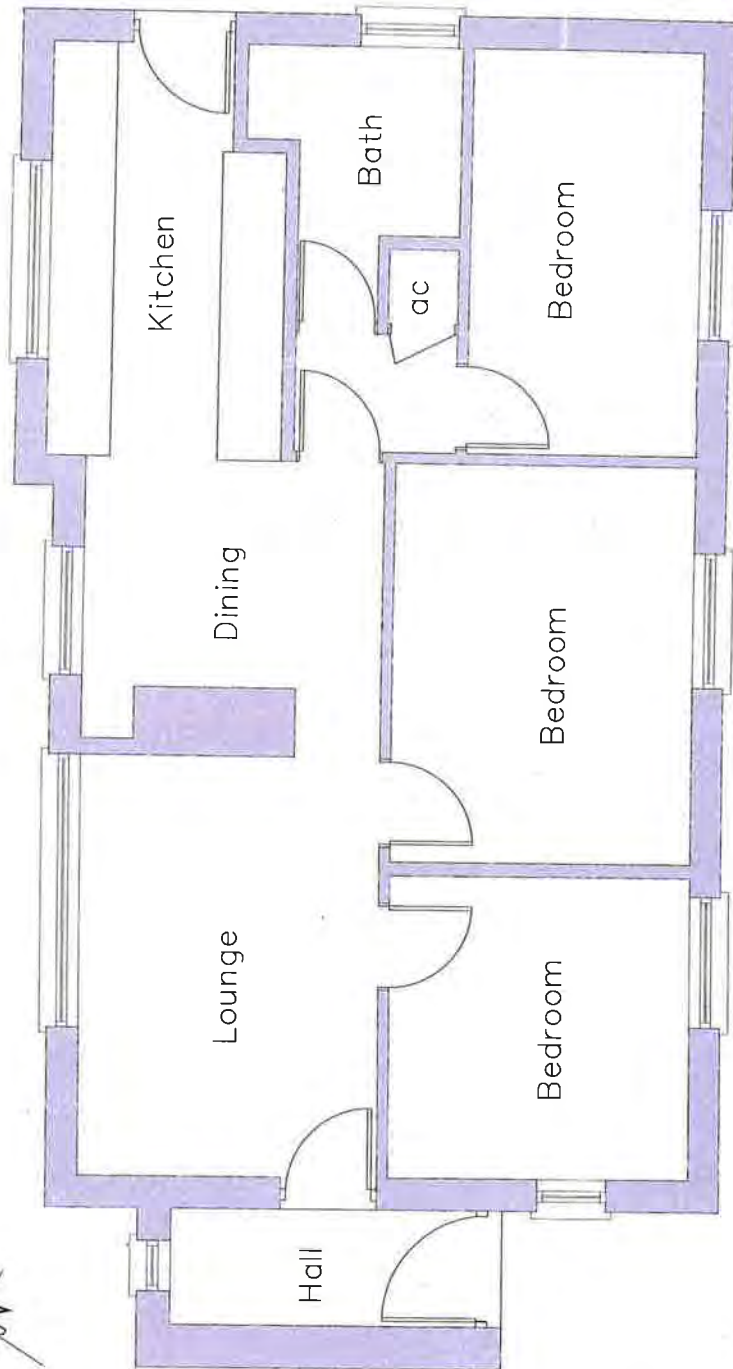
NP 18 3 0 2



SOUTH ELEVATION

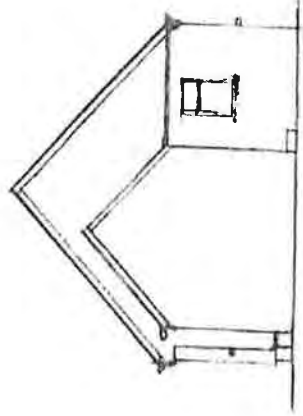
EAST ELEVATION

NORTH ELEVATION



EXISTING FLOOR PLANS / ELEVATIONS

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1:1
A3 ORIGINAL DRAWING SIZE



WEST ELEVATION

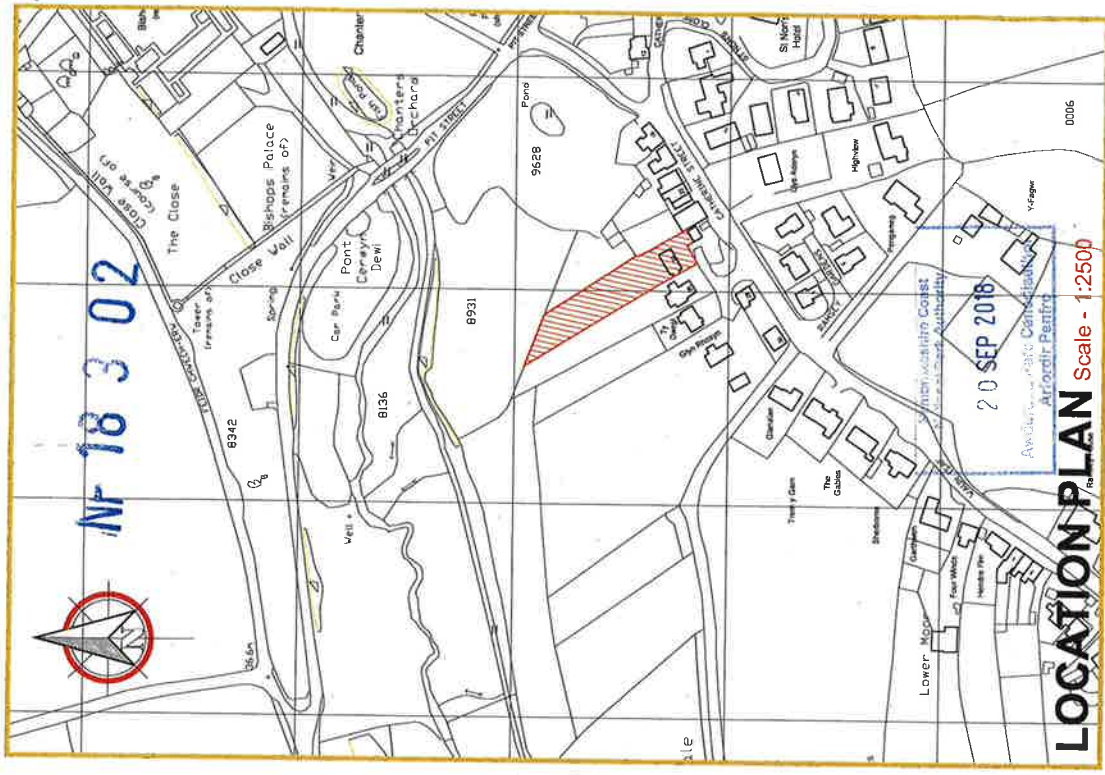
Permitted Development
29 AUG 2018

NOTE:
DRAWING BASED ON INFORMATION
PROVIDED BY CLIENT

Revision	Description	Date
EX. PLANS / ELEVATIONS		
Client: Mr B. & Mrs. E. WOOD Project Title: Proposed New Replacement Dwelling at No. 24 Catherine's Street, St David's, Pembrokeshire, SA62 6RN.		
Dwg No	JOB No	Scale
P03	1863	1:100 / A3
Rev.	Drawn	Date
	PNW	APR 2018

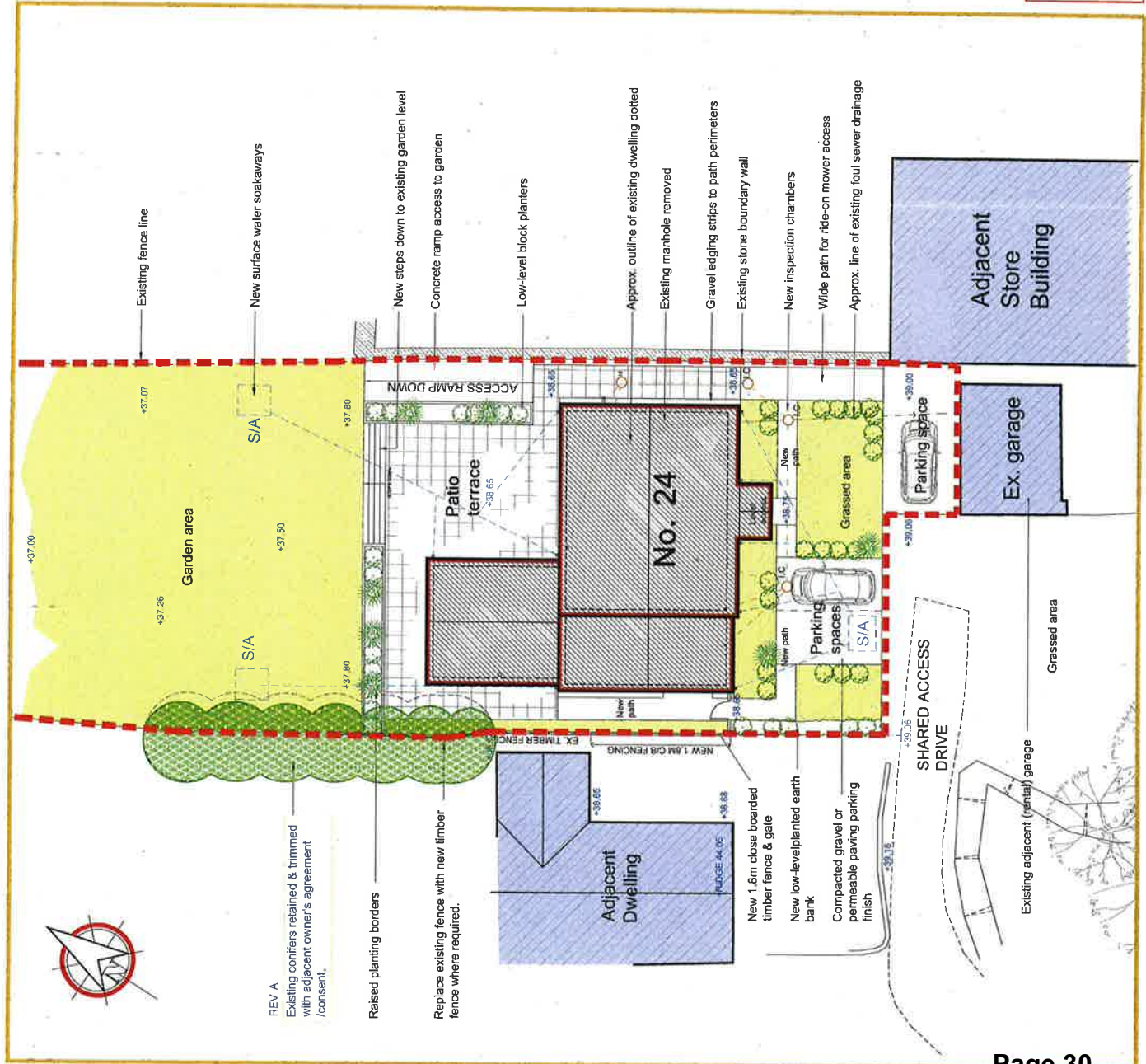
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REV B	PARKING REVISED	19.9.18	Date
REV A	CONFER HEDGE RETAINED	17.9.18	Date
Drawing	Description		
PROPOSED SITE LAYOUT			
Client	Mr B. & Mrs. E. WOOD		
Project Title	Proposed New Replacement Dwelling at No. 24 Catherine's Street, St David's, Pembrokehire, SA62 6RN.		
Draw No	Job No	Scale	Drawn
P04	1683	A3	PWW
	Rev: B	1:200 / 2500	APR 2018

SITE AREAS -
 Existing dwelling floor area=65msq
 Proposed dwelling Ground floor area=118msq
 Proposed dwelling-First floor area=90msq
 Proposed dwelling total floor area=208msq
 Site Area = 1410msq / 0.348Ac / 0.131Ha

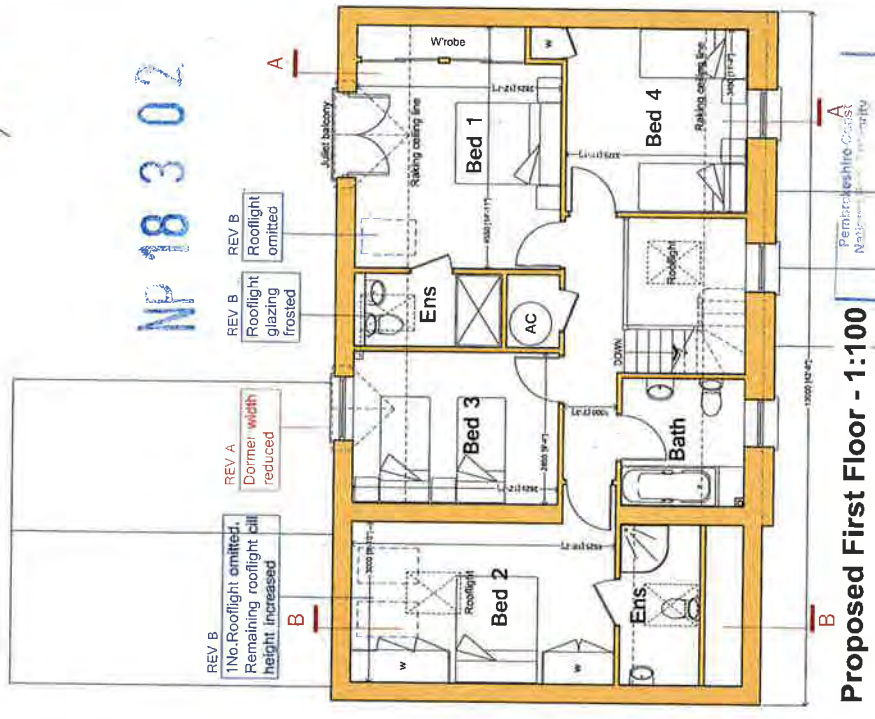


PROPOSED SITE LAYOUT Scale - 1:200

PROPOSED FLOOR LAYOUTS	
Client:	Mr B. & Mrs. E. WOOD
Project Title:	Proposed New Replacement Dwelling at No. 24 Catherine's Street, St David's, Pembrokeshire, SA62 6RN.
Dwg No:	P05
Scale:	1:100
Author:	AW
Checker:	PWW
Date:	APR 2018

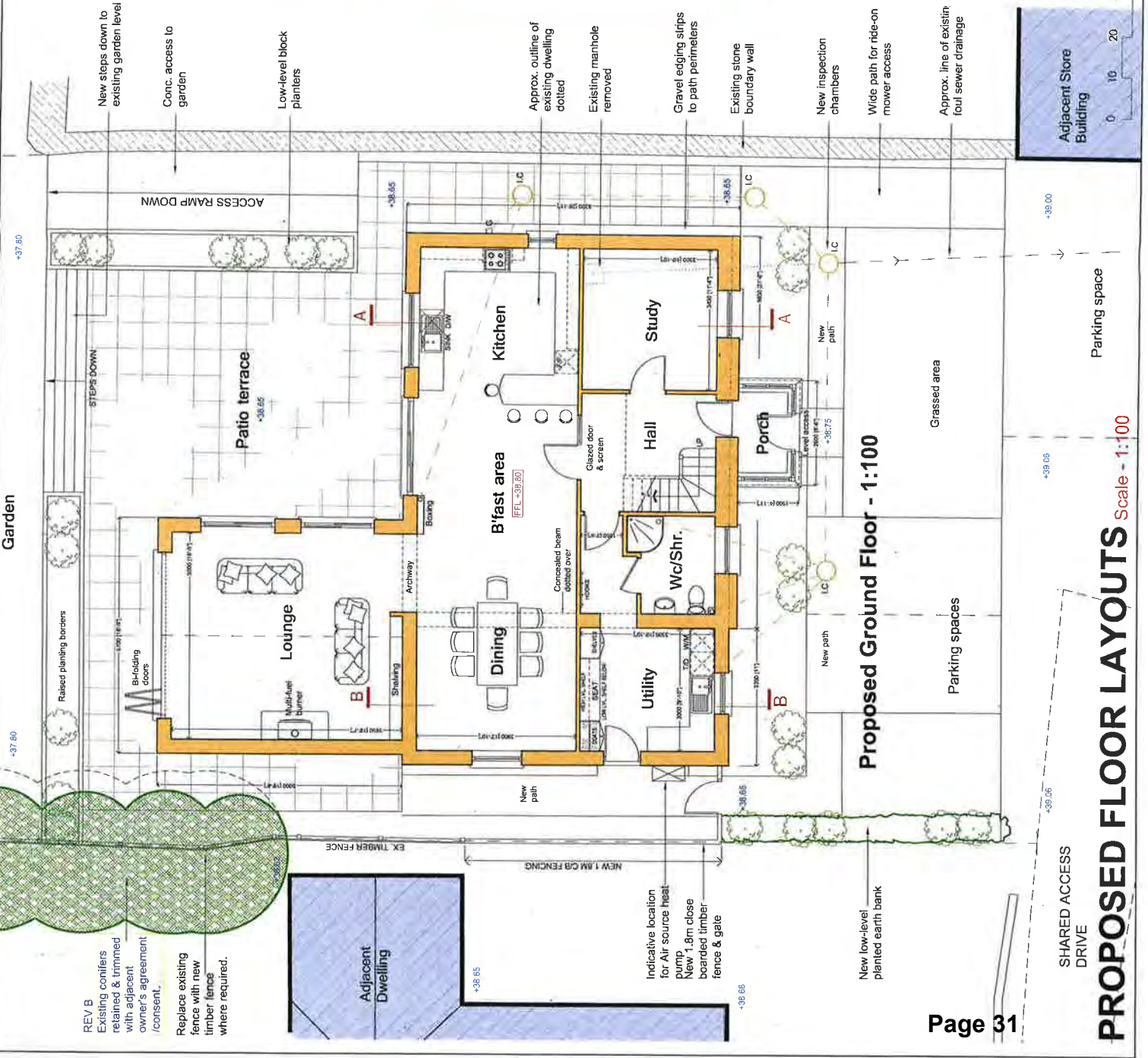


NP 18302



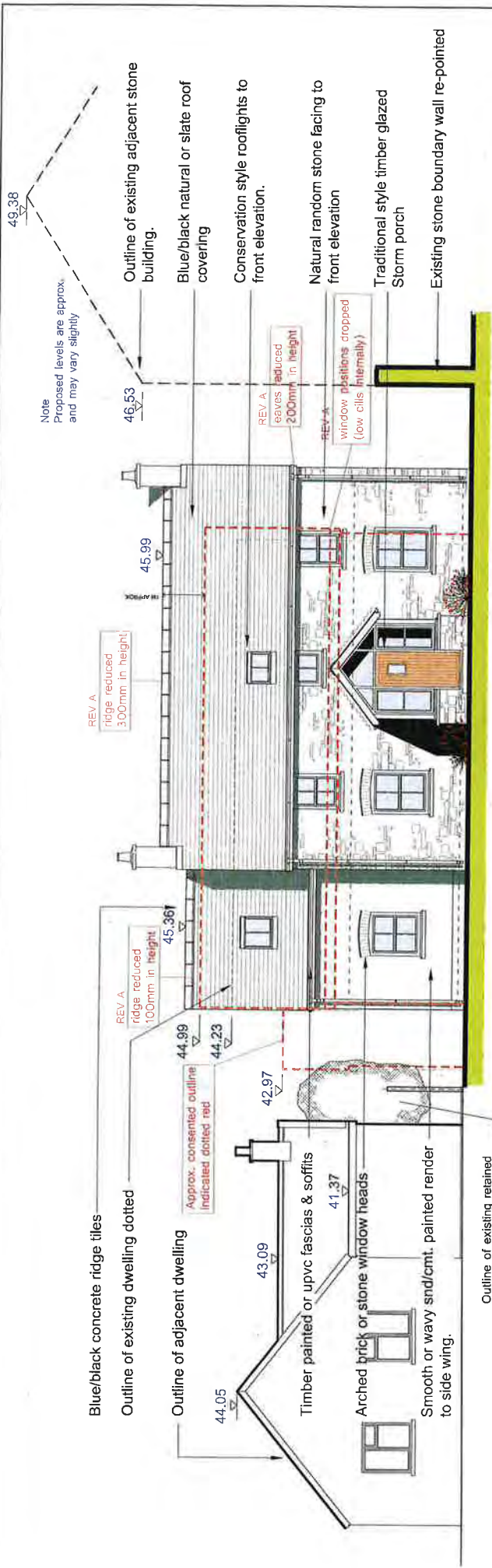
Proposed First Floor - 1:100

REV C	PARKING POSITION REVISED	19.9.18
REV B	ROOFLIGHTS OMITTED/REPOSITIONED TO MINIMIZE OVERLOOKING ADJACENT BUILDING	20 SEP 2018
REV A	BED 3 DORMER WIDTH REDUCED	8.9.18

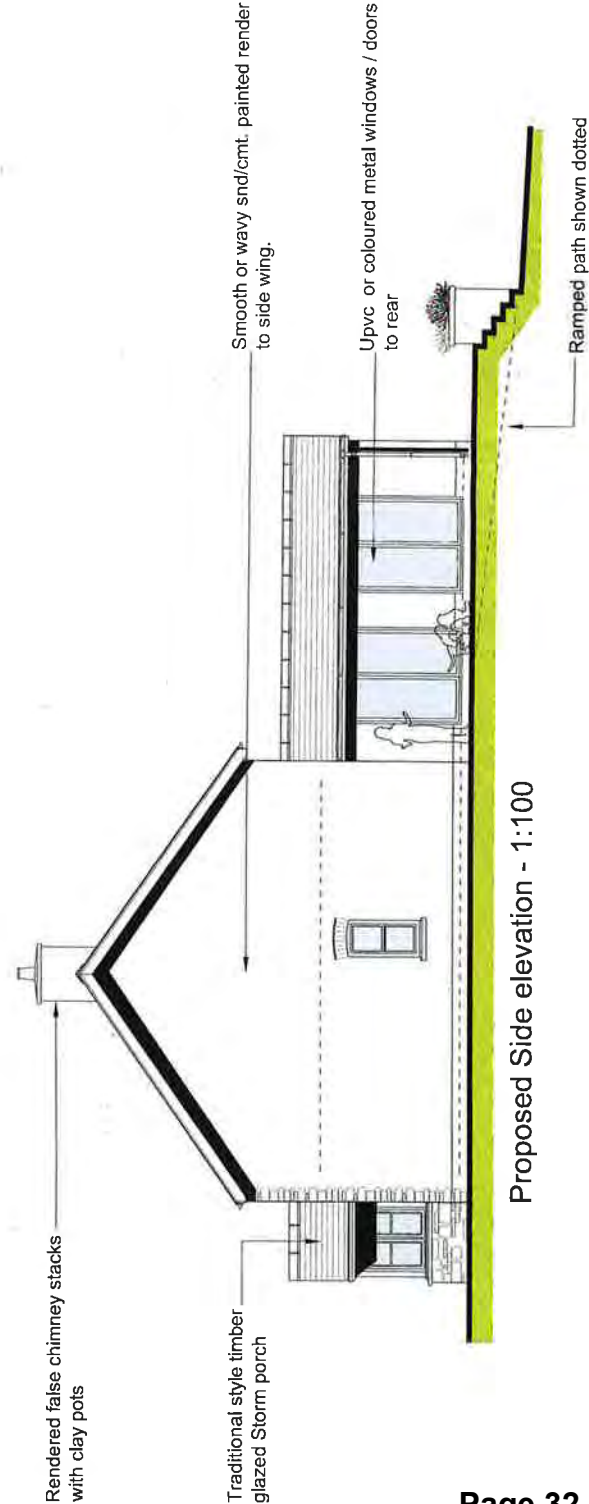


Proposed Ground Floor - 1:100

SHARED ACCESS DRIVE



Proposed Front elevation - 1:100



Proposed Side elevation - 1:100

18 SEP 2018
 Approved Part C
 Arfordir Penfre

NP 18 3 02

REV B	SPOT HEIGHTS ADDED	17.3.18
REV A	ROOF / LEAVES HEIGHTS REDUCED	8.9.18

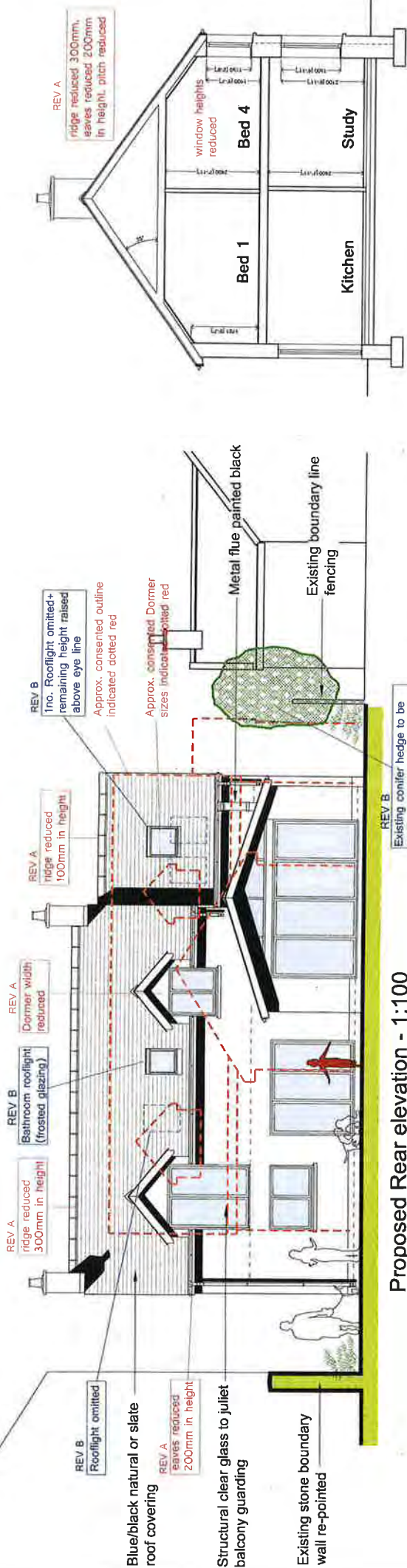
PROPOSED ELEVATIONS	
Client	Mr B. & Mrs. E. WOOD
Project Title	Proposed New Replacement Dwelling at No. 24 Catherine's Street, St.David's, Pembrokeshire, SA62 6RN.
Dwg No.	P06
Job No.	1663
Scale	1:100
Drawn	PNW
Rev.	B
Date	APR 2018

1:1
 0 10 20 30 40 50 60 70mm
 A3 ORIGINAL DRAWING SIZE

PROPOSED ELEVATIONS Scale - 1:100

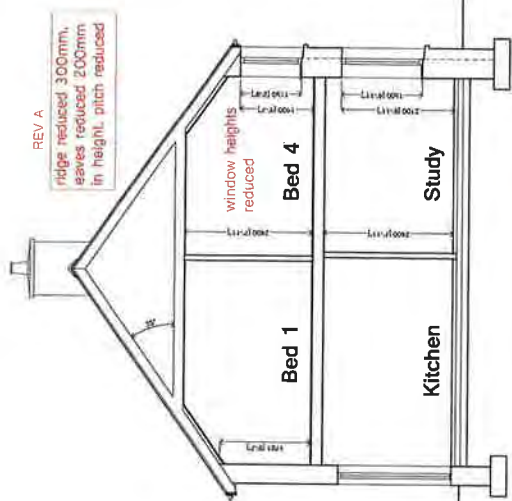
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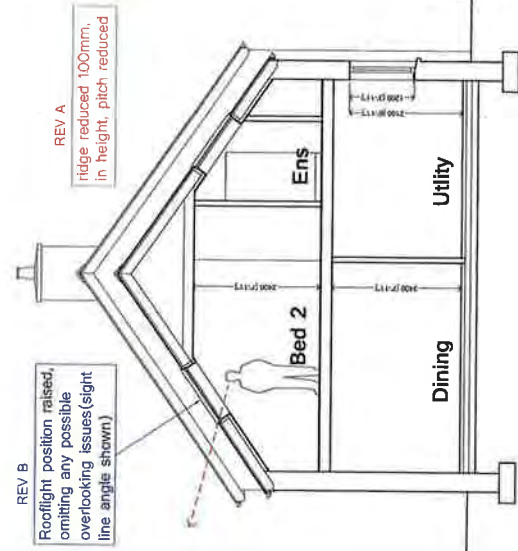
Proposed Rear elevation - 1:100

Section A - 1:100

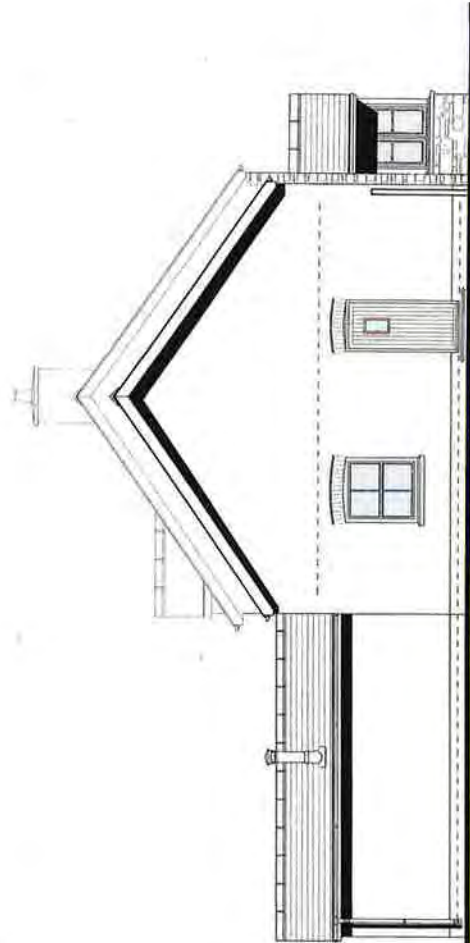


Pemberton National Planning Agency
18 SEP 2018
Awarded Planning Control
Arford

NP 18 3 02



Section B - 1:100



Proposed Side elevation - 1:100

REV B	ADDITIONAL CHANGES ADDED TO MINIMIZE OVERLOOKING	17.9.18	Date
REV A	ROOF / EAVES HEIGHTS / DORMER SIZE REDUCED	8.9.18	Date

Drawing PROPOSED ELEVATIONS		Date	
Client Mr B. & Mrs. E. WOOD		Date	
Project / Site Proposed New Replacement Dwelling at No. 24 Catherine's Street, St. David's, Pembrokeshire, SA62 6RN.		Date	

Dwg No	Job No	Scale	Rev	Drawn	Date
P07	1863	A3	B	PNW	APR 2018

1:1
70mm
60
50
40
30
20
10
A3 ORIGINAL DRAWING SIZE

PROPOSED ELEVATIONS Scale - 1:100