

Application Ref: NP/19/0448/FUL

Case Officer	Rob Scourfield		
Applicant	Mr & Mrs R Chaston		
Agent	Mr John Sutton, Alresford Surveying Associates		
Proposal	Construction of a two storey side extension and 2 No. single storey rear extensions; demolition of attached single storey additions; alterations to roof to remove existing dormer windows and to create new dormer gables and to reinstate traditional chimney stacks; to apply slate hanging to the seaward gable and to replace rough cast render with smooth render to existing elevations; to raise the rear retaining and seaward boundary walls and to construct new external steps all with handrail; various re-fenestration works.		
Site Location	Rock House, Feidr Brenin, Newport, Pembrokeshire, SA42 0RY		
Grid Ref	SN04923967		
Date Valid	09-Aug-2019	Target Date	17-Dec-2019

The application is referred to the Development Management Committee for consideration as the officers recommendation differs to that Newport Town Council

Consultee Response

Natural Resources Wales: Concern - NRW have significant concerns and would object unless conditions are attached

PCC - Drainage Engineers: No adverse comments

PCNPA Planning Ecologist: awaiting response to further information including protected species survey, construction and environmental management plan and details of lighting.

Natural Resources Wales: No objection

PCC - Transportation & Environment: No objection

PCNPA National Trail Officer: Conditional Consent

PCNPA Tree and Landscape Officer: Conditional Consent

PCNPA Planning Ecologist: Conditional Consent

Newport Town Council: Recommend Refusal due to impact on the conservation area.

Public Response

The application has been appropriately advertised, with five letters of objection and six letters of support received at the time of this report.

The objectors raise the following issues:-

- The size of the side extension and potential use as a separate dwelling
- Loss of sea views

- The impact on the Conservation Area
- Precedent

The majority of the comments are addressed in the main body of the report , however, the following addresses the comments not covered:-

- Loss of view is not a material planning consideration
- The application does not propose a separate dwelling and has been submitted on householder forms

In terms of precedent, each application is considered on its own merits

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 08 - Special Qualities

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

PPW10

SPG03 - Loss of Hotels and Guesthouses

SPG17 - Conservation Area Proposals

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 24 - The Historic Environment

Constraints

Common Land CROW Access

LDP Green Wedge

LDP Mineral Safeguard

Historic Landscape

Rights of Way Inland - within 50m

Regionally Important Geological Sites

ROW Coast Path - within 10m

NPA Foreshore - within 25m

Recreation Character Areas

Article_4_Directions

Affordable Housing Submarkets

Seascape Character Areas

Officer's Appraisal

Rock House is a Victorian bay-windowed house directly overlooking the shore, on Newport Parrog. The property lies within Newport Parrog Conservation Area, set in a large curtilage. The property is accessed to the rear off Feidr Brenin, its front garden terraced above the shore. The house has been much modernized (render, roof, windows, chimneys), the main alterations being the large flat-roofed dormer to the sea-facing front and modern extensions to south-east gable end. The traditional timber bay windows to front ground and first floors were reinstated some years ago. The house forms part of the picturesque sea-facing ribbon of houses and cottages facing the Nevern estuary, the high and low-water routes of the coast path lying to the rear and front of the property respectively. The house is identified in the Newport Conservation Area Proposals SPG as a building of local significance, one of 20 so identified within Newport Parrog Conservation Area.

Relevant Planning History

NP/19/0449/CAC – demolition of outbuilding (under consideration).

Current Proposal

The proposal comprises:-

- Construction of extensions to south-east and south-west. The two proposed extensions to the south-west (rear elevation) are single-storey, of lean-to form, rendered walls, slate roofs and timber sash windows. The left-hand extension measures some 4500mm x 1900mm deep. The right-hand extension measures some 4500mm x 850 mm deep. These extensions abut the existing stairwell projection and are considered to be modest in scale and form, effectively set below the level of the existing car parking area.

The proposed south-east extension is two-storeyed, set back some 1900mm from the existing façade, the ridge-line set 600mm lower than the existing main ridge. The footprint measures some 10 metres x 6.5 metres, with an additional two-storeyed gabled rear portion extending a further 3 metres. The sea-facing front is designed to be viewed as a separate façade (reflecting the character and disposition of historic properties along the Parrog), the accommodation providing a kitchen and snug to ground floor and living room/bedroom to first floor. The front elevation, of three bays, has tripartite timber sash windows and central door. Detail to match main house including painted render, slate roof and rendered gable chimney. Sash windows to gable elevation and traditional timber casements to rear.

- Construction of dormer gables. These are proposed for the sea-facing facade of the existing house, replacing the flat-roofed dormer. A pair of traditional barge-boarded attic gables is proposed (reflecting others in the Newport and Dinas area), detailed with timber barge-boards, sash windows and natural slate roofs.

- Rebuilding of chimney stacks. The existing modern brick stacks are to be replaced with rendered chimneys of traditional form.
- Provision of roof-lights. Two small conservation roof-lights proposed between the dormer gables, each measuring some 600 x 600mm.
- Slate-hanging to north-west elevation. This sea-facing gable is to be clad in natural slate fixed on battens, a traditional local weatherproofing practice, the window openings to be re-arranged to more a more regular disposition and traditional vertical format.
- Raising of seaward and rear retaining walls, construction of steps. The retaining wall to the rear of the house is to be raised some 600mm in matching stone, the existing fencing replaced with metal railings. The existing pedestrian 'foot-bridge' is to be replaced with a flight of steps (leading from the car parking area down to the level of the house) towards the western boundary, faced in matching stone and provided with a traditional metal balustrade. The seaward retaining wall to the south-west corner of the site (abutting the proposed steps) is to be raised using matching stone and fitted with a metal handrail.

A consideration of works requiring conservation area consent is contained within the accompanying conservation area application (NP/19/0449)

Key Issues

The application raises the following planning matters:-

- Conservation Area
- Siting and Sustainable Design
- Amenity and Privacy
- Ecological Impact
- Access and Parking

Conservation Area

Section 72 of the 1990 Act requires that when considering planning applications, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. In terms of the proposed works to the rear of the property, it is considered that they will be of low impact, being modest in scale and not prominently visible from the public realm. The proposed slate-hanging is considered to perpetuate a local tradition, which is both attractive and effective. The proposed alterations to the roof remove the intrusive modern dormer and introduces traditional dormer gables, a feature found on several Victorian houses locally.

The proposed two-storey extension is designed to reflect the 'grain' of the Parrog where a number of properties are paired or within small groups. The proportions of the extension are considered in keeping with the typical rhythm of the historic sea-facing Parrog houses, effectively reading as a façade in its own right. The extension

replaces an altered outbuilding for which conservation area consent has been separately sought (under NP/19/0449).

In terms of the concerns raised by Newport Town Council and others, the property is one of several identified within the Newport Conservation Area SPG as a building of local significance (albeit unqualified, unlike the majority which are classified as architectural/historic/social). It is considered that despite the extensions and alterations, the house will remain as a building of local significance and that the relevant prominent views 6 and 11 identified within the SPG will be preserved.

It is therefore considered that the proposed development will preserve and enhance the character of the conservation area.

Siting and Sustainable Design

The scale and design of the proposal is considered to be sympathetic, the proposed materials and finishes traditional and of high quality. In terms of policy 15, the proposal is considered to comply with all five criteria in terms of aesthetics, siting, use, character of the National Park and the retention of important traditional features. The design philosophy reflects the local vernacular, the finishes all matching Rock House. The proposed two-storey extension is both stepped in and down from Rock House, thus providing subservience, whilst still adhering to the typical simple and solid proportions of the surrounding properties.

Amenity and Privacy.

The property enjoys a large curtilage and does not directly overlook other properties, the proposed extensions providing extra domestic accommodation for Rock House. As such, notwithstanding objections in this regard, there are no concerns as to amenity and privacy. The policy is considered compatible with the criteria of LDP Policy 30 in terms of appropriateness, scale, impact and visibility.

The loss of sea views, as raised by private objectors, is not a material planning issue.

Ecological Impact

PPW, TAN5 and LDP Policy 11 require biodiversity and landscape considerations to be taken into account when determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat. . The site is in close proximity to the Nevern Estuary and the West Wales Marine Special Area of Conservation (SAC). Natural Resources Wales has advised that a Habitat Regulations Assessment (HRA) should be undertaken for this proposal due to the proximity of construction works to this site

Both the PCNPA Ecologist and Natural Resources Wales object to the proposed scheme and at the date of this report, their response is awaited to revised/additional information. It is anticipated that the HRA will be undertaken by the PCNPA Ecologist prior to Committee. A verbal update will be provided to Members at Committee,

however, if the response requires alterations to the scheme this may result in a delay to the consideration of the application

Access and Parking

The proposal maintains the existing access routes and parking. The Highway Authority has no adverse comment.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. As such, the application can be supported subject to conditions

Recommendation

Notwithstanding the objections raised, following consideration of the policies contained within the Local Development Plan and having regard to all material considerations it is considered that the proposed development does not have an adverse impact on the special qualities of the National Park or amenity. The application is, therefore, recommended for approval subject to 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: 759.19.BLP, 106/01, 106/02, 106/03, 106/04, 106/05, 759.19A, 759.19B, 759.19C, 759.19.PE-RW, 759.19.RP, 759.19.Design and Heritage Impact Assessment received on 09/08/19, Preliminary Ecological Appraisal & Bat Scoping & Inspection Survey received 3/12/19, Planning statement on proposals for an external lighting scheme received on 17/12/19 and Construction & Environmental Management Plan received on 16/12/19.

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 development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:-

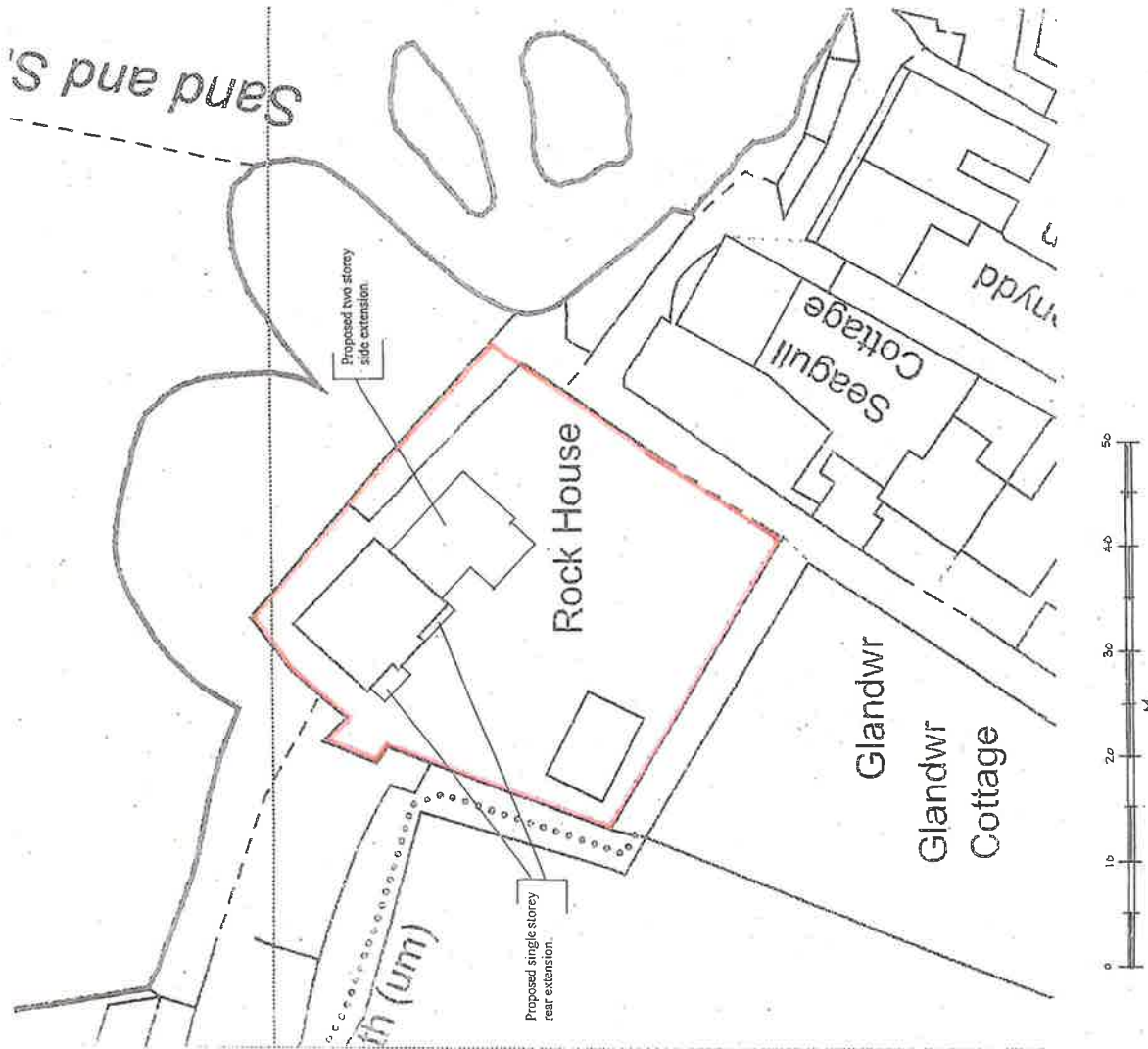
- Protection of any trees on and immediately adjacent to the site for the duration of the development
- Details of any proposed landscaping
- Details of the implementation of the landscaping scheme

Reason: In the interests of maintaining a suitable scheme of landscaping to

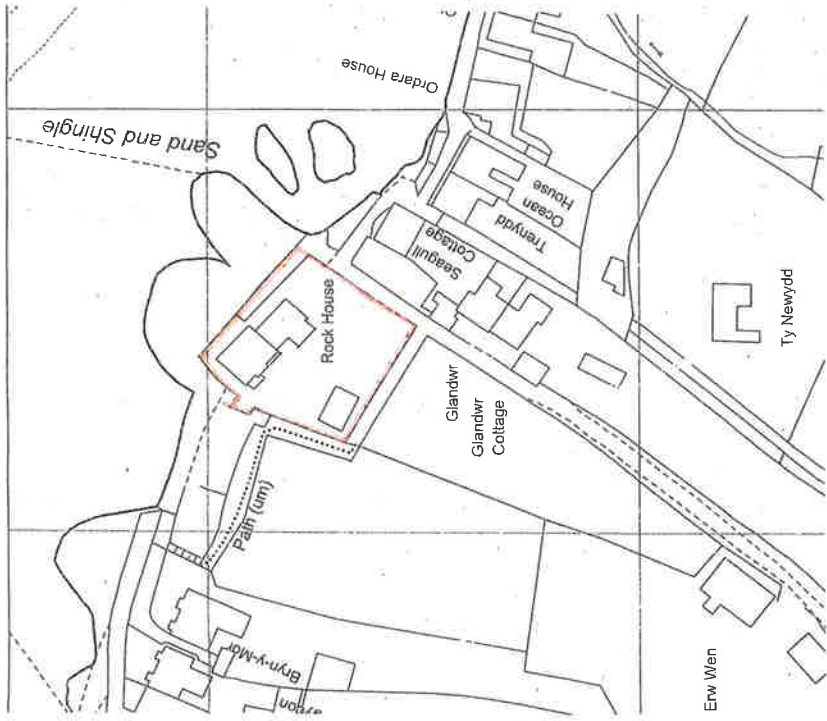
protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

4. The development hereby approved shall not be occupied at any other time than for purposes ancillary to the residential use of the dwelling currently known as Rock House. **Reason:** in order to be clear on the type of accommodation sought and approved. Policy 8 (Special Qualities), Policy 15 (Conservation of the National Park) and Policy 30 (Amenity).
5. Detailed drawings will be submitted and approved in writing by the local planning authority of the proposed chimneys at a scale of 1:20 prior to commencement of the development. **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 Policy : Policy 8 (Special Qualities).
6. Notwithstanding the submitted drawings, no permission is granted for the glazing of the windows to the north-west gable elevation. Prior to commencement of the development, detailed drawings will be submitted and approved in writing by the local planning authority of the windows to the north-west gable elevation: 1:10/20. **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 Policy : Policy 8 (Special Qualities).

Your attention is drawn to the attached comments of the Authority's Access Officer.



1:500 BLOCK PLAN



1:1250 LOCATION PLAN

Pembrokeshire Coast
National Park Authority
- 9 AUG 2019
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 19 4 48

BLOCK/LOCATION PLAN - ROCK HOUSE, FEIDRE BRENIN, NEWPORT, PEMBROKESHIRE,			
Scale As shown @ A3	Drawn Alresford Surveying Associates	Date July 2019	Job No. 759
			Dr. No. 759.19.BLP

NOTE: Sitelocation plans developed from Ordnance Survey Maps with Permission granted under Ordnance Survey Crown Copyright Licence/Account No. 100045318



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CLIENT
 MR ROBERT CHESTON

ADDRESS
 ROCK HOUSE
 FEIDRE BRENIN
 NEWPORT
 PEMBS, SA42 0RY

JOB
 SURVEY OF MAIN HOUSE

DRAWING LIST
 ALL ELEVATIONS

DRAWING SCALES
 1:100

REVISION PAGE SIZE
 A3

DRAW DATE
 JANUARY 2019

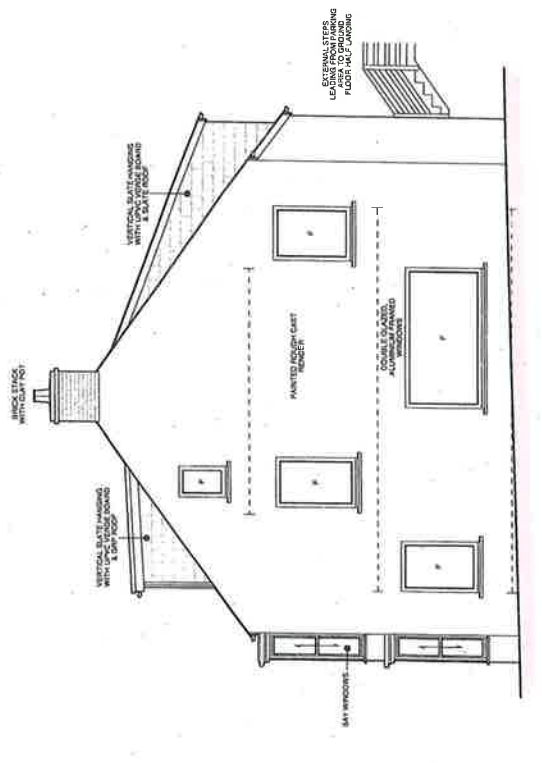
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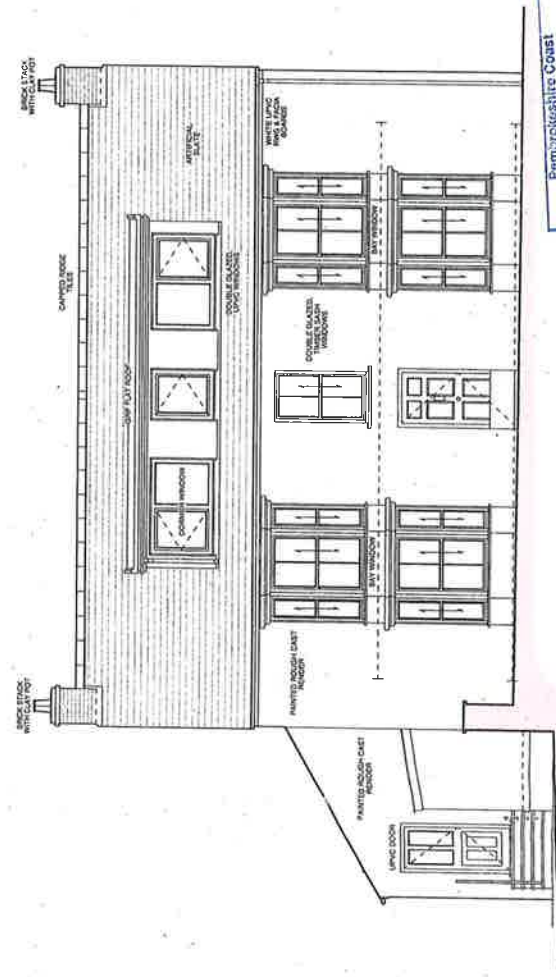
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DWG No. 03



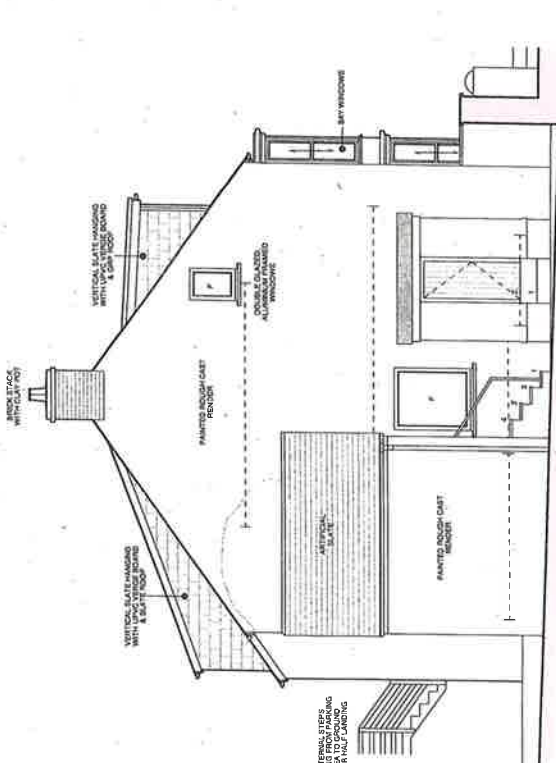
SOUTH WESTERN ELEVATION



NORTH WESTERN ELEVATION



NORTH EASTERN ELEVATION



SOUTH EASTERN ELEVATION

Pembrokeshire Coast
 National Park Authority

- 9 AUG 2019

Awdurdod Parc Cenedlaethol
 Arfordir Penfro

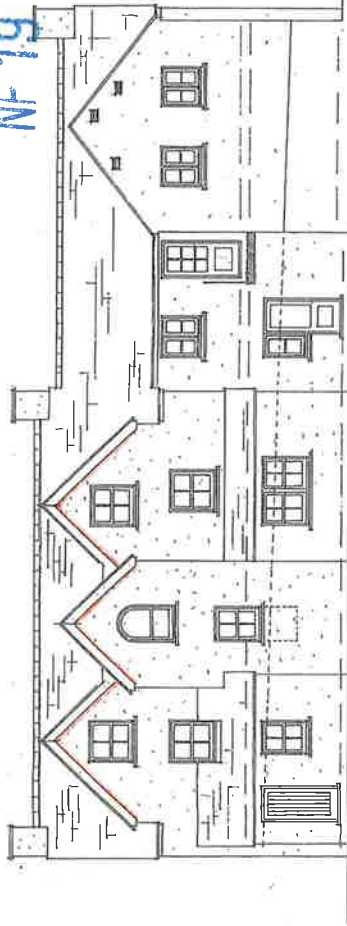
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SURVEY AS EXISTING

NOTES:
 WHILE ALL EFFORTS HAVE BEEN MADE TO PRODUCE AN ACCURATE SURVEY DRAWING, ANY CRITICAL DIMENSIONS SHOULD BE CONFIRMED ON-SITE BY THE PRINCIPLE CONTRACTOR.

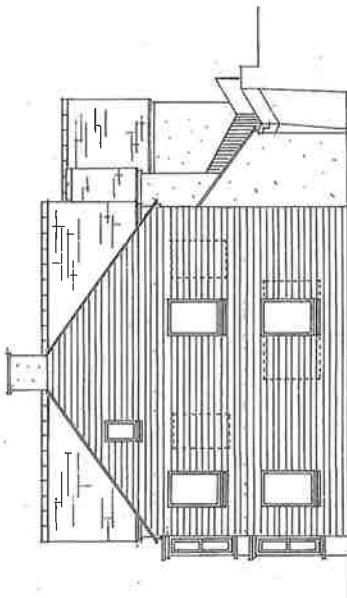
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Pembrokeshire Coast
National Park Authority
- 9 JAN 2020
Awdurdod Parc Celfwr (Cobwr)
Arfordir Eiddo

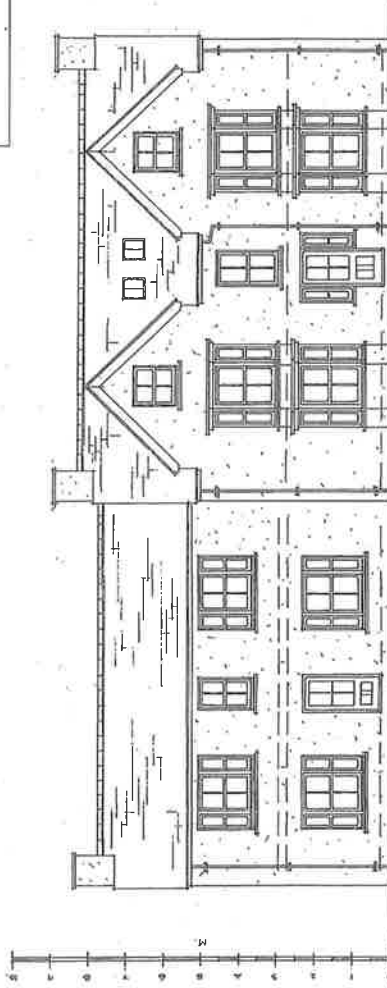


SOUTH-WEST ELEVATION

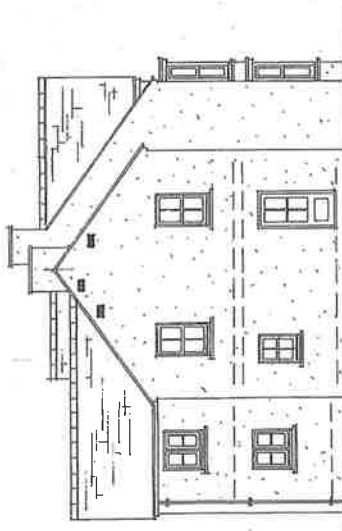
KEY
 Verge Bat A access
 (>15mm gap between board
 and wall).
 Swift nest boxes (6 no.) to be
 installed on each gable wall
 of new extension (indicative
 locations).



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

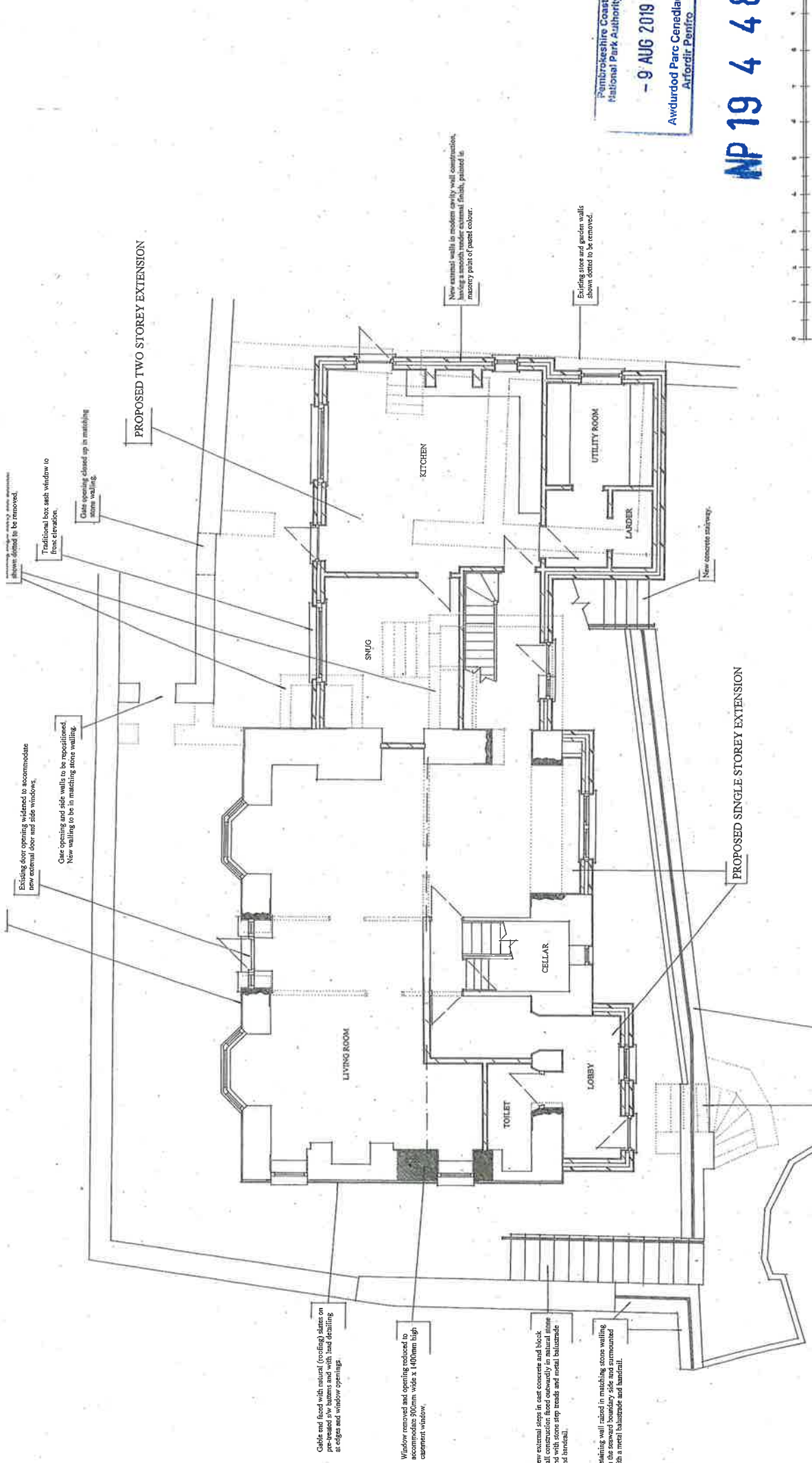


SOUTH-EAST ELEVATION

AMENDED PLAN:- 759.19.D rev.1 (Date 06.01.2020)
 1. Ecological mitigation and enhancement measures
 shown.

Name/Address MR. & MRS. R. CHASTON ROCK HOUSE, FEIDRE BRENNIN, NEWPORT, PEMBROKESHIRE, SA42 0RY.	
Job Title	PROPOSED TWO STOREY SIDE EXTENSION AFTER REMOVAL OF EXISTING SIDE ADDITIONS AND DETACHED STORE; 2 NO. SINGLE STOREY REAR EXTENSIONS AND VARIOUS EXTERNAL ALTERATIONS.

Dwg Title PROPOSED ELEVATIONS	
Scale 1 to 200 @ A3	Date July 2019
Job No. 759	Dwg No. 759.19.D rev.1
ALRESFORD SURVEYING ASSOCIATES BELMONT HOUSE THE DEAN ALRESFORD HAMPSHIRE SO24 9BC TEL NO. 01962 736362	



Pembrokeshire Coast
National Park Authority
- 9 AUG 2019
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 19 4 48



Name/Address	MR. & MRS. R. CHASTON	ROCK HOUSE, FEIDRE BRENIN, NEWPORT, PEMBROKESHIRE, SA42 0RY.
Job Title	PROPOSED TWO STOREY SIDE EXTENSION AFTER REMOVAL OF EXISTING SIDE ADDITIONS AND DETACHED STORE; 2 NO SINGLE STOREY REAR EXTENSIONS AND VARIOUS EXTERNAL ALTERATIONS	
Dwg Title	PROPOSED GROUND FLOOR PLAN	AUSPONSOR SURVEYING ASSOCIATES BELMONT HOUSE THE DEAN AUSPONSOR MARGARET SOON RD SA42 0RY.
Scale	1 to 100 @ A3	Date July 2019
DWG No.	759	Dwg. No. T02.19.A
		TEL NO. 01942 730302

GROUND FLOOR PLAN

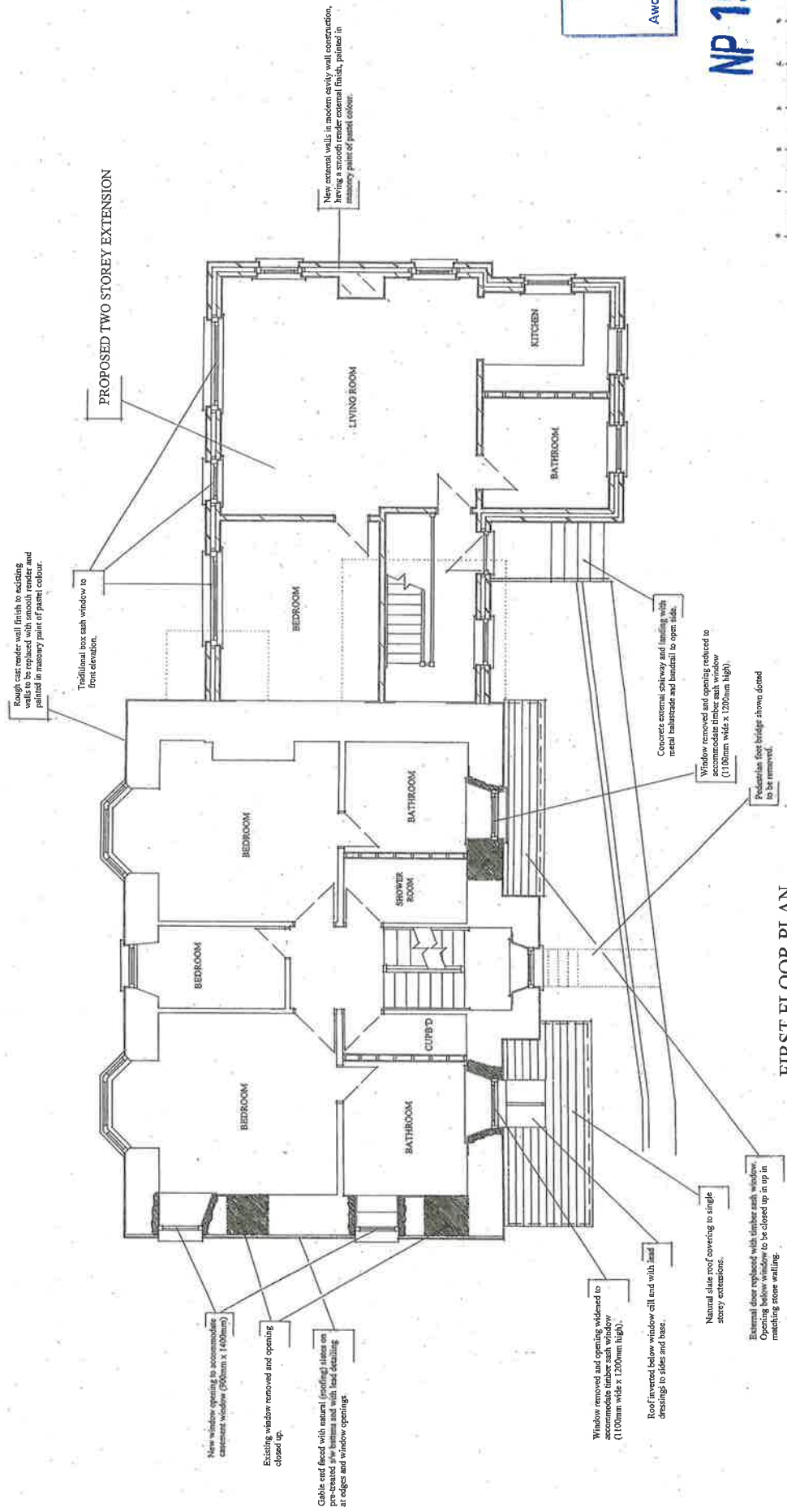
Pembrokeshire Coast
National Park Authority
- 9 AUG 2019
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 19 4 48



Name/Address
MR. & MRS. R. CHASTON
ROCK HOUSE, FEIDRE BRENNIN,
NEWPORT, PEMBROKESHIRE,
SA42 0RT.

Job Title	PROPOSED TWO STOREY SIDE EXTENSION AFTER REMOVAL OF EXISTING SIDE ADDITIONS AND DETACHED STORE; 2. NO SINGLE STOREY REAR EXTENSIONS AND VARIOUS EXTERNAL ALTERATIONS		
Client	ALBERTO JUAN Y WING ASSOCIATES		
Drawn	Scale	Date	Job No.
MR. & MRS. R. CHASTON	1 to 100 @ A3	JULY 2019	759 19 B
Job No.	759	Drawn No.	759 19 B
Job No.	759	Drawn No.	759 19 B



FIRST FLOOR PLAN