

Application Ref: NP/18/0606/FUL

Case Officer Caroline Bowen
Applicant Misses S & V Chamberlain
Agent Mr A Powell, Pembroke Design Ltd
Proposal Demolition of existing Woolaway bungalow & replacement dwelling
Site Location 26, Angle Village, Angle, Pembroke, Pembrokeshire, SA71 5AT
Grid Ref SM86320295
Date Valid 11-Oct-2018 **Target Date** 23-Jan-2019

This application is reported to the Development Management Committee, as the Community Council recommendation is contrary to that of the Planning officer.

Consultee Response

Natural Resources Wales: No objection subject to comments regarding European Protected Species - Bats and Legislation and policy

PCNPA Planning Ecologist: No objection - However works will require a licence from NRW

PCC - Transportation & Environment: No objection

PCNPA Buildings Conservation Officer: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

Dyfed Archaeological Trust: No adverse comments

Angle Community Council: No adverse comments

Public Response

The application has been appropriately advertised – no comments have been received.

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 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 44 - Housing

LDP Policy 45 – Affordable housing

Pembrokeshire Coast National Park Authority
Development Management Committee – 23rd January 2019

PPW10

SPG17 - Conservation Area Proposals

TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m

LDP Mineral Safeguard

Historic Landscape

Ancient Monument - within 500m

Potential for surface water flooding

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

Recreation Character Areas

Landscape Character Assessment

Seascape Character Assessment

Officer's Appraisal

Background and Description

The application site is located within the Centre boundary of Angle village; and is a modest detached bungalow, set in a reasonably sized plot on the southern flank of the main road through the village. The frontage of the site is open in aspect from the wider streetscene, and there is an existing access from the main road to the east of the front boundary

26 Angle Village is a twentieth century 'pre-fab' property, constructed of preformed panels with a tile roof. It is set back from the main road behind a front garden, with a larger garden to rear bordered by hedges. The house falls within the Conservation Area, and an accompanying application for Conservation Area Consent has been made under the reference NP/18/0607/CAC.

Planning History

This application is a resubmission of a submission an earlier application made in 2018, which was withdrawn due to concerns about design.

Current Proposal

Planning permission is sought for the demolition of the pre-fab property and the construction of a dormer bungalow on the same site.

The new dwelling will have smooth painted render walls with a grey tile roof; and will be traditionally detailed and proportioned.

Key Issues

- Principle of development
- Siting and Design
- Amenity and Privacy
- Surface Water Drainage
- Trees and Local Biodiversity
- Highways/Parking
- Other Matters

Principle of development.

Policy 6 of the Local Development Plan refers to development within Rural Centres, and advises that residential development can be supported, with affordable housing prioritised, as per Policy 45's requirements. As this particular proposal is for the replacement of an existing lawful residential property, there would be no net gain in dwellings on the site, and an affordable housing contribution is not required. The proposed new dwelling would be in accordance with local planning policy

In December 2018, Planning Policy Wales Edition 10 was released, and is the basis for national planning policy in Wales. The revised PPW reiterates the Plan-led system for the determination of planning applications, and also requires Authorities to ensure that development is sustainable, through meeting the seven well-being goals of the Well-being of Future Generations (Wales) Act 2015. The proposed development is a straight forward replacement of an existing residential property, which is more energy efficient (as is required of all new development) and incorporates sustainable energy technology. In light of this, the new dwelling will be an improvement to the older 'pre-fab' structure, and would be in keeping with the well-being goals underpinning national planning policy.

The application would therefore be in accordance with adopted planning policy.

Siting and Design

The proposal remains of a modest scale and will significantly improve the external appearance of the property, whilst allowing additional living space more in keeping with modern family living. The external appearance respects the traditional details and elements found in the village and its immediate setting, with appropriate external materials and modern, ecologically inspired detailing.

The site is within the Conservation Area, and following consultation with the Authority's Conservation Officer, he has advised that he supports the proposal as the new dwelling has a simple and attractive character, reflecting the local vernacular and subject to the fenestration on the front elevation being timber.

Amenity and Privacy

There are adjoining neighbours to either side of the application site all of whom have been consulted by letter and the erection of a site notice. Given the pre-existing

residential nature of the site, the dormer scale of the proposal not being significantly different to the original bungalow, and that the development replaces an existing structure on the same siting, it is considered that the development will not result in a significant loss of privacy and amenity to neighbours

Surface Water Drainage

Surface Water Drainage is shown as an issue under the PCNPA Constraints Map. The proposed drainage will be as per existing site arrangements (soakaway), and following consultation, neither NRW nor Welsh Water have any objections to the proposal.

Trees and Local Biodiversity

Natural Resources Wales, and the PCNPA Planning Ecologist have been consulted due to the loss of the existing dwelling. In respect of the ecology, both NRW and the ecologist advised that a bat licence is required, and NRW comment that a hessian backed roofing underfelt is advisable in the roof space of the new house. This information can be attached as an advisory note if permission is granted.

There are trees to the rear garden and whilst the works are not expected to impact the trees, officers recommend that an advisory note also be attached to ensure the protection of the trees during development activity.

Highways/Parking.

The Highways Authority has no objection to the proposal on highway grounds.

Other matters.

- Archaeology and proximity of an ancient monument.

Dyfed Archaeological Trust has advised that no further action is required; and Cadw advises that the development would not impact on any historic fabric.

- Angle Community Council's concerns.

The Community Council are concerned that no single storey buildings facing the main road have dormer windows or veluxes and that the dormer window makes the property look asymmetrical, all of which are out of keeping with other properties in the village.

As the site is openly visible in the streetscene, officers agree that design is important; and - being within a conservation area – the details of new development in an historic setting should reflect and reinforce the prevailing vernacular. Officers consider that within Angle, there is sufficient variety of appearance between dwellings, and there is a wide range of both the old and the new. The new dwelling does not stand out as being significantly different within the streetscene, and there is no requirement for new dwellings to be a direct copy of existing properties as this stifles visual interest and individuality.

Conclusion

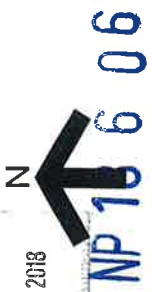
The proposal replaces an existing property, which has no particular visual or historic merit, and is not up to modern standards. The siting remains the same, and whilst more modern in construction, the design has referenced the surrounding traditional vernacular. The proposal therefore complies with the relevant policies of the LDP and is recommended for approval.

Recommendation

That the application be approved subject to the following conditions and informatives

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 no's 001, 002, 003, 004, 005, 006A, 007B, 008A and 009B received on 11th October 2018.
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. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
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. Local Development Plan Policy 32 (Surface Water Drainage).
4. All windows, doors and other external joinery to the front elevation to be in, and thereafter retained as, timber with a painted finish.
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, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

11 OCT 2018



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Work to figured dimensions. Do not scale.

The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.



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LOCATION PLAN

Project:
PROPOSED REPLACEMENT DWELLING
AT 26 ANGLE VILLAGE, ANGLE,
PEMBROKESHIRE

Client:
STEPHANIE & VICKY CHAMBERLAIN

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LOCATION PLAN



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EXISTING SITE PLAN

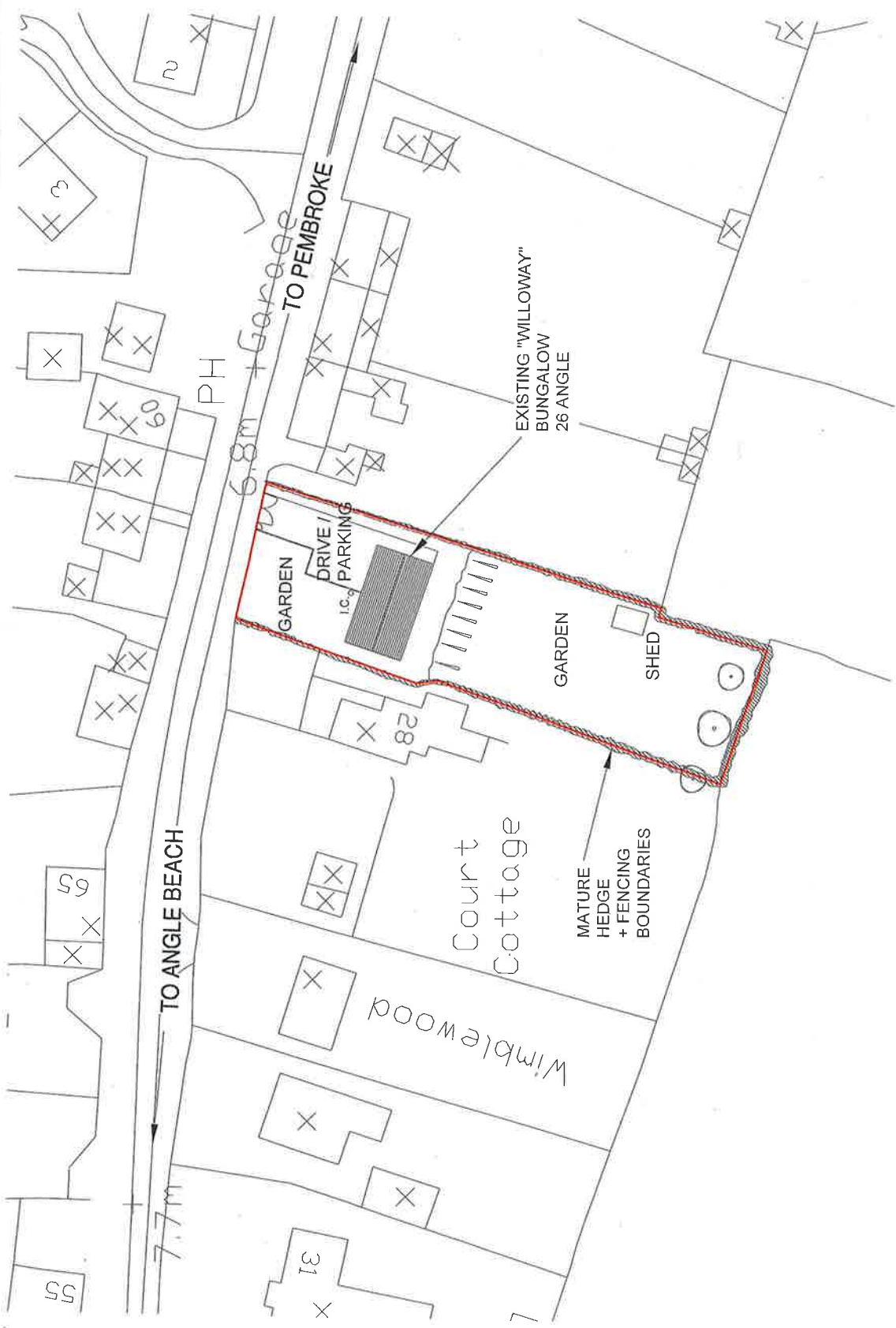
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Client:
STEPHANIE & VICKY CHAMBERLAIN

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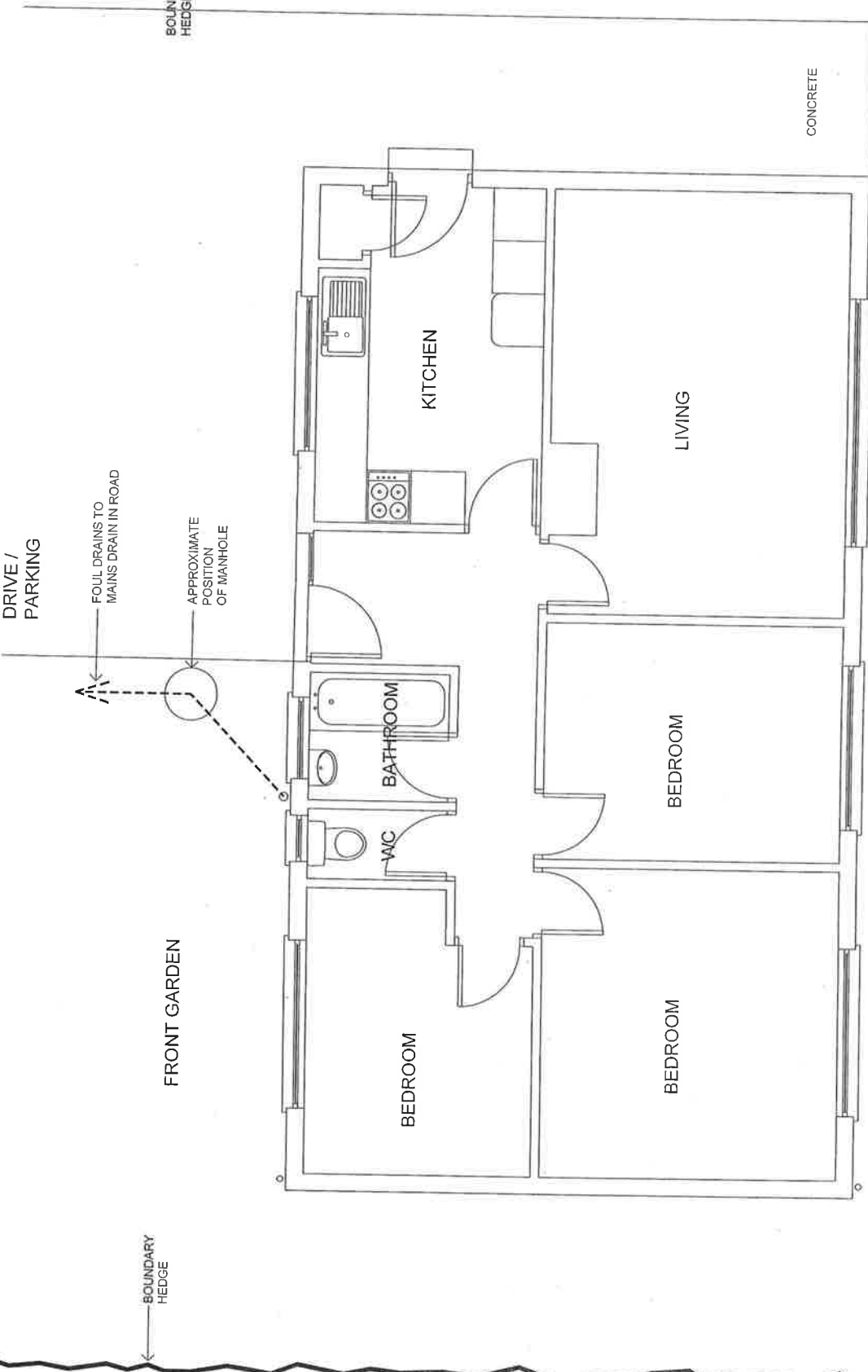
Project: **PROPOSED REPLACEMENT DWELLING AT 26 ANGLE VILLAGE, ANGLE, PEMBROKESHIRE**

Client: **STEPHANIE & VICKY CHAMBERLAIN**

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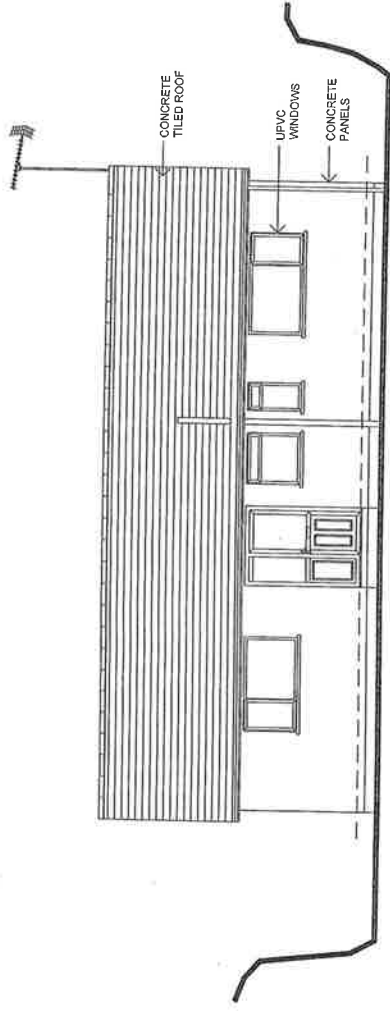
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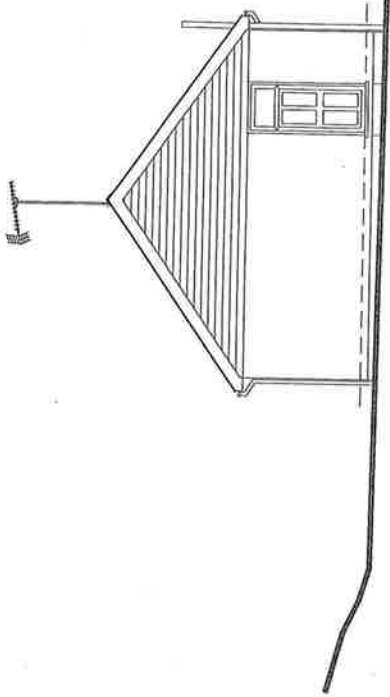
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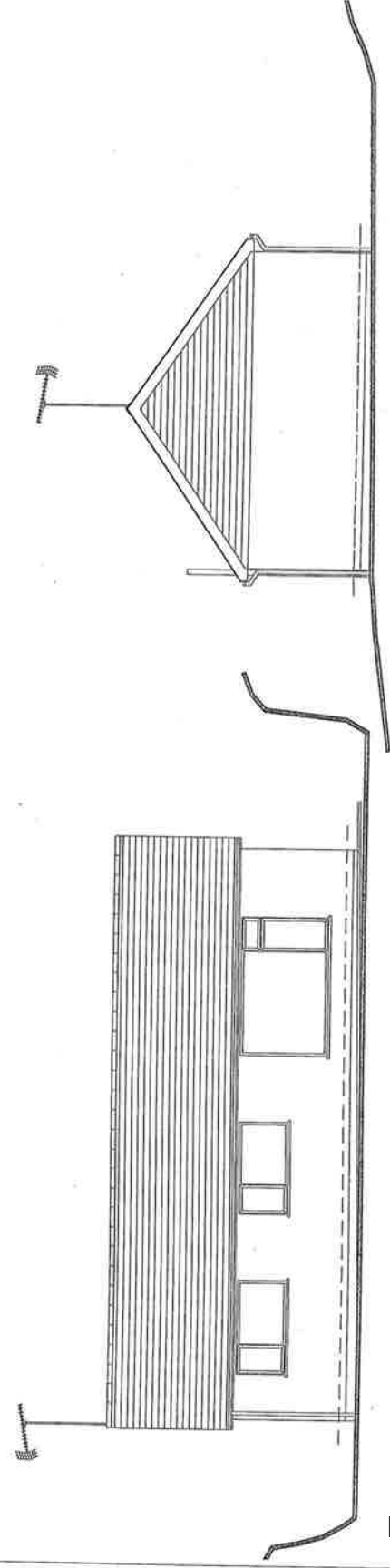


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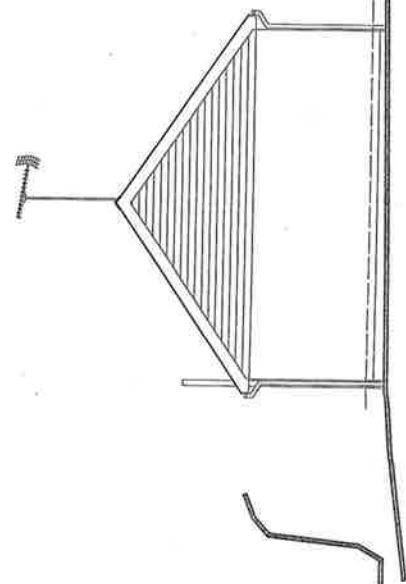


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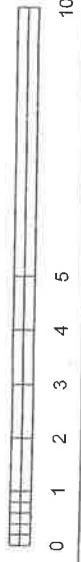


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EXISTING WEST ELEVATION

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EXISTING ELEVATIONS
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Client: STEPHANIE & VICKY CHAMBERLAIN

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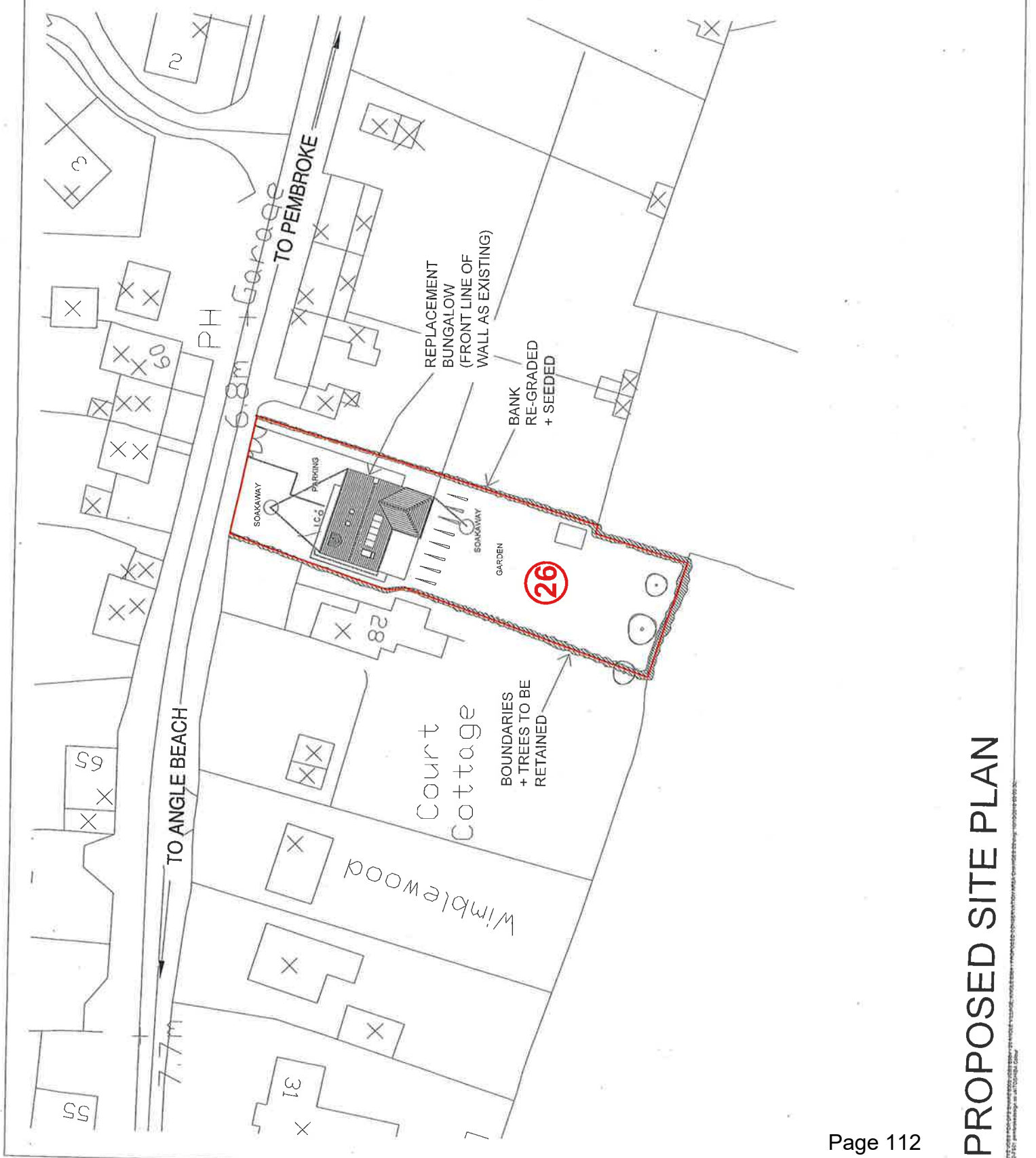
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 AMENDED TO CLIENT'S REQUEST 11.05.18 A

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PROPOSED SITE PLAN	
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Client STEPHANIE & VICKY CHAMBERLAIN	
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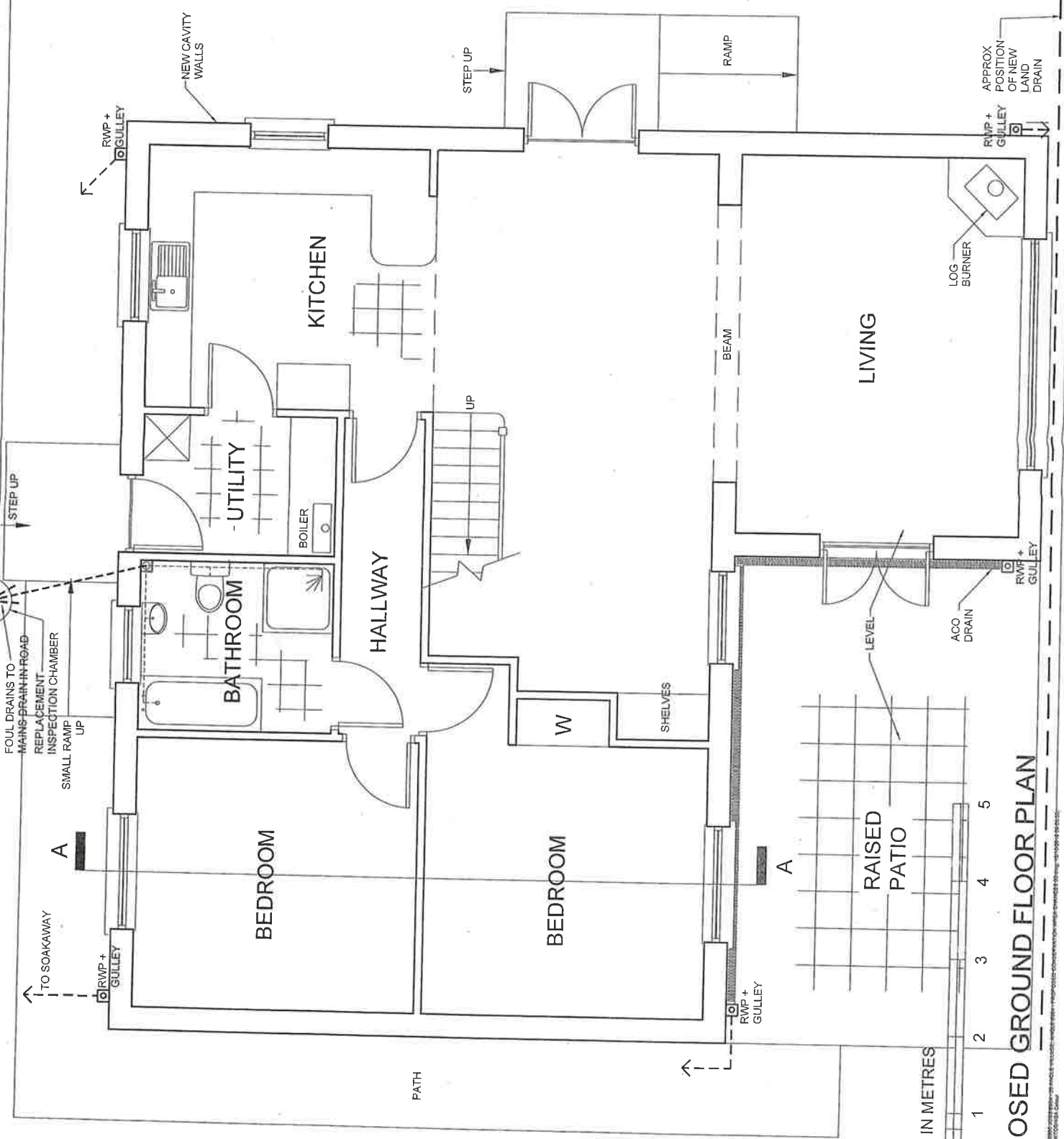


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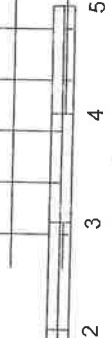
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PROPOSED GROUND FLOOR PLAN



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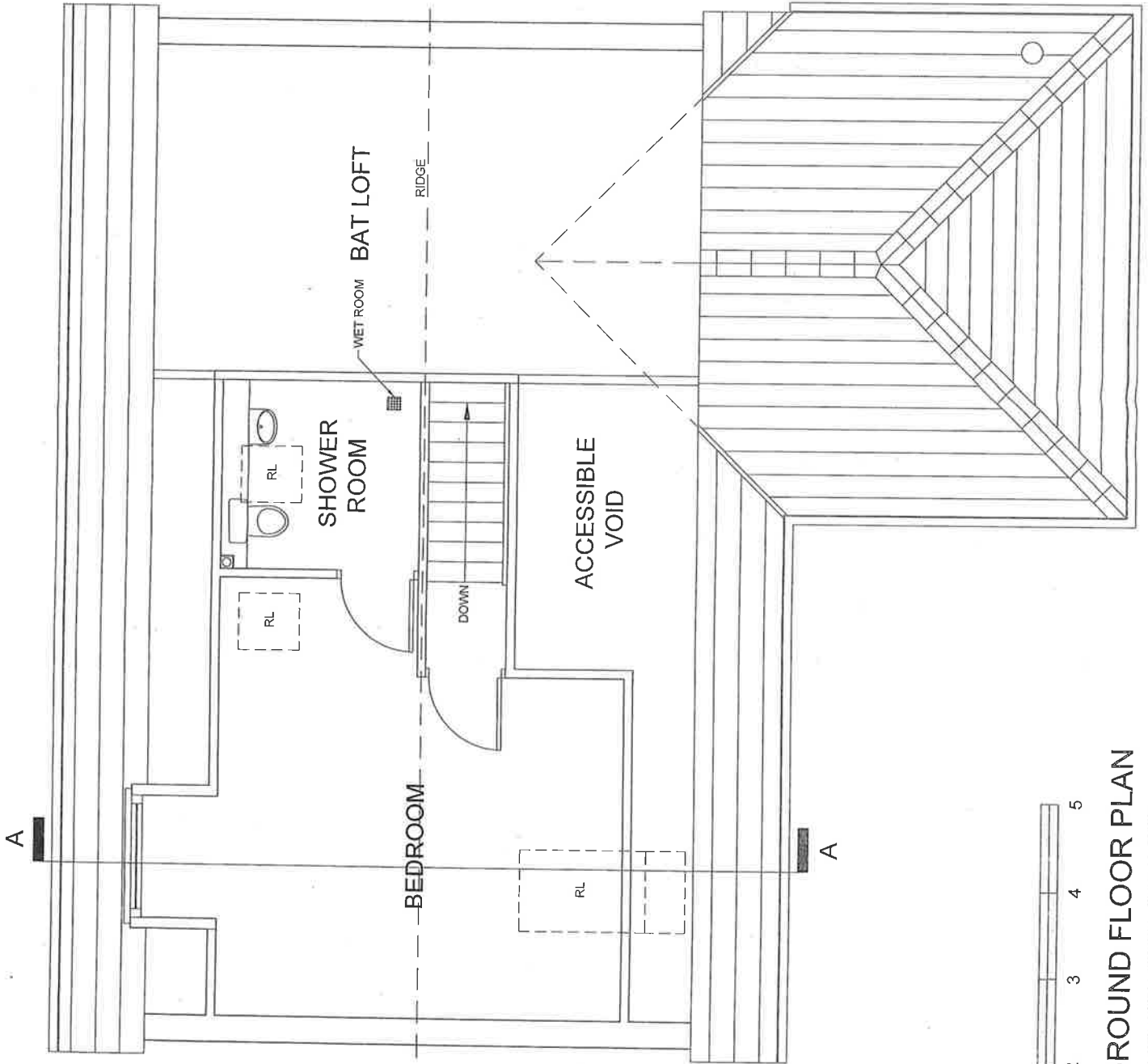
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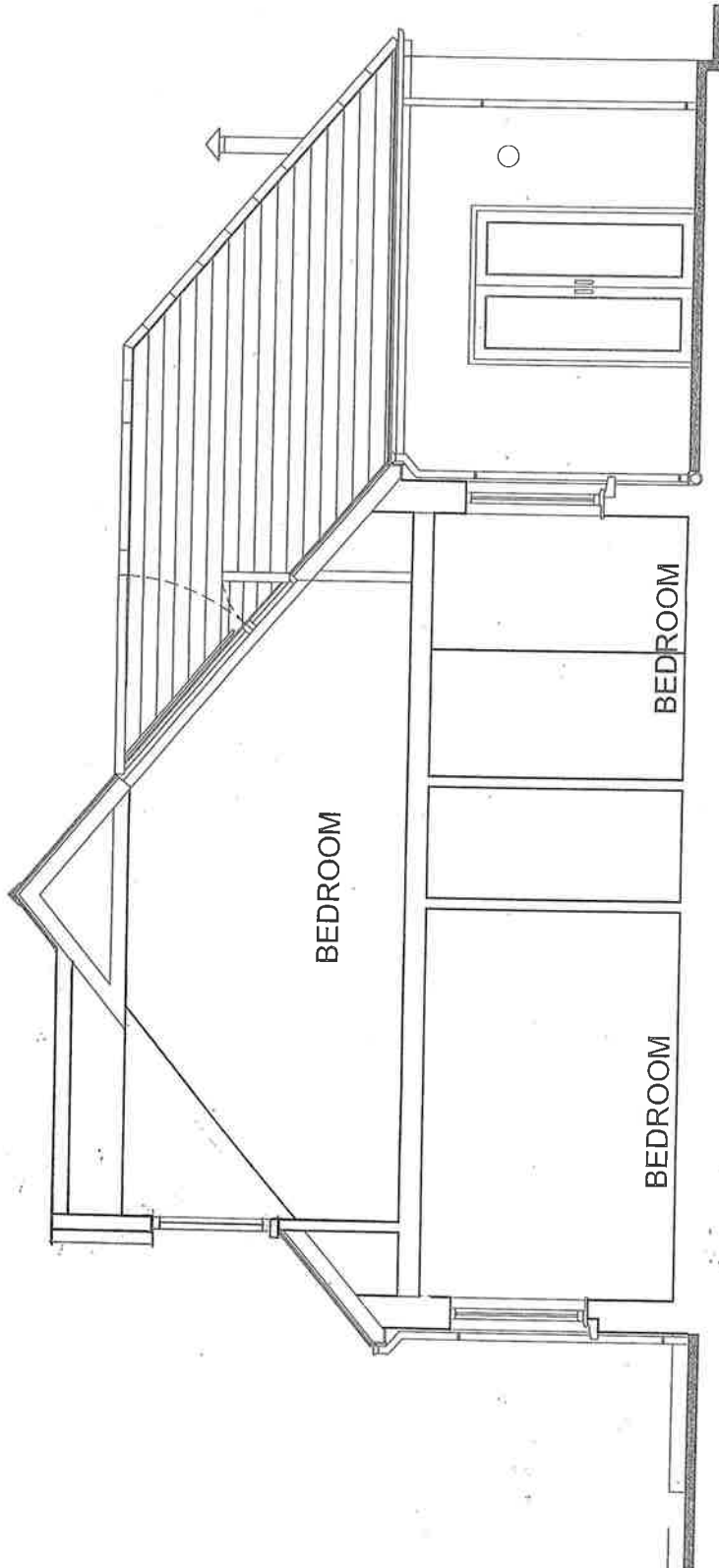
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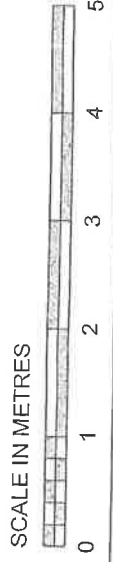
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Client
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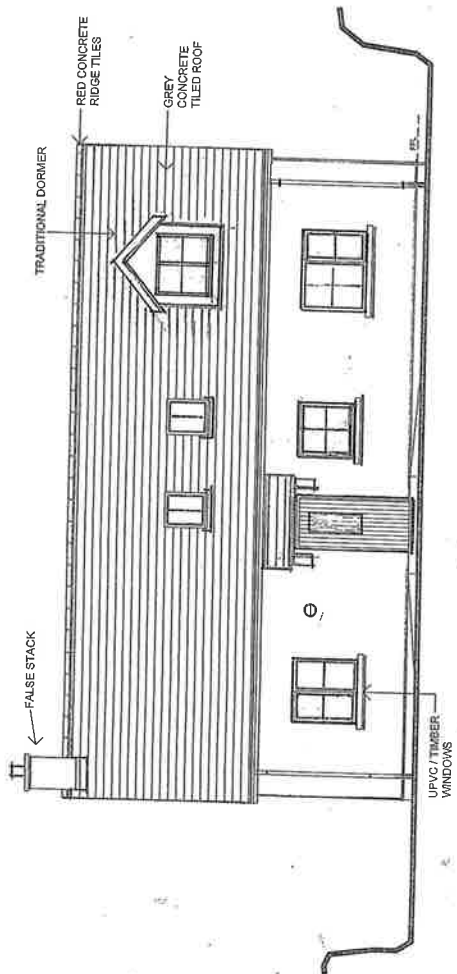
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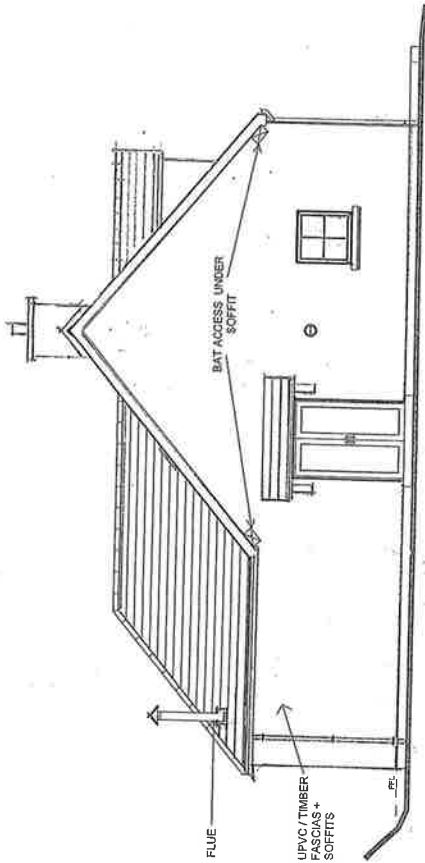
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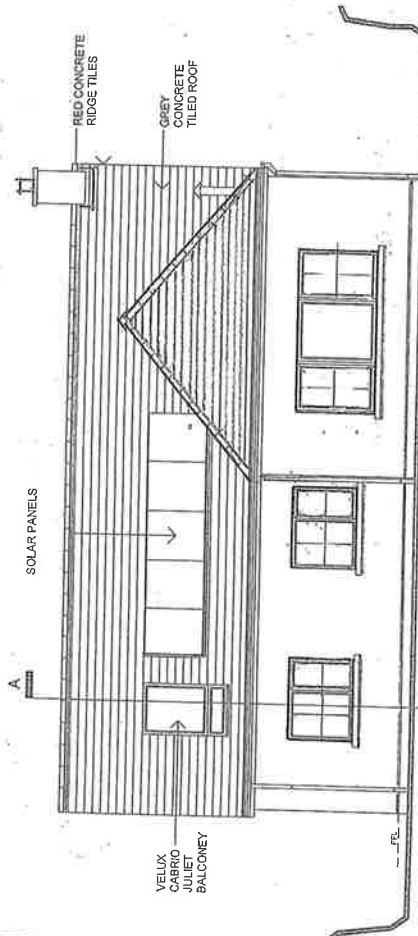
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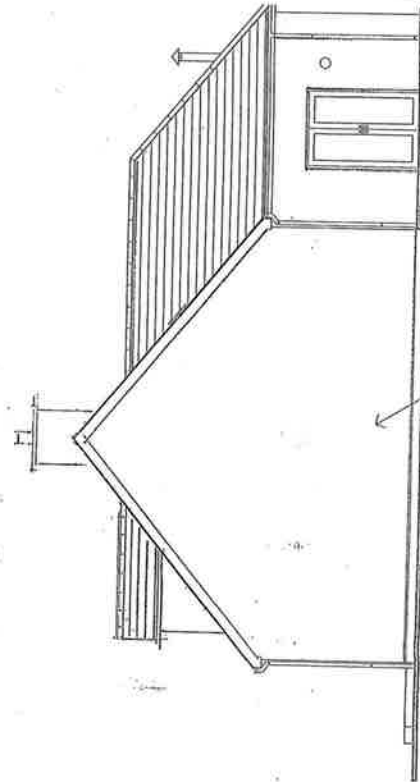
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

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Client
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