

**Application Ref: NP/16/0079/FUL**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr C & J Folland		
<b>Agent</b>	Mr M Williams, Pembroke Design Ltd		
<b>Proposal</b>	Extend & modernise ex local authority bungalow to include one further bedroom (upstairs) & provide spacious dining area/sitting room to the garden together with a full bath/shower room, separate wc & working utility room		
<b>Site Location</b>	4 Noddfa Dewi, St Davids, Haverfordwest, Pembrokeshire, SA62 6PB		
<b>Grid Ref</b>	SM75682550		
<b>Date Valid</b>	11-Feb-2016	<b>Target Date</b>	27-Apr-2016

**Summary**

The application is reported to the Development Management Committee because the views of the St Davids City Council are contrary to the recommendation of the planning officer.

The host property known as No 4 is sited within the cul-de-sac which forms the residential estate of Noddfa Dewi located within St Davids. The dwelling is a single storey semi-detached bungalow within a corner plot with a front, side and large rear garden. Access is provided via a pedestrian gate from the footpath which leads around the cul-de-sac. Planning approval is sought for the extension and modernisation of the ex-local authority bungalow to include one further bedroom (upstairs) & provide spacious dining area/sitting room to the garden together with a full bath/shower room, separate WC & working utility room.

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that St Davids City Council objects to the proposal. However, officers consider the proposed scheme has a siting and design which is acceptable in this instance. The proposal will ensure that adequate parking for the host dwelling is provided, 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.

**Consultee Response**

**St Davids City Council:** Refuse – Scale and design of the proposal was deemed likely to have a detrimental visual and environmental impact on the surrounding area.

**PCNPA Tree and Landscape Officer:** No objection

**PCNPA Buildings Conservation Officer:** No objection

**PCC Transportation and Environment:** Conditional consent

**PCC Ecologist:** No objection

**PCC Drainage Engineers:** Conditional consent

**Dyfed Archaeological Trust:** No objection

### **Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No comments have been received in respect of the application.

### **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 05 - St Davids Local Centre  
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 Pembrokeshire Coast National Park  
LDP Policy 21 - Minerals Safeguarding  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 32 - Surface Water Drainage  
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  
SPG13 - Archaeology  
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

### **Constraints**

LDP Mineral Safeguard

Biodiversity Issue

Historic Landscape

Safeguarding Zone

Rights of Way Inland - within 50m

Hazardous Zones

LDP Centre:50pc aff housing;30 units/ha

Recreation Character Areas

### **Officer's Appraisal**

#### **Background and History**

The host property known as No 4 is sited within the cul-de-sac which forms the residential estate of Noddfa Dewi located within St Davids. The dwelling is a single storey semi-detached bungalow within a corner plot with a front, side and large rear garden. Access is provided via a pedestrian gate from the footpath which leads around the cul-de-sac.

No related planning history has been identified for this site.

#### **Current Proposal**

Planning approval is sought for the extension and modernisation of the ex-local authority bungalow to include one further bedroom (upstairs) & provide spacious dining area/sitting room to the garden together with a full bath/shower room, separate WC & working utility room.

#### **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

#### ***Policy, Principle of Development and Impact on National Park:***

The site lies within St Davids Local Centre as defined by the Local Development Plan (LDP) and the proposal to extend and provide alterations is considered to be acceptable in principle. The proposal is also considered to meet the policies set out in the Local Development Plan.

St Davids City Council currently objects to the application as they consider the scale and design of the proposal works is likely to have a detrimental visual and environmental impact on the surrounding area.

Officers consider the current proposed scheme of works retains a residential scale and whilst the development will not increase in height it will extend into the side and rear garden areas and given that the host property is located within a corner plot it is considered that there is sufficient room for this to take place. The comments raised on detrimental visual and environmental impact are not supported by officers who consider the minor visual changes from the new extensions would be localised to the plot and the neighbouring plots. Therefore, in this instance it is considered that the proposal will not have an adverse impact on the National Park and the surrounding landscape.

*Siting and Sustainable Design:*

The host dwelling is located within a large corner plot and the proposal is considered to be appropriate given that the proposed works are of a residential scale and are considered not to have an adverse impact on the visual amenity of the host property. The proposed siting and sustainable design is therefore considered to be acceptable in this instance.

*Amenity and Privacy:*

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b' seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. The proposal is not considered to impact on neighbours privacy or amenity in this instance as the design of the extensions and garage structure will not overlook neighbours properties.

*Highway Safety and Access:*

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 a parking space is provided on the site, together with control of access gates.

*Landscaping:*

The existing site currently benefits from mature landscaping, and the current proposal does not include any additional soft landscaping. In addition, details of the exact locations of trees together with proposed tree protection and pre-development tree work have been provided in support of the application. These details are considered to be acceptable and can be supported by officers.

*Biodiversity:*

The PCNPA Ecologist has commented on the application stating that a protected species survey is not required as there is low likelihood of protected species being found at the development site or that there would be any adverse impact on the habitat or species as a result of the development. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

***Land Drainage and Flooding:***

PCC drainage engineers support the application subject to the discharge of surface water being directed to new soakaways or other form of sustainable drainage system. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority. This can be dealt with by condition.

**Conclusion**

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that St Davids City Council objects to the proposal. However, officers consider the proposed scheme has a siting and design which is acceptable in this instance. The proposal will ensure that adequate parking for the host dwelling is provided, 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.

**Recommendation**

To APPROVE the application subject to the following planning 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 submitted plans and documents:

8757/LP01 (Received 11.02.2016)

8757/E01 (Received 11.02.2016)

8757/E02 (Received 11.02.2016)

8757/E03 (Received 11.02.2016)

8757/E04 (Received 11.02.2016)

8757/P01/B (Received 11.02.2016)

8757/P02/B (Received 11.02.2016)

8757/P03/B (Received 11.02.2016)

8757/P04/B (Received 11.02.2016)

8757/P05/B (Received 11.02.2016)

8757/P06/B (Received 04.04.2016)

Design Statement (Received 11.02.2016)

Tree Information (Received 30.03.2016)

**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 building works commence on site, detailed plans shall be submitted to the local planning authority for further approval of a single parking space, a minimum 2.4 metres wide by a minimum 5 metres deep, and the new access and parking space shall be first available for use prior to first beneficial use of the dwelling to be extended and maintained thereafter. .

**Reason:** To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

4. Any access gates shall be hinged and stopped to open only away from the highway.

**Reason:** In order to reduce the likelihood of obstruction and danger to road users whilst right of entry is secured or gates are being opened or closed. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).



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Pembrokeshire Coast  
National Park Authority

11 FEB 2016

Awarded to: [Redacted]  
Approved by: [Redacted]

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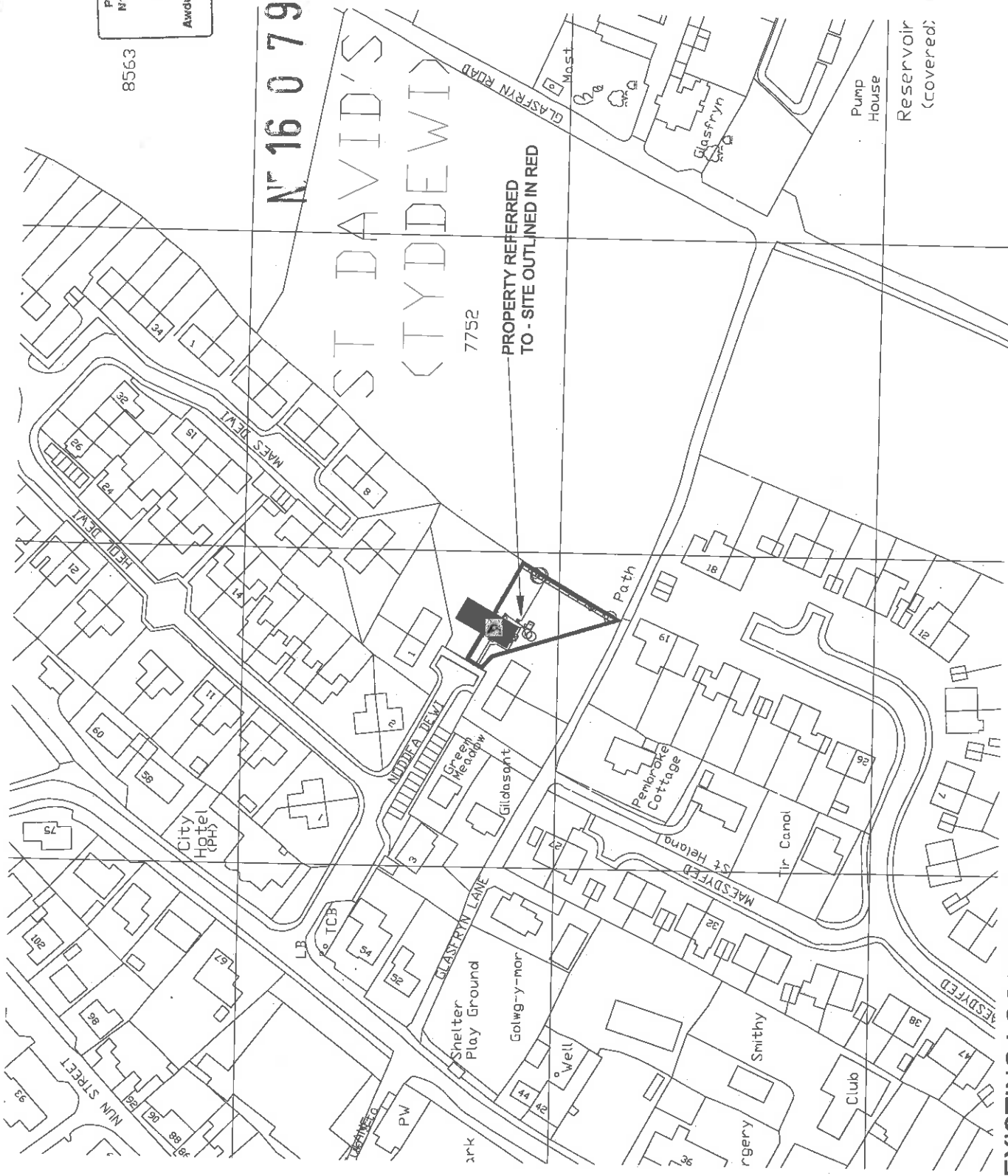
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The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

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

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REVISIONS NOTES:	DATE	REV
1 Pembroke Design Ltd 2015		
EXISTING LOCATION PLAN		
Project		
PROPOSED ALTERATIONS & EXTENSION TO No. 4 NODDFA DEWI, ST. DAVIDS, PEMBROKESHIRE.		
Client		
MR CHRIS & JAMES FOLLAND		
PEMBROKE DESIGN		
LIMITED		
Scale	Original Size	Job No
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Date	Checked by	Draw No
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Drawn		
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EXISTING LOCATION PLAN 1:1250

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BUILDING  
QUARTERS  
SURVEYORS  
CPM  
CORPORATION

11 FEB 2016

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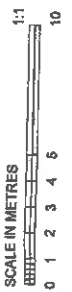
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Pembrokeshire Coast  
National Park Authority  
- 4 APR 2016  
Awdurdod Parc Cenedlaethol  
Pembrokeshire

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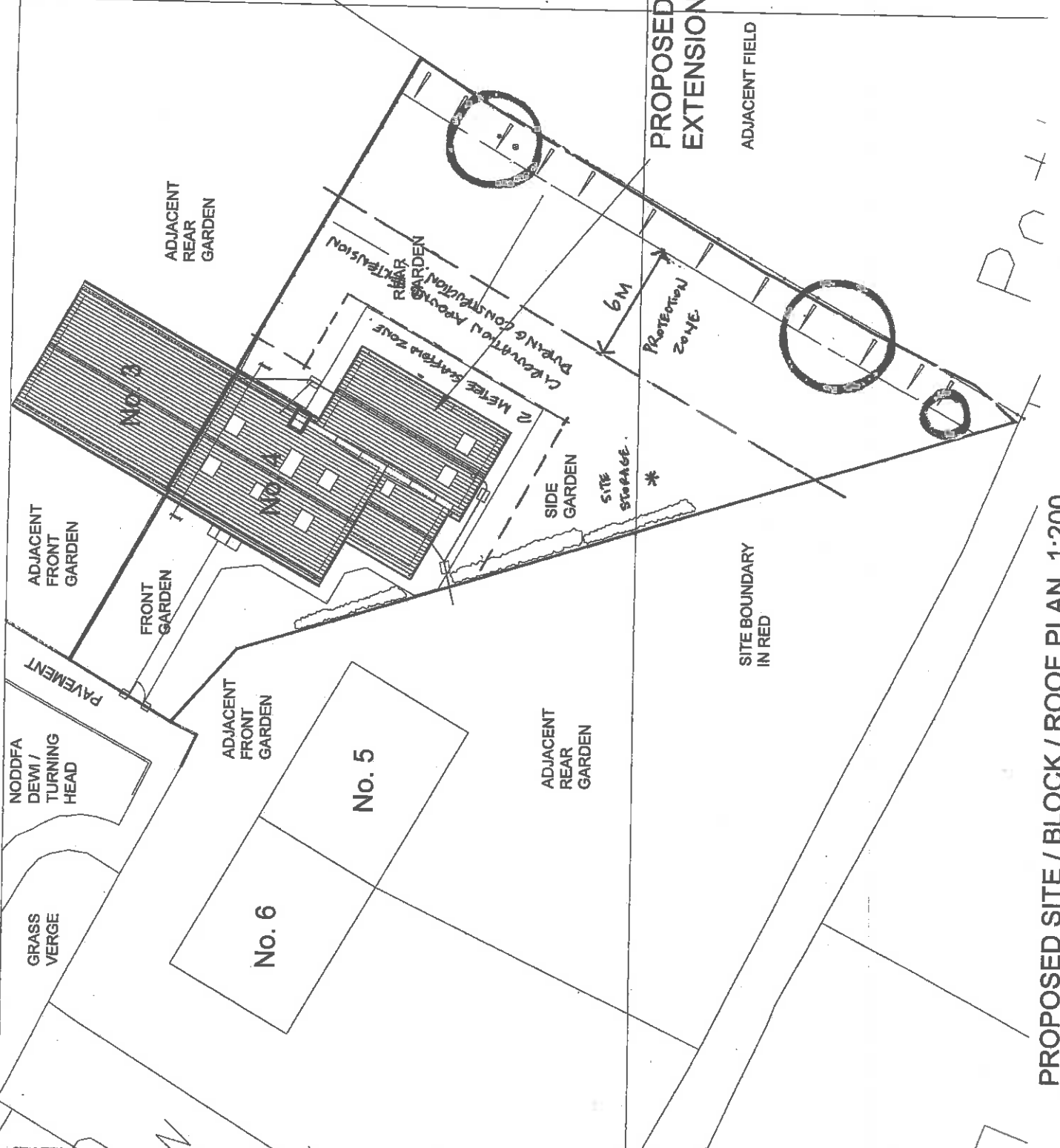
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LANDING WINDOW CHANGED TO WRAP AROUND ROOFLIGHT.  
27-01-16 B  
AMENDED TO EMAIL 17.09.2015.  
18.01.15 A  
REVISIONS NOTES.  
DATE REV  
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Draw

<b>EXISTING SITE BLOCK PLAN</b>	
Project	PROPOSED ALTERATIONS & EXTENSION TO No. 4 NODDFA DEWI, ST. DAVIDS, PEMBROKESHIRE.
Client	MR CHRIS & JAMES FOLLAND
<b>PEMBROKE DESIGN</b>	
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Job No	8757
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PROPOSED SITE / BLOCK / ROOF PLAN 1:200



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Pembrokeshire Coast  
Regional Park Authority  
11 FEB 2016  
Awdardd. S. y C. Cenedlaethol  
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REVISIONS NOTES:  
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DATE REV

EXISTING GROUND FLOOR PLAN

Project:  
**PROPOSED ALTERATIONS &  
EXTENSION TO No. 4 NODDFA DEWI,  
ST. DAVIDS, PEMBROKESHIRE.**

Client:  
**MR CHRIS & JAMES FOLLAND**

**PEMBROKE DESIGN**  
L I M I T E D

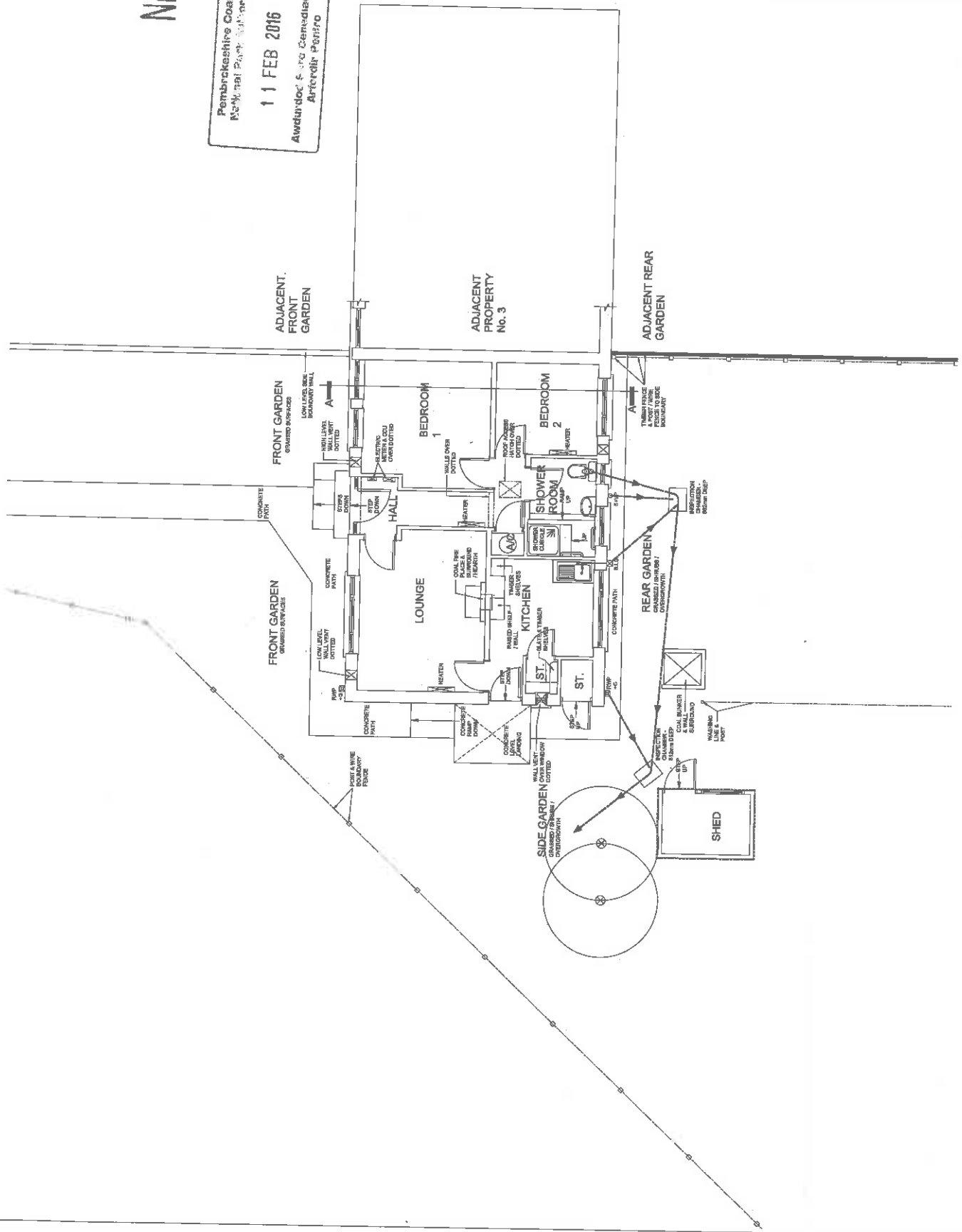
• PEMBROKE DESIGN  
16 NODDFA DEWI  
ST. DAVIDS  
PEMBROKESHIRE  
SA20 8JG  
TEL: 01457 784135  
FAX: 01457 784171  
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SA1 1LD  
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• CO-ORDINATORS

Designed	Scale	Original Size	Job No
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EXISTING GROUND FLOOR PLAN 1:100



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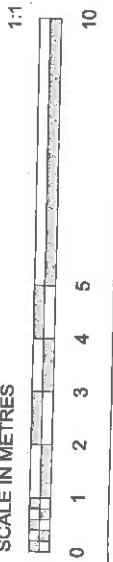
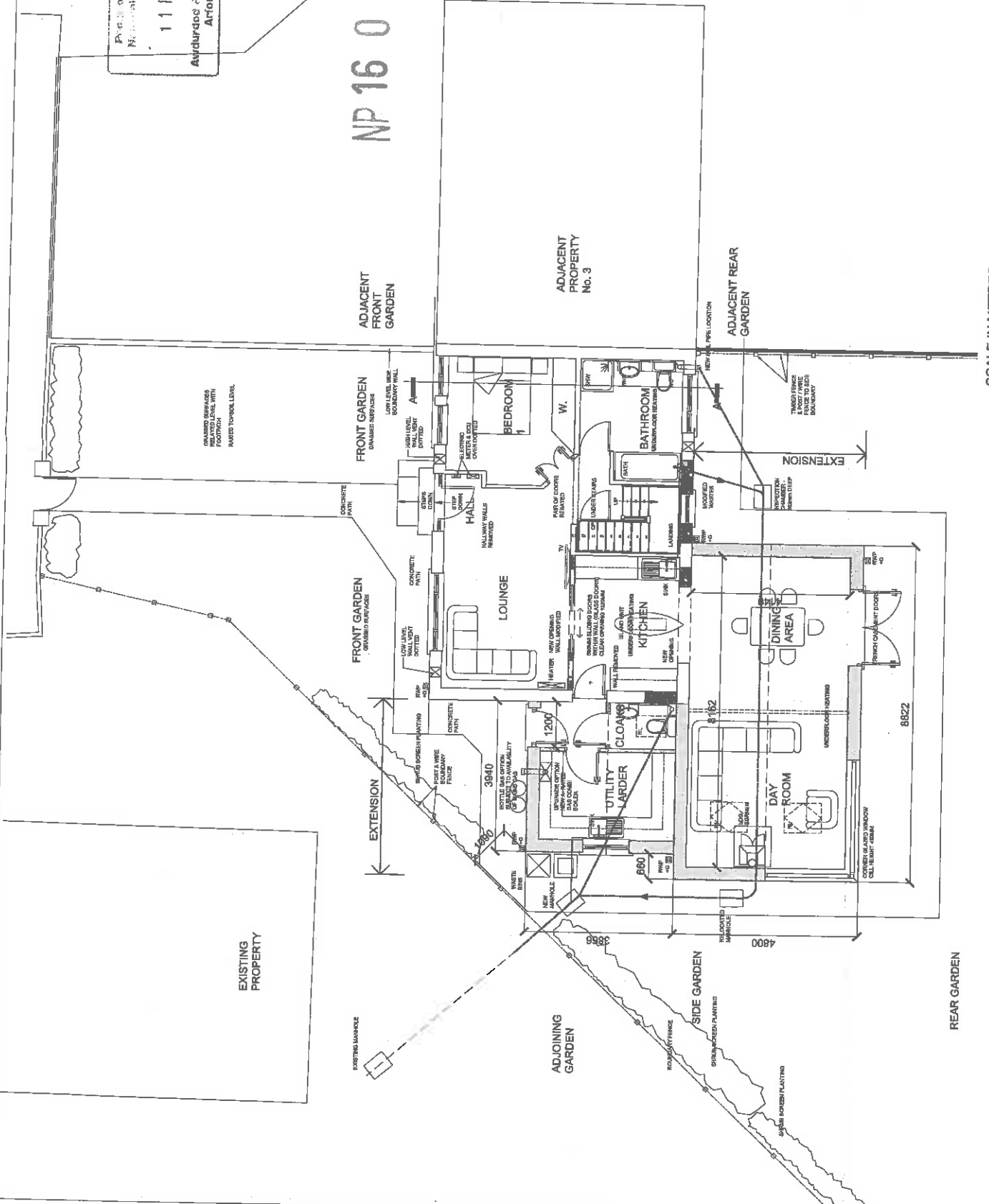
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 LANDINGS WINDOW CHANGED TO WRAP AROUND ROOFLIGHT.  
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 DATE REV  
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**PROPOSED GROUND FLOOR PLAN**  
 Project  
**PROPOSED ALTERATIONS & EXTENSION TO No. 4 NODDFA DEWI, ST. DAVIDS, PEMBROKESHIRE.**  
 Client  
**MR CHRIS & JAMES FOLLAND**  
**PEMBROKE DESIGN**  
 L I M I T E D  
 4 CHARTERS  
 4 PEMBROKE WAY  
 16 LINDSEY STREET  
 3077 GOLF  
 ST. DAVIDS  
 Pembrokeshire SA20 8JG  
 TEL: 01457 784155  
 FAX: 01457 784171  
 email: pembroke@pembroke-design.co.uk  
 pembroke-design.co.uk

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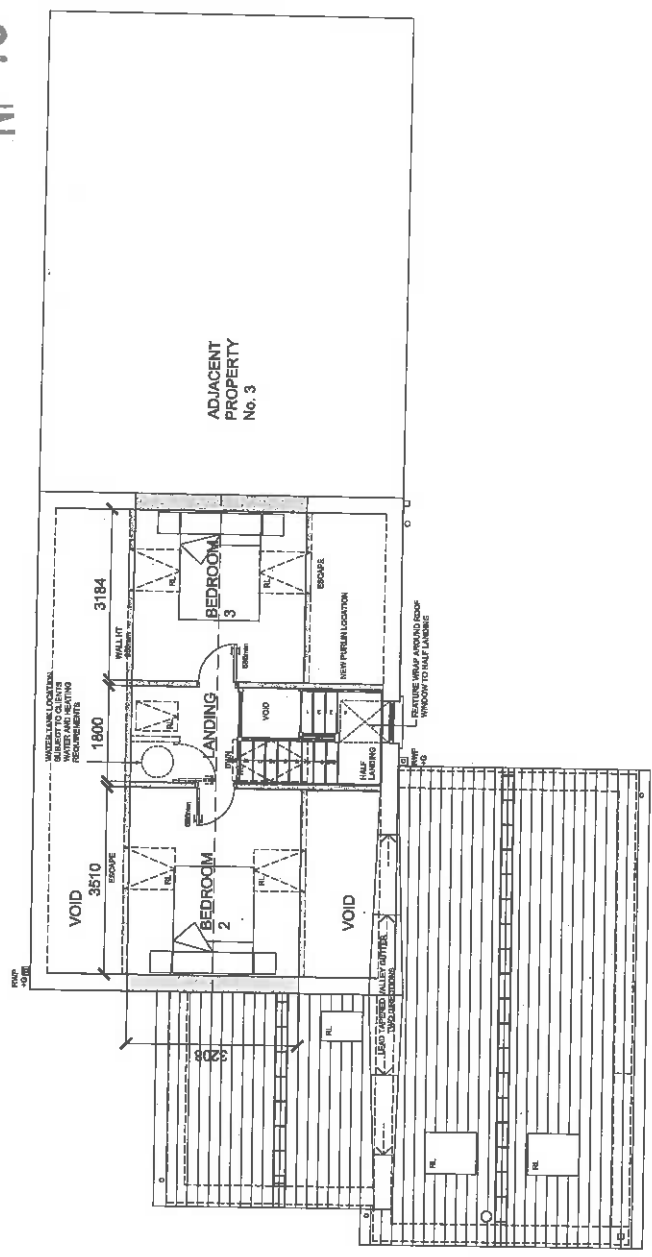


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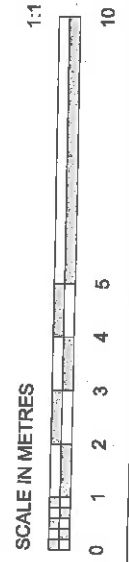
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PROPOSED FIRST FLOOR ATTIC CONVERSION 1:100



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AMENDED TO EMAIL 17.09.2015.  
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**PROPOSED FIRST FLOOR PLAN.**

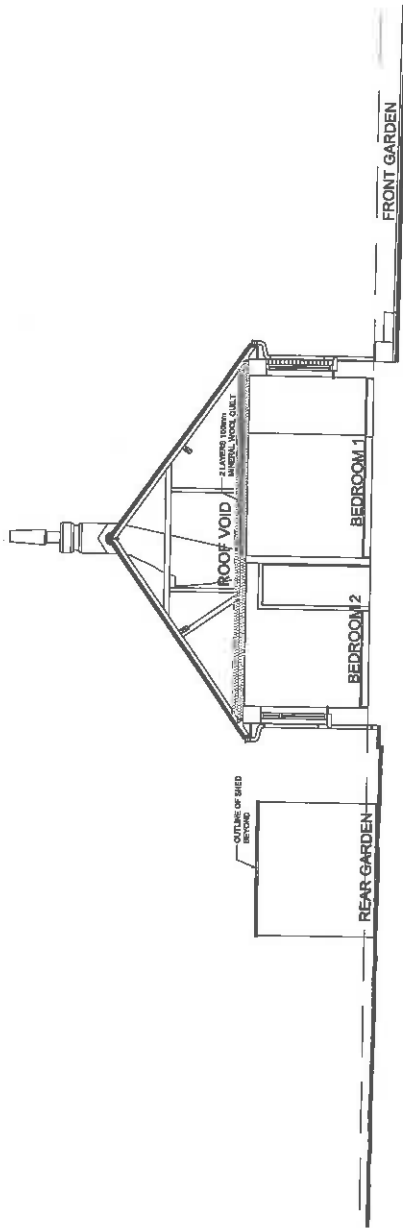
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Client  
**MR CHRIS & JAMES FOLLAND**

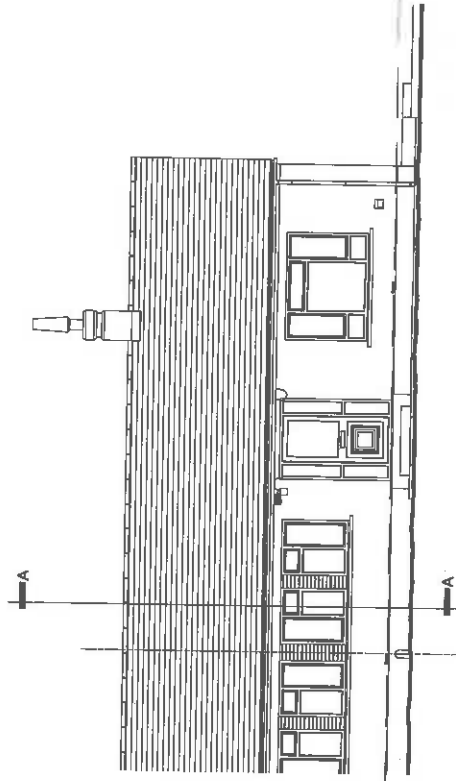
**PEMBROKE DESIGN**  
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Job No	8757
Drawn	ALM
Checked by	SEPT 15
Rev	P02 B



EXISTING SECTION A-A 1:100



EXISTING FRONT ELEVATION 1:100

Pembrokeshire Coast  
National Park Authority  
11 FEB 2016  
Awdurdod Ffwrdd Cymdeithiol  
Arfordir Penfro

N<sup>o</sup> 16 0 7 9

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Work to figured dimensions. Do not scale.

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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.

**FOR PLANNING PURPOSES ONLY**

REVISIONS NOTES:	DATE	REV
© Pembroke Design Ltd 2015		
Project		
EXISTING SECTION A-A & FRONT ELEVATION		
Client		
MR CHRIS & JAMES FOLLAND		
Scale		
1:100	Original Size	A3
Date	Checked by	
AUG 15		
Drawn	Job No	8757
CB	Draw No	E03
	Rev	

Item 50

CHARLES U ARCHITECTS  
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FAX: 01437 733071  
www.pembrokeshire.co.uk  
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Pembroke Design Ltd  
 11 FEB 2016

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**FOR PLANNING PURPOSES ONLY**

LANDING WINDOW CHANGED TO WRAP AROUND ROOFLIGHT.  
 27-01-16 B  
 AMENDED TO EMAIL 17.09.2015. 18.9.15 A  
 REVISIONS NOTES. DATE REV  
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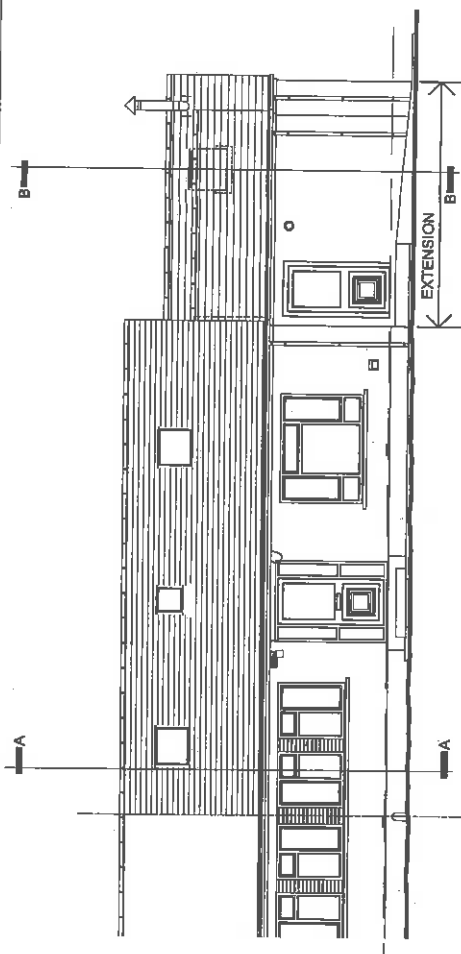
**PROPOSED ELEVATION AND SECTION**

Project  
**PROPOSED ALTERATIONS & EXTENSION TO No. 4 NODDFA DEWI, ST. DAVIDS, PEMBROKESHIRE.**

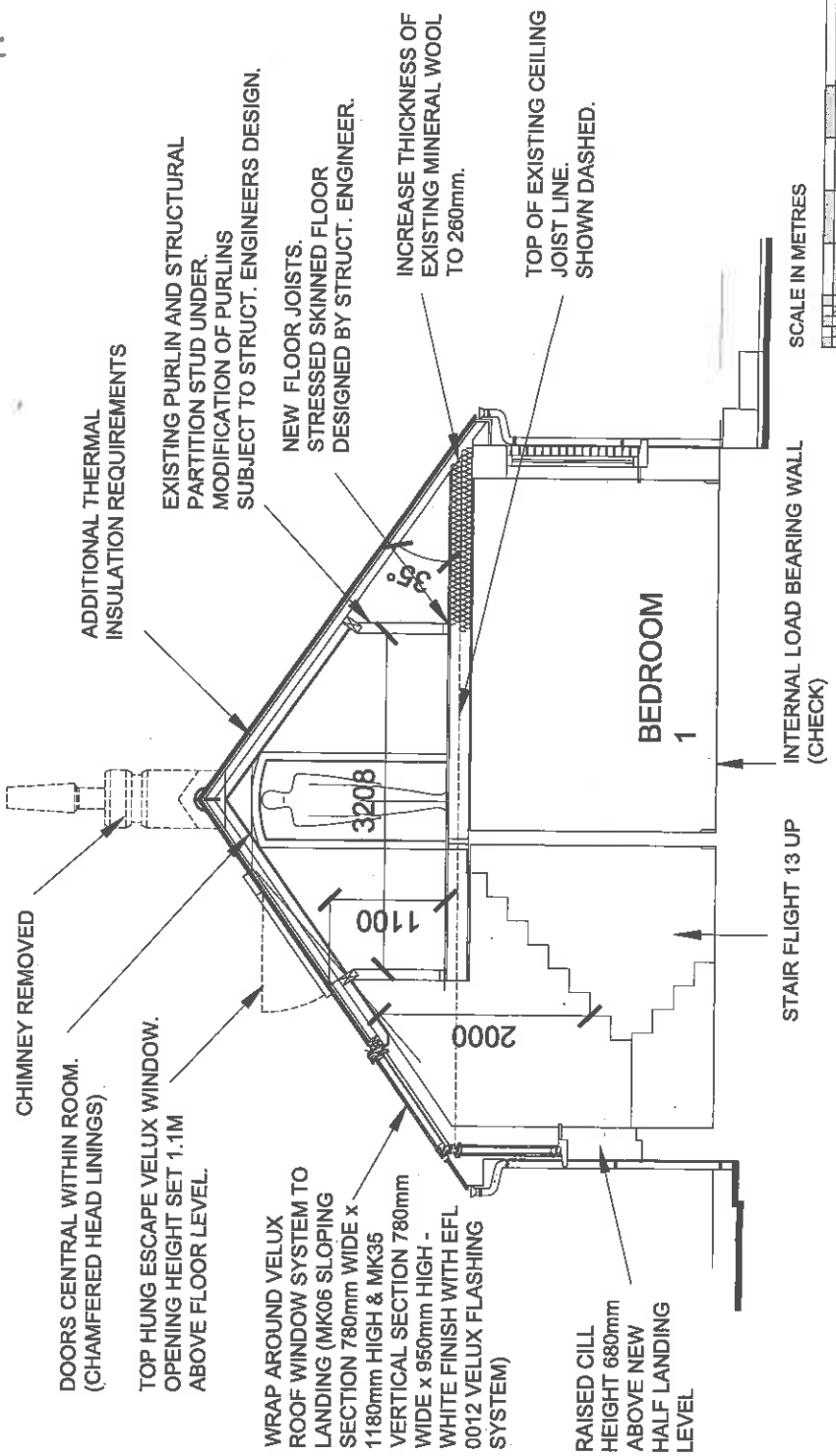
Client  
**MR CHRIS & JAMES FOLLAND**

Pembroke Design Ltd		Job No	8757
5/7 POUND PLACE ST. DAVIDS TEL: 01437 784035 FAX: 01437 784071 www.pembroke-design.co.uk		Scale	1:100 1:50
ARCHITECTS O PEMBROKE BOX 14 HICKOCK STREET ST. DAVIDS TEL: 01437 784035 FAX: 01437 784071 www.pembroke-design.co.uk		Original Size	A3
SURVEYORS O PEMBROKE BOX 14 HICKOCK STREET ST. DAVIDS TEL: 01437 784035 FAX: 01437 784071 www.pembroke-design.co.uk		Date	SEPT 15
DRAWING OFFICERS O PEMBROKE BOX 14 HICKOCK STREET ST. DAVIDS TEL: 01437 784035 FAX: 01437 784071 www.pembroke-design.co.uk		Checked by	
COORDINATORS		Drawn	ALM
		Rev	P04 B

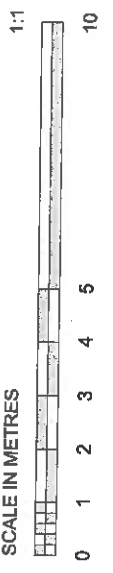
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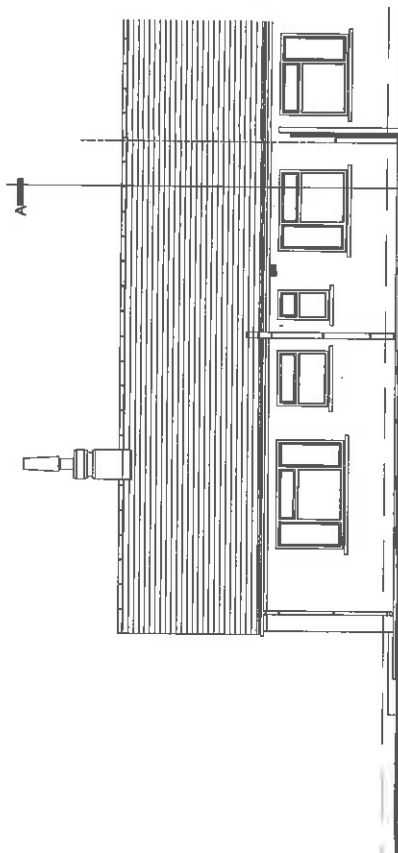
**PROPOSED FRONT ELEVATION 1:100**



**PROPOSED SECTION THROUGH STAIRS 1:50**

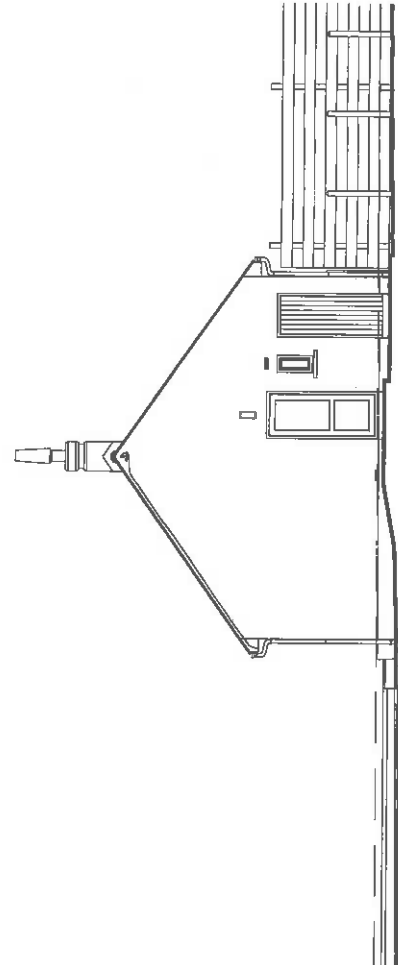


1:1



EXISTING REAR ELEVATION 1:100

GROUND FLOOR LEVEL



EXISTING SIDE ELEVATION 1:100

GROUND FLOOR LEVEL

Pembrokeshire Coast  
National Park Authority  
11 FEB 2016  
Awdurdod Parc Cenedlaethol  
Arfordir Penfro

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**FOR PLANNING PURPOSES ONLY**

REVISIONS NOTES.	DATE	REV
1 Pembroke Design Ltd 2015		

Project  
**EXISTING ELEVATIONS**

Client  
**MR CHRIS & JAMES FOLLAND**

Proposed Alterations & Extension to No. 4 NODDFA DEWI, ST. DAVIDS, PEMBROKESHIRE.

Scale  
**1:100**

Date  
**AUG 15**

Drawn  
**CB**

Checked by  
**E04**

Original Size  
**A3**

Job No  
**8757**

Drawn  
**CB**



ARCHITECTS  
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BUILTING SURVEYORS  
QUANTITY SURVEYORS  
C.D.M.  
P-O-CO-ORDINATOR

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NF 16 U 79

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**FOR PLANNING PURPOSES ONLY**

LANDING WINDOW CHANGED TO WRAP AROUND ROOFLIGHT.

AMENDED TO EMAIL 17.09.2015.

REVISIONS NOTES: 27-01-15 B 16.9.15 A DATE REV

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**PROPOSED ELEVATIONS**

Project: **PROPOSED ALTERATIONS & EXTENSION TO No. 4 NODDFA DEWI, ST. DAVIDS, PEMBROKESHIRE.**

Client: **MR CHRIS & JAMES FOLLAND**

**PEMBROKE DESIGN**

Scale: 1:100 Original Size: A3

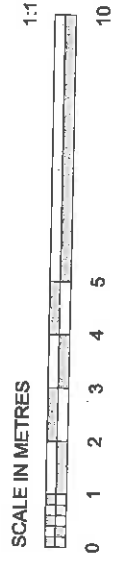
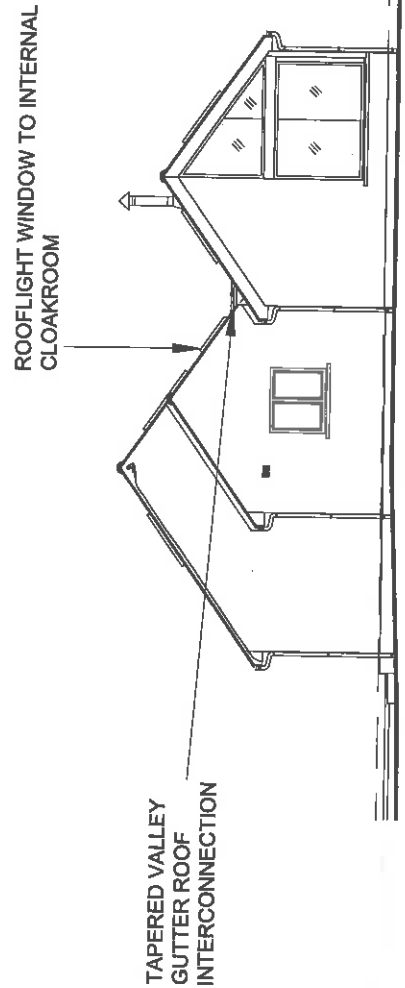
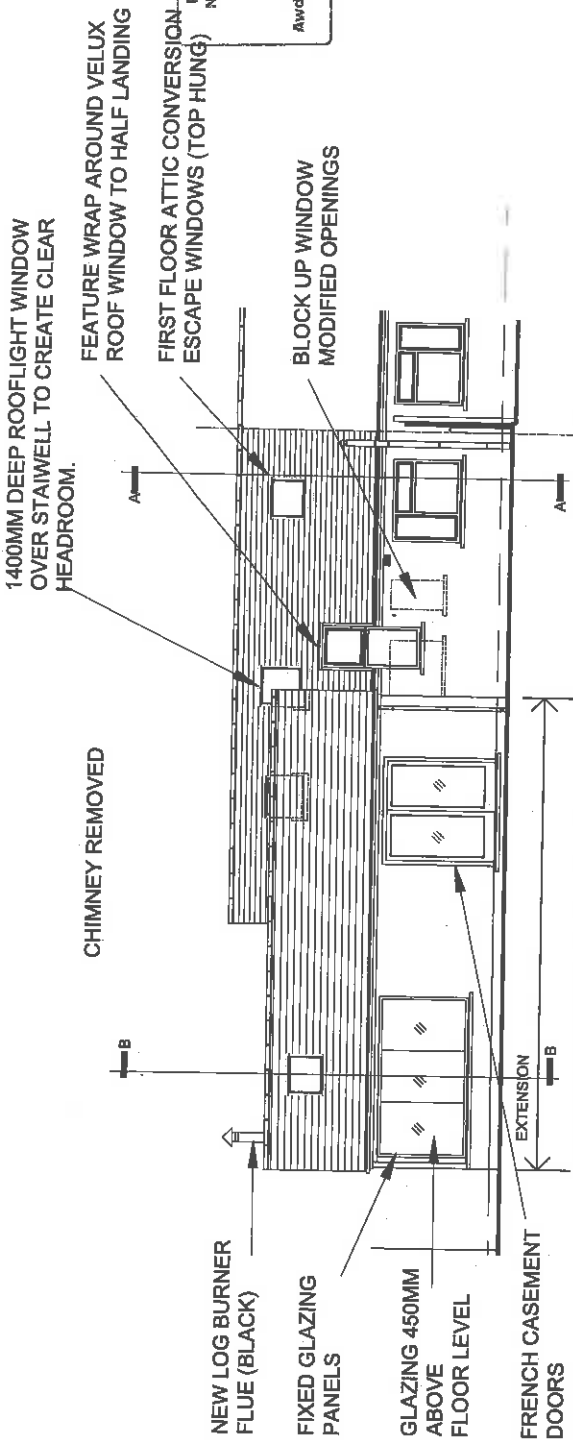
Date: SEPT 15

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Task No	8757
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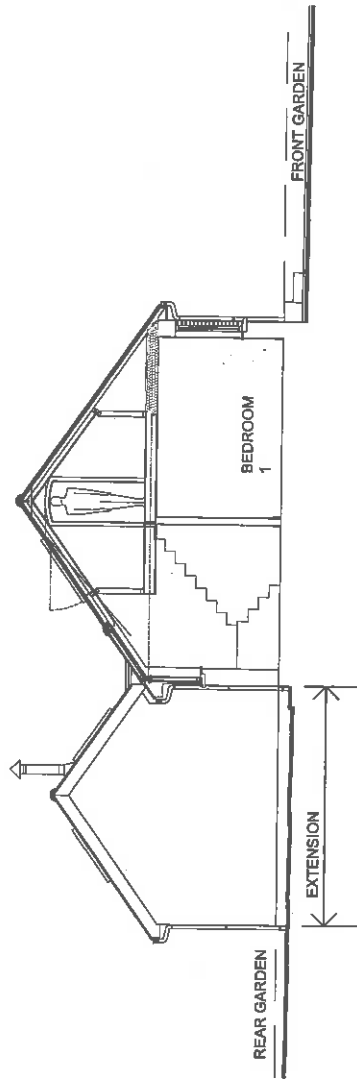
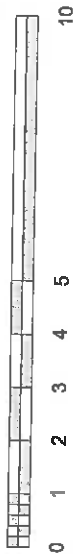


Item 50

CHARLETT ARCHITECTS SURVEYORS



SCALE IN METRES



Pembrokeshire Coast  
National Park Authority  
11 FEB 2016  
Awdurdod Parc Cenedlaethol  
Arfordir Penfro

**PROPOSED CROSS SECTIONAL EAST ELEVATION 1:100**

NF 16 0 7 9

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LANDING WINDOW CHANGED TO WRAP AROUND ROOFLIGHT.  
AMENDED TO EMAIL 17.09.2015.  
27-01-16 B 18.9.15 A  
REVISIONS NOTES: DATE REV  
Pembrokeshire Design Ltd 2015

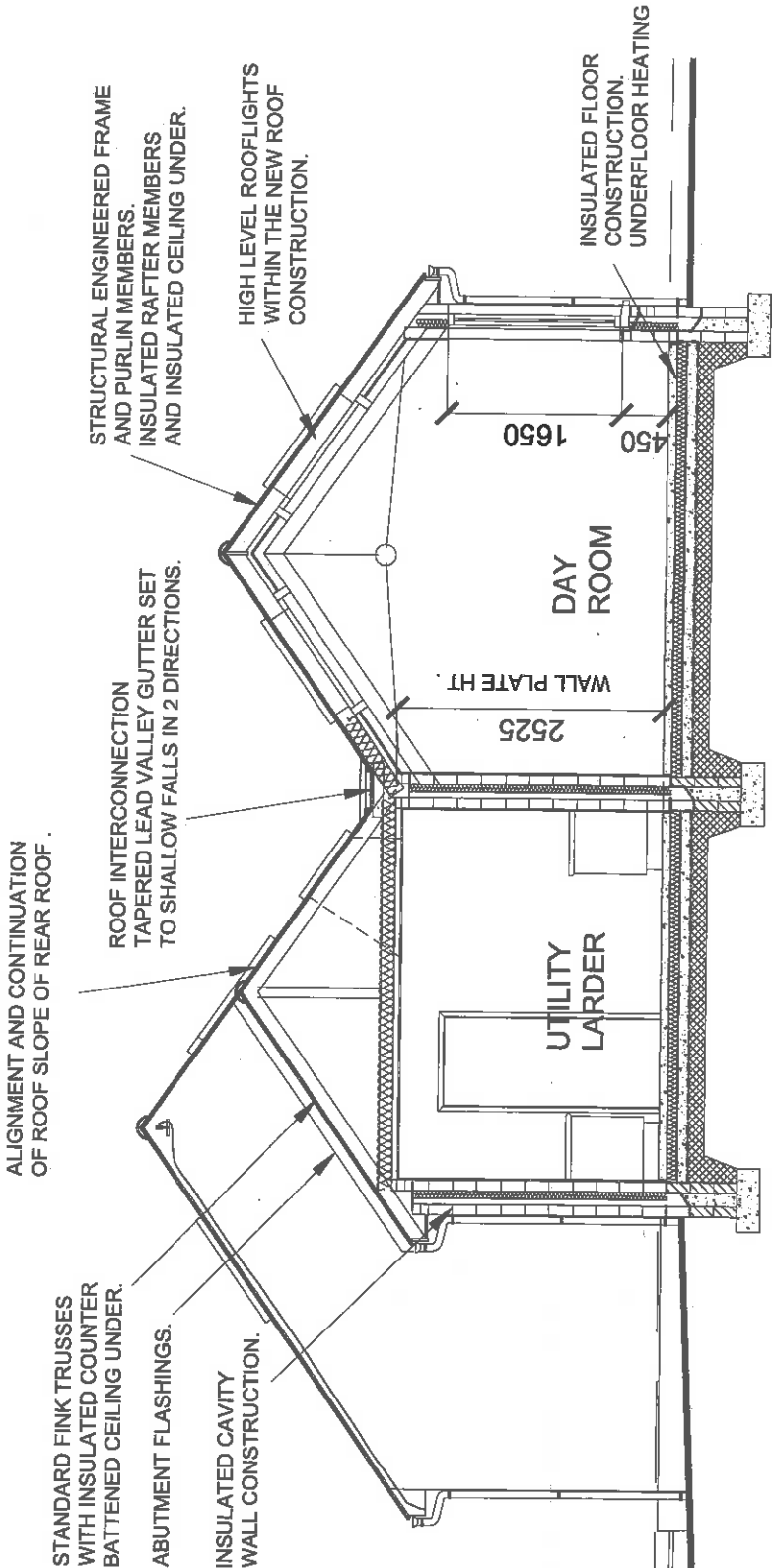
Project:  
**PROPOSED ALTERATIONS & EXTENSION TO No. 4 NODDFA DEWI, ST. DAVIDS, PEMBROKESHIRE.**

Client:  
**MR CHRIS & JAMES FOLLAND**

**PEMBROKE DESIGN**  
L I M I T E D

CHARTERED ARCHITECTS BUILDING SURVEYORS QUANTITY SURVEYORS  
5/7 FRODO PLACE SAH1 1JG  
SAH1 1JG  
TEL: 01342 33000  
FAX: 01342 33001  
www.pembrokeshire-design.co.uk

Designed	Scale	Original Size	Job No
ALM	1:100 1:50	A3	8757
Drawn	Date	Checked by	Draw No
ALM	SEPT 15		P05 B



**PROPOSED SECTION THROUGH EXTENSIONS (B-B) 1:50**