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.

Pembrokeshire Coast National Park Authority
Development Management Committee –5th September 2018
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.
EXISTING FLOOR PLANS / ELEVATIONS

A3 ORIGINAL DRAWING SIZE

Item 5a)

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

NOTE: DRAWING BASED ON INFORMATION PROVIDED BY CLIENT

NP18 3 02

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