

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-Jul-2018

This application is being referred to Committee as the views of the City Council are contrary to that of your officers.

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

PCNPA Planning Ecologist: No objection

Natural Resources Wales: 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.

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 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

Site and Context

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. Glimpse 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 velux 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 more 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 proposed dwelling is considered to be out of scale and visually intrusive. The character of the immediate vicinity of the application site is that of rather unassuming single storey detached dwellings which are much more modest in scale, massing and proportions. The proposed replacement is a full two storey dwelling, which is approx. 7.1m to ridge height. 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. It is acknowledged that a previous approval on this site has allowed a larger dwelling, but it is the cumulative effect of the replacement dwelling including the overall height increase, the addition of the front porch, the large rear dormers and the overall size of the new dwelling which when read in the context of the more modest single storey dwellings creates a development which is uncharacteristic and at odds with the neighbouring dwellings which form a large part of the setting.

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 they do 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 special 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

During the consideration of the previous application, which approved alterations and extensions to the existing dwelling, 2 no. small rear dormers and a velux rooflight were proposed on the rear elevation. Whilst it is acknowledged that this would have allowed a degree of overlooking to the neighbouring property it is considered in the context of the current application the size of the proposed dormer windows, coupled with the number of rear rooflights, and the overall size increase of the proposed dwelling in such close proximity to the boundary will have a harmful effect on the privacy and amenity that the occupants of the neighbouring should reasonably expect to enjoy. The cumulative impact of the differences between what was approved as alternations and extensions and what is now proposed give the new dwelling a more imposing appearance, creating an overbearing development on the boundary.

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.

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.

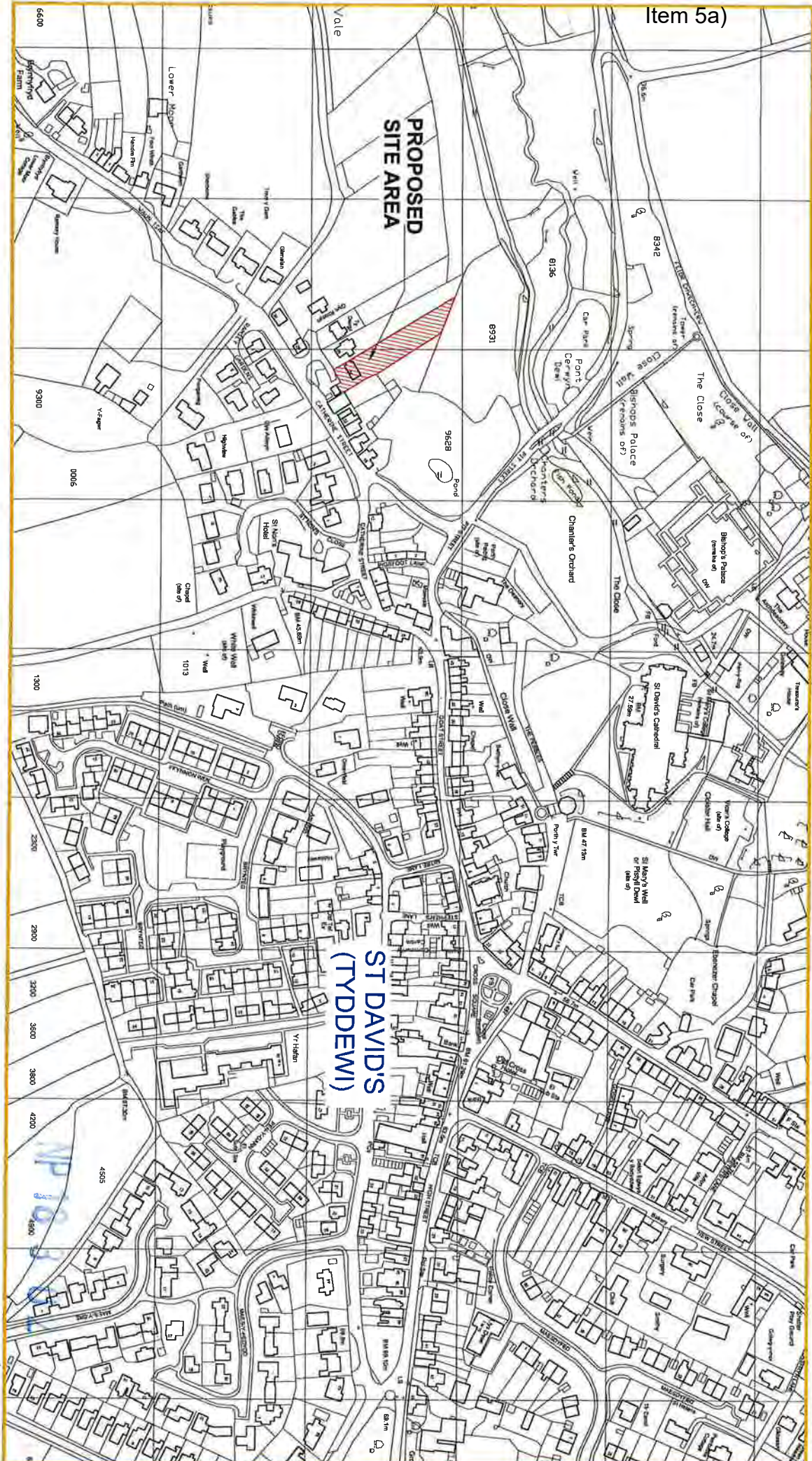
Conclusion

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 contrary to local planning policy representing an unacceptable form of development which would have a detrimental impact on the visual amenities and special qualities of the National Park and an unacceptable impact on neighbouring amenity, and it is therefore recommended for refusal.

Recommendation

The application is recommended for refusal for the following reason:-

1. The proposed development by virtue of its scale design and form would have a detrimental impact on the character and appearance of the area and on the living conditions of the neighbouring property in terms of overbearing and privacy and would be contrary to Policy 1 (National Park Purpose and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity) of the adopted Local Development Plan



LOCATION PLAN

Scale - 1:2500

0 10 20 30 40 50 60 70mm

A3 ORIGINAL DRAWING SIZE

22 MAY 2018
 Awdurdod Penrhyn
 Antigonish
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Rev	Description	Date
1	LOCATION PLAN	

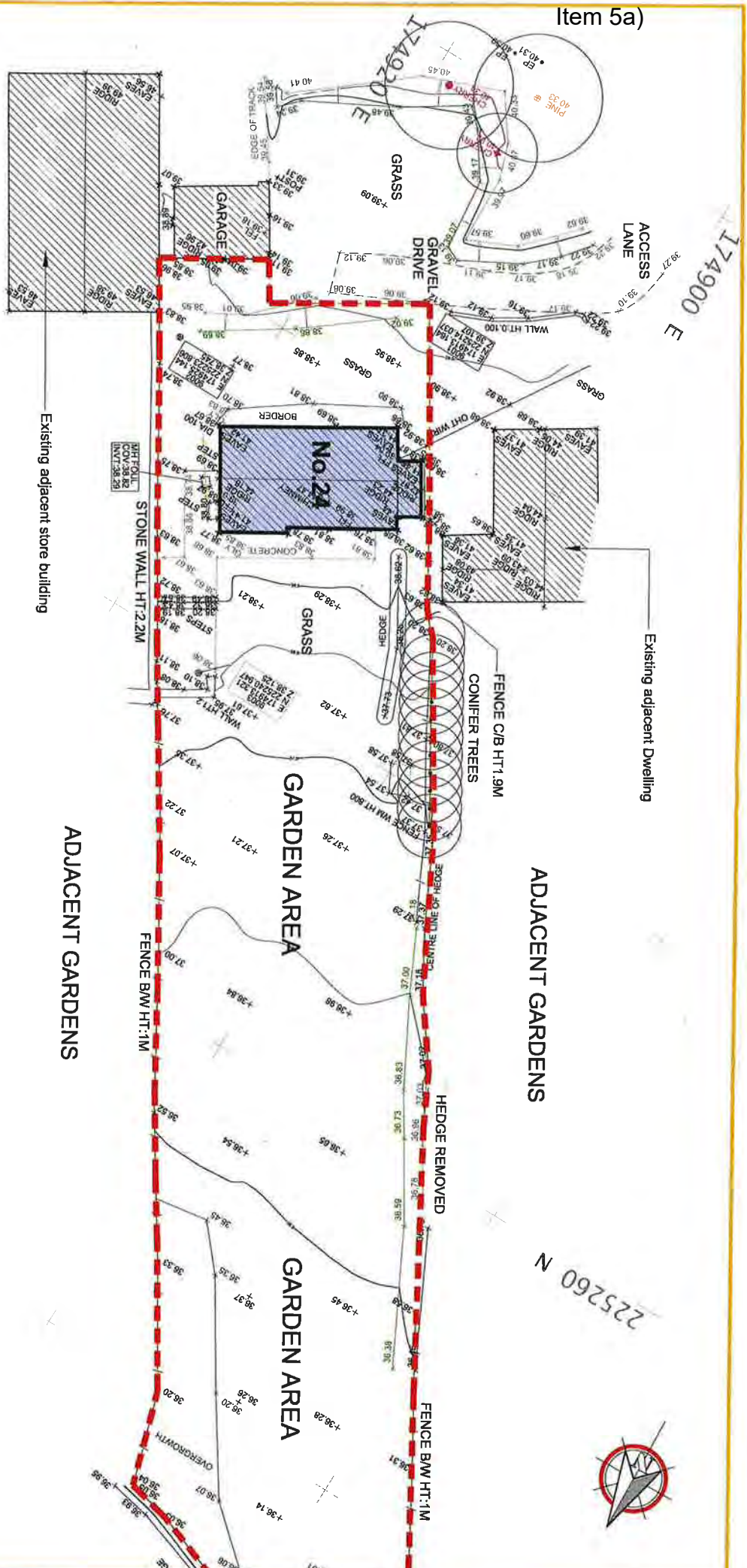
Client
Mr. B. & Mrs. E. WOOD

Project Title
Proposed New Replacement Dwelling at No. 24 Catherine's Street, St David's, Pembrokeshire, SA62 6RN.

Drawn By	Job No.	Project	Scale
P01	1653	A3	1:2500
Checked By		Drawn	Date
PNW		PNW	Apr 2018

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Item 5a)



174900 E

ACCESS LANE

Existing adjacent Dwelling

ADJACENT GARDENS

225260 N



ADJACENT GARDENS

GARDEN AREA

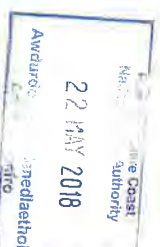
GARDEN AREA

Existing adjacent store building

NP 18 3 02

EXISTING TOPOGRAPHICAL SITE SURVEY

Scale - 1:250



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

Revision		Description	Date
1	EXISTING SITE SURVEY		
Client Mr. B. & Mrs. E. WOOD Proposed New Replacement Dwelling at No. 24 Catherine's Street, St.David's, Pembrokeshire, SA62 6RN.			
Drawing No. P02	3rd No. 1683	Project No. 17280	Scale 1:250
Prepared By: JAW Checked By: PMW Date: APR 2018			
Hayston Developments & Planning Ltd The Planning Studio, Hayston Bridge Peterborough PE6 2 1U 07535 887 07 info@haystondevelopments.co.uk www.haystondevelopments.co.uk			

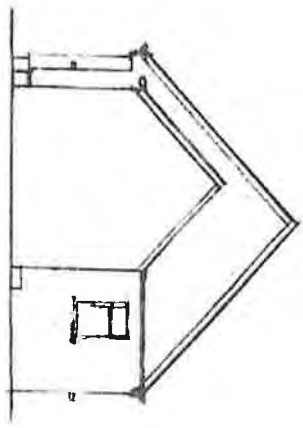
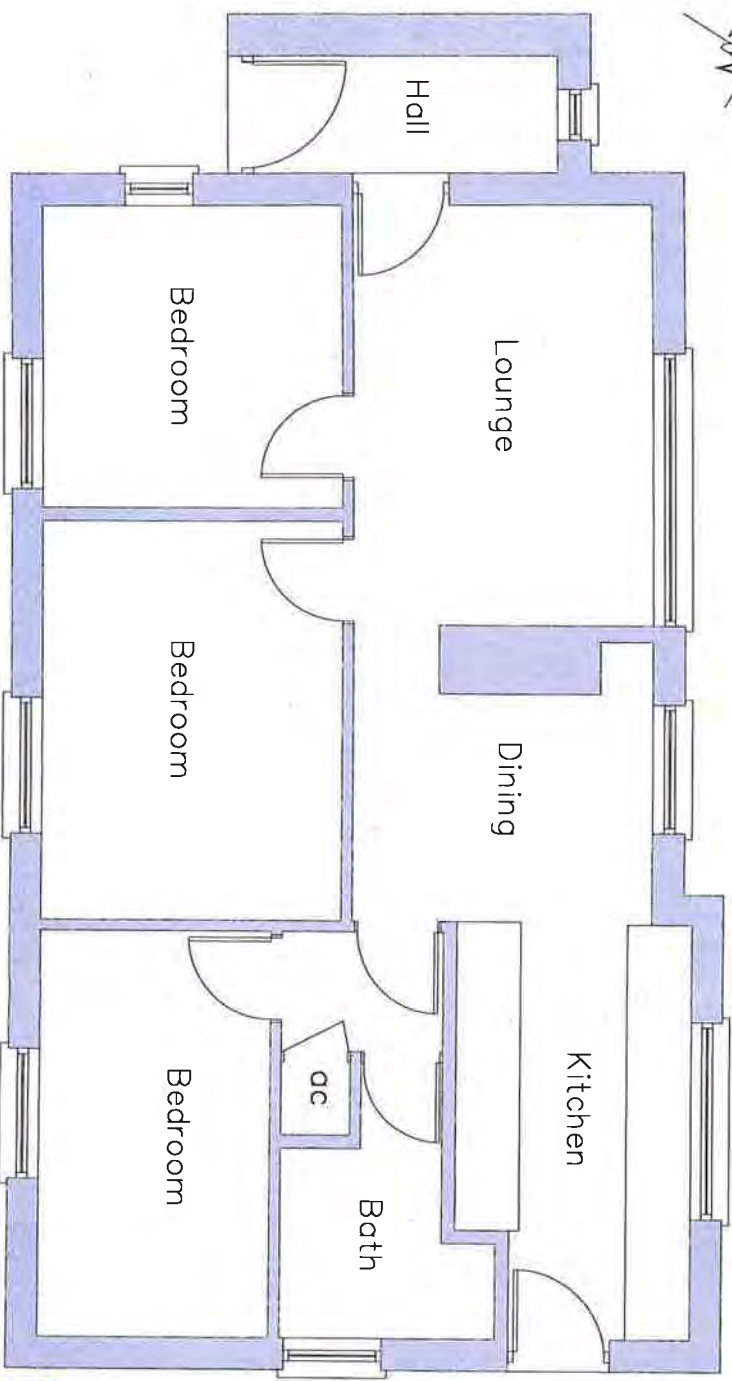


Item 5a)

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

NOTE:
NP 18 3 02
 DRAWING BASED ON INFORMATION
 PROVIDED BY CLIENT

EXISTING FLOOR PLANS / ELEVATIONS

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

21 MAY 2018
 Approved
 Mr. B. & Mrs. E. Wood
 24 Catherine's Street,
 St David's, Penbroskeshire, SA62 6RN.

Revision	Description	Date
01	EX. PLANS / ELEVATIONS	

Client: **Mr. B. & Mrs. E. WOOD**
 Project Title: **Proposed New Replacement Dwelling at No. 24 Catherine's Street, St David's, Penbroskeshire, SA62 6RN.**

Draw No	Job No	Scale
P03	1663	1:100 / 50
Author	Drawn	Date
PNW	PNW	APR 2018

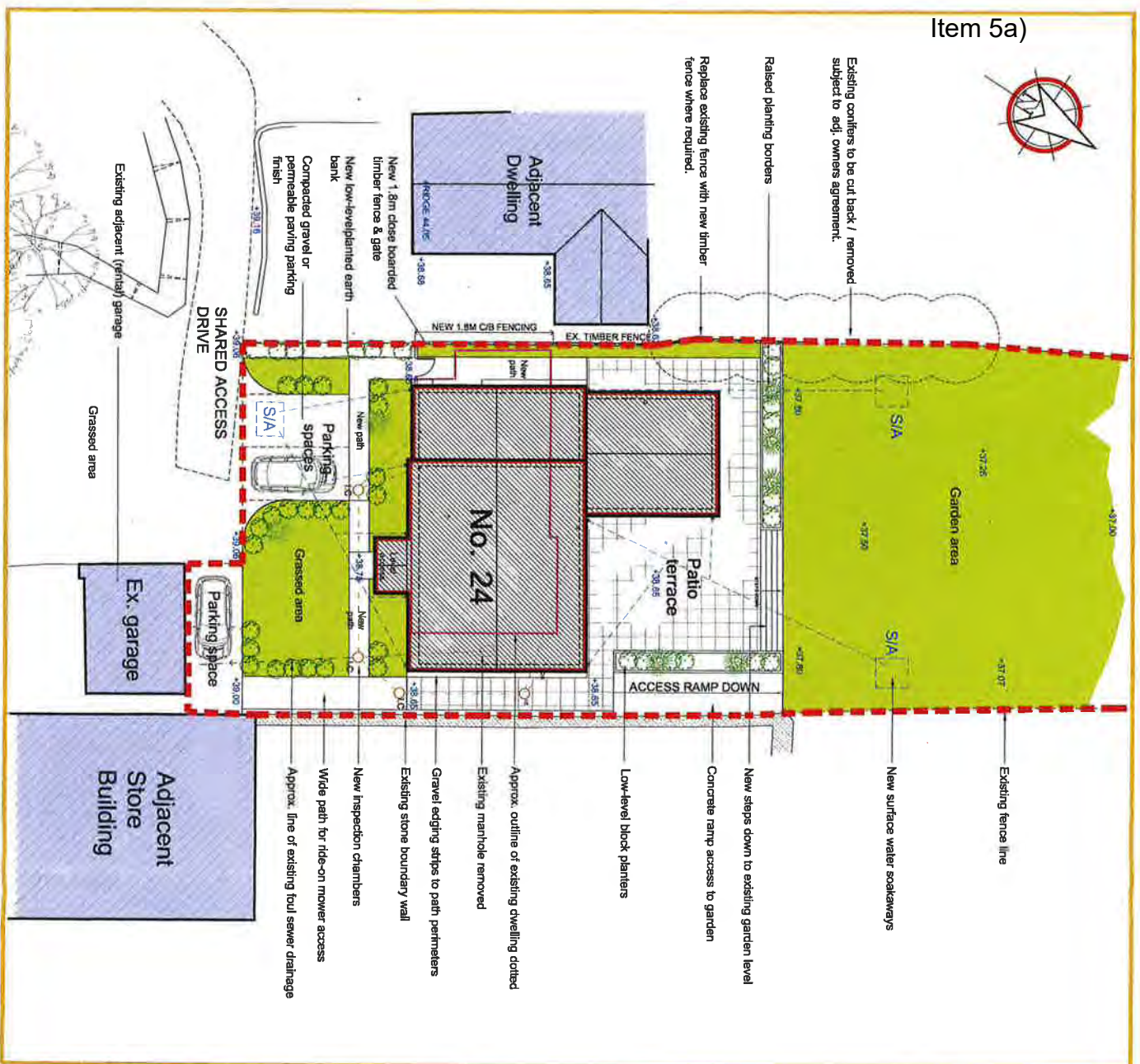
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Existing contours to be cut back / removed subject to adj. owners agreement.

Replace existing fence with new timber fence where required.



- Existing fence line
- New surface water soakaways
- Existing fence line
- New steps down to existing garden level
- Concrete ramp access to garden
- Low-level block planters
- Approx. outline of existing dwelling dotted
- Existing manhole removed
- Gravel edging strips to path, permeators
- Existing stone boundary wall
- New inspection chambers
- Wide path for ride-on mower access
- Approx. line of existing foul sewer drainage
- Adjacent Store Building
- Ex. garage
- Parking space
- Parking spaces
- Grassed area
- Grassed area
- Adjacent Dwelling
- NEW 1.8M C/B FENCING
- EX. TIMBER FENCING
- SHARED ACCESS DRIVE
- Existing adjacent (partial) garage
- Grassed area
- Existing contours to be cut back / removed subject to adj. owners agreement.
- Replace existing fence with new timber fence where required.
- Raised planting borders

PROPOSED SITE LAYOUT

Scale - 1:200



LOCATION PLAN

Scale - 1:2500 22 MAY 2018

SITE AREAS -

Existing dwelling floor area=65msq
Proposed dwelling Ground floor area=1.8msq
Proposed dwelling-First floor area=90msq
Proposed dwelling total floor area=208msq
Site Area = 1410msq / 0.348Ac / 0.1311Ha

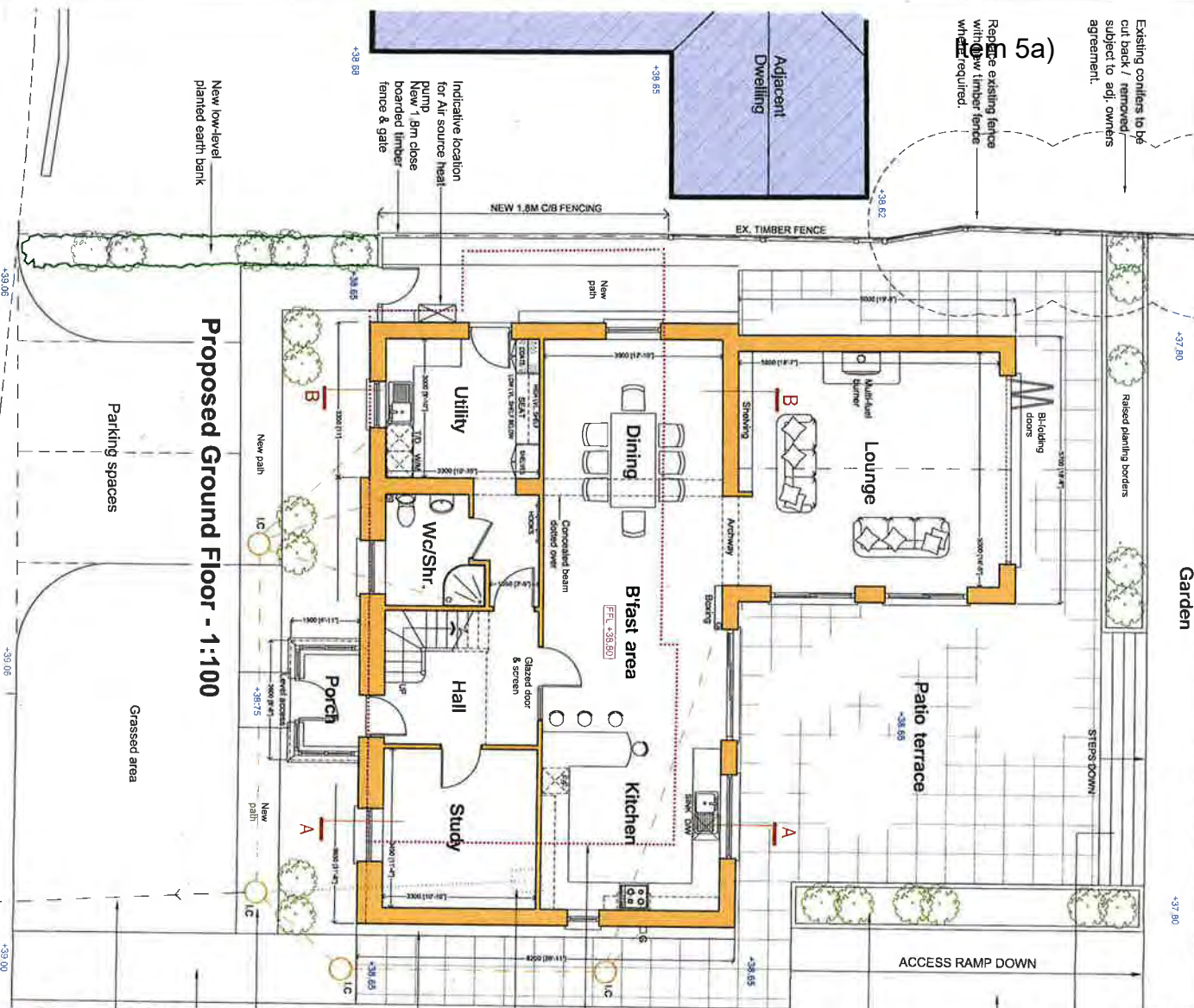
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Client Mr B. & Mrs. E. WOOD	Project Title Proposed New Replacement Dwelling at No. 24 Cathurne's Street, St David's, Pembrokehire, SA62 6RN.
Revision Description	Author/Date/Check/Date
PROPOSED SITE LAYOUT	
Dwg No. P04	Issue No. 1663
Paper A3	Scale 1:200 / 2500
Drawn PW	Date APR 2018
<p>The Planning Studio, Newport Bridge, Jordania, Newquay, Cornwall, PL12 8HU 01473 801 817 07515 681 704 www.haystondevelopments.co.uk</p>	

Existing contours to be cut back / removed subject to adj. owners agreement.

5a)

Replace existing fence with new timber fence where required.



New steps down to existing garden level

Conc. access to garden

Low-level block planters

Approx. outline of existing dwelling dotted

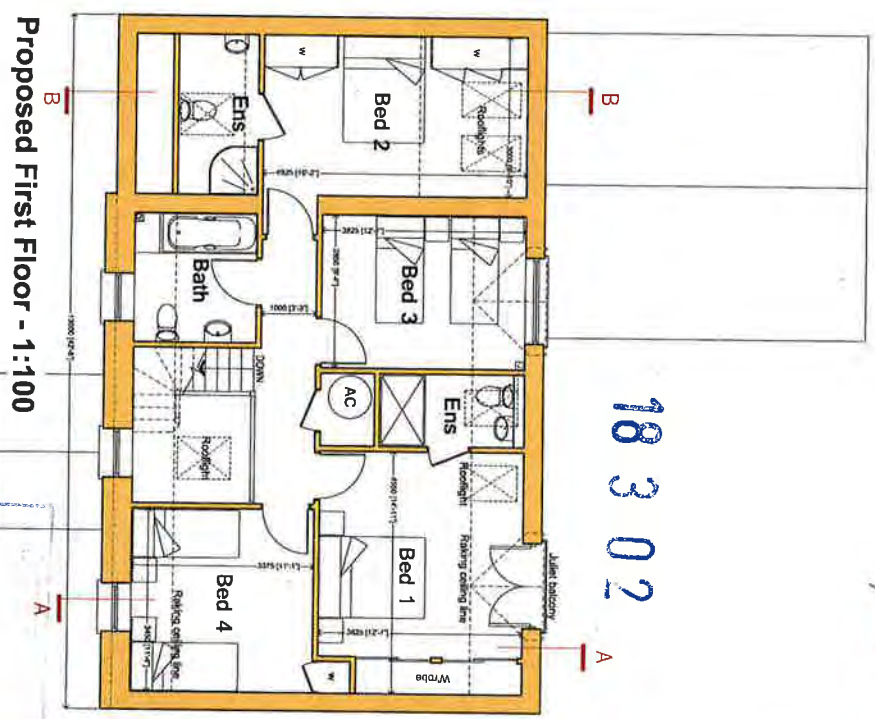
Existing manhole removed

Existing stone boundary wall

New inspection chambers

Wide path for ride-on mower access

Approx. line of existing foul sewer drainage



18302

Proposed First Floor - 1:100

22 MAY 2018

22 MAY 2018

0 10 20 30 40 50m

A

B

Proposed Floor Layouts

Revision	Description	Date
0		
10		
20		
30		
40	Amendments	20/04/2018
50	Amendments	20/04/2018

Client: Mr B. & Mrs. E. WOOD

Proposed New Replacement Dwelling at No. 24 Catherine's Street, St Davids, Pembrokeshire, SA62 6RN.

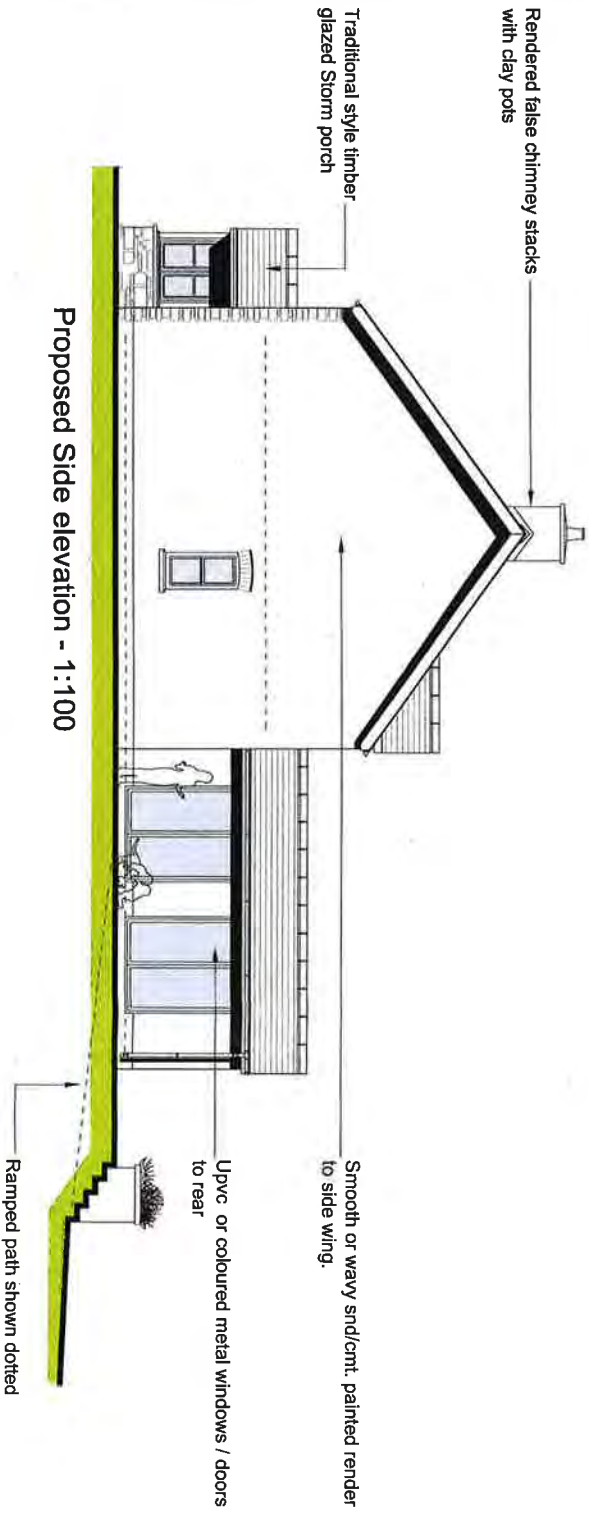
Dwg No.	Job No.	Issue	Scale	Date
P05	1063	Rev	1:100	APR 2018
	1063	Rev	1:100	APR 2018

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PROPOSED FLOOR LAYOUTS

Scale - 1:100



MR 18 3 02

22 MAY 2018
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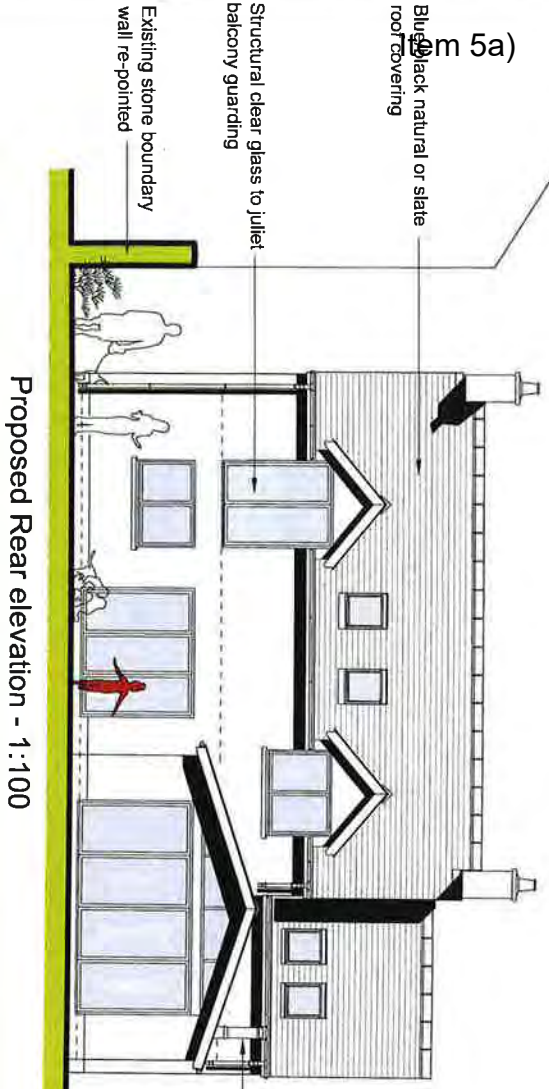
PROPOSED ELEVATIONS Scale - 1:100

A3 ORIGINAL DRAWING SIZE

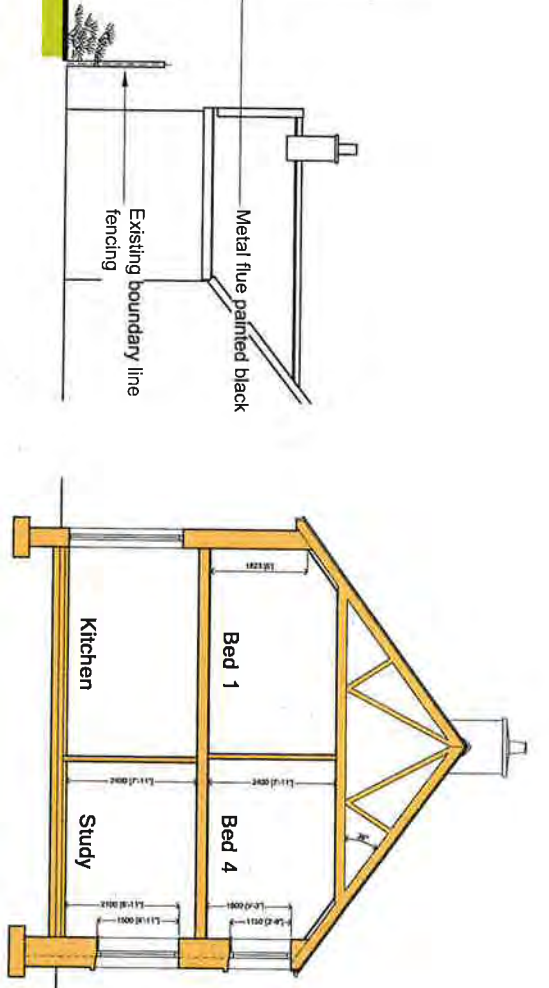
Revision	Description	Date
PROPOSED ELEVATIONS		
Client: Mr. B. & Mrs. E. WOOD		
Project Title: Proposed New Replacement Dwelling at No. 24 Catherine's Street, St David's, Penbroskeshire, SA62 6RN.		
Drawn By: P06	Job No: 1883	Scale: 1:100
Drawn On: 13/05/18	Rev: 01	Date: Apr 2018

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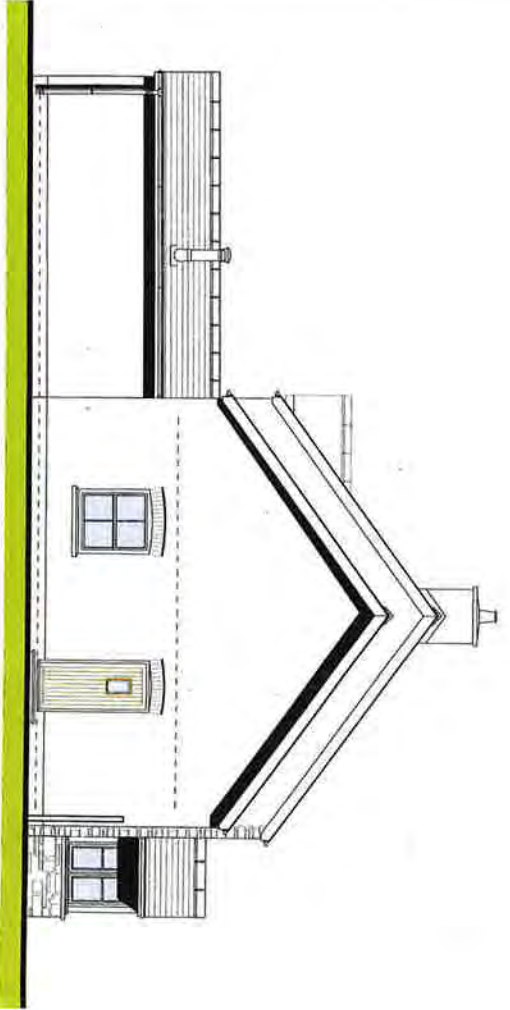
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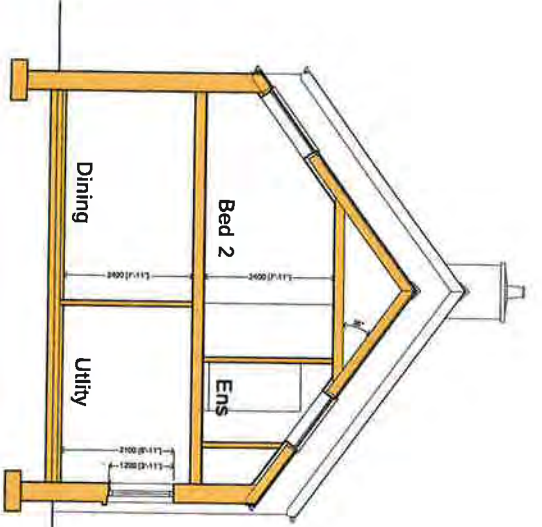
Proposed Rear elevation - 1:100



Section A - 1:100

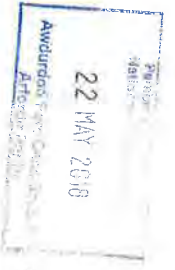


Proposed Side elevation - 1:100



Section B - 1:100

NP 18 3 02



PROPOSED ELEVATIONS
Scale - 1:100

A3 ORIGINAL DRAWING SIZE

Client	Mr. B. & Mrs. E. WOOD
Project Title	Proposed New Replacement Dwelling at No. 24 Catherine's Street, St. David's, Pembrokeshire, SA62 6RN.
Drawing Description	PROPOSED ELEVATIONS
Design No.	200 No. 1653
Project No.	AS
Scale	1:100
Date	APR 2018
Drawn	FWW

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