

## Item 6 - Report on Planning Applications

**Application Ref: NP/13/0203**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN05623806
<b>Applicant</b>	Mr Damian Capps
<b>Agent</b>	Mr Mike Mathews
<b>Proposal</b>	Single and two storey side and rear extensions, with first floor balcony to the side and rear.
<b>Site Location</b>	Cotllwyd, Mill Lane, Newport, Pembrokeshire, SA42 0QT
<b>Case Officer</b>	Ceri Porter

**Summary**

This application is being reported to the Development Management Committee for consideration as the recommendation for refusal is contrary to the views expressed by Newport Town Council that recommend approval of the proposal.

Cotllwyd is a detached traditional property located in a prominent and isolated position within the historic landscape of Mynydd Carningli. Although unsympathetically extended with a number of flat roof extensions, these do allow the original cottage to be read as such. It is considered that the proposal to raise the roof of the cottage in combination with an extension to the rear that would have a separate gable roof connected by the existing flat roof extensions would be unacceptable both to the character and size of the host dwelling and the special qualities of the National Park and the Historic Landscape.

Accordingly, and contrary to the view of the Newport Town Council, the application is recommended for refusal for these reasons.

**Consultee Response**

**Access Officer:** No objection

**Newport Town Council:** Approve

**Dyfed Archaeological Trust:** No Response Received - at time of writing this report.

**Ecologist - Pembrokeshire County Council:** Conditional Consent - Desk top finds low likelihood of protected species or adverse impact on habitat or species as a result of the development. No mitigation compulsory however bat and bird boxes could be included within the proposal and it is strongly recommended that they be included to enhance the habitat for wildlife.

**Natural Resources Wales:** Conditional Consent - Please advise applicant of Advice Note 1

**PCC - Transportation & Environment:** Conditional Consent

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### **Public Response**

The application has been appropriately advertised, and no public responses have been received at the time of writing this report.

### **Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW5 Chapter 04 - Planning for Sustainability

PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

SPG05 - Sustainable Design

TAN 12 - Design

### **Officer's Appraisal**

#### **Background**

Cotllwyd is a relatively remote detached property located to the south of Newport and is accessed via a track off Mill Lane that continues slightly beyond the property. To the south of the property the land rises towards the open mountainside of Mynydd Carningli, a Historic Landscape, with fields to the north.

The property comprises of an original symmetrical single storey traditional cottage that has been extended to each side and the rear with a series of flat roof extensions. A large flat roof dormer is also located centrally on the rear elevation serving accommodation within the roofspace. There are no openings within the roof on the front elevation. To the north of the house, closer to the access track, is a detached pitched roof garage outbuilding.

The site is enclosed by a stone wall to the west (front) boundary, a traditional hedgebank to the south

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### History

NP/97/80 – Double Garage – Approved 19 March 1980

### Constraints

- SSSI – within 50m
- Common Land CROW Access
- Biodiversity Issue
- Historic Landscape
- Rights of Way Inland – within 50m

### Current Proposal

Planning permission is sought to:

1. Raise the roof of the original cottage by 1m and insert 2 no. pitched roof dormers within the front elevation and a central pitched roof dormer to the rear elevation (to replace the existing flat roof extension) to provide a doorway;
2. Retain the existing flat roof extensions to either side and the rear of the cottage to provide a roof terrace enclosed by a glass balustrade; and,
3. Demolish the existing flat roof utility extension that projects out at the rear and replace it with an extension of a similar depth but larger footprint at the north east corner of the building. This extension would be almost as high as the main cottage with an independent gable roof. All walls would be painted render to match existing, the new extension would have slate to match the main cottage whilst the current felt flat roof will be finished with promenade tiles.

### Key Issues

The key material considerations in respect of this application are considered to be:

1. Visual amenity and impacts on the special qualities of the National Park
2. Neighbouring amenity

### Visual Amenity and Impact on the Special Qualities of the National Park:

Policy 8 of the LDP is a strategic policy that refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced including Historic Landscapes. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape,

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and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

It should also be noted that the site is located within the Mynydd Carningli Landscape Character Assessment Area that is recognised as an outstanding historic and cultural landscape.

The existing main part of the original dwelling is of a modest and traditional design with a gable roof sitting low within the landscape. It is acknowledged that the existing single storey extensions are unattractive additions to the property, as is the flat roof dormer at the rear, however as they have flat roofs and are arranged around the cottage they do allow the original cottage to be read as such. When viewed from the access track in particular, the integrity of the small traditional cottage is evident despite the newer additions.

The application has taken on board comments made to an earlier design at pre-application stage by keeping the flat roofs to either side of the cottage and reducing the rear pitched roof extension in size from a circular design. Keeping the flat roof side extensions whilst raising the roof does however alter the proportions of the main house and this, together with the proposed rear extension, with an almost full height visually separate gable roof, would undermine the remaining integrity of the cottage introducing elements that would be unacceptable both to the character and size of the host dwelling and the special qualities of the National Park and the Historic Landscape. With the presence of a detached double garage and other outbuildings, the separate gable roof results in additional visual clutter at the application site.

It is appreciated that the applicant wishes to use the existing extensions for both practical and economic reasons however given the prominence and sensitivity of the location within a sensitive Historic Landscape this approach may not represent the most sympathetic design approach as the extensions are of differing sizes and proportions.

In light of the above, it is considered that the proposed increase in height of the roof, by reason of its height and relationship with adjoining flat roof extensions, would be out of keeping with the host dwelling and surrounding area; and fails to protect the special qualities of the National Park and Historic Landscape. As such the proposal is considered contrary to policies 8 (a)(c)(d), 15(a)(b)(d)(e), 29(a) of the Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).

Furthermore, the proposed rear extension by reason of its pitched roof fails to adequately integrate with the main dwelling and appears as an incongruous addition to the property out of keeping with the host dwelling and surrounding area; and fails to protect the special qualities of the National Park and Historic Landscape. As such the proposal is considered contrary to policies 8 (a)(c)(d),

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15(a)(b)(d)(e), 29(a) of the Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).

**Neighbouring Amenity:**

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

The site lies a considerable distance from neighbouring properties and the building is therefore unlikely to impact unacceptably upon the amenity currently enjoyed by neighbours.

**Conclusion**

The proposal represents unsympathetic alterations to a dwelling that although extended with a series of flat roof extensions, retains its central integrity. Given the prominent and sensitive location of the dwelling, the proposal would be out of keeping with the host dwelling and surrounding area; and fail to protect the special qualities of the National Park and Historic Landscape. As such the proposal is considered contrary to policies 8 (a)(c)(d), 15(a)(b)(d)(e), 29(a) of the Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).

**Recommendation**

**That the application is recommended for refused for the following reasons:-**

1. The proposed increase in height of the roof, by reason of its height and relationship with adjoining flat roof extensions, would be out of keeping with the host dwelling and surrounding area; and fails to protect the special qualities of the National Park and Historic Landscape. As such the proposal is considered contrary to policies 8 (a)(c)(d), 15(a)(b)(d)(e), 29(a) of the Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).
2. The proposed rear extension by reason of its size and pitched roof fails to adequately integrate with the main dwelling and appears as an incongruous addition to the property out of keeping with the host dwelling and surrounding area; and fails to protect the special qualities of the National Park and Historic Landscape. As such the proposal is considered contrary to policies 8 (a)(c)(d), 15(a)(b)(d)(e), 29(a) of the Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).

TO NEWPORT

MILL LANE

PEN-FFORDD

BLAEN-FYNNON

BLAEN-AFCN

WANT-Y-RHEDYH

COTLLWYD



NR 13 2 03

CARNINGLI

PROPOSED EXTENSIONS  
& ALTERATIONS  
COTLLWYD  
NEWPORT  
LOCATION PLAN  
DRG COT/LOC/01  
SCALE 1:2500 APR 2013

-8113 203

NP 13 2 03

STABLES

GARAGE

GARDEN

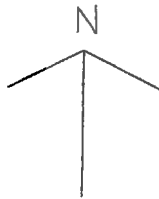
COTLLWYD

TERRACE

KITCHEN

GARDEN

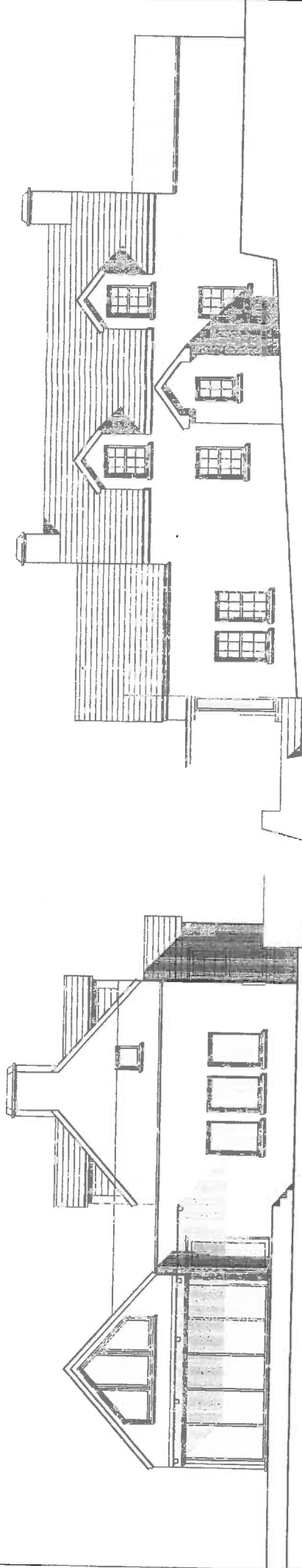
GARDEN



MIKE MATTHEWS ARCHITECT  
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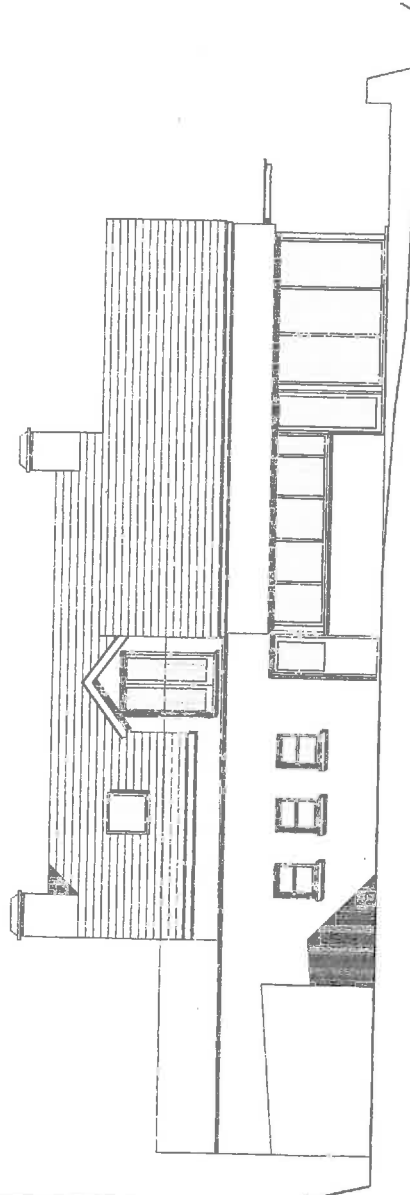
PROPOSED EXTENSIONS  
& ALTERATIONS  
COTLLWYD  
NEWPORT  
SITE PLAN  
DRG COT/SITE/01  
SCALE 1:200 APR 2013

NOTES  
 ROOFS TO BE NATURAL SLATE  
 WALLS GENERALLY WHITE RENDERED TO MATCH EX STING  
 NEW WINDOWS AND DOORS WHITE UPVC TO MATCH EX STING  
 BALUSTRADES TO ROOF TERRACE TO BE TOUGHENED CLEAR GLASS  
 CANOPY TO BE TOUGHENED CLEAR GLASS

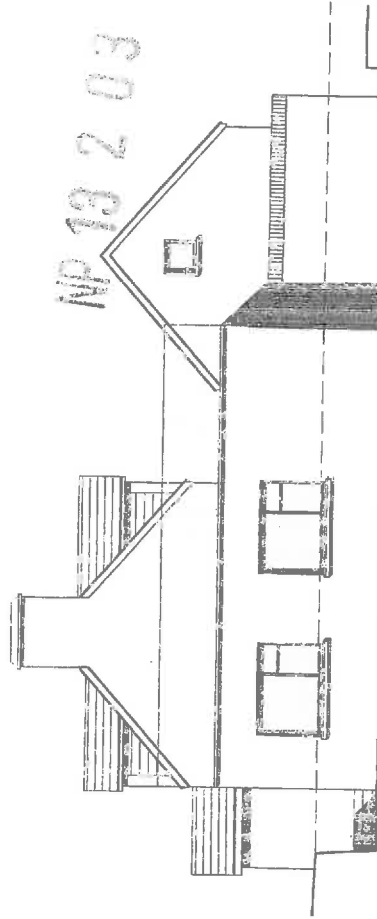


NORTH ELEVATION

WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

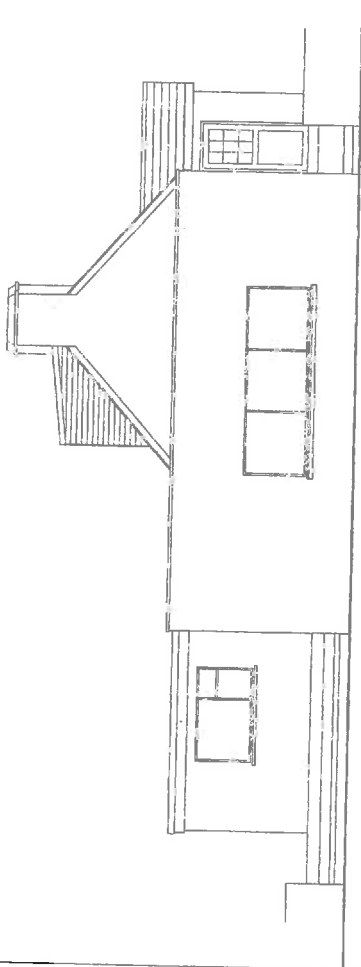
MIKE MATTHEWS ARCHITECT  
 6 HEOL CARADOG, FISHGUARD  
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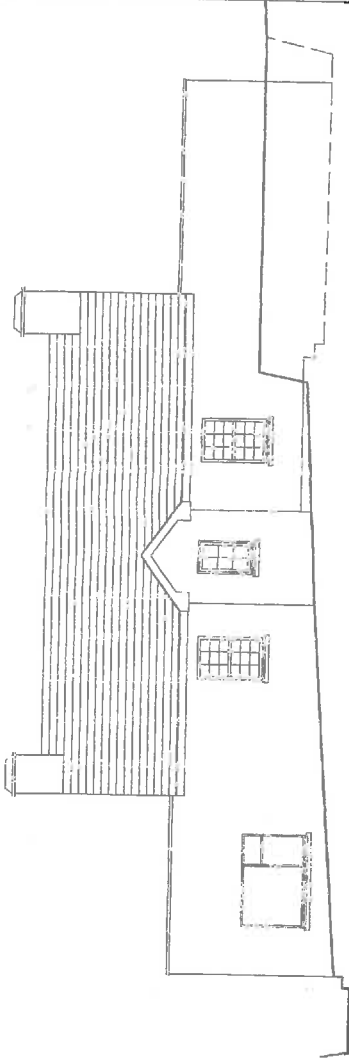
EXTENSIONS & ALTERATIONS  
 COLLUWYD  
 NEWPORT  
 PROPOSED ELEVATIONS  
 DRG COT/PL/04  
 SCALE 1:100 @ A3  
 MAR 2013



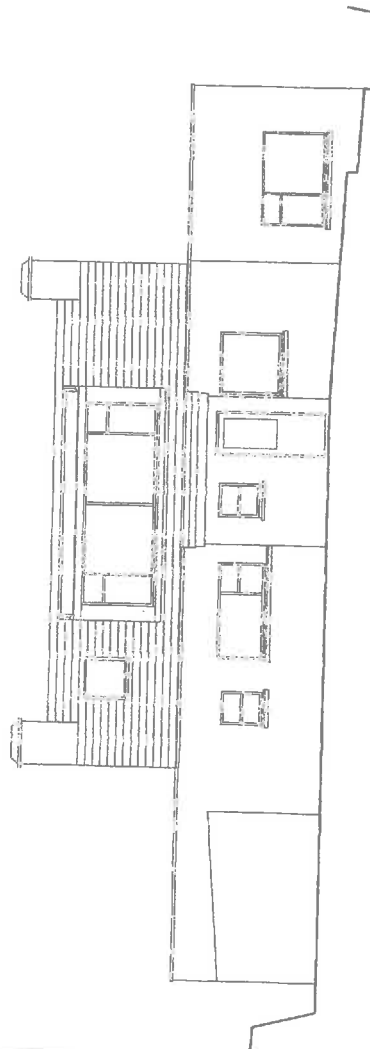
NOTES  
PITCHED ROOFS NATURAL SLATES  
FELT FLAT ROOFS  
WHITE PAINTED RENDERO WALLS  
MIXTURE OF TIMBER AND UPVC WINDOWS



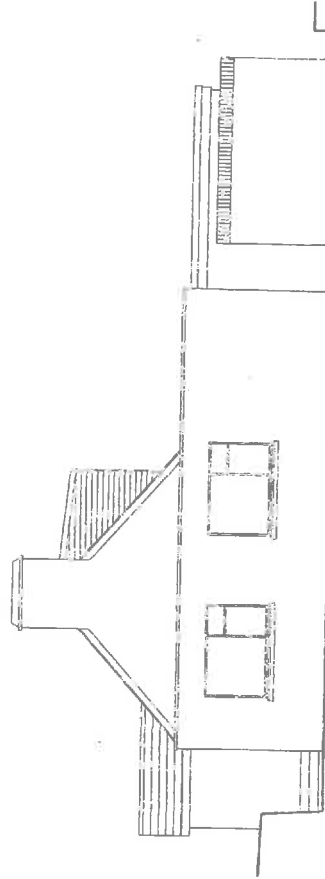
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

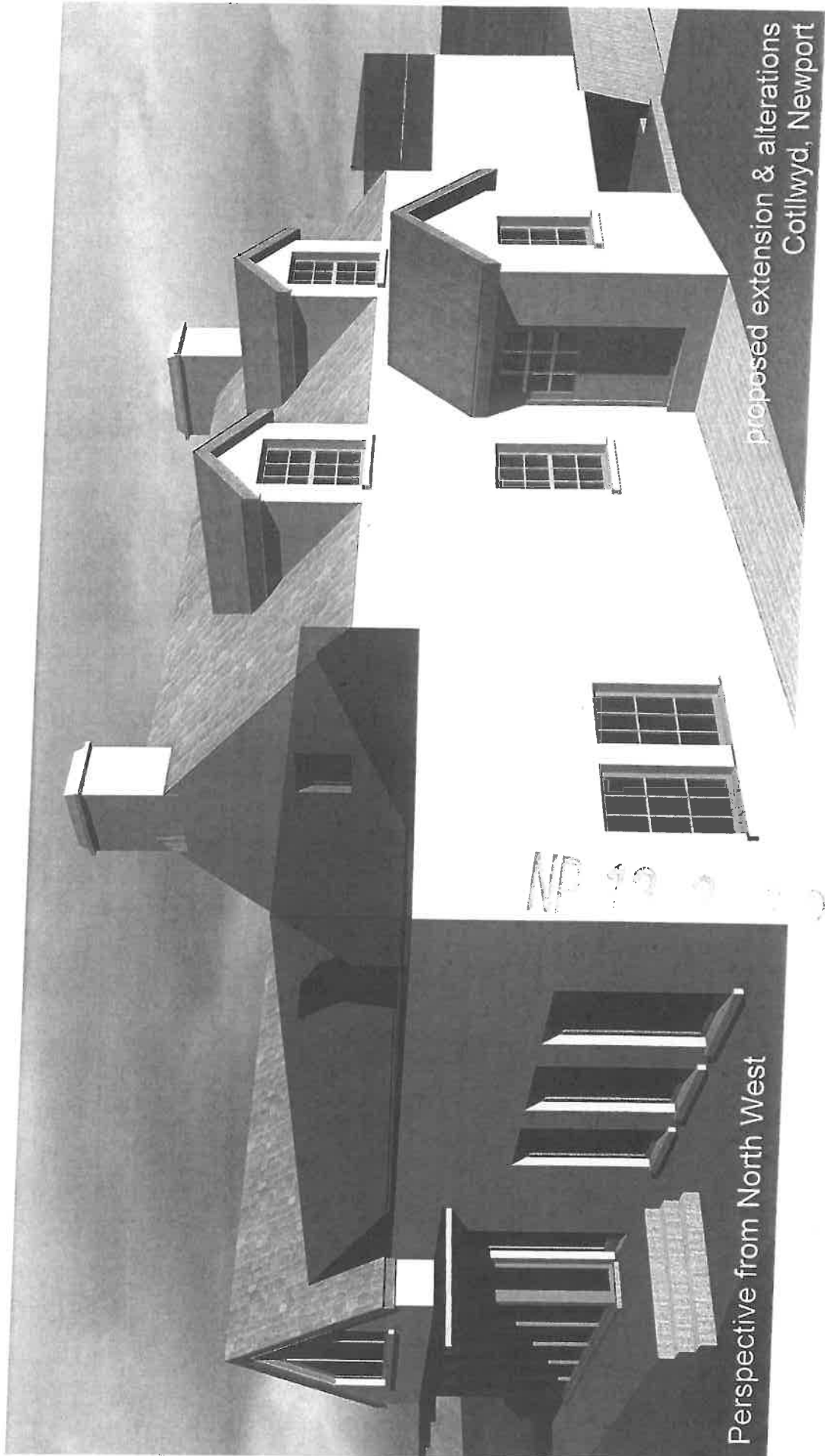


SOUTH ELEVATION

NP 13 2 03

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COTLLWYD  
NEWPORT  
EXISTING ELEVATIONS  
DRG COT/5/04  
SCALE 1:100 SEP 2010

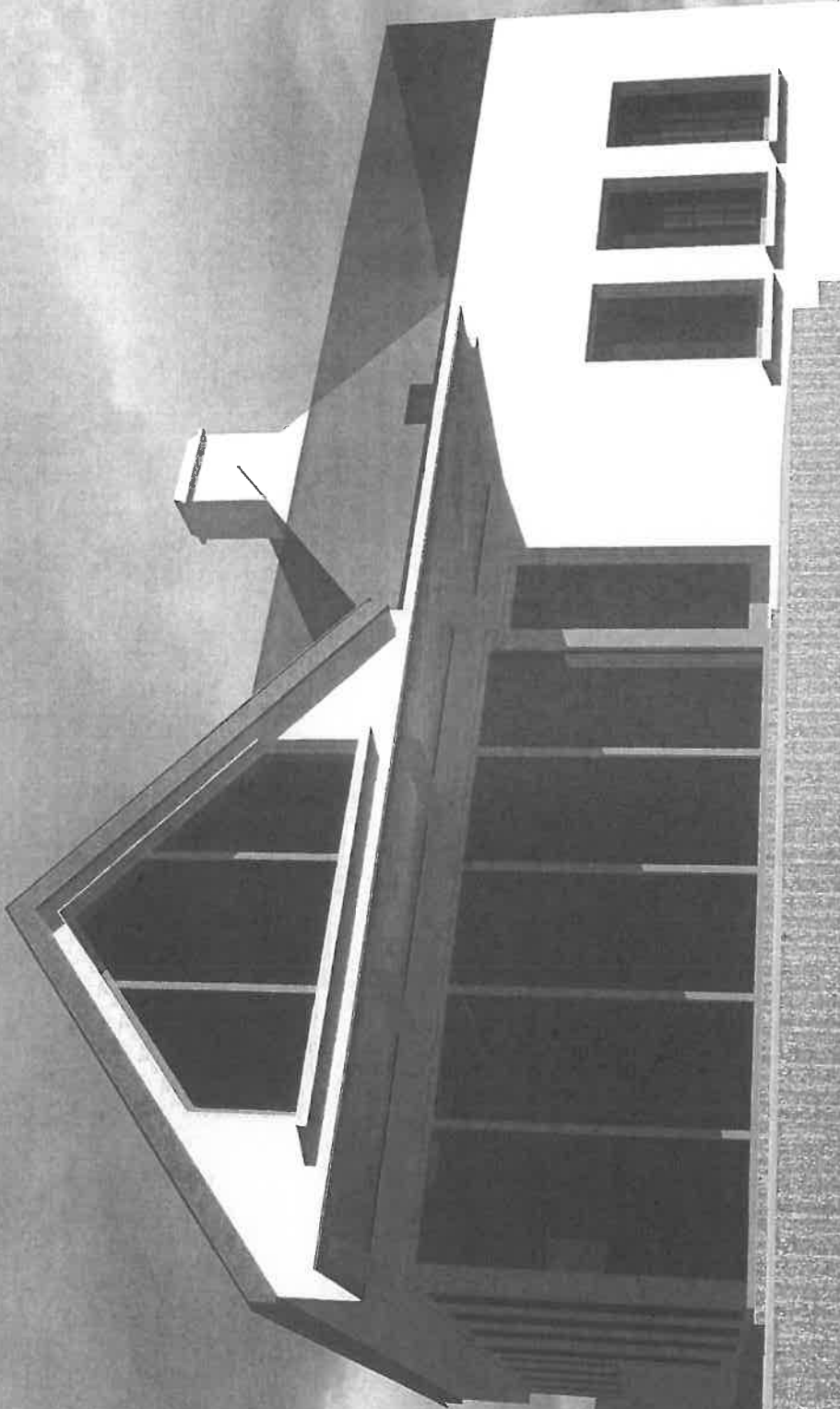


Perspective from North West

Proposed extension & alterations  
Cotllwyd, Newport

NP 99

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proposed extensions & elevations  
Cotllwyd, Newport

Perspective from North-East