

**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This application is a resubmission of a submission earlier in 2018, which was withdrawn due to concerns in respect of design.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 11<sup>th</sup> 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

11 OCT 2018



NP 18 6 07

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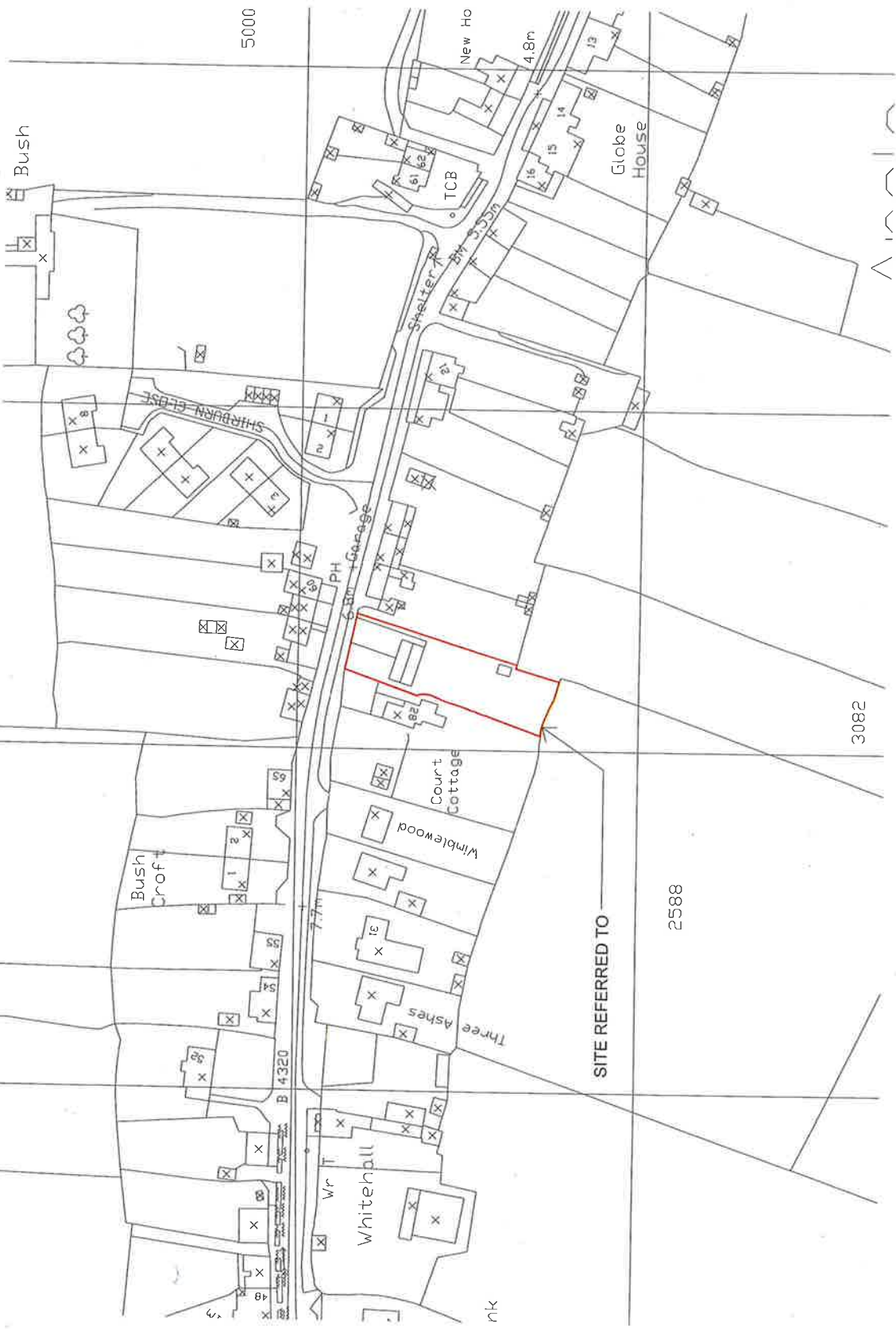
The contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.


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.



REVISIONS NOTES: © Pembroke Design Ltd 2018	DATE	REV
Dwg <b>LOCATION PLAN</b>		
Project <b>PROPOSED REPLACEMENT DWELLING AT 26 ANGLE VILLAGE, ANGLE, PEMBROKESHIRE</b>		
Client <b>STEPHANIE &amp; VICKY CHAMBERLAIN</b>		
 <b>PEMBROKE DESIGN</b> L I M I T E D		
<small>           CHARTERED ARCHITECTS            BULLYNS SURVEYORS            SURVEYORS            577 BULLYNS PLACE            18 WINDY STREET            ANGLE, PEMBROKESHIRE            SA1 10J            TEL: 01437 764103            TEL: 01437 764103            FAX: 01437 764101            www.pembroke-design.co.uk         </small>		
Designed	Scale	Original Size
CJM	1:1250	A3
Drawn	Date	Checked by
	MAY 2018	
Job No	8984	Rev
		001



11 OCT 2018

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Drawg  
EXISTING SITE PLAN

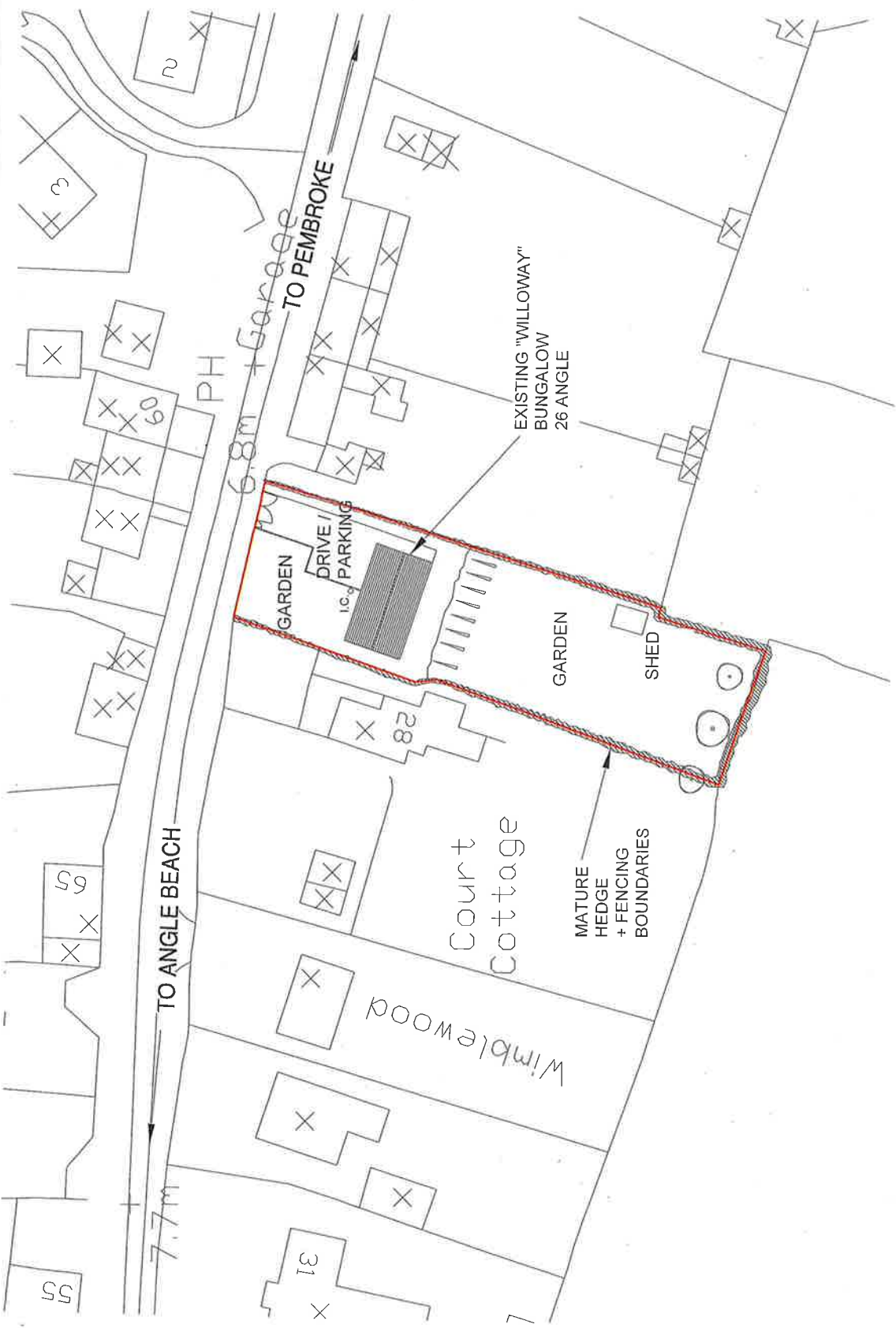
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PROPOSED REPLACEMENT DWELLING  
AT 26 ANGLE VILLAGE, ANGLE,  
PEMBROKESHIRE

Client:  
STEPHANIE & VICKY CHAMBERLAIN

PEMBROKE DESIGN  
L I M I T E D

CHARTERED ARCHITECTS  
• PEMBROKE 2022  
26 SPALM STREET  
ANGLE, PEMBROKESHIRE  
SA11 1JG  
TEL: 01323 754135  
FAX: 01323 754137  
www.pembroke-design.co.uk

Designed	Scale	Original Size	Job No
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Drawn	Date	Checked by	Draw No Rev
CJM	MAY 2018		002





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11 OCT 2018

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DATE REV

EXISTING FLOOR PLAN

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

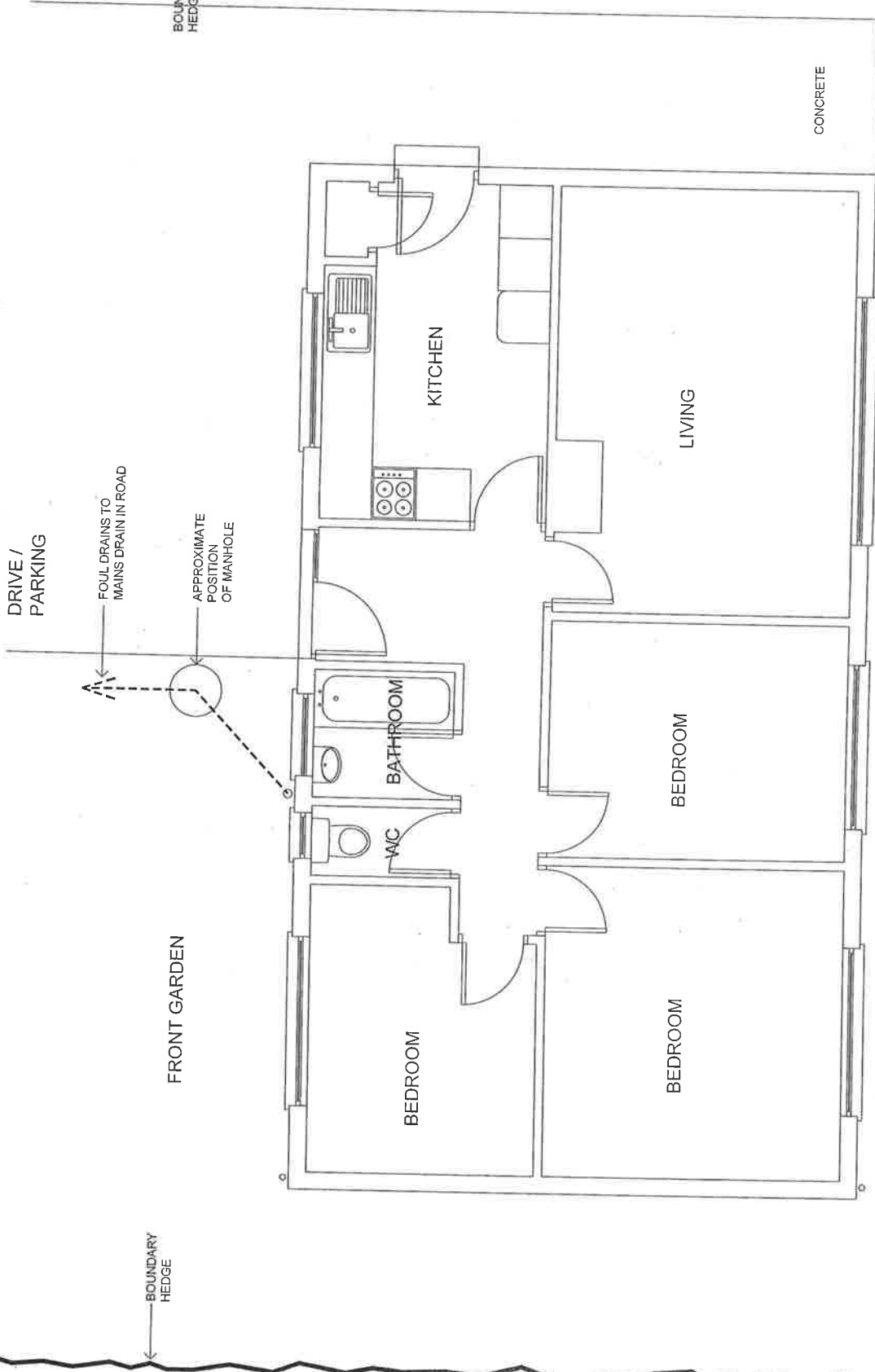
Client  
STEPHANIE & VICKY CHAMBERLAIN

PEMBROKE DESIGN

L I M I T E D

CHARTERED ARCHITECTS SURVEYORS QUANTITY SURVEYORS  
Pembroke Design Ltd  
26 Angle Village, Angle, Pembrokeshire, SA73 4JQ  
Tel: 01323 23817  
Fax: 01323 24471  
www.pembroke-design.co.uk

Job No  
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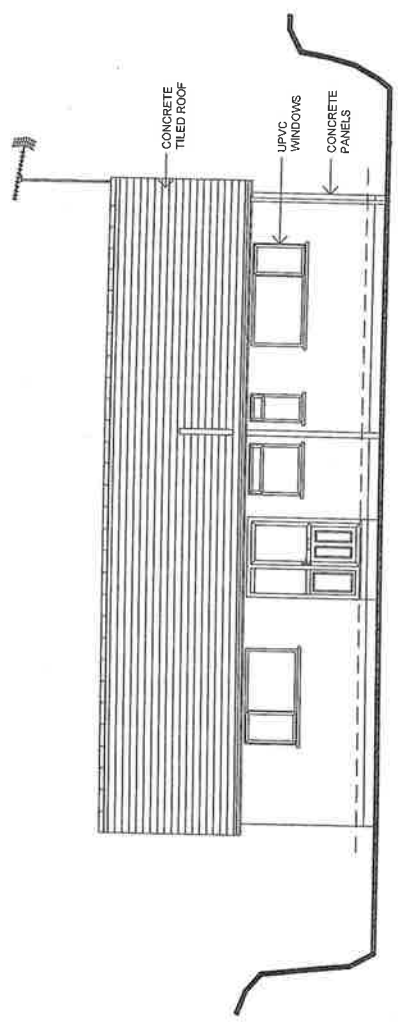
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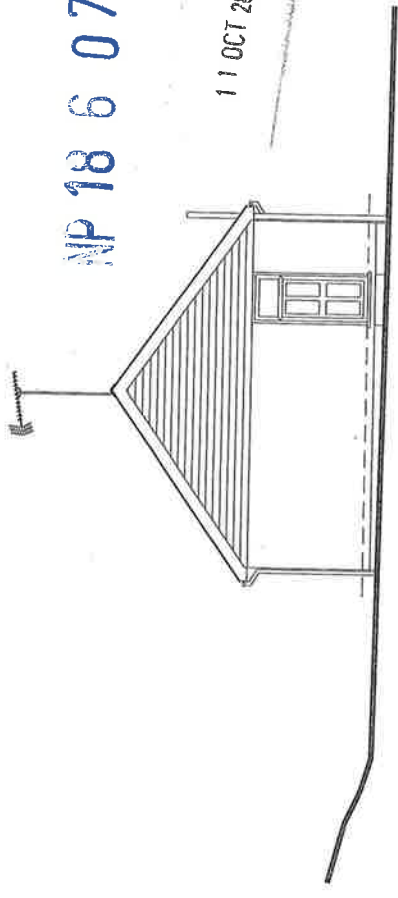
**EXISTING FLOOR PLAN**

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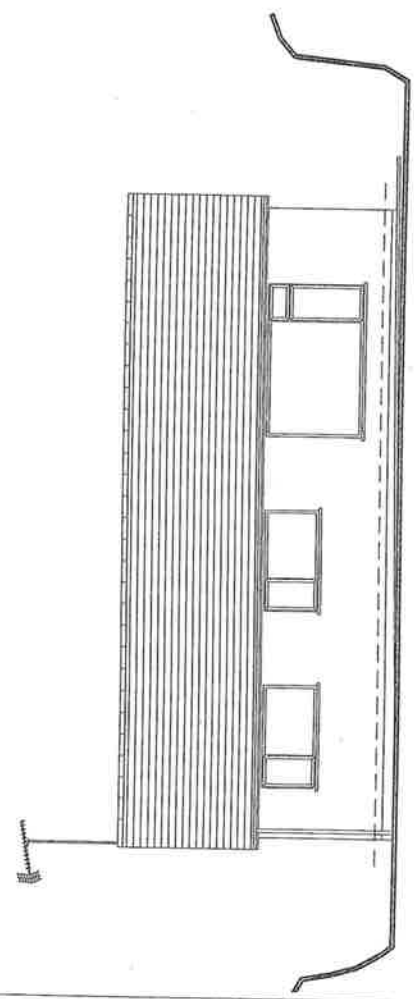
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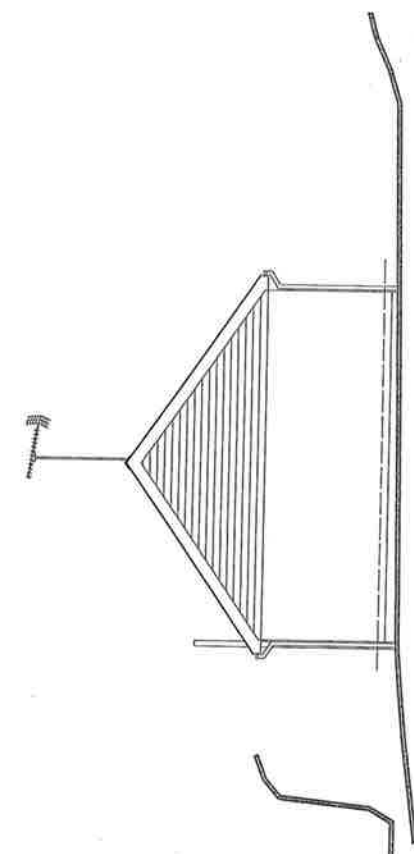
EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION

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EXISTING ELEVATIONS														
Project: PROPOSED REPLACEMENT DWELLING AT 26 ANGLE VILLAGE, ANGLE, PEMBROKESHIRE														
Client: STEPHANIE & VICKY CHAMBERLAIN														
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EXISTING ELEVATIONS



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

AMENDED FOR PLANNING 05.10.18 C  
DRAINAGE INDICATED 11.07.18 B  
AMENDED TO CLIENT'S REQUEST 11.06.18 A

REVISIONS NOTES DATE REV  
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**PROPOSED SITE PLAN**

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

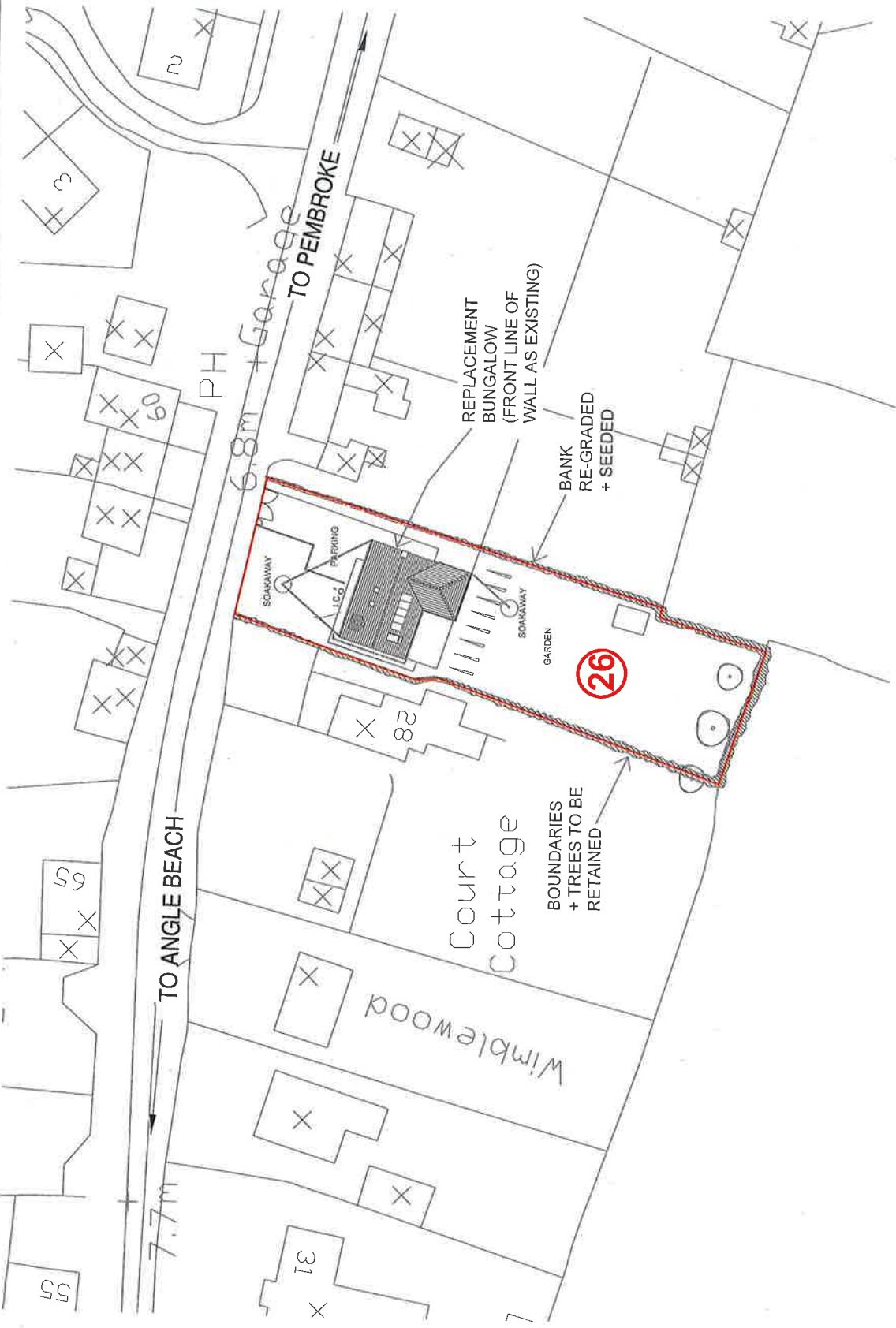
Client  
**STEPHANIE & VICKY CHAMBERLAIN**

**PEMBROKE DESIGN**  
L I M I T E D

CHARTERED ARCHITECTS SURVEYORS QUANTITY SURVEYORS D-R-E-B-I-T-A-T-O-R

• Planning 2002  
• Planning 2007  
• Planning 2008  
• Planning 2012  
• Planning 2013  
• Planning 2014  
• Planning 2015  
• Planning 2016  
• Planning 2017  
• Planning 2018

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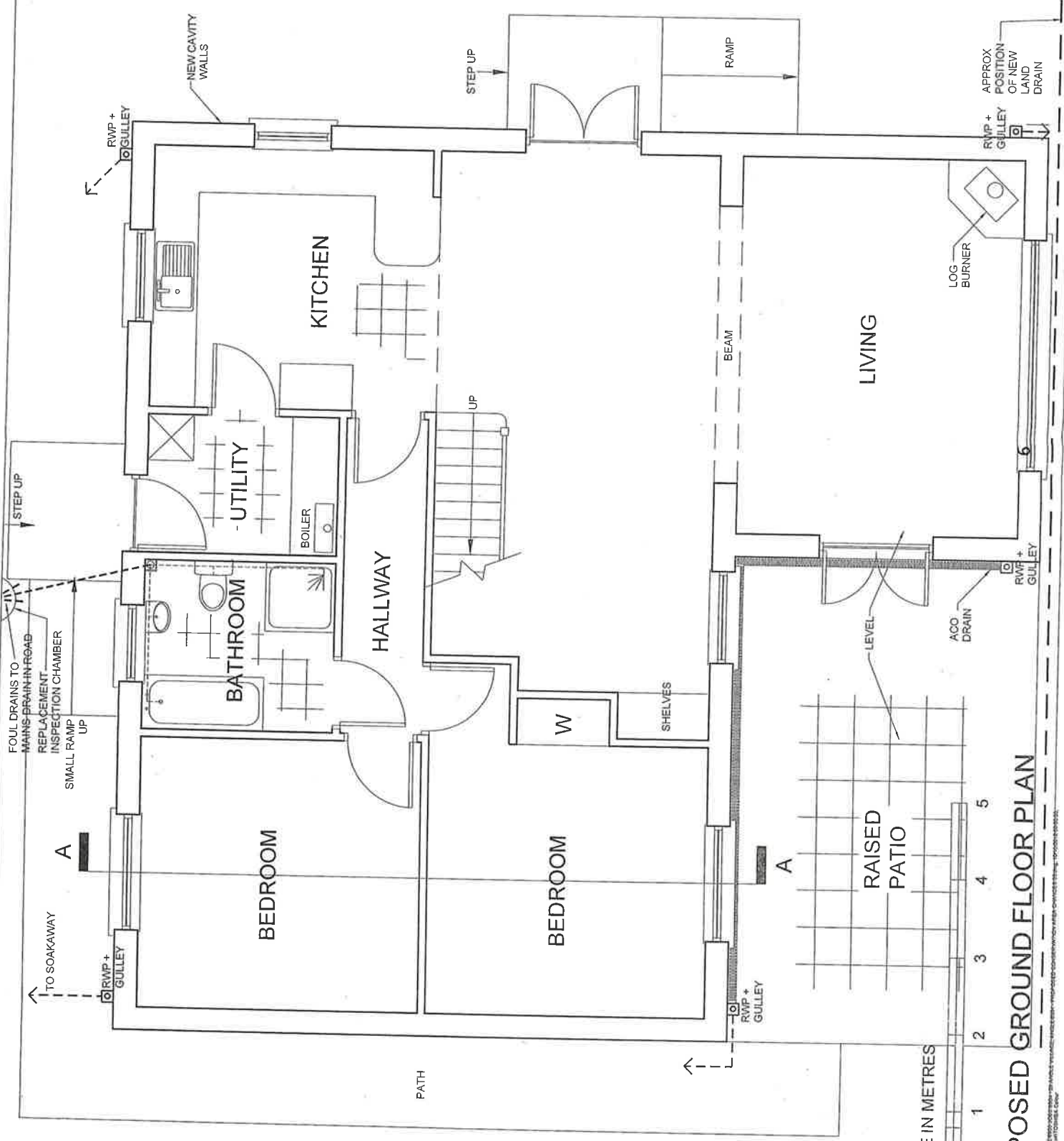
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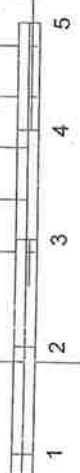
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ENTRANCE PORCH OMITTED	5.10.18 A	DATE	REV
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Project	PROPOSED REPLACEMENT DWELLING AT 26 ANGLE VILLAGE, ANGLE, PEMBROKESHIRE		
Client	STEPHANIE & VICKY CHAMBERLAIN		
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**PROPOSED GROUND FLOOR PLAN**



11 OCT 2019

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11.6.18 A

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Proposed FIRST FLOOR PLAN

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

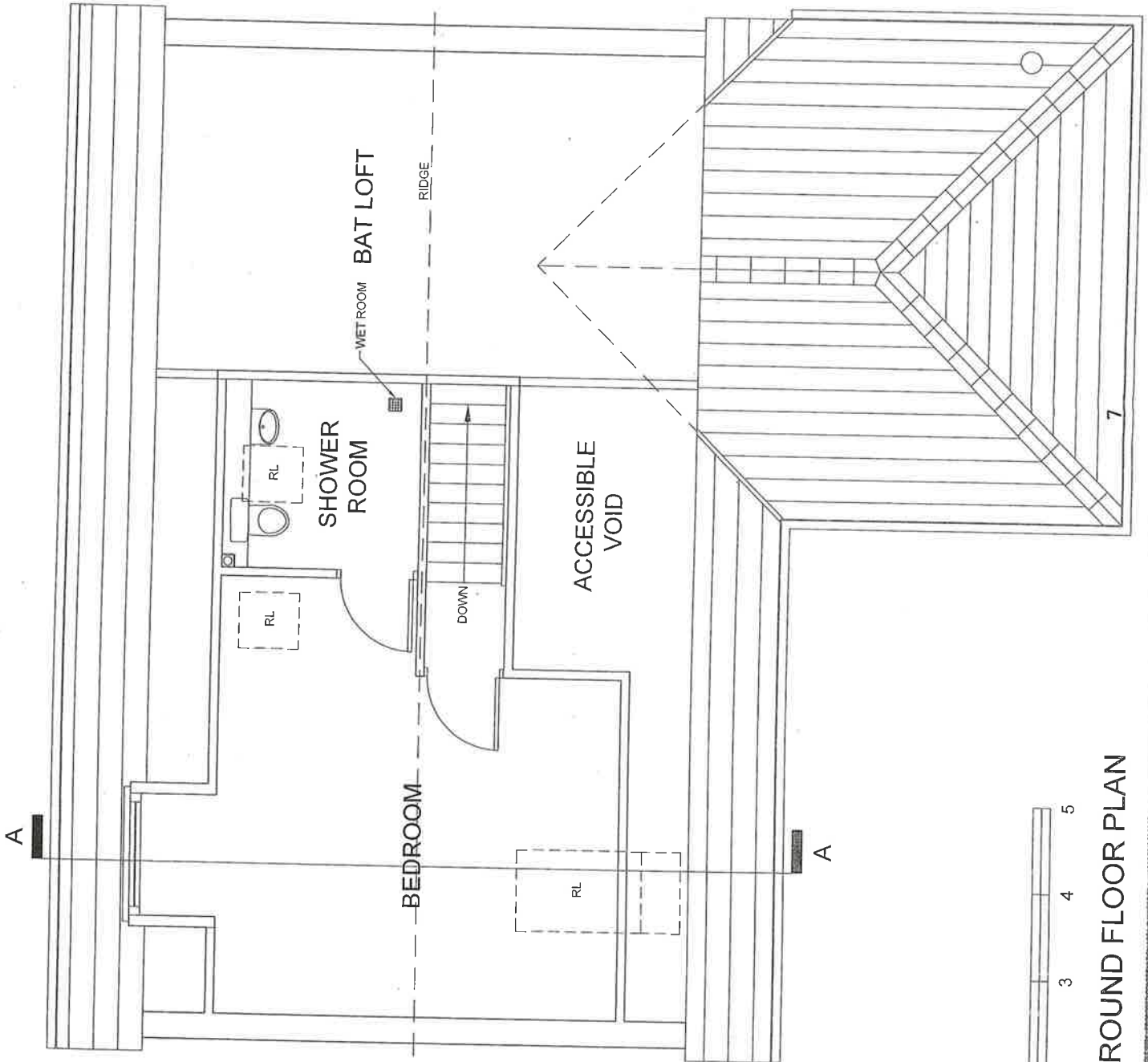
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JOB NO: 8984 Draw No: 007 B

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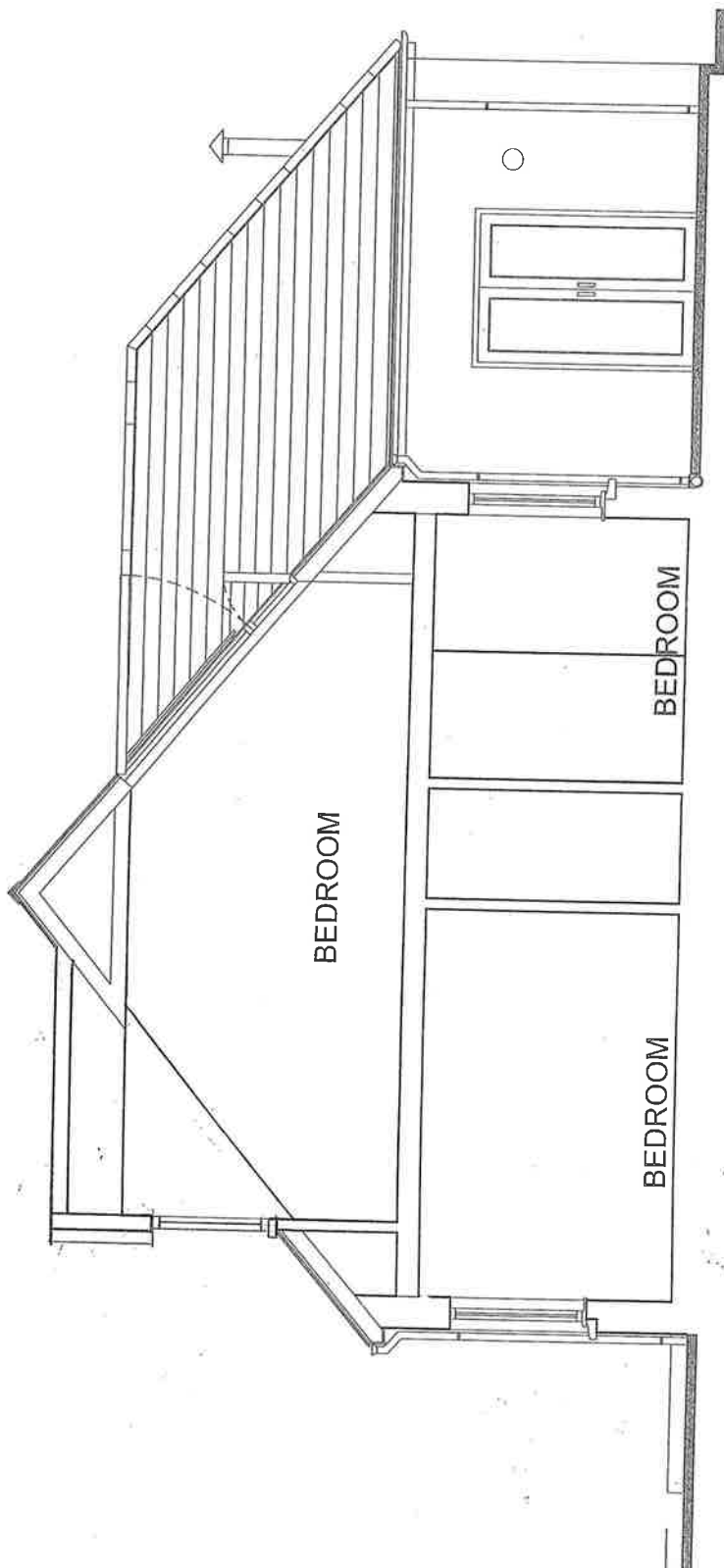


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PROPOSED GROUND FLOOR PLAN

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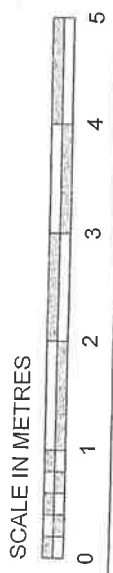
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 AMENDED TO CLIENT'S REQUEST 11.6.18 A  
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PROPOSED SECTION A-A  
 Project  
 PROPOSED REPLACEMENT DWELLING  
 AT 26 ANGLE VILLAGE, ANGLE,  
 PEMBROKESHIRE  
 Client  
 STEPHANIE & VICKY CHAMBERLAIN

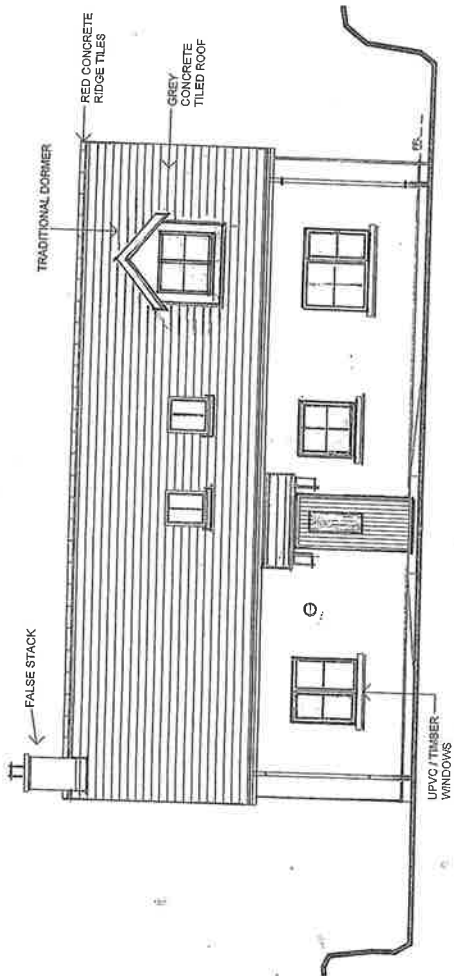
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 ANGLE, PEMBROKESHIRE  
 SA17 7JN  
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 TEL: 01444 85430  
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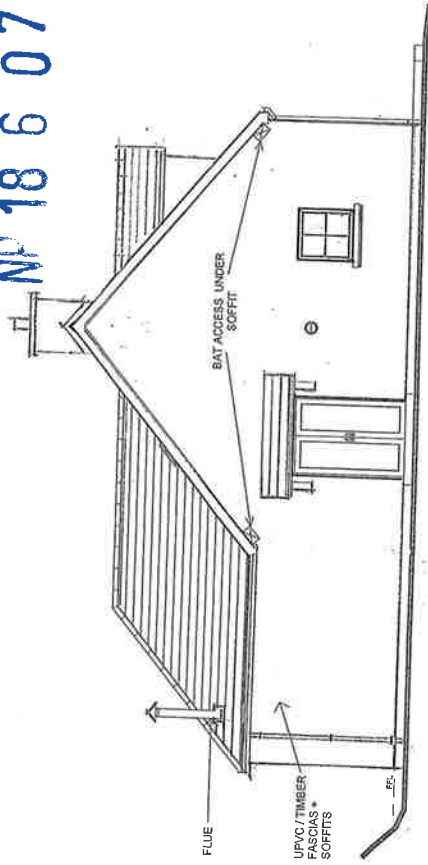


PROPOSED SECTION A-A

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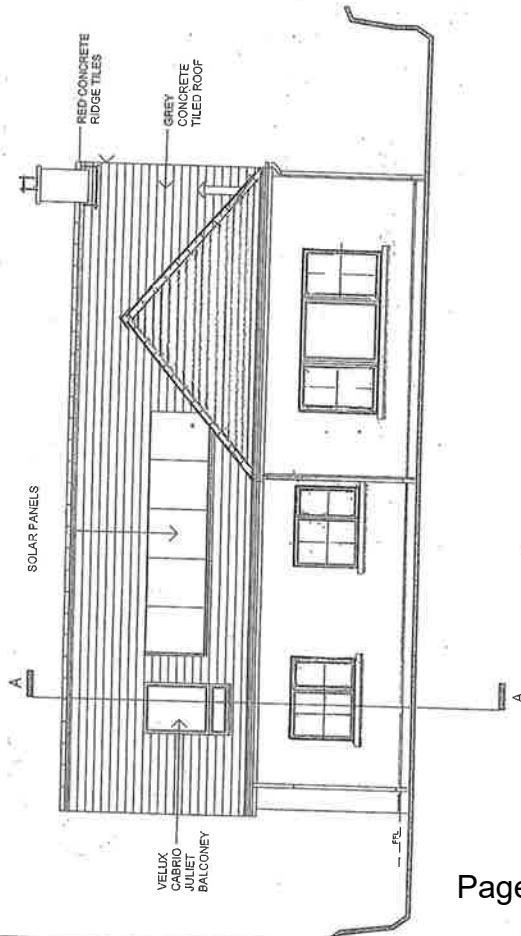


PROPOSED NORTH ELEVATION

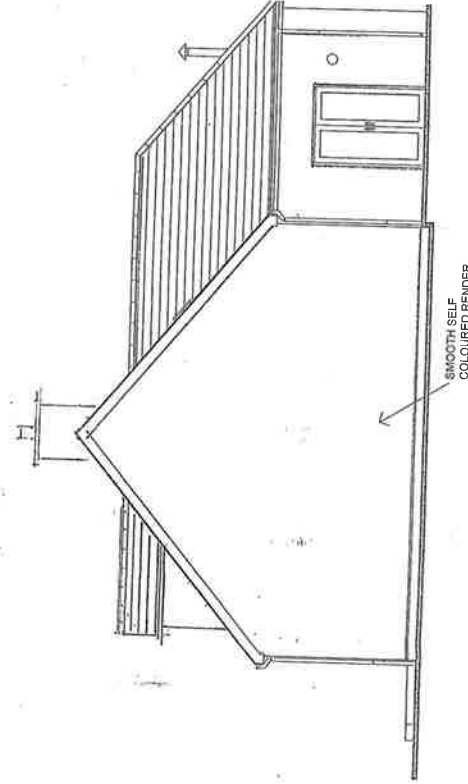


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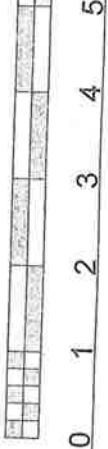


PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

SCALE IN METRES



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ELEVATIONS AMENDED FOR PLANNING  
 AMENDED TO CLIENT'S REQUEST  
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S.10.18 B  
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PROPOSED ELEVATIONS

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

Client:  
 STEPHANIE & VICKY CHAMBERLAIN

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0 PEMBROKE DESIGN  
 1/7 PAVAN PLACE  
 16 WYCK STREET  
 SA1 1UL  
 TEL: 01323 731133  
 TEL: 01323 731137  
 FAX: 01323 731137  
 EMAIL: info@pembroke-design.co.uk  
 pembroke-design.co.uk

DESIGNED Scale Original Size  
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 CJM & DW OCT 18 ATP  
 Job No 8984  
 Draw No 009 B



PROPOSED ELEVATIONS