

Item 5 - Report on Planning Applications

Application Ref: NP/16/0025/FUL

Case Officer	Andrew Richards		
Applicant	Mr T Unwin		
Agent	Mr A Powell, Pembroke Design Limited		
Proposal	New pitched roofs to replace existing over the original cottage. Remove flat roof & re-pitch to west wing. Provide pitch roof to replace flat over existing garage (east wing). Raise part cottage & construct 1.5 storey extension to the rear		
Site Location	Burrows, Angle, Pembroke, Pembrokeshire, SA71 5AH		
Grid Ref	SM88420097		
Date Valid	29-Jan-2016	Target Date	24-Mar-2016

Summary

The application has been reported to the Development Management Committee because the views of the Angle Community Council are contrary to the recommendation of your officers.

The host property is known as the Burrows and is located adjacent to the road junction between the B4320 and B4319. The dwelling is single storey and has a pitched roof over the main element and a flat roof over a small rear extension. To the east of the dwelling is a detached single garage with flat roof over. The proposal seeks full approval for new pitched roofs to replace existing over the original cottage. Remove flat roof & re-pitch to west wing. Provide pitch roof to replace flat over existing garage (east wing), and raise the roof on part of the dwelling and construct 1½ storey extension to the rear.

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that Angle Community Council objects to the proposal. However, officers consider the proposed scheme has a siting and design which is acceptable in this instance. The siting will ensure that adequate parking and turning for the host dwelling is maintained, and the design will ensure that the development retains an appropriate scale with no adverse impact on neighbours. It is also considered that there will be no adverse impact on the special qualities of the National Park when viewed from the immediate and wider landscape.

Consultee Response

Angle Community Council: Object, as any change would be out of character and completely change the skyline in such a prominent location.

PCNPA Tree and Landscape Officer: No objection

PCNPA Access Manager: No objection

PCC Transportation and Environment: Conditional consent

PCC Ecologist: Conditional consent

PCC Drainage Engineers: No formal response received

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Public Response

A site notice was erected in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No responses have been received to date.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeeshire 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 10 - Local Sites of Nature Conservation or Geological Interest
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeeshire Coast National Park
LDP Policy 21 - Minerals Safeguarding
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 53 - Impacts on traffic
PPW8 Chapter 03 - Making and Enforcing Planning Decisions
PPW8 Chapter 04 - Planning for Sustainability
PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW8 Chapter 06 - Conserving the Historic Environment
PPW8 Chapter 08 - Transport
PPW8 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
SPG10 - Safeguarding Mineral Zones
SPG12 - Parking
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport

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Constraints

Special Area of Conservation - within 500m
Special Protection Area - within 500m
LDP Mineral Safeguard
Rights of Way Inland - within 50m
Potential for surface water flooding
Recreation Character Areas

Officer's Appraisal

Background and History

The host property is known as the Burrows and is located adjacent to the road junction between the B4320 and B4319. The dwelling is single storey and has a pitched roof over the main element and a flat roof over a small rear extension. To the east of the dwelling is a detached single garage with flat roof over. Historically the property was a pair of cottages and converted into a single dwelling at some time in its past. The dwelling sits within the northern area of a large plot and has low hedge boundaries to the east, south and west with a stone boundary wall to the north together with its vehicular entrance.

A previous application for alterations and extensions to this property raised concerns by both Angle Community Council and officers with regard to the scale and visual impact that the proposed extensions would have on the host property. The agent and applicant responded to these concerns by withdrawing the application and entering into pre-application discussions with officers to try and address the concerns raised. The current application has benefitted from pre-application guidance.

- NP/15/0448/FUL - Demolish sub-standard single storey garage & replace with proposed 2 storey side extension. Rebuild part rear extension. Internal alterations to existing dwelling - Withdrawn

Current Proposal

The proposal seeks full approval for new pitched roofs to replace existing over the original cottage. Remove flat roof & re-pitch to west wing. Provide pitch roof to replace flat over existing garage (east wing), and raise the roof on part of the dwelling and construct 1½ storey extension to the rear.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding
-

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Policy, Principle of Development and Impact on National Park:

The application site is within the countryside as defined by the Local Development Plan (LDP) and the application for domestic extensions is considered to be acceptable in principle. The proposal is also considered to meet the policies as set out in the Local Development Plan.

Angle Community Council currently object to the application as they consider any change would be out of character and completely change the skyline in such a prominent location. The Authority's Landscape Character Assessment - LCA 7 (Angle Peninsula) describes the local landscape character as containing some exposed hill tops with scattered farmsteads in an agricultural landscape, with the area having a strong coastal feel imparted by the peninsula and the views out over the Milford Haven waterway and Freshwater West.

Officers consider the current proposed scheme of works retains a residential scale and whilst the development will increase in height by 2.2 metres this is not considered in this instance to have an adverse impact on the local landscape character. The increase in height will impact on the skyline at this location, however; officers consider this to be a localised impact which when viewed from the surrounding landscape will be negligible in the context of the landscape and its coastal character. Therefore, in this instance it is considered that the proposal will not have an adverse impact on the National Park and its special qualities.

Siting and Sustainable Design:

Policy 29 of the LDP refers to sustainable design and expects all proposals for development to demonstrate an integrated approach to design and construction in terms of 'a' place and local distinctiveness, 'b' environment and biodiversity, 'c' community cohesion and health, 'd' accessibility, 'e' energy use, 'f' energy generation, 'g' materials and resources, 'h' water and drainage, 'i' waste and 'j' resilience to climate change. Policy 31 of the LDP refers to minimising waste requiring development to minimise, re-use and recycle waste generated during demolition and construction. Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site. The current siting, scale, form, design and materials proposed are considered to be acceptable and also incorporate sustainable elements within both its design and construction materials, which in this instance are considered to be appropriate in terms of sustainability.

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive. There are no nearby neighbours to this site with the nearest neighbouring dwelling being sited some 440 metres due north of the site and being set much lower than the host property. As such, it is considered that the proposal will not impact on the amenity and privacy of neighbours.

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Highway Safety and Access:

The existing access and parking arrangement within the site will be improved as part of the current proposal with additional parking provided within the new layout. Pembrokeshire County Council Transportation and Environment has been consulted as part of the application process and support the current application subject to condition(s) to ensure the provision of parking and turning facilities on the site together with storage of building materials during the construction phase.

Landscaping:

The existing site currently benefits from mature landscaping to the boundaries and the current application includes additional landscaping in the form of new garden paths and two patio areas within the rear garden. To the front the existing driveway walls are to be removed to enable a new enlarged parking and turning area to support the additional accommodation. The proposal is considered to be acceptable in respect of landscaping.

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.

The PCNPA Ecologist has commented on the application stating that the submitted walkover survey found no evidence of protected species, specifically bats, in the buildings. There was however some activity around the property, therefore the ecologist has requested that a precautionary approach will need to be applied as set out in the survey statement provided by Kite Ecology on 29th January 2016. This will be added to any consent through an informative note. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage and Flooding:

PCC drainage engineers have been consulted on the proposal but no response has been received and a further verbal report will be given to members on this aspect at the committee meeting.

Conclusion

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that Angle Community Council objects to the proposal. However, officers consider the proposed scheme has a siting and design which is acceptable in this instance. The siting will ensure that adequate parking and turning for the host dwelling is maintained, and the design will ensure that the development retains a residential scale with no adverse impact on neighbours. It is also considered that there will be no adverse impact on the special qualities of the National Park when viewed from the immediate and wider landscape.

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Recommendation

To APPROVE the application subject to the following planning conditions and any additional planning condition(s) as required by outstanding planning consultees:

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 submitted plans and documents:
 8703/LP01 (Received 18.01.2016)
 8703/E01 (Received 18.01.2016)
 8703/E02 (Received 18.01.2016)
 8703/E03 (Received 18.01.2016)
 8703/E04 (Received 18.01.2016)
 8703/E05 (Received 18.01.2016)
 8703/P01/A (Received 31.03.2016)
 8703/P02 (Received 18.01.2016)
 8703/P03/A (Received 31.03.2016)
 8703/P04/A (Received 31.03.2016)
 8703/P05/A (Received 31.03.2016)
 All plans and documents to be confirmed by officers
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. Before any housing construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning , loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

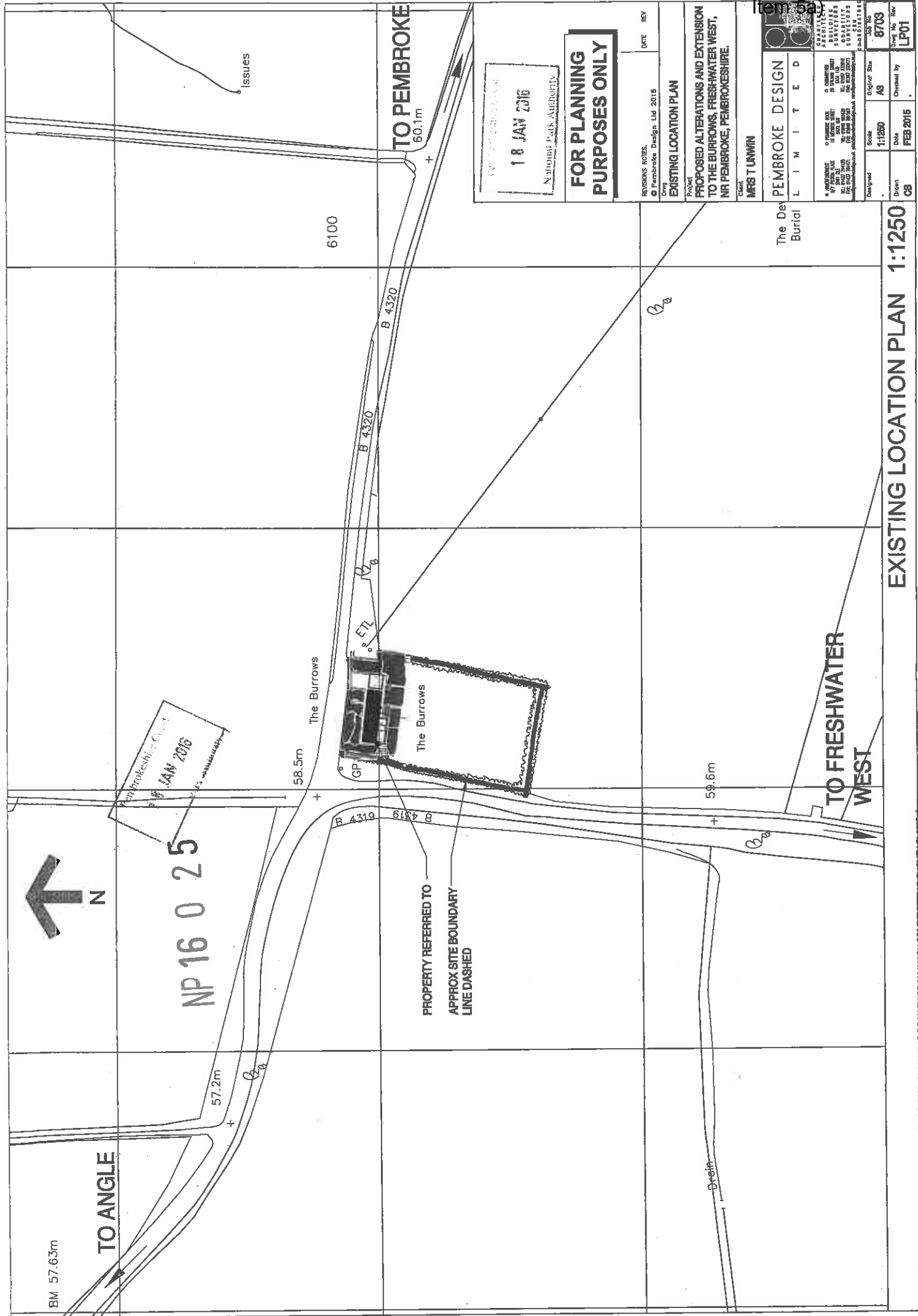
4. The parking and turning area shown on the drawing reference: 8703/P01/A (Received 31st March 2016) shall be completed before the development is brought into use and thereafter shall be retained for no purpose other than parking and turning.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

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Informative Note:

PROTECTED SPECIES

Where any protected species listed in Annex 8 of Technical Advice Note (TAN) 5: 'Nature Conservation and Planning' (September 2009) (or as subsequently amended) is found to be present on the site (or other identified part) to which this permission relates, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the appropriate regulations and legislative framework set out in Annex 7 of the aforementioned TAN 5 and a copy of any licence thereof has been produced to the satisfaction of the local planning authority.



18 JAN 2016
 NEIGHBOURHOOD PLANNING
 PEMBROKE DESIGN LTD

FOR PLANNING PURPOSES ONLY

REVISIONS NOTES
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 18 JAN 2016
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PROJECT
 PROPOSED ALTERATIONS AND EXTENSION
 TO THE BURROWS, FRESHWATER WEST,
 NR PEMBROKE, PEMBROKESHIRE.

CLIENT
 MRS T UNWIN

PEMBROKE DESIGN
 L I M I T E D

Scale	Original Size	Job No	8703
1:1250	A3	Date	FEB 2016
Drawn	CB	Checked by	LPT
Project Title		LP01	

BM 57.63m

TO ANGLE

NP 16 0 25

The Burrows

B 4319

B 4320

B 4321

GP

ETL

The Burrows

PROPERTY REFERRED TO
 APPROX SITE BOUNDARY
 LINE DASHED

60.1m

6100

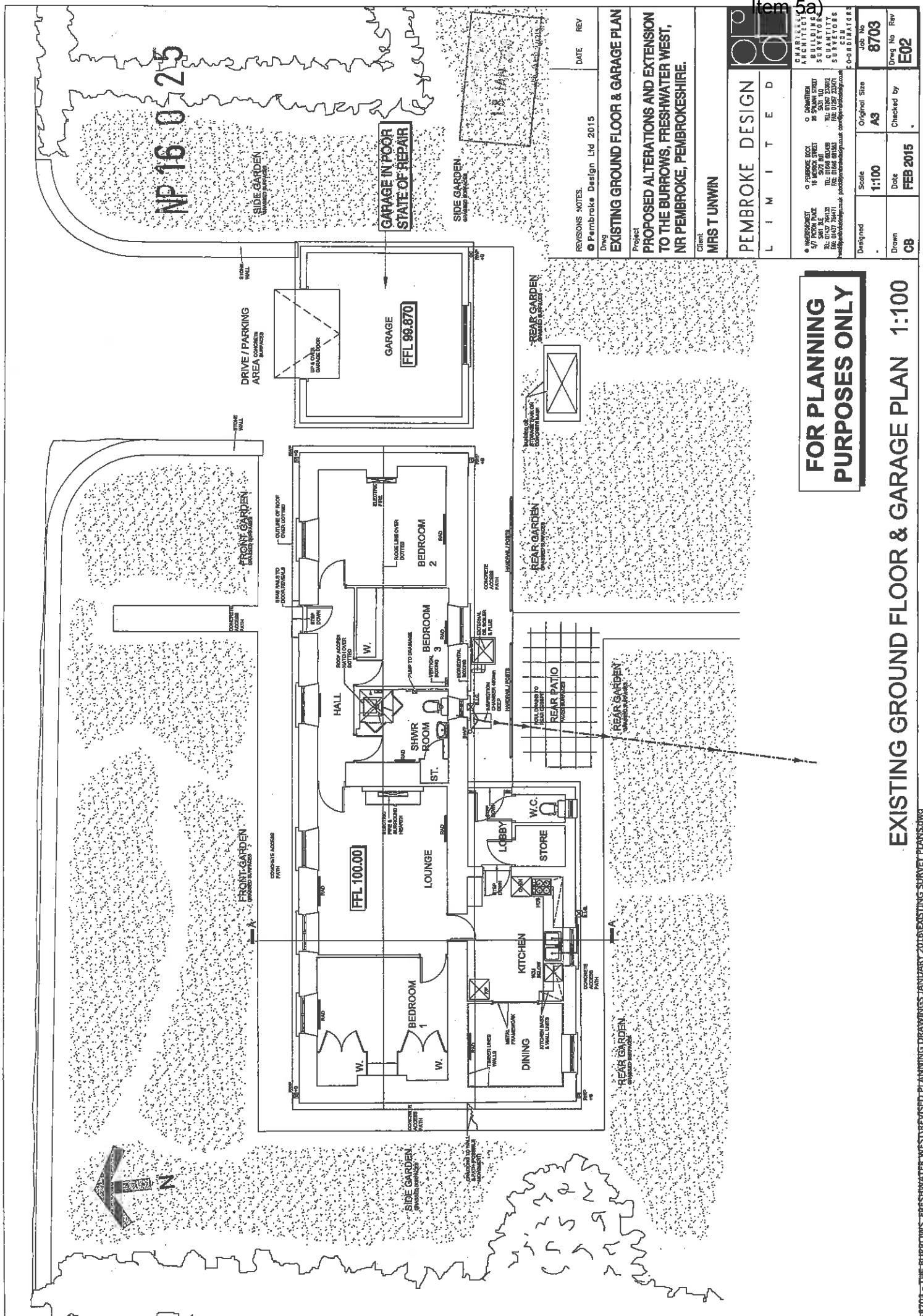
59.6m

TO FRESHWATER
 WEST

EXISTING LOCATION PLAN 1:1250

Item 5a)

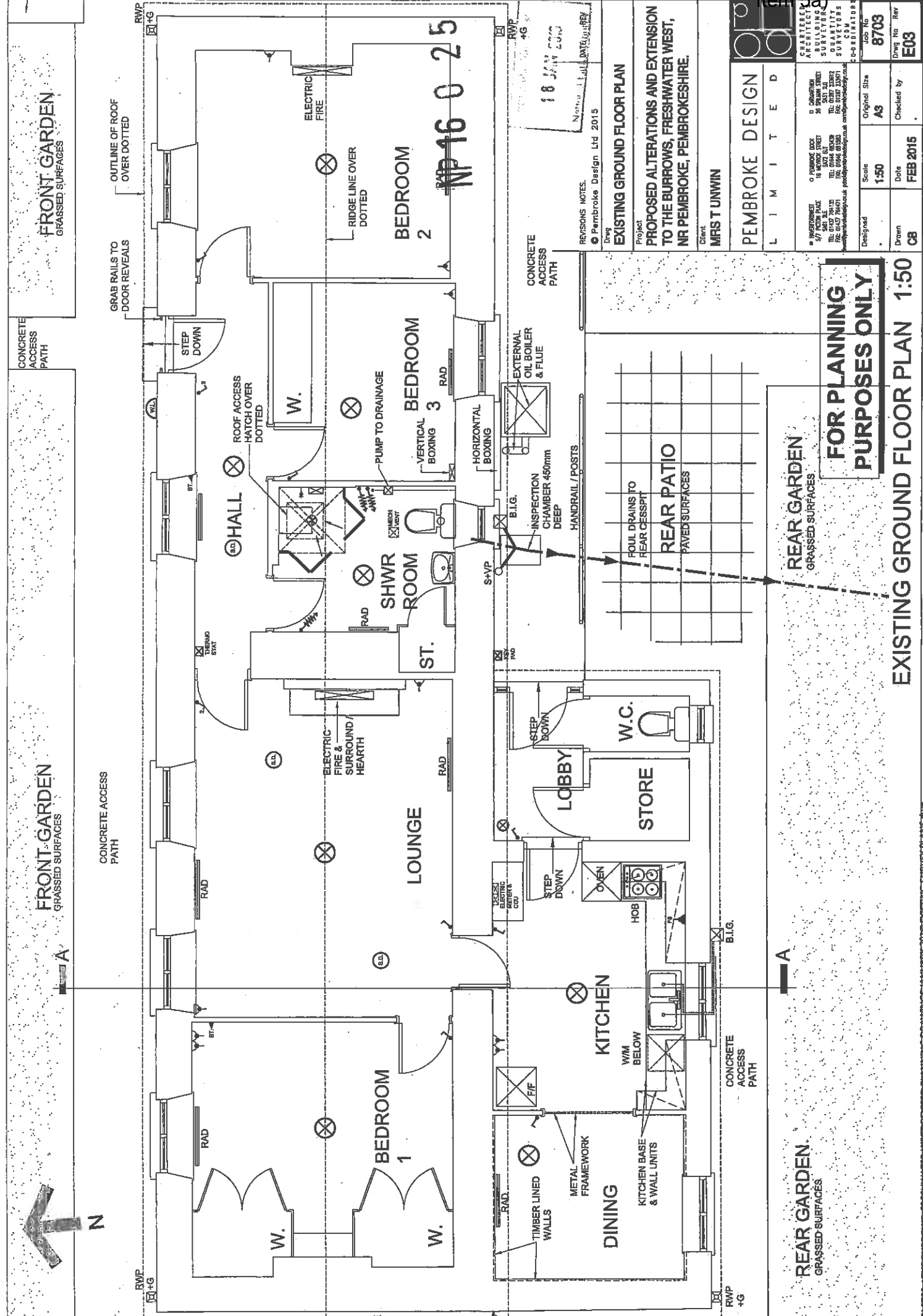
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REVISIONS NOTES: © Pembroke Design Ltd 2015	DATE	REV
EXISTING GROUND FLOOR & GARAGE PLAN		
Project PROPOSED ALTERATIONS AND EXTENSION TO THE BURROWS, FRESHWATER WEST, NR PEMBROKE, PEMBROKESHIRE.		
Client MRS T UNWIN		
PEMBROKE DESIGN		
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Drawn CB	Date FEB 2015	Checked by

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EXISTING GROUND FLOOR & GARAGE PLAN 1:100



FRONT GARDEN
GRASSED SURFACES

FRONT GARDEN
GRASSED SURFACES

REAR GARDEN
GRASSED SURFACES

REAR GARDEN
GRASSED SURFACES

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EXISTING GROUND FLOOR PLAN 1:50

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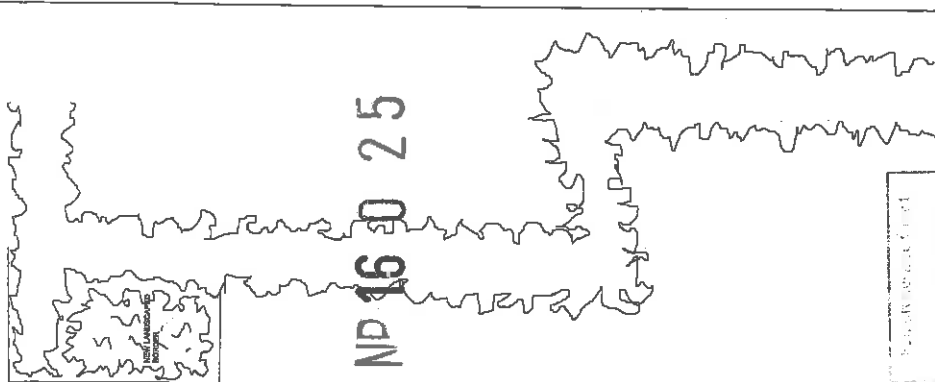
EXISTING GROUND FLOOR PLAN
Project
**PROPOSED ALTERATIONS AND EXTENSION
TO THE BURROWS, FRESHWATER WEST,
NR PEMBROKE, PEMBROKESHIRE.**

Client
MRS T UNWIN

PEMBROKE DESIGN
L I M I T E D

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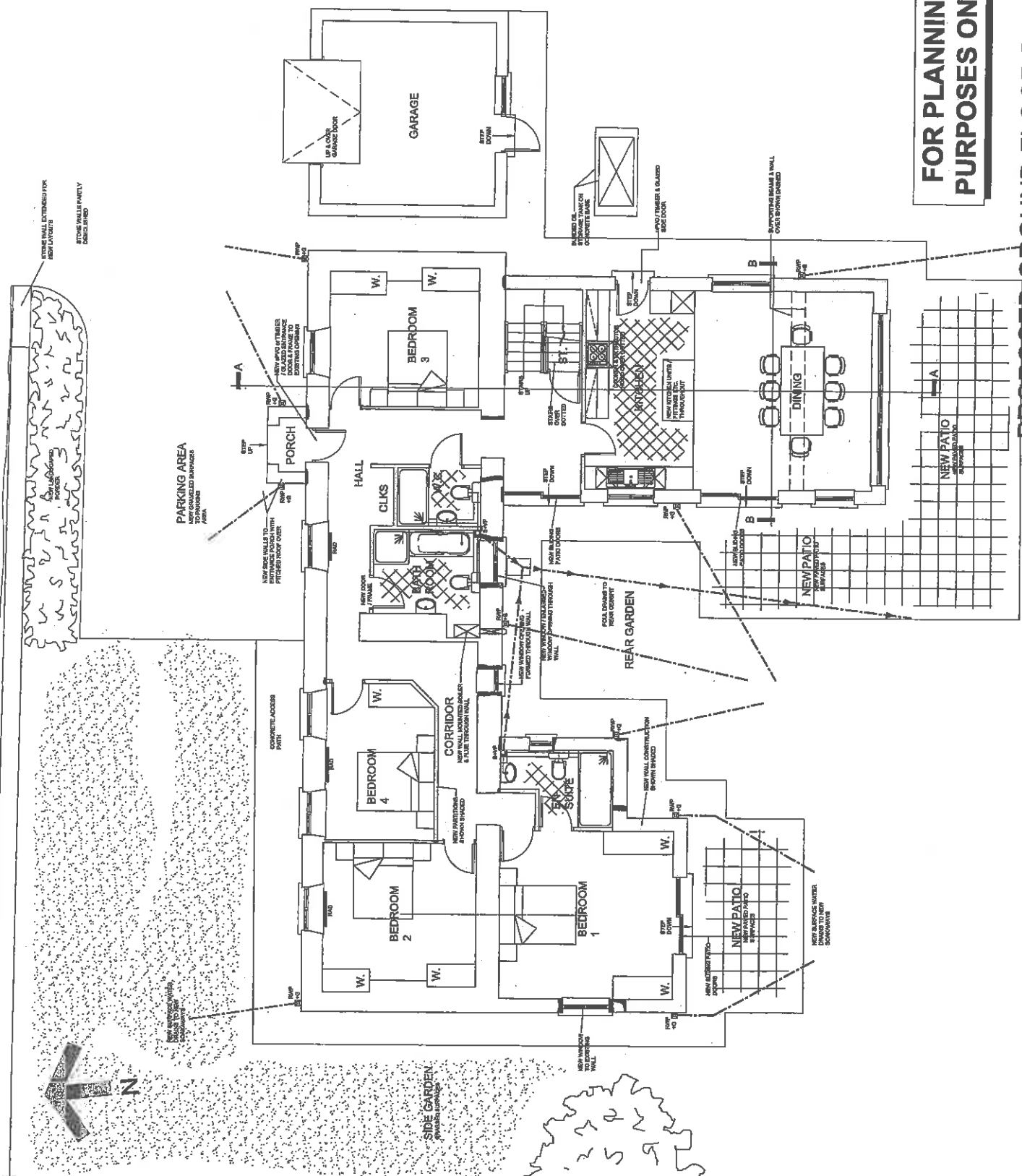
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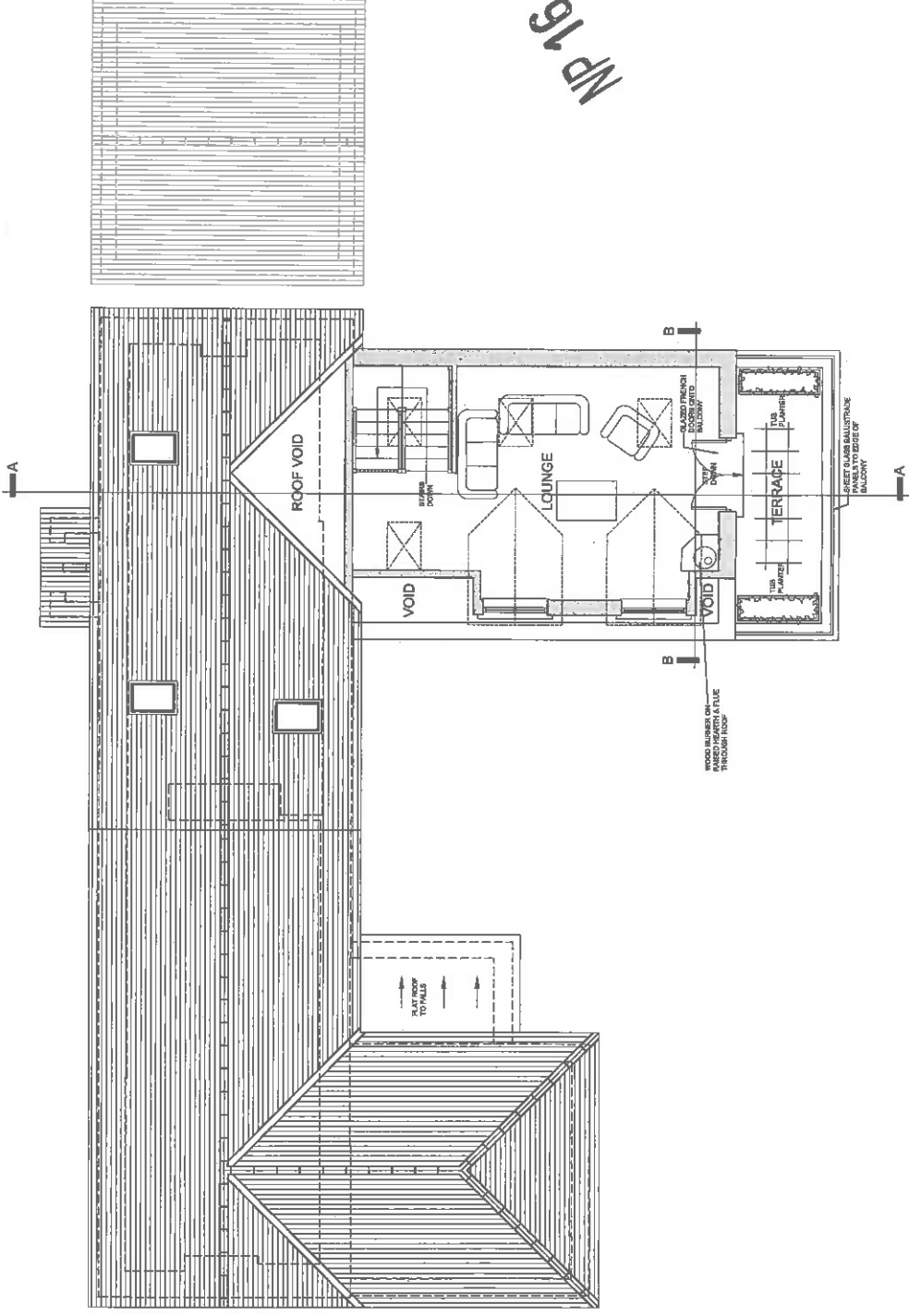
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 1. MRS T UNWIN
 2. MRS T UNWIN

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PROPOSED GROUND FLOOR PLAN 1:100





Pembrokeshire Coast
Neath and Port Talbot Authority
31 MAR 2016
Approved Plans Control
Author: Pembro

NP 16 0 25

Demerit amended to Plans as required.		9-05-16	A					
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Drawing: PROPOSED FIRST FLOOR PLAN								
Project: PROPOSED ALTERATIONS AND EXTENSION TO THE BURROWS, FRESHWATER WEST, NR PEMBROKE, PEMBROKESHIRE.								
Client: MRS T UNWIN								
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PROPOSED FIRST FLOOR PLAN 1:100

NP 16 0 25

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The contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.

Work to figured dimensions.

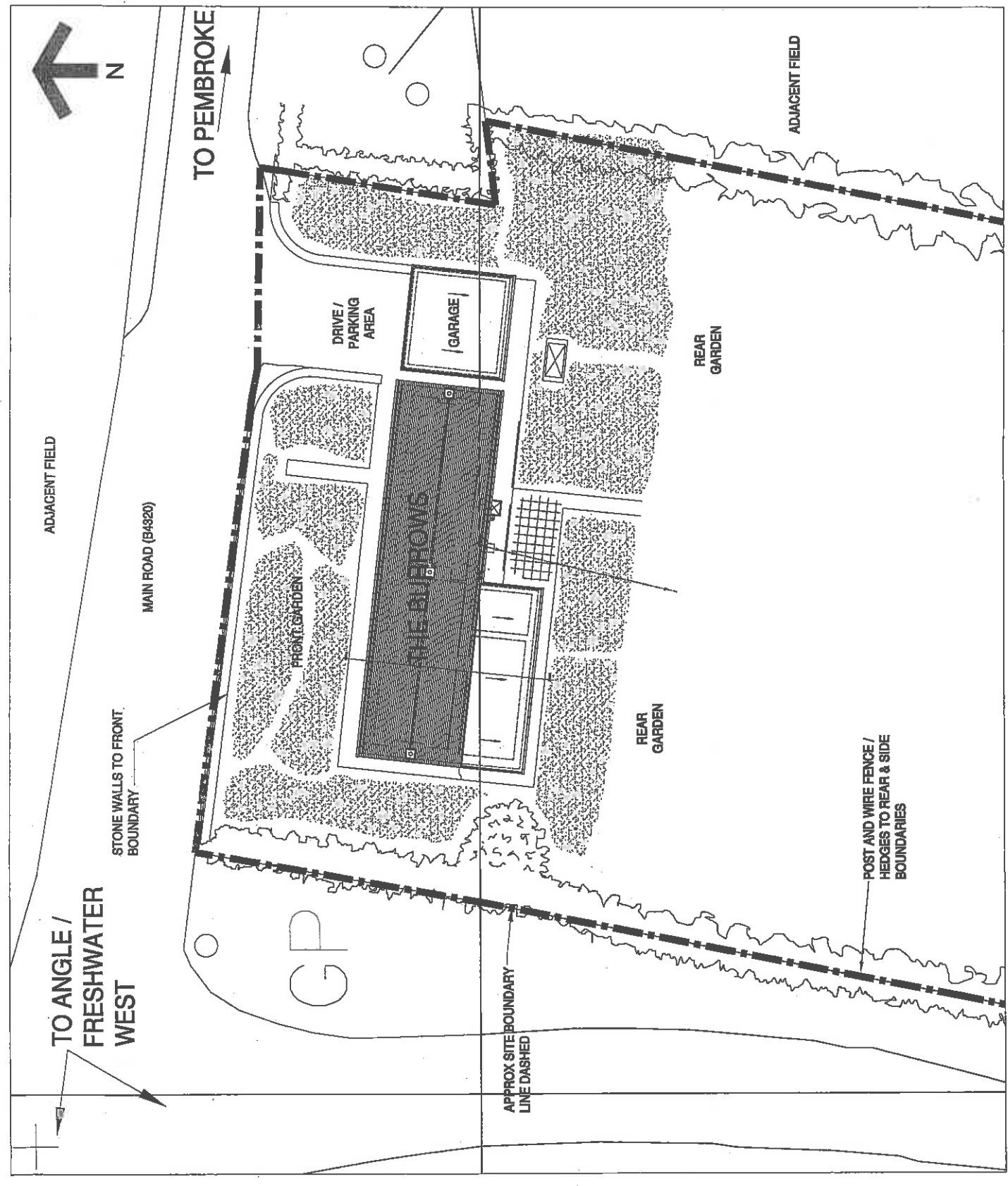
The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architect's drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

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REVISED	18 JAN 2015	DATE	REV										
NOTES: © Pembroke Design Ltd 2015 Drawn: [Signature]													
Project: EXISTING PART SITE / ROOF BLOCK PLAN													
Proposed: PROPOSED ALTERATIONS AND EXTENSION TO THE BURROWS, FRESHWATER WEST, NR PEMBROKE, PEMBROKESHIRE.													
Client: MRS T UNWIN													
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Pembroke Design Ltd
 31 MAR 2016
 Approved by the Client/Designer
 for the following purposes

NP 16 0 25

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31-05-16 DATE REV
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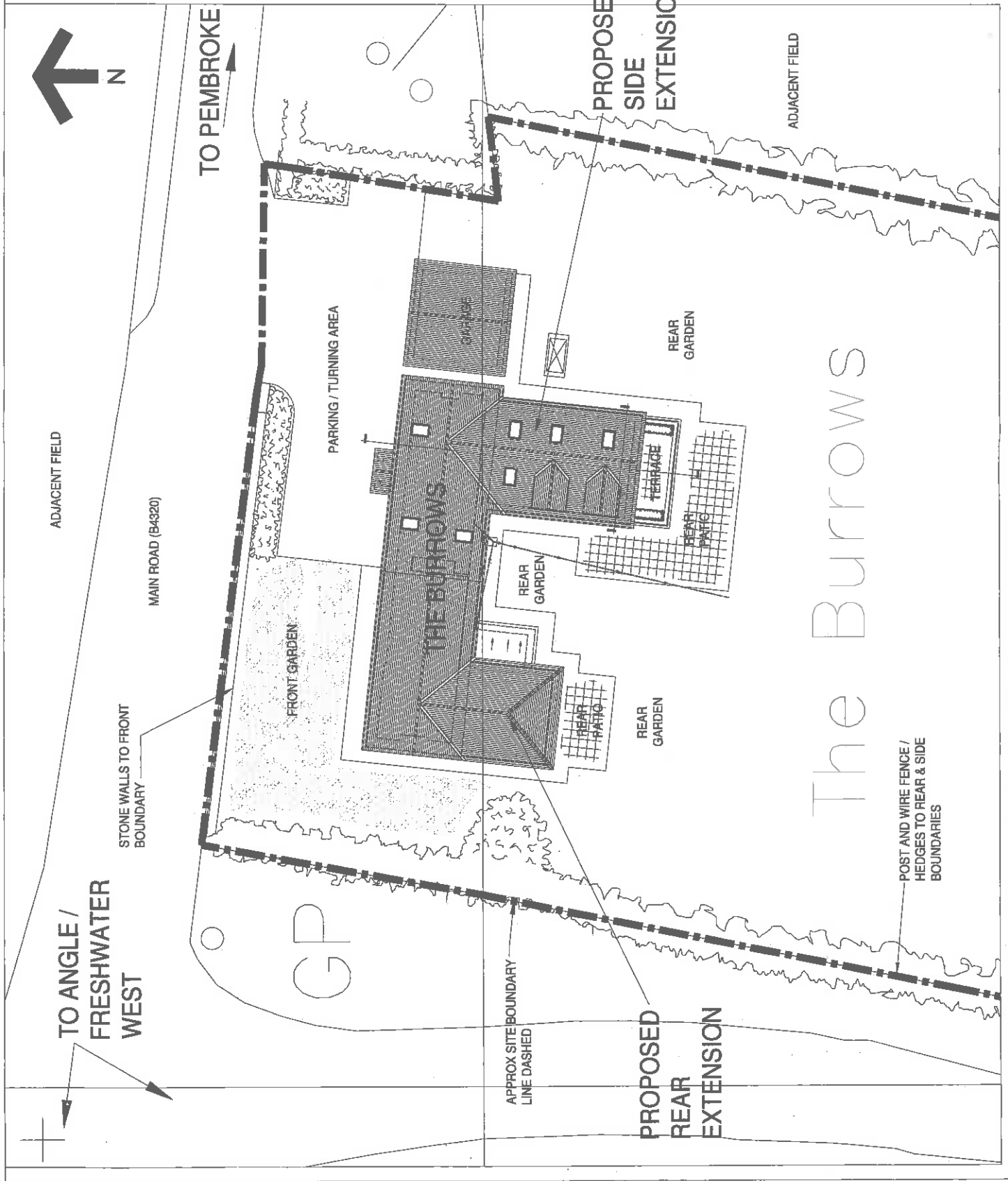
Project
PROPOSED PART SITE / ROOF BLOCK PLAN
 PROPOSED ALTERATIONS AND EXTENSION TO THE BURROWS, FRESHWATER WEST, NR PEMBROKE, PEMBROKESHIRE.

Client
 MRS T UNWIN

PEMBROKE DESIGN
 L I M I T E D

Item 5a
 DRAWING NO: NP 16 0 25
 DRAWING DATE: 31 MAR 2016
 PROJECT NO: NP 16 0 25
 PROJECT NAME: PROPOSED PART SITE / ROOF BLOCK PLAN

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Job No	8703	Draw No	Rev		

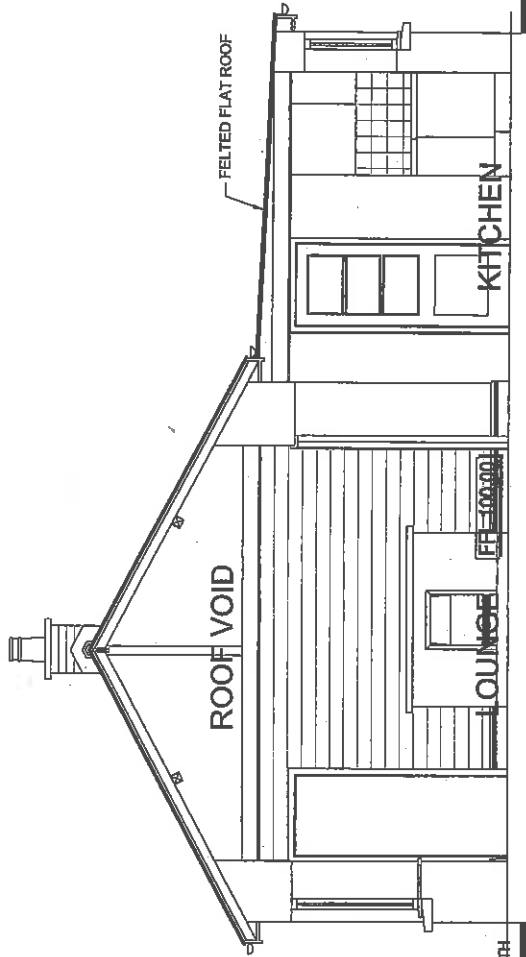


The Burrows

PROPOSED PART SITE / ROOF BLOCK PLAN 1:200

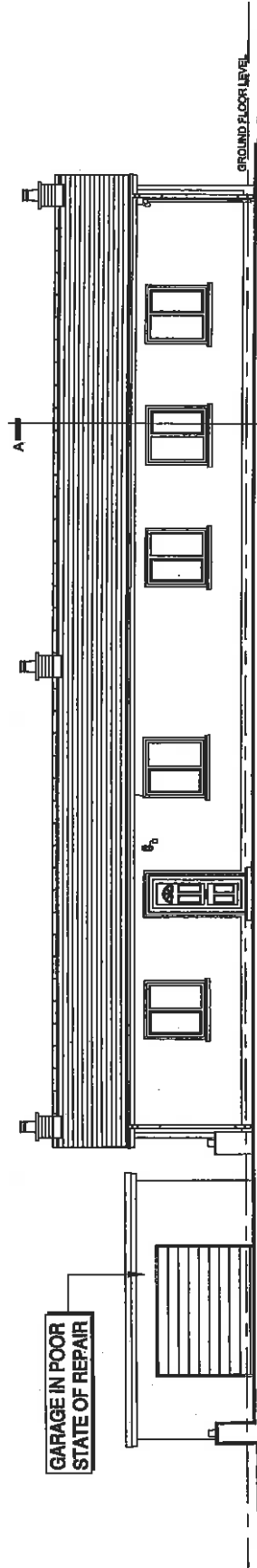
SCHEDULE OF EXISTING FINISHES:-

- SLATED ROOF COVERINGS.
- CONCRETE RIDGE TILES.
- FACING BRICKWORK STACKS / TERRACOTTA POTS / LEAD FLASHINGS.
- FELTED FLAT ROOFS.
- WHITE UPVC DOUBLE GLAZED WINDOWS / CONCRETE SILL.
- WHITE UPVC DOUBLE GLAZED DOORS & FRAMES.
- SPARK DASH RENDER WITH SMOOTH SICHT PLINTHS & BANDS.



REAR GARDEN
GRASSED SURFACES

EXISTING SECTION A-A 1:50



EXISTING FRONT (NORTH) ELEVATION 1:100

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Work to figured dimensions.

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The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

NP 16 0 25

18 JAN 2015
NATIONAL ARCHITECTURE

REVISIONS NOTES: DATE REV
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Drawing
EXISTING SECTION A-A & FRONT ELEVATION
Project
PROPOSED ALTERATIONS AND EXTENSION TO THE BURROWS, FRESHWATER WEST, NR PEMBROKE, PEMBROKESHIRE.

Client MRS T UNWIN	
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NP16 0 25

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18 JAN 2015

REVISIONS NOTES: **DATE** **REV**
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EXISTING ELEVATIONS

Project: PROPOSED ALTERATIONS AND EXTENSION TO THE BURROWS, FRESHWATER WEST, NR PEMBROKE, PEMBROKESHIRE.

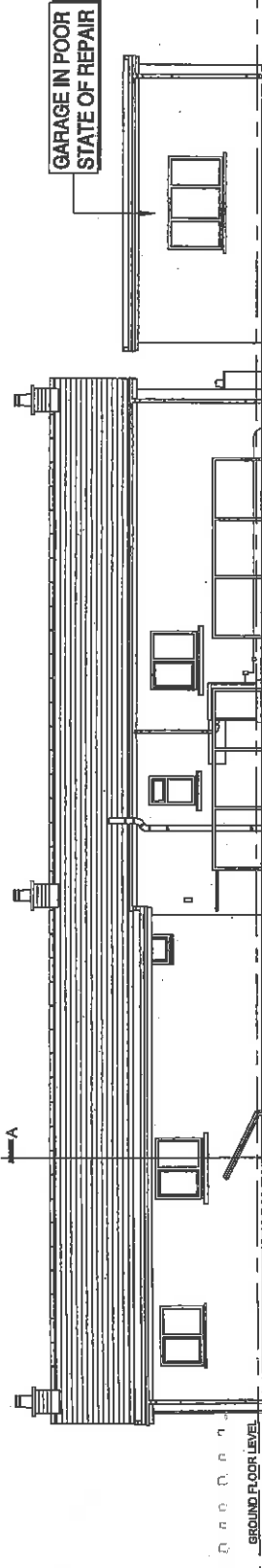
Client: MRS T UNWIN

PEMBROKE DESIGN

L I M I T E D

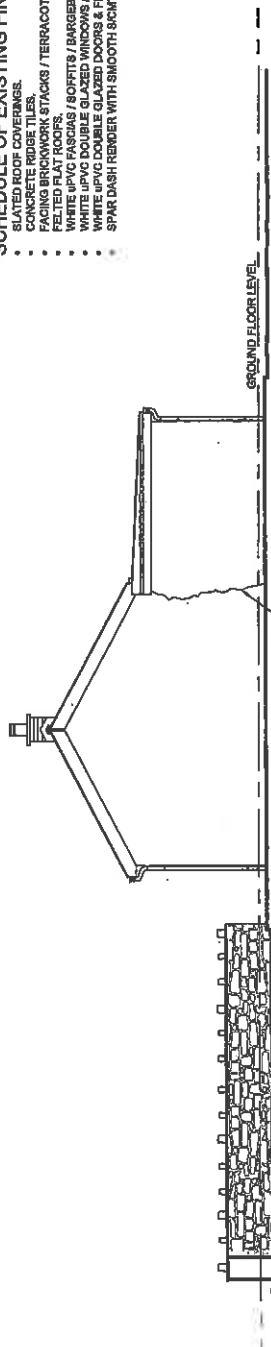
CHARLES B. ARCHITECTS
 BUILDING SURVEYORS
 SURVEYORS
 DRAWERS
 CDM
 CO-ORDINATORS

Designed	Scale	Original Size	Job No
	1:100	A3	8703
Drawn	Date	Checked by	Draw No Rev
CB	FEB 2015		E05

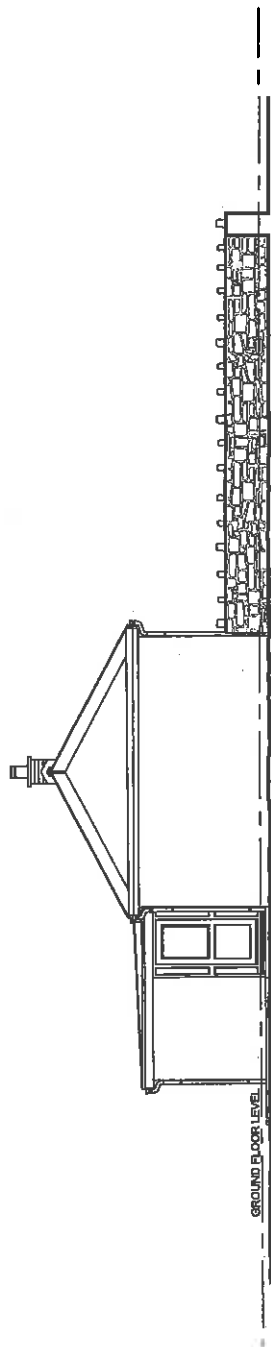


EXISTING REAR (SOUTH) ELEVATION 1:100

- SCHEDULE OF EXISTING FINISHES:-**
- SLATED ROOF COVERINGS.
 - CONCRETE ROBBE TILES.
 - FACED BRICKWORK STACKS / TERRACOTTA POTS / LEAD FLASHINGS.
 - WHITE UPVC FASCIAS / SOFFETS / BARGEBOARDS & RAINWATER GOODS.
 - WHITE UPVC DOUBLE GLAZED WINDOWS / CONCRETE CILLS.
 - WHITE UPVC DOUBLE GLAZED DOORS & FRAMES.
 - SPAR DASH RENDER WITH SMOOTH-SIGHT PLINTHS & BANDS.



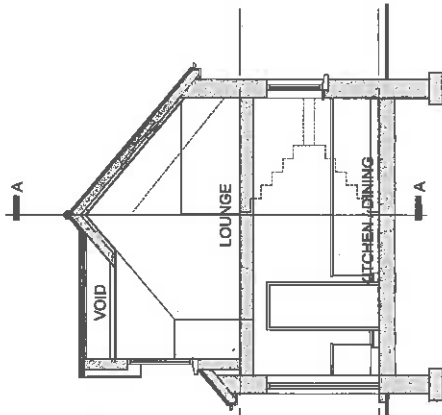
EXISTING SIDE (WEST) ELEVATION 1:100



EXISTING SIDE (EAST) ELEVATION 1:100

EXISTING ELEVATIONS 1:100

Nr 16 0 25



PROPOSED SECTION B-B 1:100

Pembrokeshire Coast
 National Park Authority
 31 MAR 2016
 Approved for planning purposes

**FOR PLANNING
 PURPOSES ONLY**

Domers amended to Planners request. 31-03-16 A
 REVISIONS NOTES. DATE REV
 © Pembroke Design Ltd 2015

Project
 PROPOSED SECTIONS A-A, B-B, C-C &
 FRONT ELEVATION

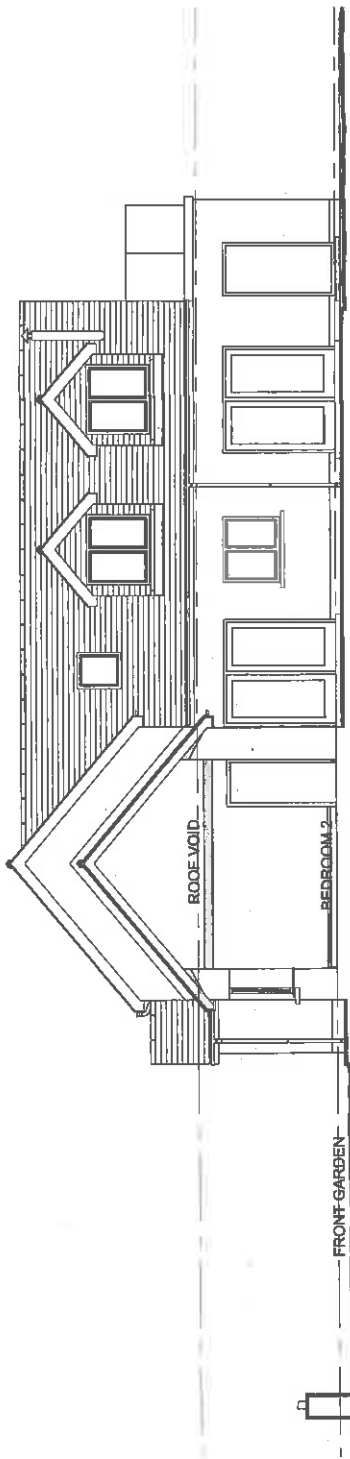
Client
 MRS T UNWIN

Scale
 1:100

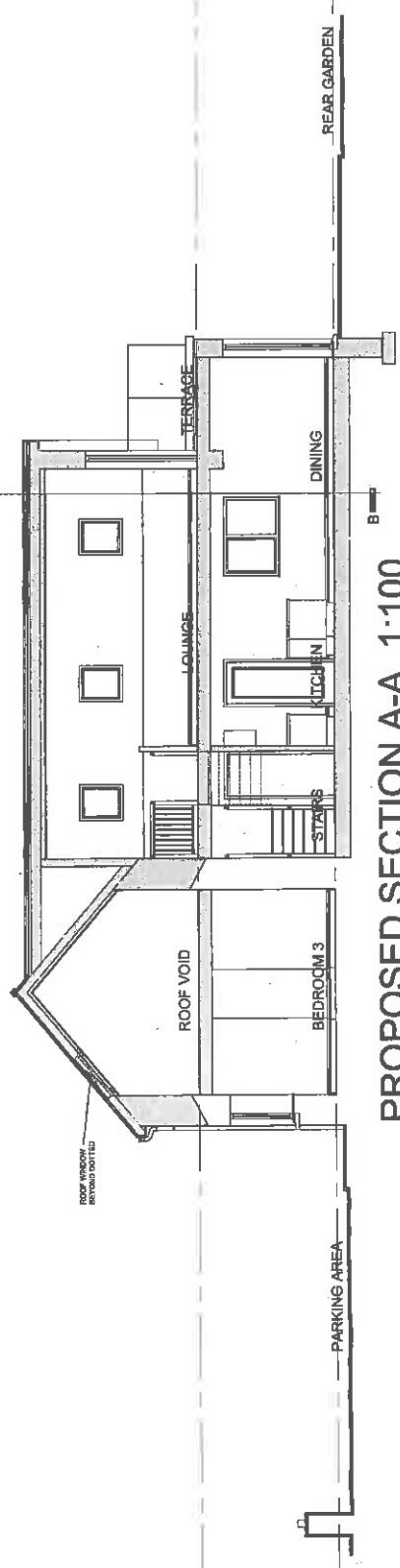
Original Size	A3	Job No	8703
Drawn	CB	Date	JAN 2016
Checked by	CB	Drawn No	P04 A

Item 5a

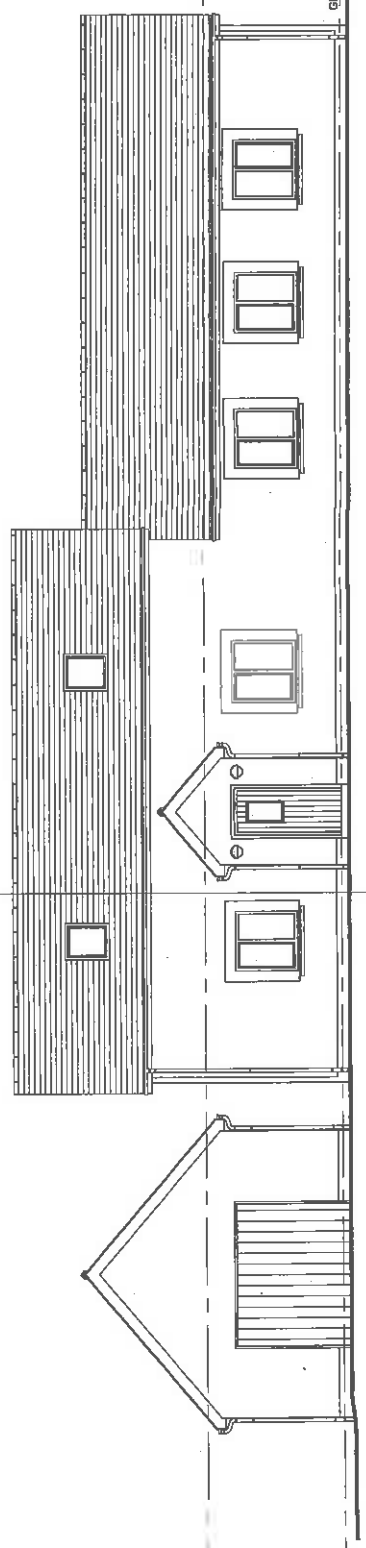
PEMBROKE DESIGN
 L I M I T E D
 0 PEMBROKE DOCK
 16 SOUTH STREET
 PEMBROKE SA73 3JY
 TEL: 01645 25414
 FAX: 01645 25415
 www.pembroke-design.co.uk
 info@pembroke-design.co.uk



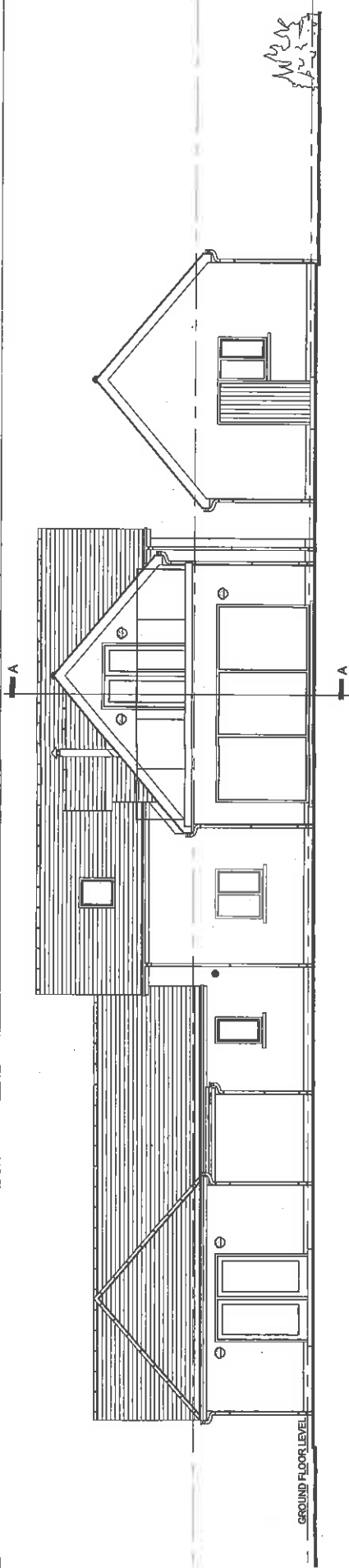
PROPOSED INTERNAL ELEVATION 1:100



PROPOSED SECTION A-A 1:100



PROPOSED FRONT (NORTH) ELEVATION 1:100



PROPOSED REAR (SOUTH) ELEVATION 1:100

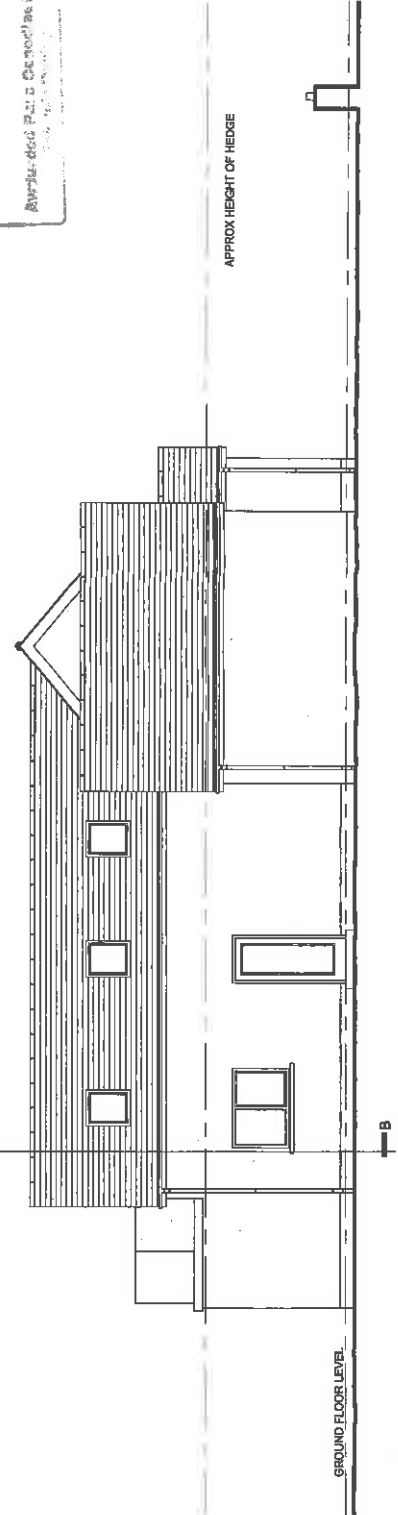
- SCHEDULE OF PROPOSED FINISHES:-**
- SLATED ROOF COVERINGS.
 - CONCRETE RIDGE TILES.
 - LEAD FLASHINGS.
 - FELTED FLAT ROOFS.
 - WHITE UPVC FASCIAS / SOFFITS / BARGEBOARDS & RAINWATER GOODS.
 - WHITE UPVC DOUBLE GLAZED WINDOWS / CONCRETE CILLS.
 - WHITE UPVC DOUBLE GLAZED DOORS & FRAMES.
 - SCIMIT RENDER WITH SMOOTH SCIMIT PLINTHS & BANDS TO MAIN HOUSE PAINTED TO MATCH NEW RENDER.
 - SCIMIT RENDER TO PROPOSED EXTENSION.
 - ASPHALT DRIVEWAYS / PAVED PATIO SURFACES / GRAVELED DRIVE / PARKING / TURNING AREA.

FOR PLANNING PURPOSES ONLY

NP 16 0 25

Pembrokeshire Coast
National Park Authority
31 MAR 2016
Application Ref: N/2016/0016

PROPOSED SIDE (WEST) ELEVATION 1:100



PROPOSED SIDE (EAST) ELEVATION 1:100

PROPOSED ELEVATIONS 1:100

Drawn CB	Date JAN 2016	Checked by	Job No 8703	Rev P05 A
Designed ATP / CB	Scale 1:100	Original Size A3		
L I M I T E D PEMBROKE DESIGN				
Client MRS T UNWIN				
Project: PROPOSED ALTERATIONS AND EXTENSION TO THE BURROWS, FRESHWATER WEST, NR PEMBROKE, PEMBROKESHIRE.				
Drawn PROPOSED ELEVATIONS				
Revisions Notes: 31-03-16 A DATE REV Pembroke Design Ltd 2015				

CHARLES
 ARCHITECTS
 BUILDINGS
 SURVEYORS
 SURVEYORS
 SURVEYORS
 C I M
 CO-ORDINATORS