

Application Ref: NP/19/0203/FUL

Case Officer	Kate Attrill		
Applicant	Mr & Mrs Maybank		
Agent	Mr T Kinver, Kinver Creations Ltd		
Proposal	Extension to front of property and new adjacent integral garage extension, and landscaping works		
Site Location	Maes Y Dderwen, Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS		
Grid Ref	SN04913913		
Date Valid	04-Apr-2019	Target Date	13-Sep-2019

The application is referred to the Development Management Committee for determination due to an objection from the Town Council.

Consultee Response

PCC Highways: No objection

PCNPA Tree and Landscape Officer: No objection

PCNPA Planning Ecologist: No comment

PCC - Drainage Engineers: No objection

Dyfed Archaeological Trust: No objection

Wales & West Utilities: Conditional Consent

Newport Town Council: Recommend Refusal

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 displaying a site notice for at least 21 days. A site notice was displayed from the 26th April 2019 at the entrance to the cul-de-sac and owners/occupiers of neighbouring properties were notified by letter.

One letter of objection has been received which is described as being 'from the residents of Feidr Ganol' which is further detailed in the report under 'Amenity'.

Concerns raised include:

- Size of garage out of proportion to the rest of the property
- Concern that this may be a precursor to future change of use/commercial property
- Does the property merit a 12 car garage?
- Out of character with the area
- Negative visual impact from coastal path and Parrog
- Obtrusive glass fronted extension
- Loss of privacy to immediate neighbours
- Balcony and glass addition will have significant negative impact on the coastal area

Concerns over future use are not generally accepted as being material planning considerations, as these are supposition. Any change of use from domestic would require planning permission.

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 03 - Newport Local Centre

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

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

LDP Policy 47 - Low Impact Development

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW10

SPG05 - Sustainable Design

SPG06 - Landscape

TAN 12 - Design

TAN 23 - Economic Development

Constraints

LDP Mineral Safeguard

Historic Landscape

Hazardous Zones

Potential for surface water flooding

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Officer's Appraisal

Site and Context

Maes y Dderwen lies on the western edge of the Maes y Cnwce estate and is a detached five-bedroom house located at the southern end of the plot.

Relevant Planning History

NP/35/85 D2/85/746 Outline - Residential development of 9 dwellings Withdrawn 07/10/85

NP/408/85 Outline consent for residential development - 9 dwellings, single and storey and a half - Approved 19/12/1985

NP/8/86 D2/85/1121 New dwelling and swimming pool at Cnwce – Approved 26/03/1986

Description of Proposal

The application was originally submitted for a partially sunken garage measuring 23 metres by 15 metres and showing space internally for 13 cars.

The proposal is located to the west of the house in the south western corner of the plot. A glass balustrade and grass roof to the building was originally proposed with three garage doors and a rendered façade.

The application also proposes a two storey glazed forward facing gable to provide an extension to the kitchen and dining room with a gallery above to the existing first floor lounge.

Following the comments of the Town Council and the Case Officer's site visit, a reduced scheme was suggested. Amended plans were submitted on the 1st July which reduced the scale of the garage building by removing one of the garage doors and replacing the glass balustrade with a wire fence and landscaping. The house currently has a single garage at basement level which is shown to be retained as a workshop.

The revised proposal comprises a garage which measures 17 metres wide by 15 metres deep and has space for 8 vehicles.

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
- Amenity and Privacy
- Access and Parking
- Landscaping
- Other Material Considerations

Policy:

The site lies outside the defined development boundary for Newport and is thus classed as Open Countryside for the purposes of planning policy. LDP Policy 7 is therefore the appropriate strategic policy. This states that: 'outside the identified

Centres of the Local Development Plan area: release of land will depend on the character of the surroundings, the pattern of development in the area’.

The development proposed is domestic, and the host dwelling benefits from an extremely large residential curtilage. The principle of domestic extensions is acceptable within the existing residential curtilage and the scale of extension proposed is considered to relate well to the character of the immediate surroundings and thus is compliant with Local Development Plan Policies.

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 Pembrokeshire Coast 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 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) resist development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fail 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 visual impact of the development is raised in the objection letter, stating: ‘there will be a negative visual impact seen by all from both the Parrog and the Coastal Path which will detract from the rurality of the area’.

Officers have viewed the site from both the Parrog and the Coastal Path and noted that the development site is viewed against a background of built development, with Can y Mor, Cawdor and Cnwcau Farm/Druidstone at a higher level to the south.

The proposed garage is partly set into existing ground levels and is to be clad in vertical timber boarding. From the north, views of the garage will be mitigated by the grass roof which will appear to assimilate the building into the landscape. From the south, there may be glimpsed views of the garage doors and timber surrounds, but these will be partially screened by a landscaping scheme and seen against the built development to the rear.

The extension to the dwelling will be seen from the south, but against the backdrop of the existing house. The ridgeline of the extension does not exceed the existing ridgeline. The extension is large, but is slate roofed rather than fully glazed, and care will be taken to ensure that the proposed lighting scheme does not make the glazed section a visually incongruent feature in the landscape. A lighting condition is suggested to protect the visual amenity and to prevent unnecessary light spillage.

The extension and garage proposal is considered to be in character with the host dwelling and to not cause any harm to the special qualities of the National Park.

Amenity

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.

The objection letter received detailed concerns over the impact on privacy and amenity to adjoining neighbours as a result of the glazed extension. The nearest neighbours do lie on lower land than the development site but the distance between the extension and the nearest neighbour is over 100 metres, and as such, there will not be a direct impact on privacy or amenity. The property does already have a large first floor window which is set into the roof and which affords views to the north and the proposed extension will not significantly alter the level of views from existing fenestration.

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

Other Material Considerations:

A high pressure and a low pressure gas main have been highlighted as running through the development site, but the utility company have not objected, only stated that the developer will have to have the utilities moved prior to construction. This will be attached as an informative to any permission granted.

Conclusion

The proposed extension to the dwelling and garage building are considered to comply with all relevant LDP policies and the application is therefore recommended for approval subject to appropriate conditions.

Recommendation

APPROVE, 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:
GA01 Existing Floor Plans, Elevations, Section received 4th April 2019
GA02 Existing Site Plan, Location Plan received 4th April 2019
GA03 Proposed Elevations, Section, Site Plan, 3D Images received 1st July 2019
GA04 Proposed Floor Plans received 1st July 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 landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following occupation of the development.

Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

4. No development shall commence until a lighting scheme for the garage and the interior and exterior of the extension has been submitted to and approved in writing by the Local Planning Authority. Such scheme as is submitted and approved shall be implemented strictly in accordance with the details approved and retained thereafter.

Reason: In order to prevent unnecessary light pollution and in accordance with Policy 9 of the Pembrokeshire Coast Local Development Plan

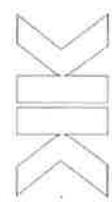


Site Location Plan (Scale - 1:1250)



Site Plan (Scale - 1:250)

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NP 19 2 03

Project No: NP 19 2 03
 Date: 04 APR 2018
 Drawing No: AS SHOWN

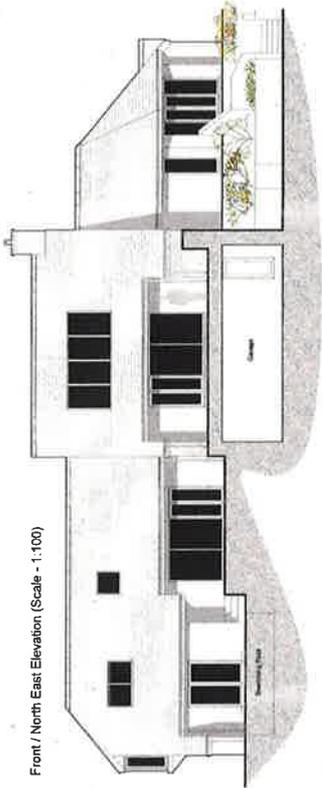
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 Client: Mass Y Dismant
 Design By: RCE
 Project No: NP 19 2 03
 Drawing No: AS SHOWN
 Drawing Date: 04 APR 2018
 Drawing Title: EXISTING SITE PLAN, LOCATION PLAN



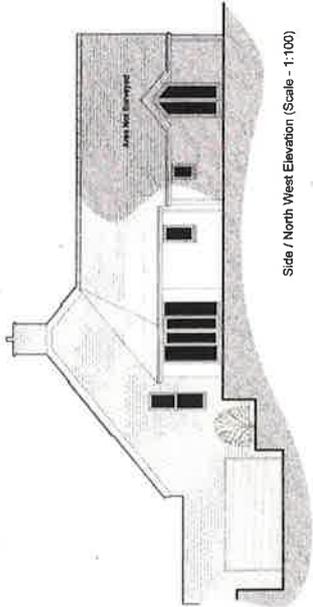
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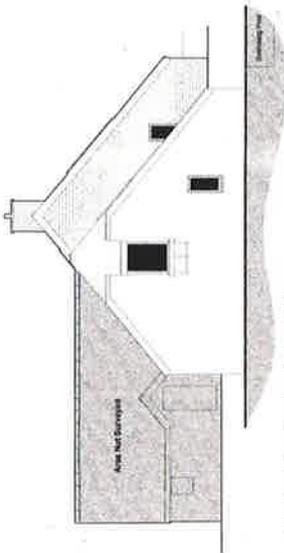
First Floor (Scale - 1:100)



Front / North East Elevation (Scale - 1:100)



Side / North West Elevation (Scale - 1:100)



Side / South East Elevation (Scale - 1:100)



Section A-A (Scale - 1:100)

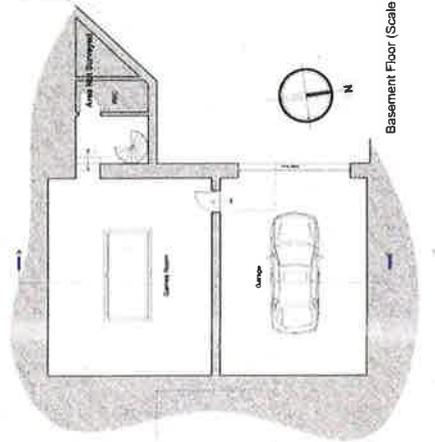
Existing External Finishes
 Walls - Concrete rendered / cement render painted
 Roof - Slate
 Windows & Doors - Timber stained.
 Boundary treatments - Stone walling / brick
 Landscaping - Terrace / Concrete
 Gutters - UPVC



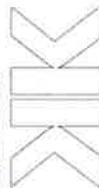
Section A-A (Scale - 1:100)



Ground Floor (Scale - 1:100)



Basement Floor (Scale - 1:100)



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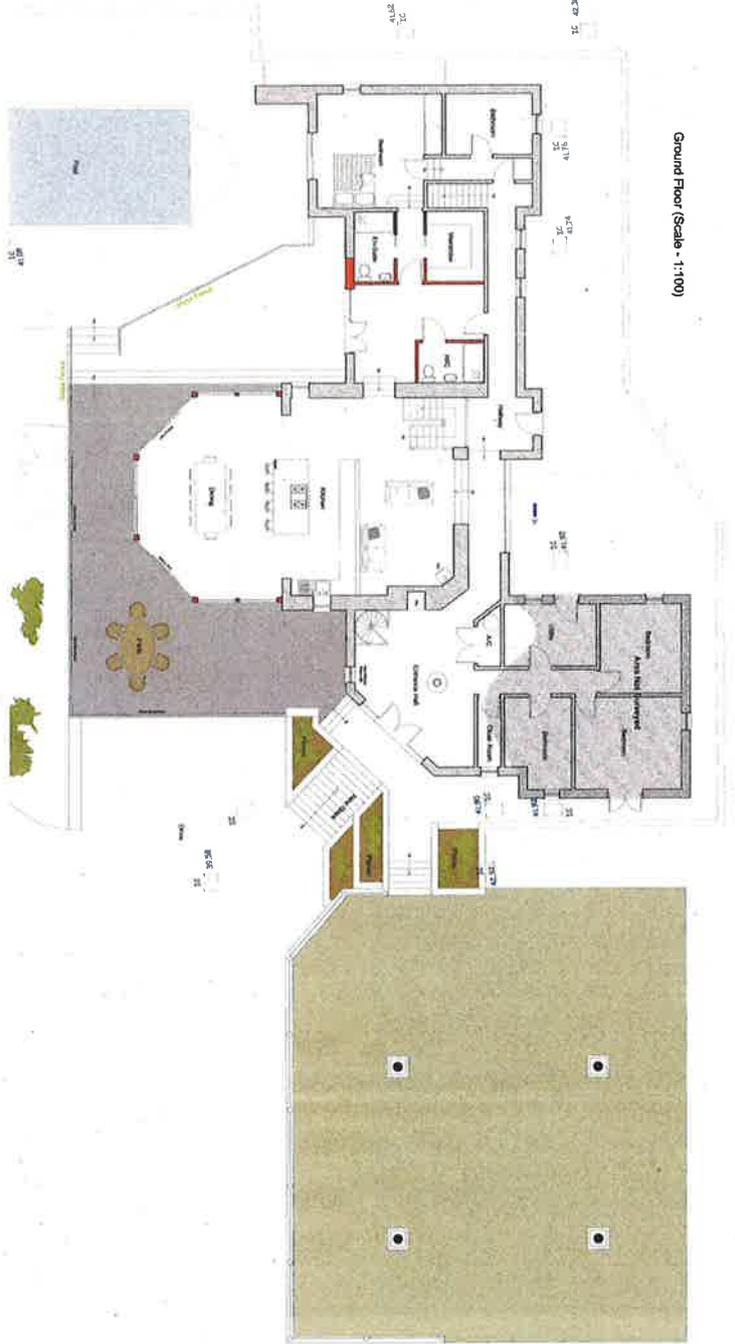
Project No: GA01
 As shown

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 As shown

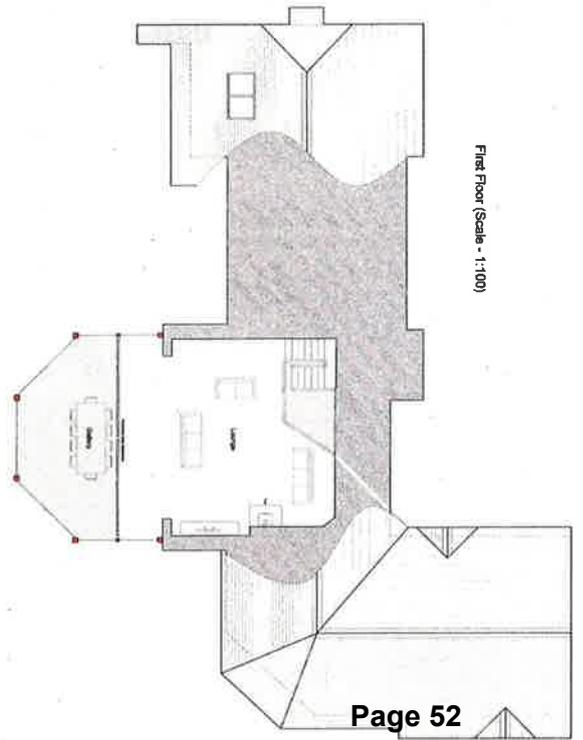
Planning No: NP19 2 03
 Date: 4 APR 2018



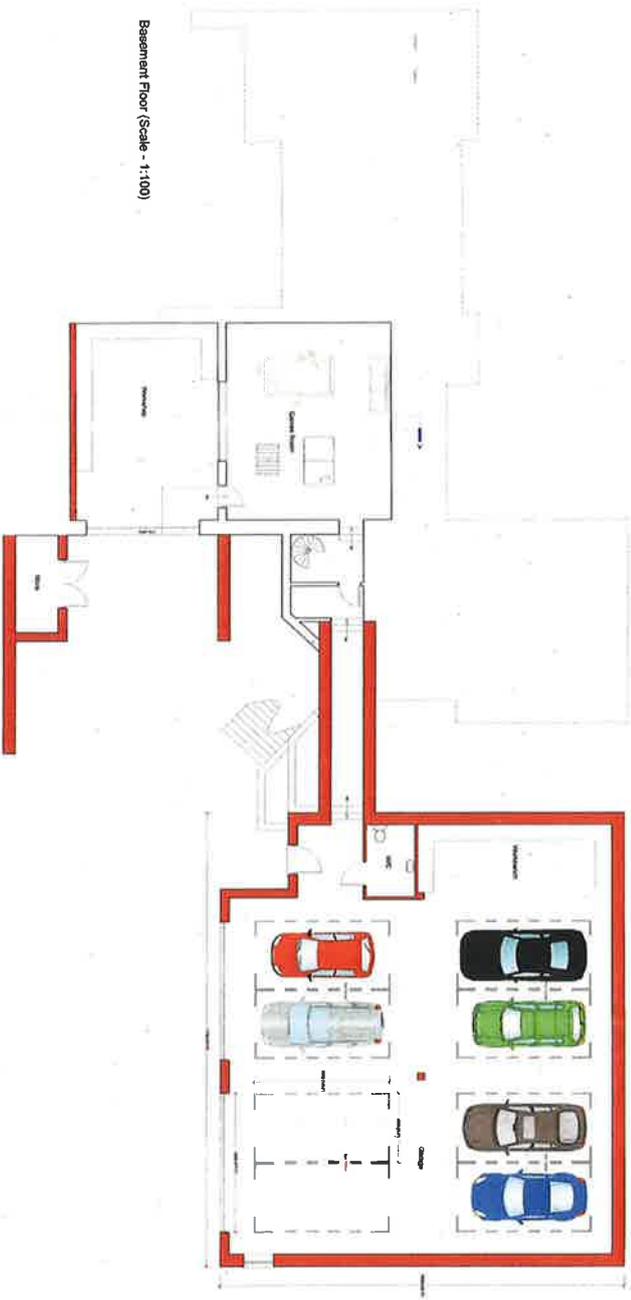
Ground Floor (Scale - 1:100)



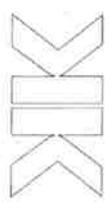
First Floor (Scale - 1:100)



Basement Floor (Scale - 1:100)



NP 19 c 03



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 Approved Floor Plans
 1 JUL 2019

product type	GA04
labelled by	AS SHOWN
address	1400 V'Donovan
project no.	1400
client	AS SHOWN
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drawn by	AS SHOWN
date	1 JUL 2019
drawing title	PLANNING
drawing description	Approved Floor Plans

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