

Application Ref: NP/14/0153

Application Type	Full
Grid Ref:	SN12540158
Applicant	Ms S Jenkins
Agent	Mr A Chandler, Argent Architects
Proposal	Demolish existing double garage & replace with new 2 storey dwelling & associated parking.
Site Location	19, Lady Park, Tenby, Pembrokeshire, SA70 8JJ
Case Officer	Andrew Richards

Summary

The application is reported to the Development Management Committee because the views of the Tenby Town Council are contrary to the recommendation of your officers.

The development site is located within Lady Park an existing residential area on the outskirts of Tenby. The existing site comprises a double garage and part of formal front garden to 19 Lady Park, the site was formerly a building plot known as No 20 which was acquired together with plot No 19 and combined to provide a larger plot for the existing dwelling. Parking provision for the host property is currently provided within the double garage as the single garage attached to the dwelling has been converted into additional accommodation. Planning approval is sought for the demolition of the single storey double garage structure and its replacement with a new two storey dwelling and associated parking. The new dwelling will provide upside down living accommodation with two bedrooms, study and wet rooms provided on the ground floor and living, dining and kitchen facilities provided over the first floor level.

This proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable in this instance and creates a new dwelling with the living accommodation reversed so as to have the main living area at first floor. The new dwelling will occupy the former plot 20 within the residential estate of Lady Park and will maintain the street frontage and also provide adequate parking for the existing and new dwelling. The design will ensure the amenity and privacy of neighbours is maintained and protected along with the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposed development can be supported subject to appropriate conditions.

Consultee Response

Tenby Town Council: Recommend Refusal - on grounds of over-development of the site

Dwr Cymru Welsh Water: Conditional Consent

Ecologist - Pembrokeshire County Council: No objection - subject to informative added to any consent issued.

Tree and Landscape Officer: Conditional Consent

Natural Resources Wales: No objection - subject to informative added to and consent issued.

PCC - Transportation & Environment: Conditional Consent

PCNPA - Park Direction: No objection

Tenby Civic Society: No objection

Public Response

A site notice was posted in accordance with statutory requirements. No comments have been received at the time of writing this report.

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 02 - Tenby Local Service and Tourism Centre
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
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 53 - Impacts on traffic
PPW6 Chapter 03 - Making and Enforcing Planning Decisions
PPW6 Chapter 04 - Planning for Sustainability
PPW6 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW6 Chapter 08 - Transport
PPW6 Chapter 09 - Housing
PPW6 Chapter 12 - Infrastructure and Services
PPW6 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape

SPG11 - Coal Works - Instability
SPG12 - Parking
SPG20 - Recreational and Leisure Activities
TAN 05 - Nature Conservation and Planning
TAN 10 - Tree Preservation Orders
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background and History

The development site is located within Lady Park an existing residential area on the outskirts of Tenby. The existing site comprises a double garage and part of formal front garden to 19 Lady Park, the site was formerly a building plot known as No 20 which was acquired together with plot No 19 and combined to provide a larger plot for the existing dwelling. Parking provision for the host property is currently provided within the double garage as the single garage attached to the dwelling has been converted into additional accommodation.

Several applications have been received on this site and these relate to a new dwelling house on plot 19 approved under planning reference TB 779 and a double garage approved on plot 20 under planning reference TB 11843.

Constraints

LDP Allocation
Biodiversity Issue
LDP Centre – 60% affordable housing and 30units/ha
Recreational character Areas
Low Coal Risk
Tree Preservation Order – within 10m

Current Proposal

Planning approval is sought for the demolition of the single storey double garage structure and its replacement with a new two storey dwelling and associated parking. The new dwelling will provide upside down living accommodation with two bedrooms, study and wet rooms provided on the ground floor and living, dining and kitchen facilities provided over the first floor level. The new structure will measure 6.7metres wide by 13.7metres long and have a height to ridge from ground level at its maximum of 8.7metres. The form of the new dwelling will be a traditional pitched roof aspect with gable end fronting the road and a single storey lean-to off the rear elevation with

private rear garden extending off the rear elevation some 15metres. The dwelling will be located in the south east corner of the proposed plot, and the plot has a width of 9.2metres and a length of 29metres and slopes from the front down to the rear.

The current application has been submitted following pre-application advice from officers.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Affordable Housing
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage

Policy, Principle of Development and Impact on National Park:

The site lies within the defined settlement boundary of Tenby as defined by the Local Development Plan (LDP). LDP Policy 2 Tenby Local Service and Tourism Centre establishes the principle of residential development at this location is acceptable. The proposal is also considered to meet the policies set out in the Local Development Plan and will not have an adverse impact on this area of the National Park.

Affordable Housing:

A net gain of one residential unit will be achieved as a result of the proposed development. Under LDP Policy 45 Affordable Housing, the Authority would require payment of a commuted sum from the applicant, to contribute towards affordable housing provision in the area. The current rate, as outlined in the Authority's Affordable Housing SPG, is set at £250 per square metre of internal floor space. The applicant's agent has provided a statement confirming that the applicant will submit a Unilateral Undertaking to support the current application.

As such, subject to the successful completion of a unilateral undertaking, the proposed development is considered acceptable in respect of LDP Policies 2 and 45.

Siting and Sustainable Design:

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 special qualities will be protected and enhanced. 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, 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').

The proposed siting of the new dwelling within this site is considered to be acceptable and utilises the existing topography whilst also maintaining the existing residential frontage within the street scene. The new dwelling is proposed on a slightly larger footprint than that of the existing double garage, utilises the same front building line and also has a lower ridge height to the adjacent dwelling at No 21 Lady Park. The scheme for the new dwelling is considered to have a scale, form, mass and detailed design which is in-keeping within this area of Tenby and provides a dwelling that will meet the requirements under the Code for Sustainable Homes.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The proposed use as a single dwelling house would be both compatible and appropriate to the existing residential use of the application site, the building's design and orientation has been proposed to ensure the neighbours privacy and amenity is maintained.

Access and Parking:

Access to the site is provided via the existing estate road which serves the properties of Lady Park and the existing site also benefits from having existing vehicle access onto this estate road therefore no new access will be required in this instance. Two parking spaces will be lost serving 19 Lady Park through the proposed demolition of the existing garage structure and new parking will need to be provided to serve the new dwelling. The current proposal includes the provision of four parking spaces, two for the existing dwelling at No 19 and two spaces for the proposed new dwelling. Pembrokeshire County Council Transportation and Environment section has been consulted as part of the application process. They have recommended conditional consent requiring the parking areas within the site to be constructed before the development is brought into use and maintained for no other use.

Landscaping:

It is also noted that the proposed site is immediately adjacent to an existing Tree Preservation Order at the rear of the site. The proposal includes new areas of hard and soft landscaping within the site area and this is considered to be acceptable in principle and can be supported. However, the proposed scheme does not include detailed information in respect of the specific details of any proposed protection to existing trees within and adjoining the site and it is considered that a planning condition be imposed on any consent issued to cover this aspect.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in 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.

Both PCC Planning Ecologist and Natural Resources Wales (NRW) have been consulted as part of the application process and no objections have been raised on the current scheme from either consultee. However NRW have requested that an informative be added to any consent issued in respect of planning advice notes.

Land Stability:

The site is located within an area defined by The Coal Authority as containing potential hazards arising from coal mining. With regard to the current application type the applicant is not required to provide a Coal Mining Risk assessment as land instability from former coal workings will be considered under the building regulations process. In this respect an informative will be added to any consent issued to inform the applicant of this.

Land Drainage:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site. The proposal will increase the extent of roof areas within the site and the surface water runoff from these areas will be directed to a new soakaway located within the rear garden. Foul water discharge will be directed into the existing mains drainage which currently crosses the application site. Both Natural Resources Wales and Dwr Cymru Welsh Water have been consulted as part of the application process and support the proposal subject to an informative together with conditions being added to any consent to cover the discharge of foul and surface water from the site.

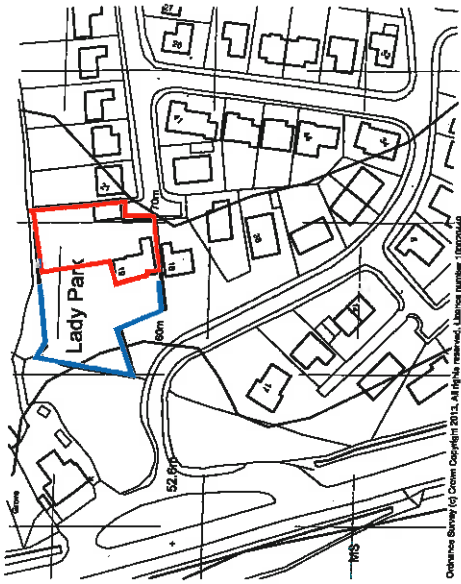
Conclusion

Whilst the views of Tenby Town Council are noted, this proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable in this instance and creates a new dwelling with the living accommodation reversed so as to have the main living area at first floor. The new dwelling will occupy the former plot 20 within the residential estate of Lady Park and will maintain the street frontage and also provide adequate parking for the existing and new dwelling. The design will ensure the amenity and privacy of neighbours is maintained and protected along with the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposed development can be supported subject to appropriate conditions.

Recommendation

That the application be delegated to the Head of Development Management to issue consent on receipt of a completed Unilateral Undertaking and subject to conditions relating to Timing of works, in accordance with plans, samples of materials to be agreed, removal of permitted development rights, foul and

surface water discharge, parking provision for both dwellings and code for sustainable homes requirements.



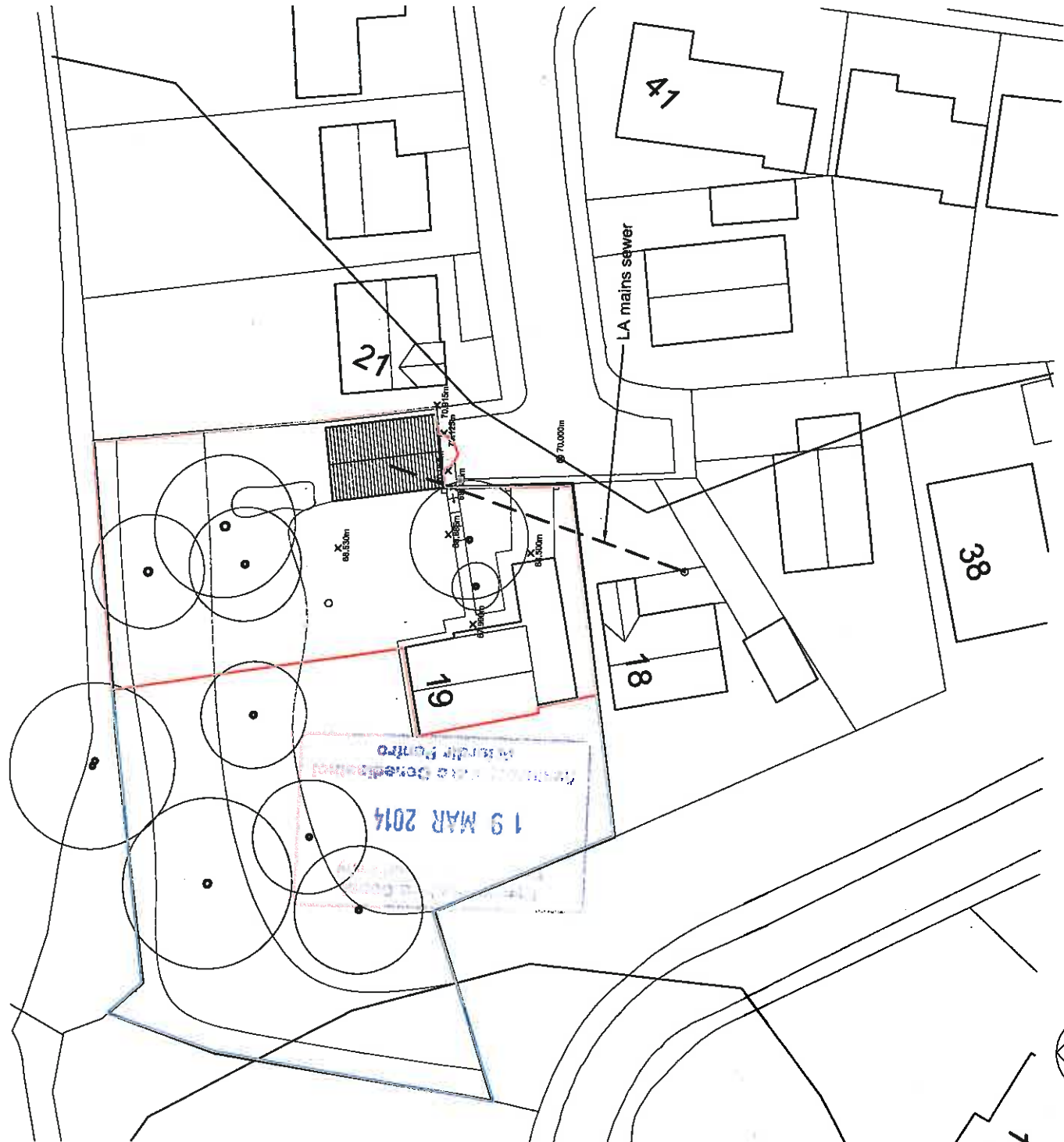
SITE LOCATION PLAN @ 1:2500

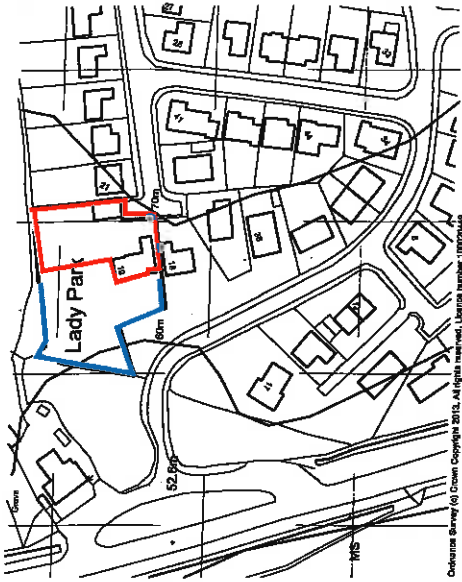
17.03.14 153

A4 @	17.03.14	A3557 51 01
1:500	19 LADY PARK, TENBY	
EXISTING: LOCATION & BLOCK PLAN		
www.argent-architects.co.uk tel 01834 845440 ARGENT ARCHITECTS info@argent-architects.co.uk fax 01834 845440		



www.argent-architects.co.uk tel 01834 845440
ARGENT ARCHITECTS
 info@argent-architects.co.uk fax 01834 845440





SITE LOCATION PLAN @ 1:2500

14 1 53

A4 @	17.03.14	A3557 53 01
1:500	19 LADY PARK, TENBY	
PROPOSED: LOCATION & BLOCK PLAN		
www.argent-architects.co.uk tel 01834 845440 ARGENT ARCHITECTS info@argent-architects.co.uk fax 01834 845440		

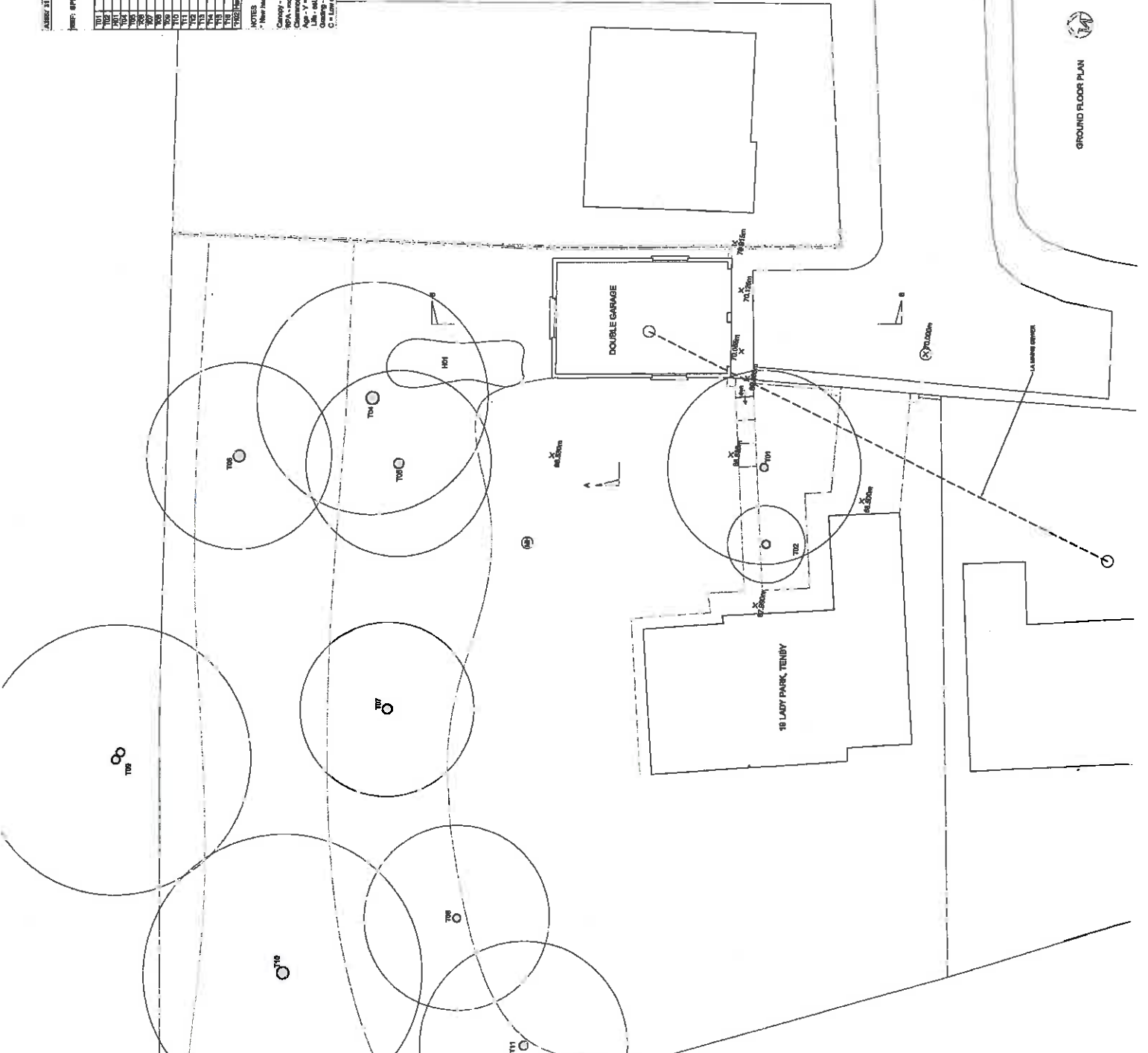


ASBESTOS SURVEY AND REMEDIATION REPORT FOR 18 LADY PARK, TENBY

ITEM	SPRINGS	DEPTH	WATER	CONCENTRATION	REMARKS	CLEARANCE	AGE	CONDITION	REMARKS
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
101	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
102	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
103	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
104	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
105	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
106	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
107	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
108	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
109	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
110	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
111	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
112	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
113	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
114	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
115	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
116	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
117	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
118	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
119	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
120	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
121	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
122	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
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127	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
128	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
129	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
130	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
131	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
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139	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
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141	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
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146	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
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148	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
149	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED
150	Plastic	1.5	0.5	10.0	REMOVED	2	M	Good	REMOVED

NOTES:
 1. Near major - refer to 15 of each species, double tagged, show age, to be placed and return to site where
 2. Canopy - search across in 4 point compass directions (wind)
 3. GPS - used precision was to 1 metre accuracy (within 1m)
 4. Age - Y = Young, MA = Middle Age, A = Adult, V = Veteran
 5. L.S. - subdivided remaining life in years
 6. Missing - if in such a condition that it would be lost in 1 year and should be removed, A = High quality and when, B = Moderate quality and when, C = Low quality and when.

NO 14 1 53



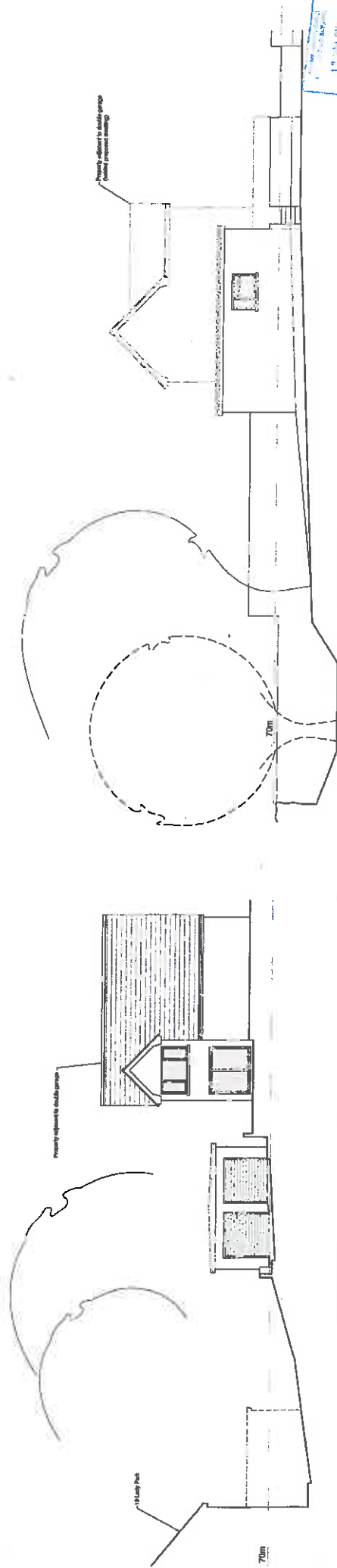
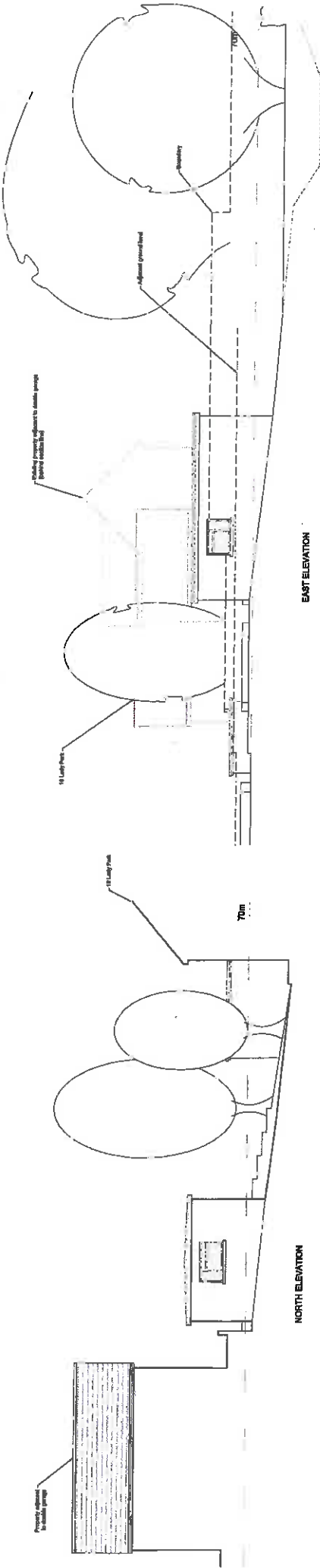
Item 6d)

TO BE READ IN CONJUNCTION WITH
 ASBESTOS SURVEY AND REMEDIATION REPORT

A1 63
 1: 100 17.03.14 ASBESTOS 51 02
 18 LADY PARK, TENBY
 EXISTING
 SITE PLAN
 ARGENT ARCHITECTS
 18 LADY PARK, TENBY
 SALES & MARKETING
 01492 888888
 www.argentarchitects.co.uk

GROUND FLOOR PLAN

Item 6d)

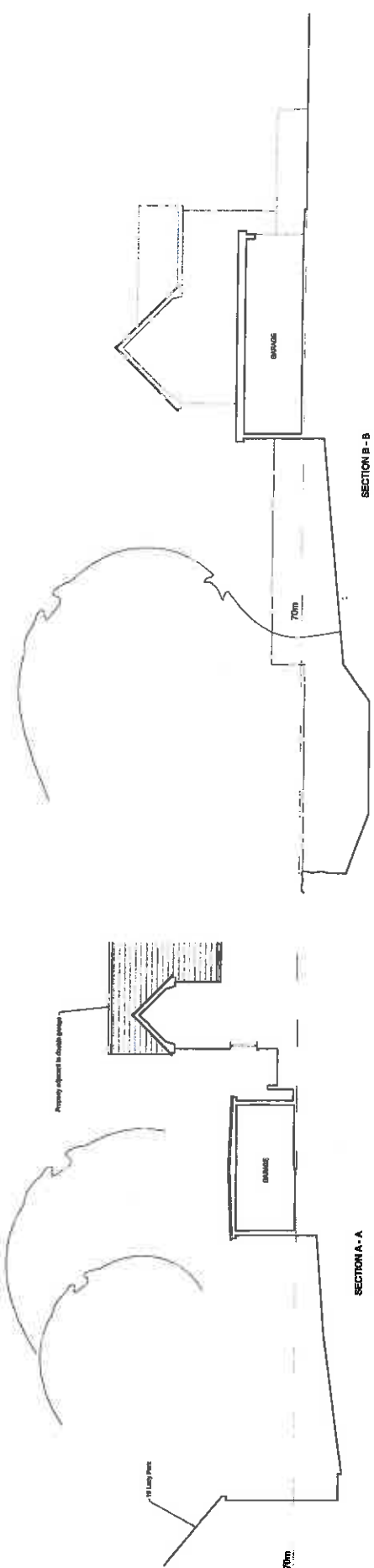


17 JUL 2019

14 1 53

MATERIAL FINISHES

ROOF: METAL CORRUGATED / BRICKTILE
 R/W DOOR: METAL & WHITE SPAC
 WALLS: PEBBLE DASH FINISH
 F.L.D.: METAL
 FLOOR: POLISH BROWN OAK



A1 @

1:100 - T.O.S. 1.4 - A3557 51 08

19 LADY PARK, TENBY

12.03.14

SECTION & ELEVATIONS

ARGENT ARCHITECTS

