Application Ref: NP/18/0607/CAC

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

Angle Community Council:  Concern
PCNPA Buildings Conservation Officer:  Supporting
PCC - Transportation & Environment:  No objection
PCNPA Planning Ecologist:  No objection - However works will require a licence from NRW
Dwr Cymru Welsh Water:  Conditional Consent

Public Response

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

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 as the development involves the wholesale demolition of the original property, Conservation Area Consent is required for that element of the proposal.

An accompanying application for planning permission to build a replacement dwelling has been made under the reference NP/18/0606/FUL.

Planning History

This application is a resubmission of a submission earlier in 2018, which was withdrawn due to concerns in respect of design.

Current Proposal

Conservation Area Consent is sought for the demolition of the existing single storey bungalow.

Key Issues

- Principle of development
- Other Matters

Principle of development.

Conservation Area Consent is required for the demolition of an unlisted building in a conservation area, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Historic Environment (Wales) Act 2016. In determining applications for conservation area consent, local planning authorities are expected to have regard to Section 72 of the 1990 Act, which states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Following consultation with the Authority’s Conservation Officer, he has advised that he supports the proposal for demolition, as the existing building is a standard modern prefab bungalow which makes little contribution to the character and appearance of the Conservation Area.

Planning Policy Wales Edition 10 and its accompanying Technical Advice Note 24 on the Historic Environment are relevant considerations. Paragraphs 6.1.5 to 6.1.9 advise that the planning system must take into account Welsh Government objectives regarding the historic environment as a finite, non-renewable and shared resource. Paragraph 6.7 of TAN 24 states that;

‘Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their
replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.’

It is considered that there is no conservation merit to the pre-fab bungalow, thus the demolition of the structure is acceptable.

Other matters.

- Archaeology and proximity of an ancient monument.

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

- Angle Community Council’s concerns.

The Community Council is 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 concerns the demolition of an existing property, which has no particular visual or historic merit, and is not up to modern standards. A planning application for a replacement dwelling has accompanied this application, to ensure that the site does not remain empty in the future. The proposal complies with the relevant statutory legislative requirements, and can be supported by officers.

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: Drawing no’s 001, 002, 003, 004, 005C, 006A, 007B, 008A and 009B dated 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. The works of demolition hereby authorized shall not be carried out before a contract for the carrying out of the works approved under reference NP/18/0606 has been made. The demolition works shall not take place more than 3 months before the commencement of these works. **Reason:** To ensure a proper standard of development and appearance in the interests of conserving the character and appearance of the conservation area.
EXISTING FLOOR PLAN

SCALE IN METRES

1 2 3 4 5

0
EXISTING NORTHELEVATION

EXISTING EASTELEVATION

EXISTINGSOUTHELEVATION

EXISTINGWESTELEVATION

EXISTING ELEVATIONS

FOR PLANNING
PURPOSES ONLY

11 OCT 2013

REVISIONS NOTES
Pembroke Design Ltd 2018

EXISTING ELEVATIONS

PROPOSED REPLACEMENT DWELLING
AT 26 ANGLE VILLAGE, ANGLE,
PEMBROKESHIRE

Client
STEFANIE & VICKY CHAMBERLAIN

PENBROKE DESIGN
LIMITED

Scale
1:100

Date
MAY 2018

By
CJM

Checked by

Ref No
004

8984

Designer

Original Size
A3
PROPOSED NORTH ELEVATION

PROPOSED EAST ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

SCALE IN METRES

0 1 2 3 4 5

FOR PLANNING PURPOSES ONLY

PROPOSED REPLACEMENT DWELLING
AT 26 ANGLE VILLAGE, ANGLE, PEMBROKESHIRE

CLIENT: STEPHANIE & VICKY CHAMBERLAIN

PEMBROKE DESIGN LIMITED

DRAWN: CJM & DW  DATE: OCT '18

PROJECT: MUSIC ROOM

CONTENTS: RCC, 200, 201 & 202

MATERIALS: RED CONCRETE, TILED ROOF

UPVC/TIMBER WINDOWS

UPVC/TIMBER FASCIA + SOFFITS

SOLAR PANELS

SICHEL FILLER

COLOURED RENDER

DATE: 1 OCT 2013