

## Item 5 - Report on Planning Applications

**Application Ref: NP/14/0664**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SM73382627
<b>Applicant</b>	Mr & Mrs M Tufnall
<b>Agent</b>	Mr W McMorran, Architectonicus Ltd
<b>Proposal</b>	Amendment to the design of the replacement dwelling consented under NP/13/0442 due to removal of basement, 2 single storey lean-to extensions to house storage and a plant room. New outbuilding.
<b>Site Location</b>	Carneithan, St Davids, Haverfordwest, Pembrokeshire, SA62 6PT
<b>Case Officer</b>	Caroline Phillips Bowen

**Summary**

This planning application is reported to committee, as the Community Council recommendation is contrary to that of officers.

The application site is a solitary detached dwelling located in a countryside setting on the headland overlooking Whitesands Bay in north west Pembrokeshire. The site falls outside of any centre boundary, as defined for the Pembrokeshire Coast National Park Authority Local Development Plan.

Planning permission was originally granted for a replacement dwelling in 2013. The original one and a half storey dwelling, was to be replaced with a new dwelling which comprised a design which was both traditional in form and very modern in detailing.

This new application seeks to amend the original design by removing the basement element and constructing two single-storey lean-to extensions to the rear of the dwelling, and to construct a single-storey turf roof outbuilding to the north of the dwelling.

Following consultation, St Davids City Council have objected to the proposal on the grounds that the Council considered that the scale of the amendments differed vastly from the original plans submitted and that the proposed design was deemed likely to have a detrimental visual impact on the surrounding area. At the time of writing this report, public consultation was underway, and no objections have been received to the proposed scheme to date.

The proposed amendments have arisen as it was found that there was bedrock beneath the dwelling which would prevent a basement from being created. In order to overcome the loss of the basement space, two lean-to extensions are proposed to the rear elevation, together with a single storey turf roof outbuilding, just to the north of the house. Officers consider that the proposal is still acceptable – the replacement dwelling incorporates very modern design and construction with a more traditional pitched roof form. The more organic elements of the design would be in keeping with the prevailing natural outcrop forms and features within the landscape, and the compact

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form of the dwelling would be an acceptable form of development which is appropriate and compatible with the existing setting. Ample private parking and amenity space is available to the property. As such, officers consider that the proposal can be supported, and the recommendation is of approval, subject to conditions.

### **Consultee Response**

**St Davids City Council:** Objecting

**Natural Resources Wales:** No objection - however, we would refer applicants to our planning advice note for further information.

**PCC - Ecologist:** No objection

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

**PCNPA - Access Manager:** No objection

**PCNPA - National Trail Officer:** No objection

### **Public Response**

A site notice was posted in accordance with statutory requirements. The public consultation period is due to expire on the 29<sup>th</sup> December 2014, and to date, no comments have been received.

### **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 14 - Protection of Buildings of Local Importance

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 45 – Affordable housing

LDP Policy 53 - Impacts on traffic

PPW7 Chapter 03 - Making and Enforcing Planning Decisions

PPW7 Chapter 04 - Planning for Sustainability

SPG06 - Landscape

TAN 12 - Design

## **Officer's Appraisal**

### **Background and site description**

Carneithen sits in an isolated setting, accessed by a minor track which runs south west off the main road to Whitesands Bay. The site falls in open countryside outside the Centre Boundary for St Davids, as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan, but as the proposal involves the replacement of an existing dwelling, the usual rural restraint policies would not be applicable here.

The existing dwelling sits facing the track, which is also a public footpath and bridleway and is visible in the immediate setting. The house sits in a large plot and is bordered by grassed banks. There is a garage and parking area to the south of the site. In the wider landscape setting, the house sits amongst open fields, with ponds to the west and Whitesands Bay beyond.

### **History**

- NP/13/0422 – Carneithan, St Davids, Haverfordwest, Pembrokeshire, SA62 6PT – Demolish existing dwelling and garage and construct new dwelling – Approved – 25 November 2013.

### **Current proposal**

Planning permission was granted in 2013 for a replacement dwelling with basement, and associated landscaping. Following ground investigation, it has been found that the dwelling sits on bedrock, which means that the basement element cannot be constructed. This planning application seeks to amend the original design, and will comprise;

- A replacement dwelling of revised design.  
The siting of the dwelling will be unchanged, and will be constructed partially on the footprint of the existing dwelling. The new house will, however, be offset and moved slightly to the south so that the main elevation is orientated toward views of Whitesands Bay. The loss of the basement is offset by the addition of two lean-to single storey extensions to the rear of the dwelling, and as a result of these additions, the depth of the dwelling is revised to 11.4 metres. The length and height of the dwelling will still be 18.5 metres in length and 7.7 metres when measured from the garden ground level, as originally consented. The external finishes are to be self coloured white render external walls, with standing seam metal cladding to the roof, boarded doors and powder coated aluminium windows. To the main west facing elevation, the design is more organic in shape, comprising a curved

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and slanted glazed wall, with natural slate rainscreen panel accents and a curved standing seam roof.

- A new outbuilding, and landscaping.  
The repositioning of the house footprint will enable a small front garden area and new hedge banks to be created to the west boundary. The existing garage and parking will be removed to allow for a patio to the south gable. The rear east facing garden will be retained, and a new parking area is created to the north of the plot on reinforced grass. This application also proposes the construction of a single storey turf roof outbuilding to the north of the dwelling, which will be 'moulded' to fit within the existing landscaping, and will provide ancillary storage.

### Constraints

- Biodiversity
- Historic Landscape
- Safeguarding Zone
- Rights of Way (inland)
- Coast Path
- Hazardous Zone

### Key issues;

- Policy
- Design and siting
- Access and parking
- Amenity and Privacy
- Landscaping
- Biodiversity
- Other material considerations.

### *Policy*

Whilst the policies of the current development plan should be read as a whole, the main policies considered of relevance to this application are 7 – Countryside, 11- Biodiversity, 15 – Conservation of the Pembrokeshire Coast National Park, 29 – Sustainable Design and 30 – Amenity.

### Policy 7 – Countryside

This policy directs new development in the countryside either to infill or rounding off sites, for essential agricultural or forestry needs, or to conversions of appropriate buildings. In this instance, the new dwelling is as a result of the replacement of an existing dwellinghouse, thus the proposal would not be contrary to this policy.

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### Policy 8 – Special Qualities

Carneithen is situated within Landscape Character Area 18 – St Davids Headland as defined in the Authority's Supplementary Planning Guidance on Landscape Character Assessment. The landscape is described as gently undulating farmland with an open character. The distinctive Carn Llidi hills are to the north – an example of a small scale rocky headland. The proposed dwelling would not be considered to cause visual harm as the design retains a traditional shape with pitched roof, but uses glazing and slate in an unusual profile to add individuality that is not unwelcome in the wider natural landscape.

### Policy 11 – Biodiversity

A protected species survey submitted with the 2013 application (and still relevant to this new application) identified that the house is located on a very open and exposed section of the coastline, and that very few bat roosts have been found in buildings along the coast, but that in fine weather, bats from the sheltered valley of St Davids feed along this area. No activity was found in the main house, but there was evidence of old droppings in the garage, arising from bats feeding or exploring the site. The provision of mitigation, in the form of bat access panels (detailed on the submitted drawings), would comply with the requirements of the above policy.

### Policy 29 – Sustainable Design

This policy states that all proposals for development will be expected to demonstrate an integrated approach to design and construction, and will be required to be well designed in terms of (amongst other issues) place and local distinctiveness, environment and biodiversity, energy use and materials and resources. This scheme is for a modern, low carbon dwelling, which will be more energy efficient than the original structure, and combines a traditional pitched form with a modern curved front façade, which would be considered to reflect the design of traditional dwellings and detailing from the more organic landscape forms in the wider setting. The materials can be found on countryside buildings within the surrounding landscape.

### Policy 30 – Amenity

The proposed use as a single dwellinghouse would be both compatible and appropriate to existing residential use of the application site, and in retaining and enhancing the existing landscaping, would not be visually intrusive to the wider landscape setting.

In respect of national development control policies, Paragraph 4.9 of TAN 12 - Design, in particular, discusses opportunities for innovative design and states that a contextual approach should not necessarily prohibit contemporary design. In this instance, the building is not bordered by existing development,

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and officers considered that an innovative design, which still reflected the use of vernacular proportion and shape, would be appropriate to the setting.

### *Design and siting*

The new dwelling will have the same footprint as the original dwelling which it replaces, and the applicant has sought to reconstruct Carneithen as a contemporary, energy efficient interpretation of a typical Pembrokeshire white walled dwelling.

Planning Policy Wales Edition 7, paragraphs 4.11.9 and 4.11.10 advise that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations; and that in areas recognised for their landscape, townscape or historic value, such as National Parks, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. It also states that local planning authorities should not attempt to impose a particular architectural taste or style arbitrarily, and should avoid inhibiting opportunities for innovative design solutions.

The new building would be visible in the immediate landscape setting, as the area is open, the property immediately abuts the access track and existing boundary features are low. In the wider setting, the building is screened by a combination of topography and its remote location, and on approach to the application site, long ranging views are brief and sporadic. From the north, the mass, scale and form of the new structure would appear similar to the existing dwelling as the dimensions and height remain the same. The form is akin to a traditional rectangular pitched roof cottage, and whilst the pattern of fenestration is more modern in its relationship of solid to void, the setting – partially screened by the existing hedgebanks – would not appear visually dominant. From the south, the contemporary front elevation is seen against the backdrop of the large rocky outcrop of Carn Lidi, above Whitesands. The contrast between the traditional and contemporary forms is mitigated by the traditional form taking visual precedence over the curved glazed elevation, but overall, the effect is that of an interesting dwelling with clear individuality.

The dwelling uses materials that would be appropriate to the countryside landscape – the standing seam roof takes reference from both residential and agricultural buildings that can be found in the surrounding landscape; and the external walls are rendered and plain in appearance to contrast with the curved glazed elevation.

### *Access and parking*

The parking area is moved from the south of the plot to the north part of the curtilage. Following consultation, the Highways Development Control Officer has recommended conditional consent, advising that the parking for the rebuilt dwelling will be better than it is at present.

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*Amenity and Privacy*

Existing levels of privacy to and from the site would be unaffected as the application site sits in an isolated position, with some improvement to privacy likely to the west boundary, by the creation of hedgebanks to screen from the adjacent track.

In respect of amenity, the proposal is for a replacement dwelling – the existing residential use is, therefore unchanged in nature and is both compatible with the setting and appropriate to the existing use of the site.

*Landscaping*

The proposed landscaping involves the creation of a front garden and hedgebank boundary to the west of the plot, and the retention of the existing lawned area to the east of the new house. A patio area will be created to the south of the house, to replace an existing detached garage and parking area.

*Biodiversity*

The protected species report, submitted with the original planning application, identified that bat droppings were found in the detached garage. As the garage was to be removed as part of the development (allowing for the repositioning of the footprint), it was recommended that mitigation measures to allow bat access into the new dwelling loft space be incorporated into the design. This report was resubmitted as part of the new application, and the Authority's Ecologist was consulted. She advised that she had no comment.

*Other material considerations*

- **Affordable Housing**  
As the proposal is for a replacement dwelling, there would be no net increase in dwellings provided, and an affordable housing contribution is not required.
- **Rights of Way**  
The Authority's Access Manager was consulted and had no objection to the proposal as the proposed development would not affect the bridleway.
- **Historic Landscape**  
Dyfed Archaeological Trust were consulted on the proposal, but, at the time of writing this report, no comments have been received. The original application was subject of a condition requiring a photographic survey to be undertaken prior to the commencement of development.
- **Hazardous Zone**

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The proposal is for a replacement dwelling which is largely on the footprint of the original structure. The proposal is not considered to harm either of the above interests. National Grid were consulted on the proposal, but no response has been received at the time of writing this report.

### **Conclusion**

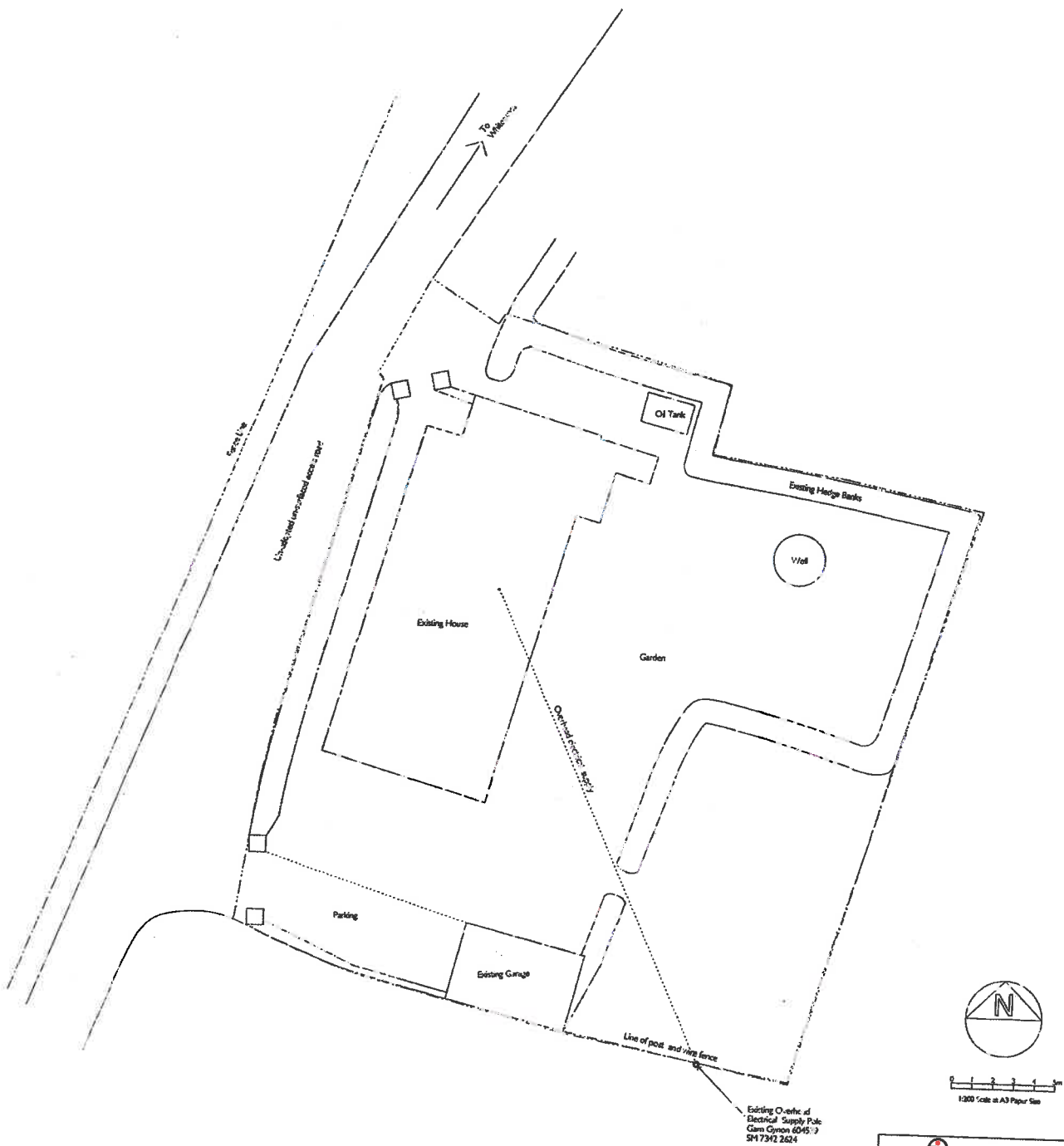
The original proposal was considered a creative design solution which has respect for the form and layout of the existing curtilage and wider landscape setting. The amendments to the original design, proposed in this application, are not considered to be visually out of keeping, nor overwhelm the scale and appearance of the dwelling as originally designed. The single storey lean-to is a common form of extension, and the location of the additions to the rear of the dwelling relates appropriately to the house, without harming the original design ethos. The turf roof outbuilding is similarly organic in shape and form, relating to the shape of the boundaries and curtilage. The building is low in profile, with external walls to match those of the main house. The use is for ancillary storage for the main house, which is considered acceptable within an existing residential curtilage. For these reasons it is considered that the application is acceptable and complies with the aims and requirements of Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

### **Recommendation**

The application be approved subject to conditions to require the following:

- Time limit of 5 years to implement
- In accordance with drawings
- In accordance with bat mitigation measures
- Landscaping conditions
- Highway safety conditions

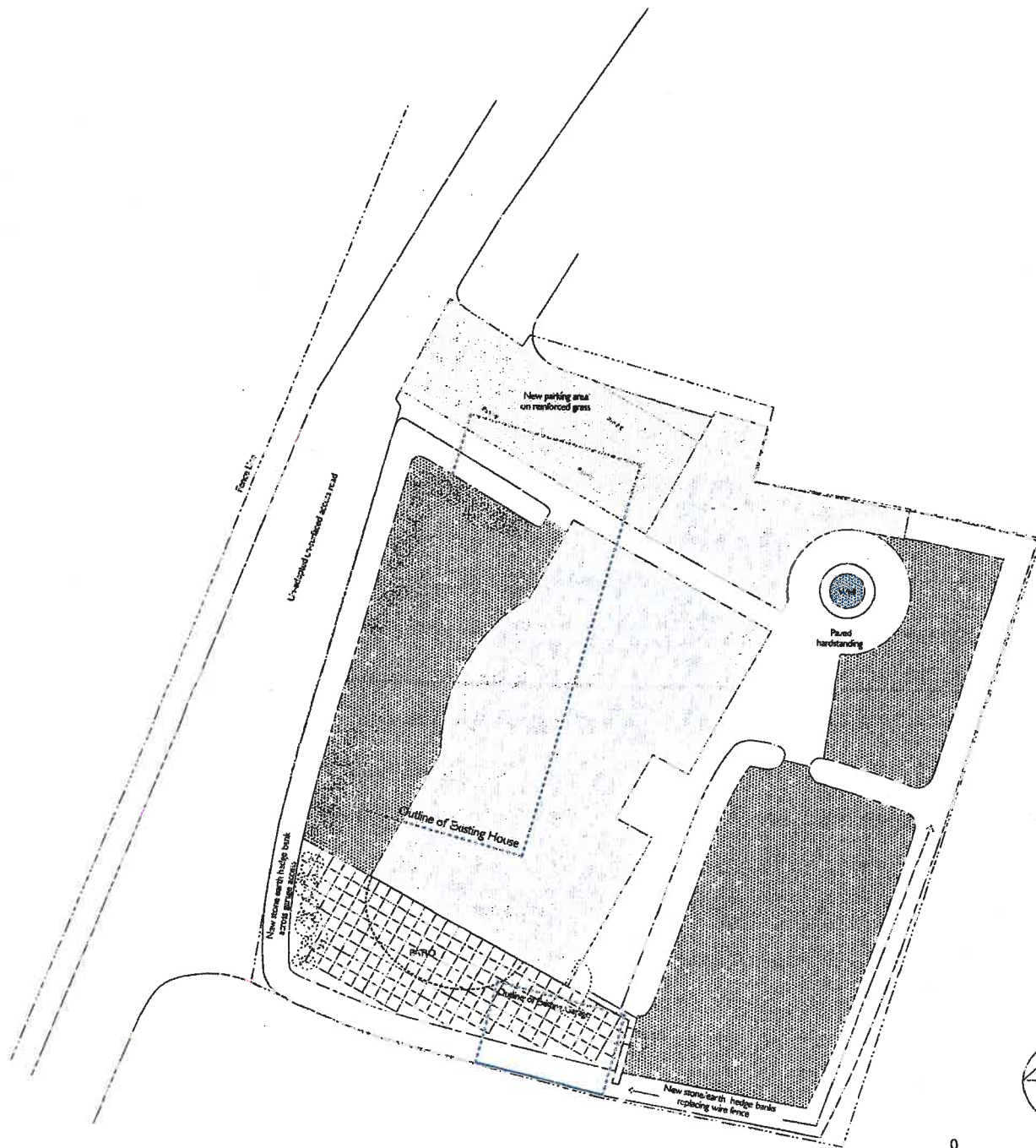




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<p><b>ARCHITECTONICUS</b> The Line House, Tedstone Delamere Bromyard, Herefordshire, HR7 4PT Tel : 01886 821 971 mcmorran@architectonicus.co.uk</p>			
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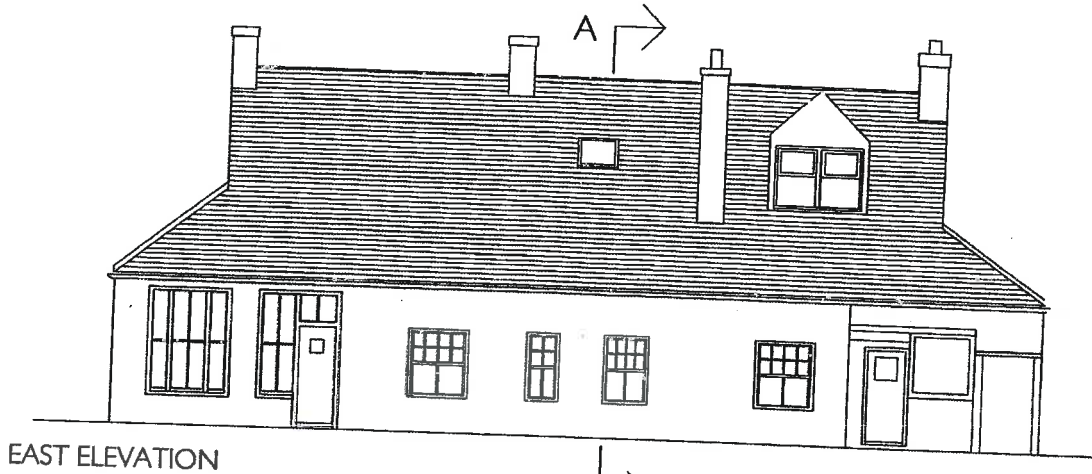


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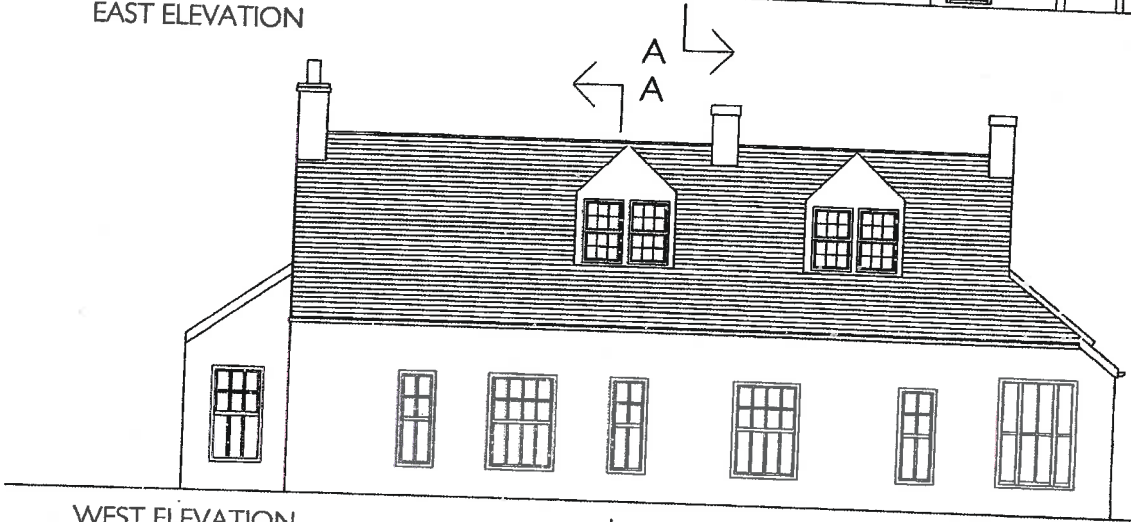
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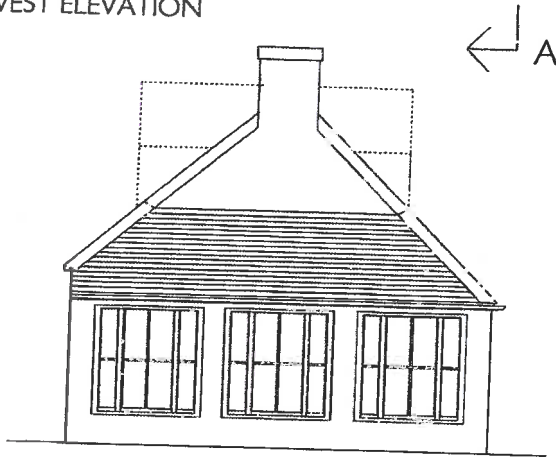
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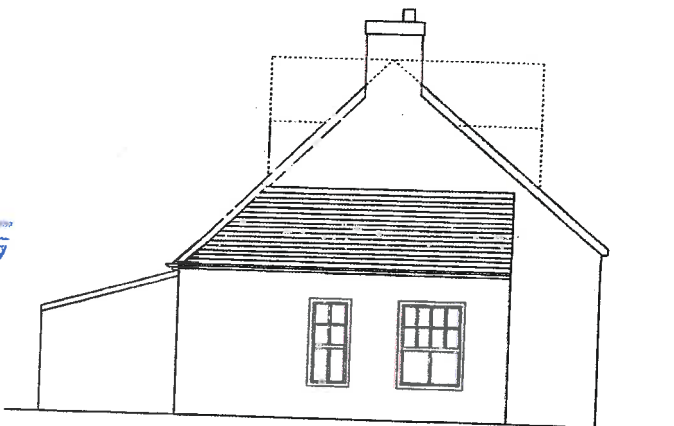
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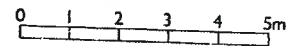
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SOUTH ELEVATION



NORTH ELEVATION



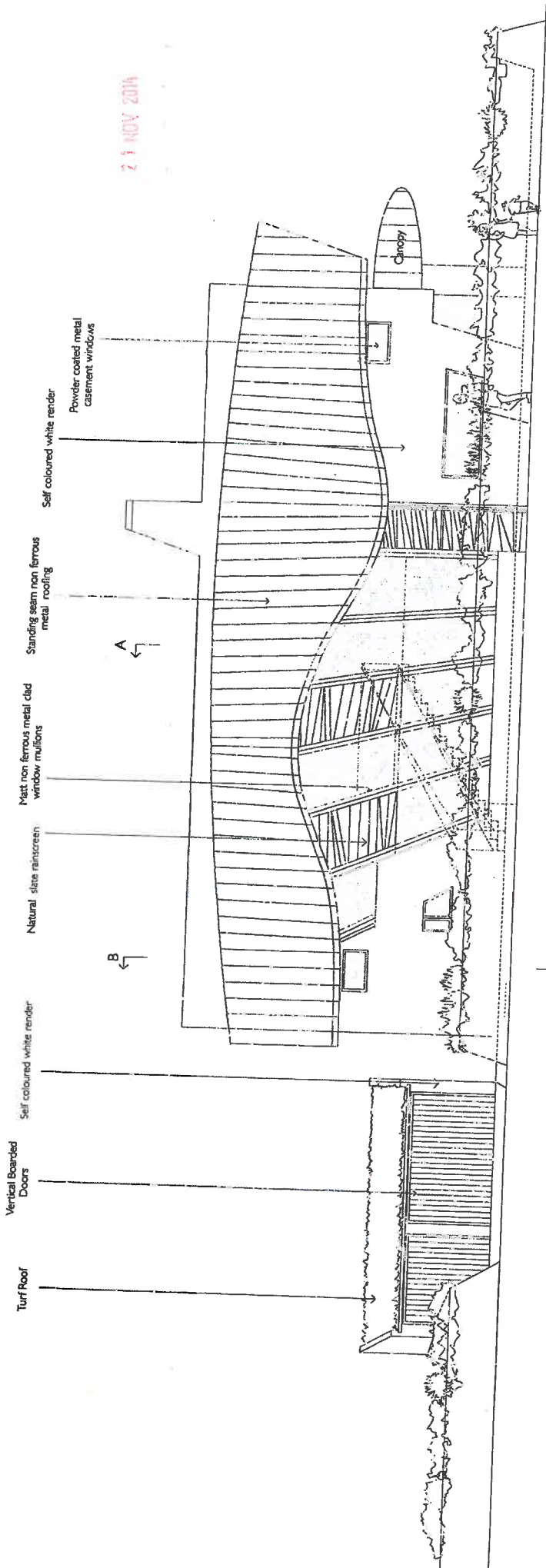
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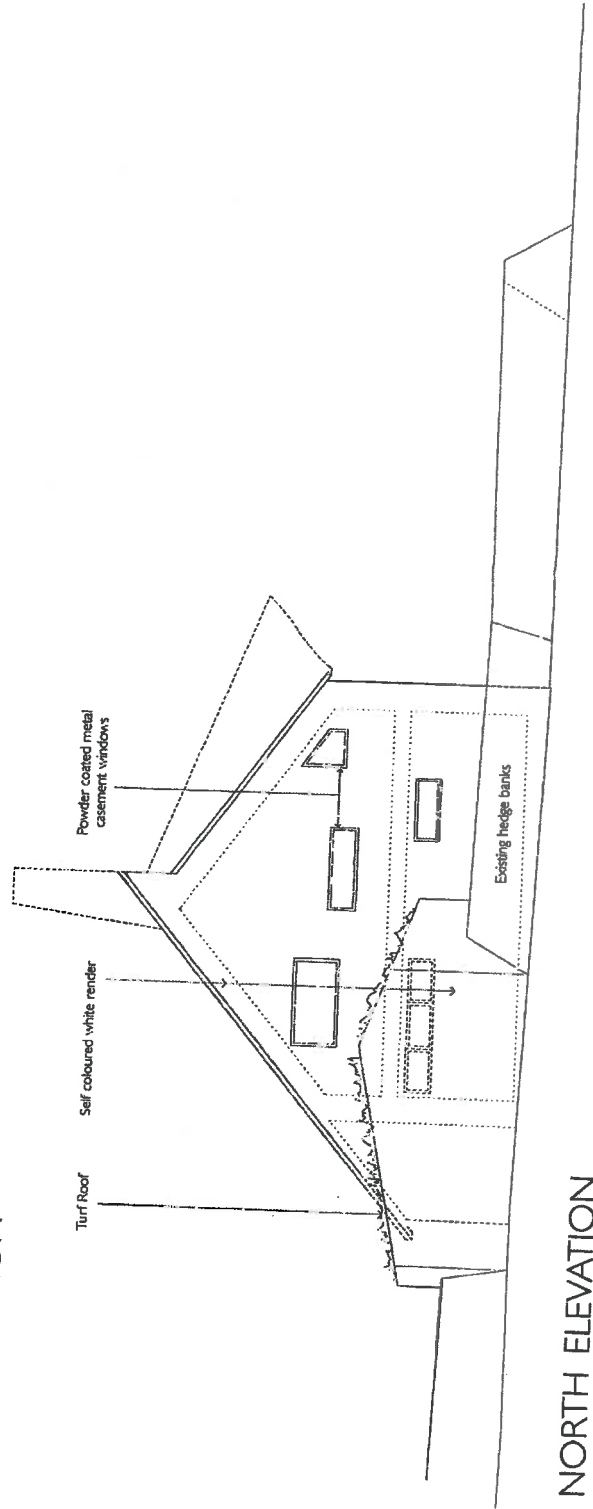
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WEST ELEVATION



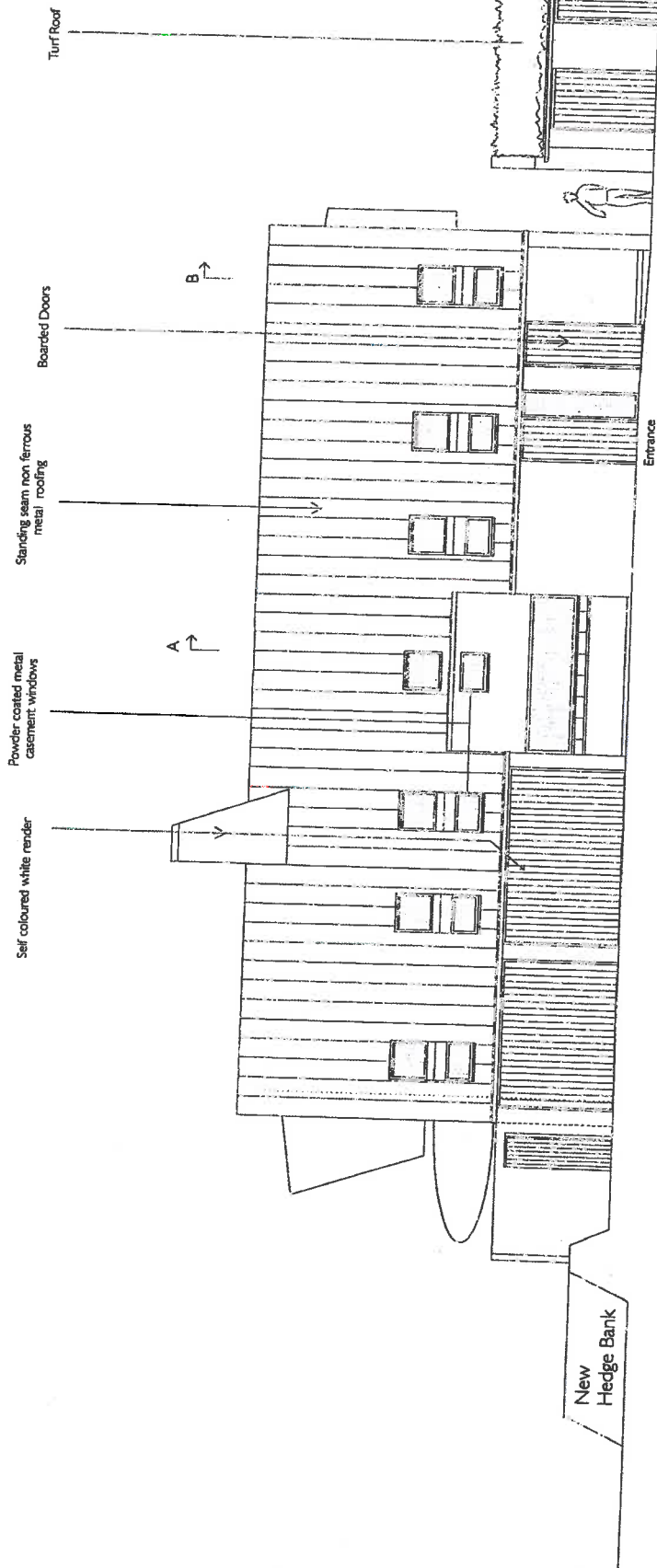
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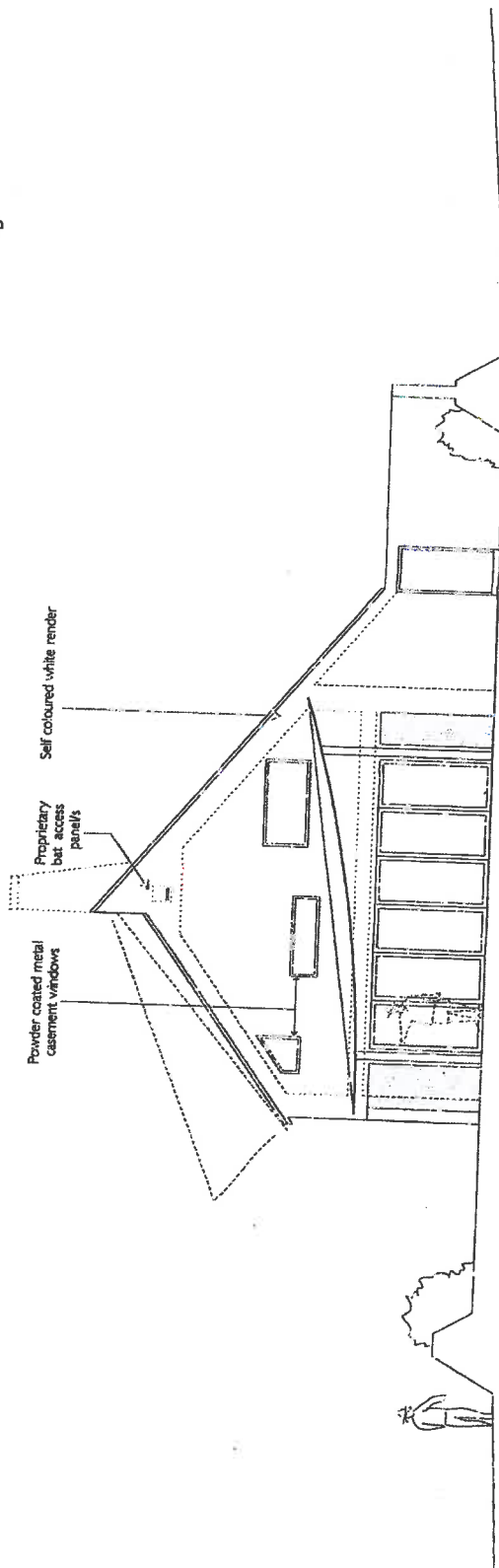
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<b>ARCHITECTONICUS</b> The Lime House, Tedstone Chimneys Bromyard, Herefordshire, HR7 4PT Tel: 01886 621 971 info@architectonici.co.uk	
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Client	Whitesands St Davids Haverfordwest SA 62 6PT
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Drawn By	MM
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Date	14/11/14
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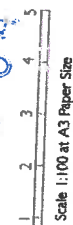


EAST ELEVATION



SOUTH ELEVATION

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ARCHITECTONICUS 11 The Sheds, Telephone Dablane Bromsgrove, Herefordshire HR7 4PT Tel : 01886 821 971 memo@architectonicus.co.uk		Project Site Carn Eithen Whitesands St Davids Haverfordwest SA 62 6PT	
Drawing Title Rear (East) & South Elevations	Drawing No. A3	Drawing Scale 1:100	Drawing Status Planning
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