

Application Ref: NP/19/0049/FUL

Case Officer Kate Attrill
Applicant Mr H Reynolds
Agent
Proposal Two storey extension & new garage
Site Location 1 Belle Vue, Square And Compass, Haverfordwest,
Pembrokeshire, SA62 5JJ
Grid Ref
Date Valid 25-Jan-2019 **Target Date** 03-May-2019

This application is being brought to the Development Management Committee as Mathry Community Council have objected to the application based on highway safety.

Consultee Response

Llanrhian Community Council: Not in favour of the application. The proposed egress onto the road is dangerous.

Trunk Road Agency: The A40 trunk road does not issue a direction in respect of the application

PCNPA Buildings Conservation Officer: Building falls below Policy 14 in that render has been removed and windows/door have been replaced

PCC - Drainage Engineers: Standard advice

PCNPA Planning Ecologist: No objection - as long as the works are in accordance with the recommendations of the survey report.

PCC - Transportation & Environment: Conditional Consent

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice.

A site notice was erected on the 14th February 2019. Letters were hand delivered to the adjacent properties which appear to be vacant.

No third-party objections have been received in regard to the application.

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

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LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
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 32 - Surface Water Drainage
PPW10
SPG05 - Sustainable Design
SPG06 - Landscape
SPG12 - Parking
TAN 12 - Design
TAN 23 - Economic Development

Constraints

Safeguarding Zone
Hazardous Zones
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Site and Context

The site is one of a pair of semi-detached stone built cottages fronting the A487 at Square & Compass.

The adjacent property has been extended and renovated recently with a large rear extension and balcony.

Relevant Planning History

NP/16/008 First floor rear extensions - Approved 3rd March 2016

Description of Proposal

The development proposes a widened parking area through the demolition of a store to the side of the house (which has already occurred) , the construction of a detached garage to the rear of the property, and a double gabled two storey extension to the rear incorporating a balcony.

The detached single storey garage measures 8 metres by 4.5 metres to a ridge height of 4.6 metres.

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The footprint of the house as original measures 7.7 metres by 8.2 metres and is being extended at ground floor level to 11.7 metres (13.4 metres incorporating rear lobby).

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Biodiversity
- Amenity and Privacy
- Access and Parking

Policy:

The site lies within the Rural Centre of Square & Compass, and the most relevant strategic policy in Policy 6 of the Pembrokeshire Coast National Park Local Development Plan but this does not preclude residential extensions.

Siting, Design and Impact upon the Special Qualities of the National Park:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The frontage of the development will not be impacted by the current proposals, the bulk of the extensions being to the rear. The use of a double gable is in character with the recently approved extensions immediately adjacent.

The proposals will not impact on the special qualities of the National Park, and as such, the proposed development is considered to comply with Policies 8, 15 and 29 of the LDP.

Biodiversity:

Policy 11 of the Local Development Plan requires that any development which may disturb or harm protected species will only be allowed where the effects will be

acceptable minimised or mitigated through careful design, work scheduling or other measures.

The PCNPA Ecologist has been consulted with the proposals and commented that she: "is satisfied with the survey effort and conclusions of the survey report. Two very old bat droppings were recorded but no other evidence of bats was recorded and there was no interest in the building during the surveys. As long as works are in accordance with the recommendations of the survey report I would have no objection to the proposed development".

The application is therefore considered to comply with Policy 11 of the Local Development Plan.

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

Although the design proposals feature a first floor balcony which could potentially be seen as being incompatible with the adjacent properties amenity, there is a low gable on the adjacent property which screens views across the rear. The adjacent property also has a large first floor balcony which is screened by the gable. The extensions proposed here are set back slightly from the adjacent rear wall and as such, there are not considered to be any issues of overlooking.

The proposed development is considered to comply with Policy 30 of the LDP.

Access and Parking:

The Highways Department of PCC has been consulted in respect to any potential impact on highway safety.

Their consultation response is as follows:

"The builders working on the alterations to the layout of this cottage have already removed the garden store, and extended and widened the driveway so that up to 4 vehicles are parking well clear of the carriageway of the A487. A pull-in area is being kept available for the post van, or similar, to pull off the carriageway. The recent Google images show that the "existing" car parking was much closer to the carriageway, and only comfortable for one car.

The proposed works, whilst increasing the floor space, will still only leave two bedrooms....Overall, therefore, there will be a significant improvement to the access and the car parking, and yet no increase in the number of bedrooms".

The Highways Officer's further response on receipt of the Community Council's concerns is as follows:

"There is nothing that can be done with the access other than what is being achieved. It is not feasible to have turning down the bottom of the garden. It is being widened, with the opportunity for a pull-in bay, and with much more space for

parking, rather than the cramped affair now. There is an overall improvement, possibly more than could have been expected for the modest size of the extension”.

The proposed development is therefore considered to comply with Policy 53 of the LDP.

Conclusion

The proposed development is considered to comply with both local and national planning policies and is therefore recommended for approval.

Recommendation

APPROVE, subject to the following conditions:

Conditions/Reasons

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:
Location Plan received 25th January 2019
Existing Plans received 25th January 2019
Proposed Plan received 25th January 2019
Proposed site plan received 25th January 2019
Proposed Garage elevations and floor plan received 25th January 2019
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 off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.
Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area.
4. The garage hereby permitted shall not be converted for ancillary residential accommodation without the prior written consent of the Local Planning Authority.
Reason: In order to preserve the car parking hereby permitted and to protect the residential amenity of the adjacent property in accordance with Policy 30 of the Pembrokeshire Coast National Park Local Development Plan.

5. A sample of the proposed external materials for the dwelling and the garage shall be submitted for approval, in writing, by the National Park Authority prior to the commencement of works on site. The development shall be carried out in accordance with the approved details.

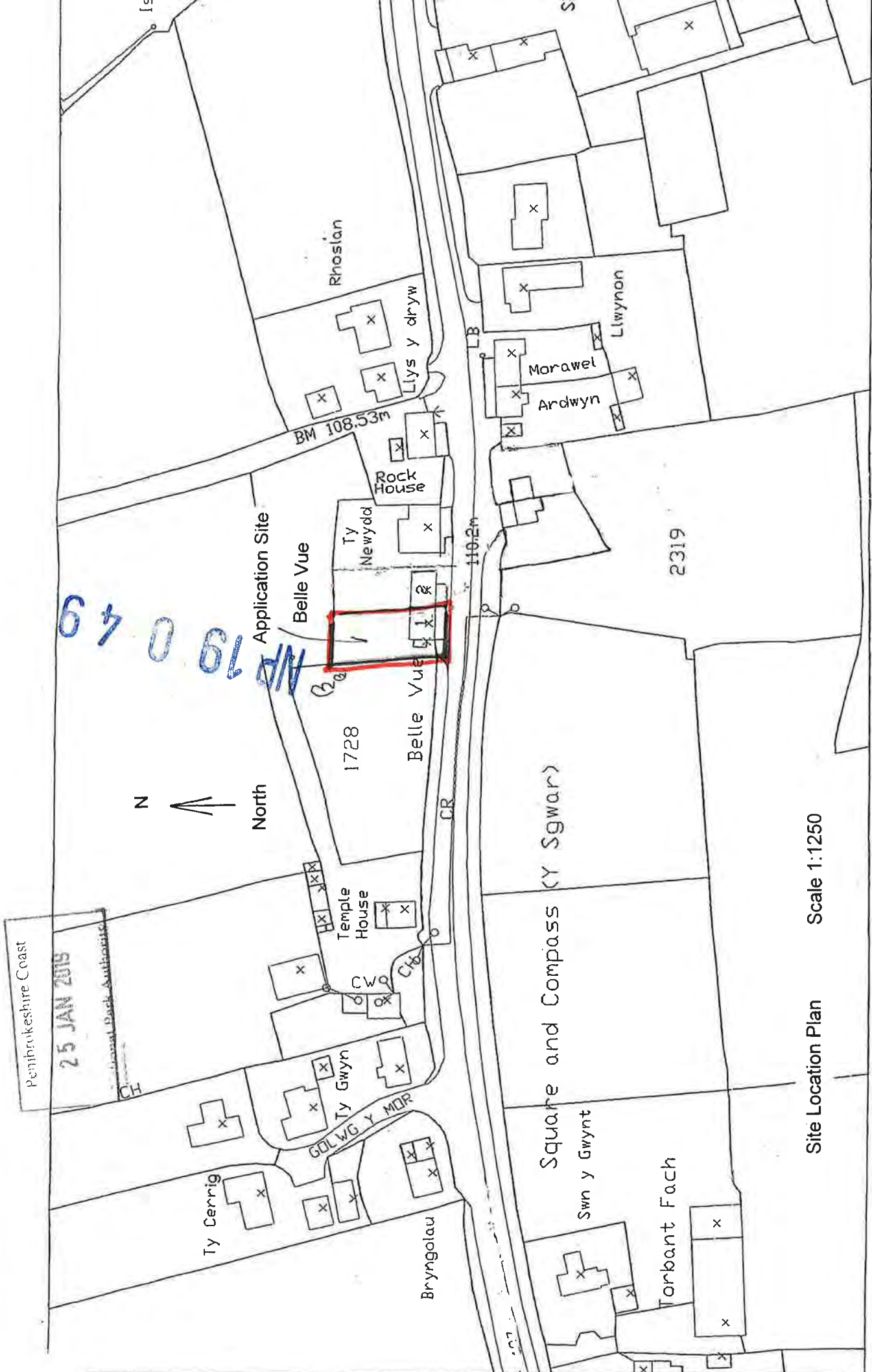
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan, Policies 1 (National Park Purposes and Duty) and 15 (Conservation of the Pembrokeshire Coast National Park).

6. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

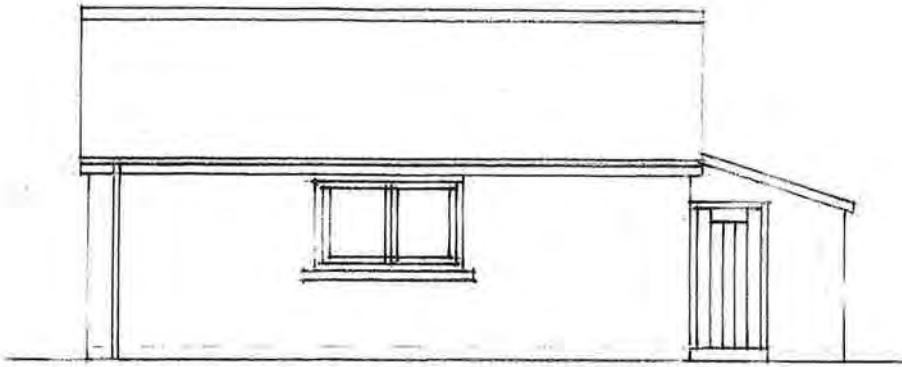
Informative

The development must follow the recommendations of the submitted protected species survey report: Landsker Ecology 15/09/2017

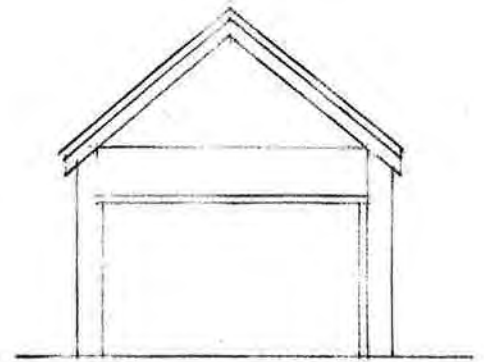


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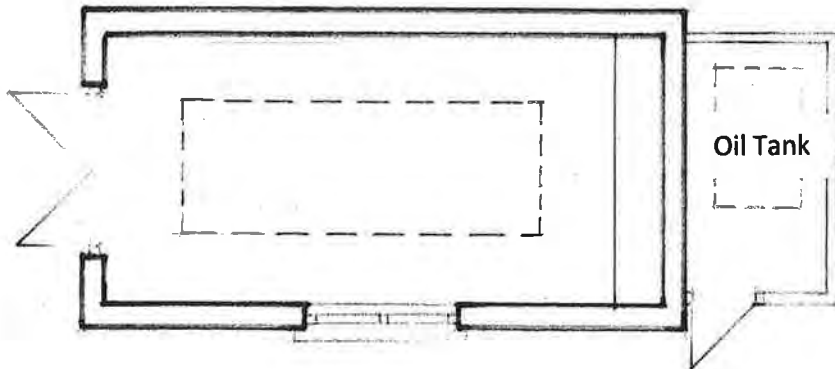
Site Location Plan



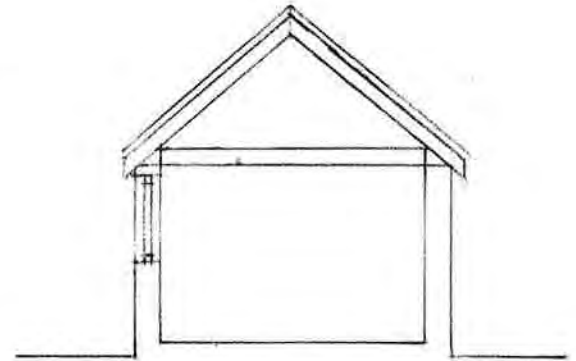
Side (E)



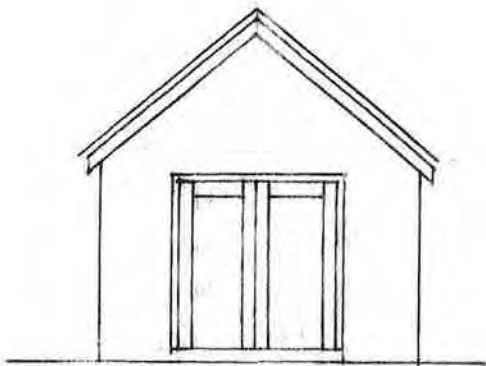
Rear (N)



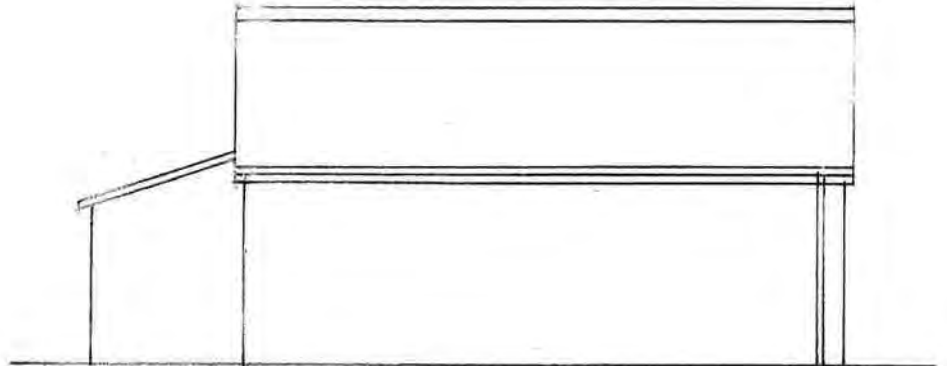
Floor Plan



Section

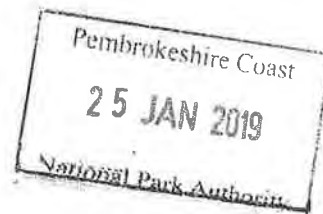


Front (S)



Side (W)

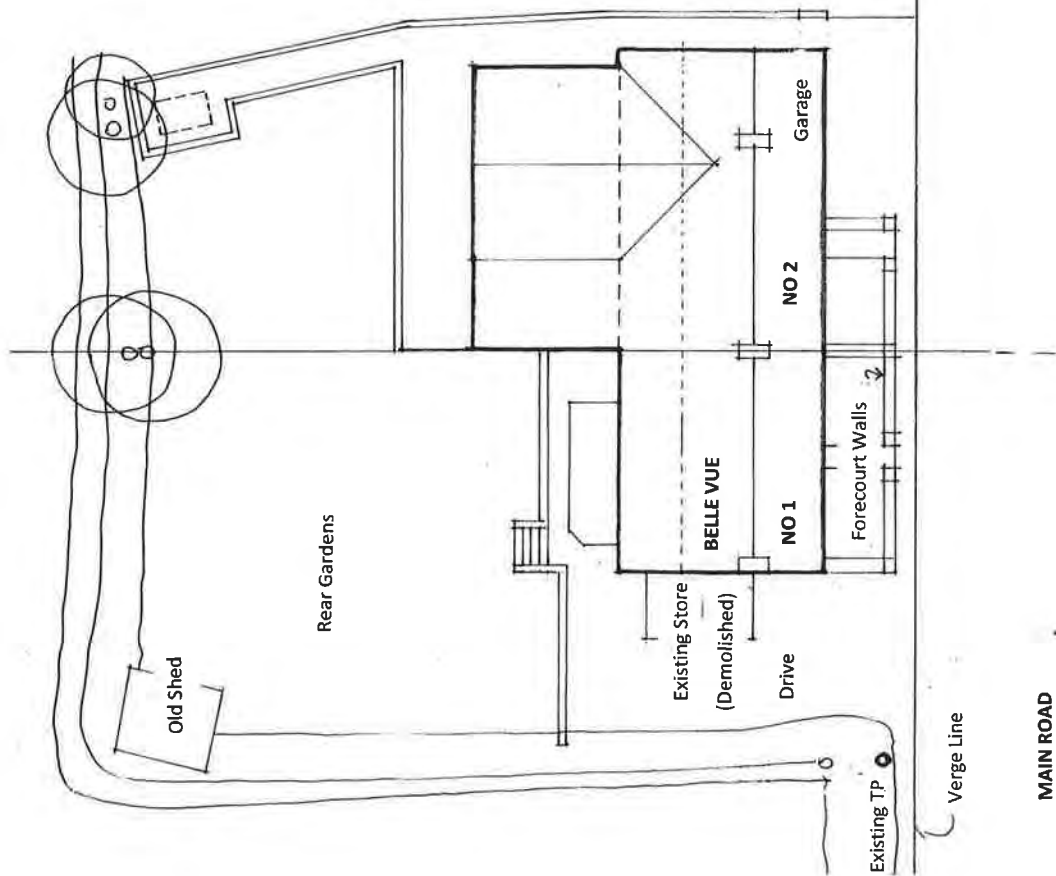
Proposed Garage



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Scale 1:200

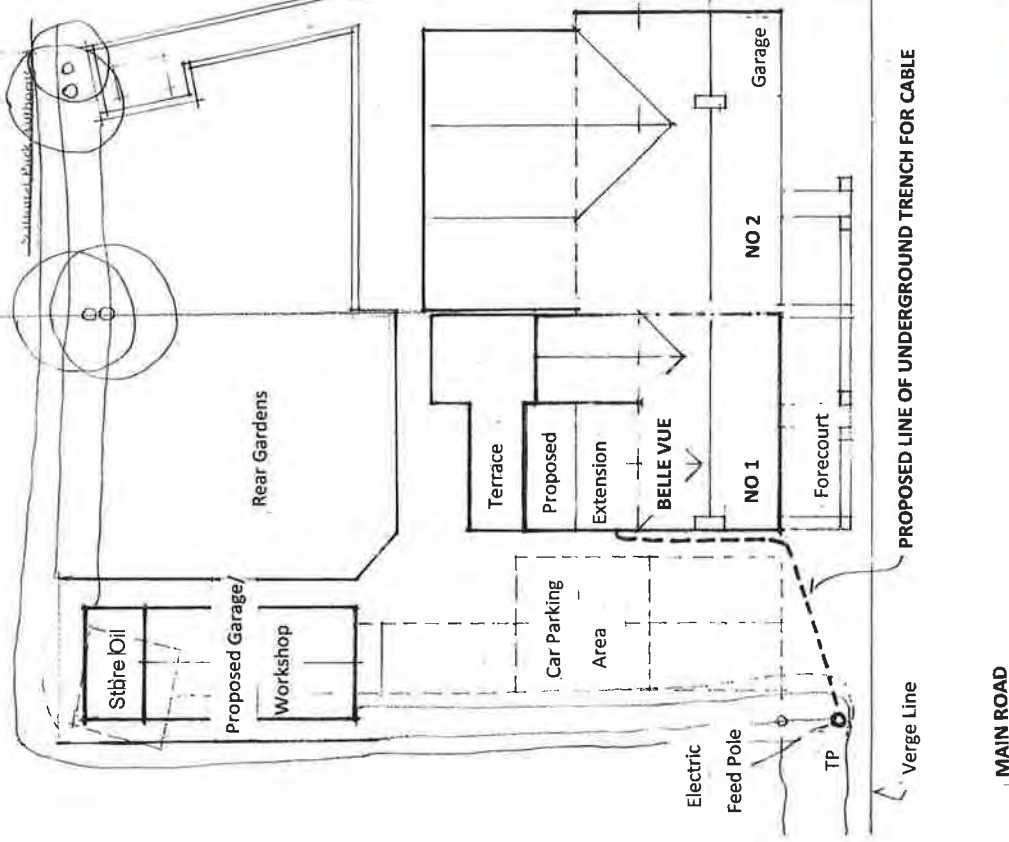


EXISTING SITE PLAN



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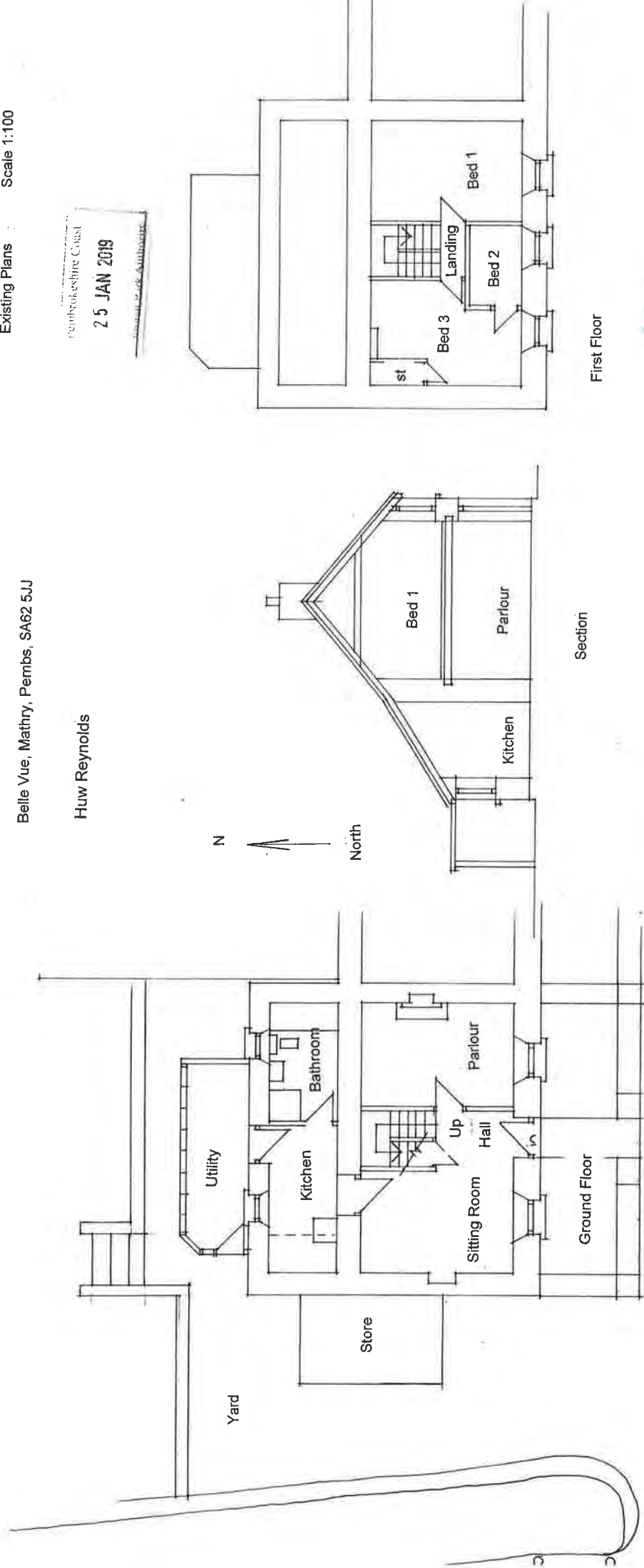
Fenwickshire Coast
25 JAN 2019



PROPOSED SITE PLAN

AP 19 0 49

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NP 19 0 49

