

Application Ref: NP/16/0083/FUL

Case Officer	Caroline Bowen		
Applicant	Mr & Mrs S & C Lander		
Agent	Mr K Morgan		
Proposal	Alterations & extensions comprising stepped extensions to the rear elevation, an extension over existing single storey element to the west gable and new dormer windows to the front roof elevation		
Site Location	Paulfryn, St Brides Lane, Saundersfoot, Pembrokeshire, SA69 9HL		
Grid Ref	SN13480456		
Date Valid	12-Feb-2016	Target Date	07-Apr-2016

Summary

Planning permission is sought for the extension and alteration of a detached dwelling house, situated within a long garden plot within a densely developed setting. The application site is located to the south of Saundersfoot village and harbour. The site falls just within the Centre Boundary for the village, as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan, and the proposed extension would be to an existing dwelling and within the residential curtilage for the property.

Following consultation, two letters of objection have been received from neighbouring properties who raise concerns in respect of the proposed scale and mass of the development, and the resulting impact on amenity and privacy currently enjoyed. Saundersfoot Community Council have objected to the proposal on the same grounds, and also on the grounds of the scale of the proposal relative to the surrounding properties and that the development would be unsympathetic to the area.

The proposed extension is to the rear of the dwelling, which has its aspect toward the harbour. The extension takes a stepped form which is subservient to the width of the main part of the house, and whilst this is visually different, it is not considered to be overwhelming in scale and mass. The main house is relatively modern C20 in appearance, thus the proposed alterations would not be considered to result in the loss of character. Adequate private amenity and parking space would still be available to the property, and the extension would not be considered to have a significantly greater impact on amenity and privacy than is already experienced at this location. The proposal would meet the policy requirements of the Pembrokeshire Coast National Park Local Development Plan, therefore, this application is recommended for approval, subject to conditions relating to time, accordance with approved plans, and conditions suggested by statutory consultees.

Consultee Response

Saundersfoot Community Council: Council object to this application on the following grounds :

The application if approved would result in a building of excessive scale and mass ,which would have a detrimental impact on the character ,appearance and amenity of the area .

Such a development would result in the loss of privacy and amenity of the adjoining properties ,detracting from the enjoyment of these properties and from the character of the area in general.

Saundersfoot Community Council is concerned that if consent were given to this proposal it would result in further applications of a similar nature - prejudicing the proper planning and to the detriment of the amenities and character of the area.

Council were most concerned about the huge scale of this proposal relative to the surrounding properties and unsympathetic to the area. Concerns were also expressed about the impact of the construction of such a property on a small lane - the access of builders lorries and material being delivered during construction.

PCC - Ecologist: A licence will be required from NRW to undertake the work.

The development and works hereby permitted shall be implementd in accordance with the recommendations of the submitted survey report 'Bat Survey, Paul Fryn, St Brides Lane, Saundersfoot' produced by Kite Ecology, February 2016 unless otherwise agreed in writing by the LPA.

Coal Authority: Reply

PCC - Transportation & Environment: No objection

Public Response

A site notice was posted in accordance with statutory requirements, and immediate neighbours notified by letter. Correspondence was received from two neighbours, who raised (in summary) the following concerns;

- The proposal would project Paulfryn northwards, a total of 8.6 metres beyond my property. This would create shade and shadow over the entire rear of my property... It would also result in a reduction in natural light.
- Both houses enjoy total mutual privacy and from my point of view this includes the conservatory, decking area and hot tub. The very creation of balconies severely compromises this. I would also suffer from a total panoramic view of my entire garden.
- Currently there are no windows in the west elevation... four normally glazed windows form part of the proposal.
- The west elevation will cease to be single storey and its height will increase almost to ridge tile level of the main roof. This, coupled with the dominating aspect of the new extension to the rear, will in my

opinion be unacceptably oppressive. I also strongly believe that the property will not be in keeping with the surroundings.

- Paulfryn is situated on a private road that will not survive the rigours of construction traffic.
- I am pleased that the property is to have some investment in the near future which will benefit the neighbourhood as a whole, but have considerable concerns about the size and scale of the proposed works.
- The scale of the extensions would appear to virtually double the size of the house, extending nearly 6 metres beyond the rear elevation over 3 floors. In addition to the 12 extra window openings in the side elevations, all 3 floors have considerable amounts of panoramic glazing and 3 terraced areas, 2 of which are very elevated. These terraces offer a direct view into my property and I consider that there will be a significant overlooking issue should this design be approved.

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 04 - Saundersfoot Local Centre

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 52 - Sustainable Transport

PPW8 Chapter 03 - Making and Enforcing Planning Decisions

TAN 12 - Design

Constraints

Special Area of Conservation - within 500m

Special Protection Area - within 500m

Biodiversity Issue

LDP Centre:60pc aff housing;30 units/ha

Recreation Character Areas

Low Coal Risk

Surface Coal

Officer's Appraisal

Background and site description.

Paulfryn sits within a long narrow plot, located on the western flank of St Brides Lane, and accessed via a short private road. The house sits to the southern part of the plot with landscaped garden sloping down to the north.

The property is a detached dormer dwelling, with the rear elevation stepping down to the lower rear garden. There are existing dwellings in close confines to the application site, and the overall character is that of a densely developed suburban setting of dwellings of a variety of designs and massing.

Current planning proposal

Planning permission is sought for;

- A new dormer gable and stepped rear extension. The dimensions of the dormer are 6.0 metres in width and 3.8 metres in height to the roof apex. The structure will be slate clad and lead onto the rear extension, which measures 3.2 metres in depth, and 6.3 metres in height (measured from the lower ground level). The lowest stepped element measures 1.5 metres in depth and 3.8 metres in height.
- A new hipped lean-to roof above the existing garage to the east elevation.
- A new side extension to the west elevation, which replaces an existing single storey flat roof structure. The depth of the new extension is narrower at 2.4 metre in depth and measures 6.5 metres in height.
- The external finishes to the property are rendered external walls with slate roofs and uPVC fenestration.

Planning History.

There is no recent planning history for the property.

Constraints.

- LDP Centre
- Biodiversity
- Recreation Character Areas
- Low Coal Risk

Key issues;

- Policy
- Design
- Amenity and privacy
- Access and parking
- Landscaping
- Biodiversity
- Other material considerations

Policy.

Extensions to existing dwelling houses are generally acceptable where the use is ancillary to the main house. The proposed re-modelling and extensions are to enlarge and improve the existing living accommodation to the property, and sufficient parking and amenity space would be retained to the dwelling.

Policy 15 – Conservation of the Pembrokeshire Coast National Park states that development will not be permitted where, amongst other criteria, it causes significant visual intrusion or is insensitively or unsympathetically sited within the landscape. The proposed extensions are considered to sit comfortably with the mass of the main house, and whilst the resultant depth of the dwelling is increased by 4.7 metres, the massing is stepped and when viewed against the massing of the main building, is a subsidiary addition. The external finish is plain and unfussy. The development is contained within the existing residential curtilage, and is not considered to be of form of development that is harmful to the street scene.

Policy 30 – Amenity states that development will not be permitted where it has an unacceptable impact on amenity, in terms of scale, use, noise, odour or visual impact. The proposal is considered to be of a scale which remains compatible with its surroundings – the resulting dwelling is deeper, but not wider, thus fits appropriately within the plot; is of a use appropriate to the residential setting, and is not visually harmful within the varied dwelling designs at this location.

Siting and Design

The siting of the extensions closely relate to the footprint of the existing structure, and are of a form which provides a modern, legible updating of the external appearance of the original house.

In the wider streetscene, there is no one uniform design within this part of Saundersfoot village, and the proposed development would not be considered to be visually harmful to the character of the setting.

Concerns at potential overshadowing, and the potential oppressive nature of the development were expressed following consultation. The existing site levels at this location slope both to the north and to the west, therefore the ground levels of dwellings surrounding the site are variable. The proposed extensions take a very different form to the appearance currently experienced, however, are not considered – overall- to be of a depth which would be overwhelming as it remains subservient in depth to that of the main house. The property to the east of the site is set further forward, and the property to the west is set back. The stepped aspect is considered to break up the mass, and given that there are long rear gardens beyond, there would be sufficient daylight and space to ensure that the development was not oppressive.

The new development incorporates balcony areas and new glazing, therefore, these elements have to be carefully assessed to ensure that the level of privacy currently enjoyed at this location is not significantly harmed. The pattern of development at this location means that there is a level of overlooking to rear gardens which is inevitable, but that the dwellings themselves do not have windows directly facing windows to neighbouring properties.

There are balcony areas proposed at the 'first' floor and 'ground' floor of the dwelling, which – given the sloping land levels are elevated in aspect to the rear. The drawings indicate that obscured glazing will be used to the balcony glazing and windows to the east and west-facing elevations, and these can be

conditioned to be kept in perpetuity. The height of the balcony area is such that would have their aspect well above the roofs of surrounding properties – the property to the west is set back, and the property to the east is low level. It is considered, therefore, that sufficient privacy can be maintained between properties at this location.

Amenity and privacy

The proposed development results in the improvement of the existing residential accommodation, which is not considered to be a use that is incompatible with the residential setting, nor is of a level that would intensify the use of the site to an unacceptable degree. In light of this, the existing amenity enjoyed by the occupants and neighbours would not be considered to be adversely affected.

In respect of privacy, the aspect of the new extension is toward the open land to the south west of the house, and there are no new windows looking directly toward neighbouring properties. There are existing mature hedges to the boundaries of the site, which are not indicated to be removed. The existing levels of privacy are considered to be maintained.

Access and parking.

Following consultation, the Highway Authority have recommended conditional consent, advising that there are no objections on highway grounds.

Landscaping.

The outbuilding sits within an existing garden area, which – apart from the loss of a small section for the rear extension - will be otherwise unaffected by the proposal.

Biodiversity.

The survey undertaken for the property identified that there are Brown long-eared bats roosting in the roof void. The Authority's Ecologist was consulted on the proposal, and has advised that the proposed mitigation is acceptable as the proposed compensation will allow continued use of the site and ensure that the Favourable Conservation Status (FCS) of local populations of Brown long-eared bats will not be adversely affected.

Other material considerations.

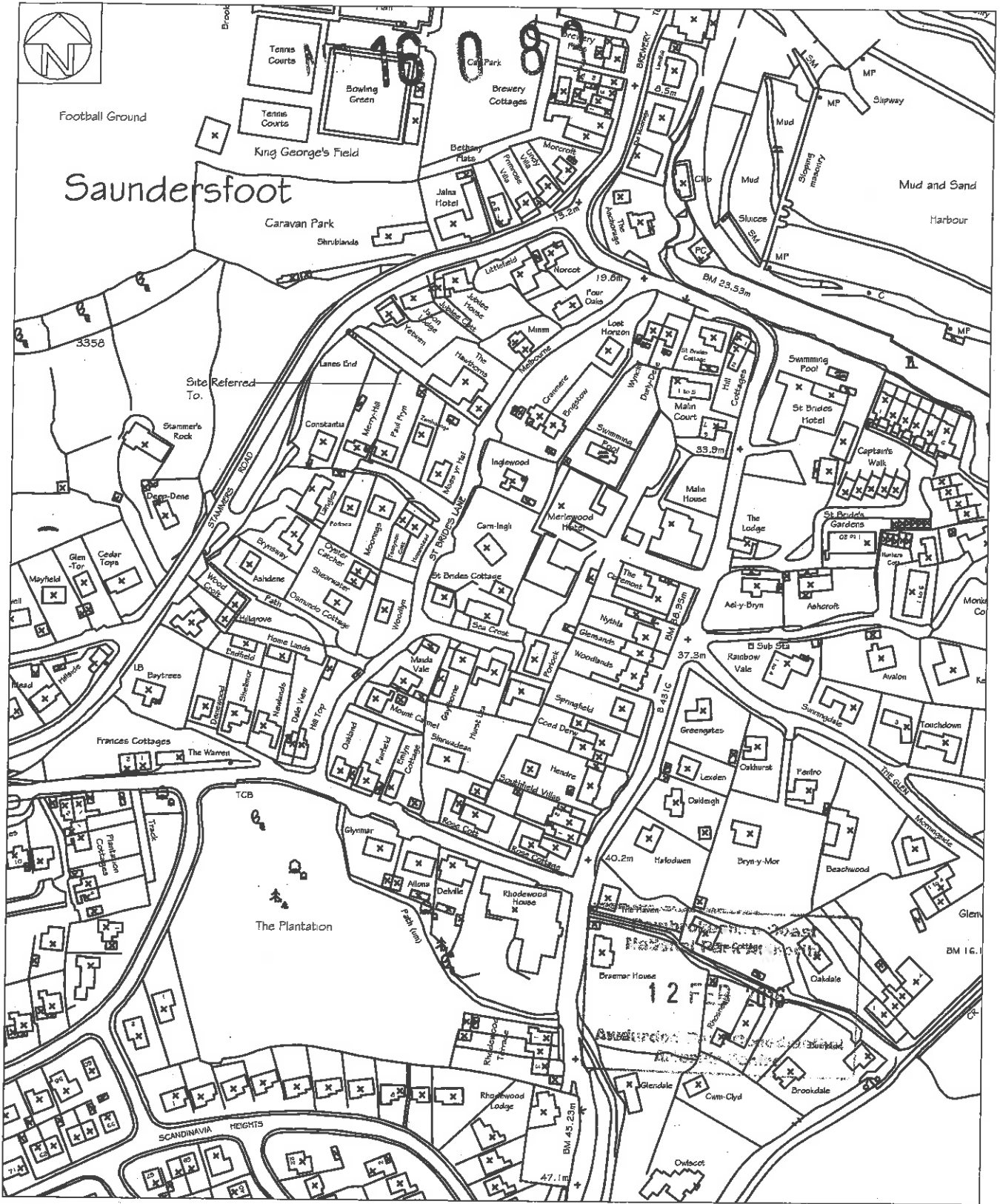
Officers have considered the issues raised at consultation in detail. The issues have been addressed in the above report, and it is not considered that these would outweigh the provisions of the Local Development Plan.

Conclusion.

It is considered that the proposed extension is not overwhelming in massing, and would not have an adverse impact on the existing character of the main house. Adequate private amenity and parking space would be available to the property, and the extension would not have an adverse impact on issues of amenity and privacy. The proposal would meet the policy requirements of the Pembrokeshire Coast National Park Local Development Plan.

Recommendation.

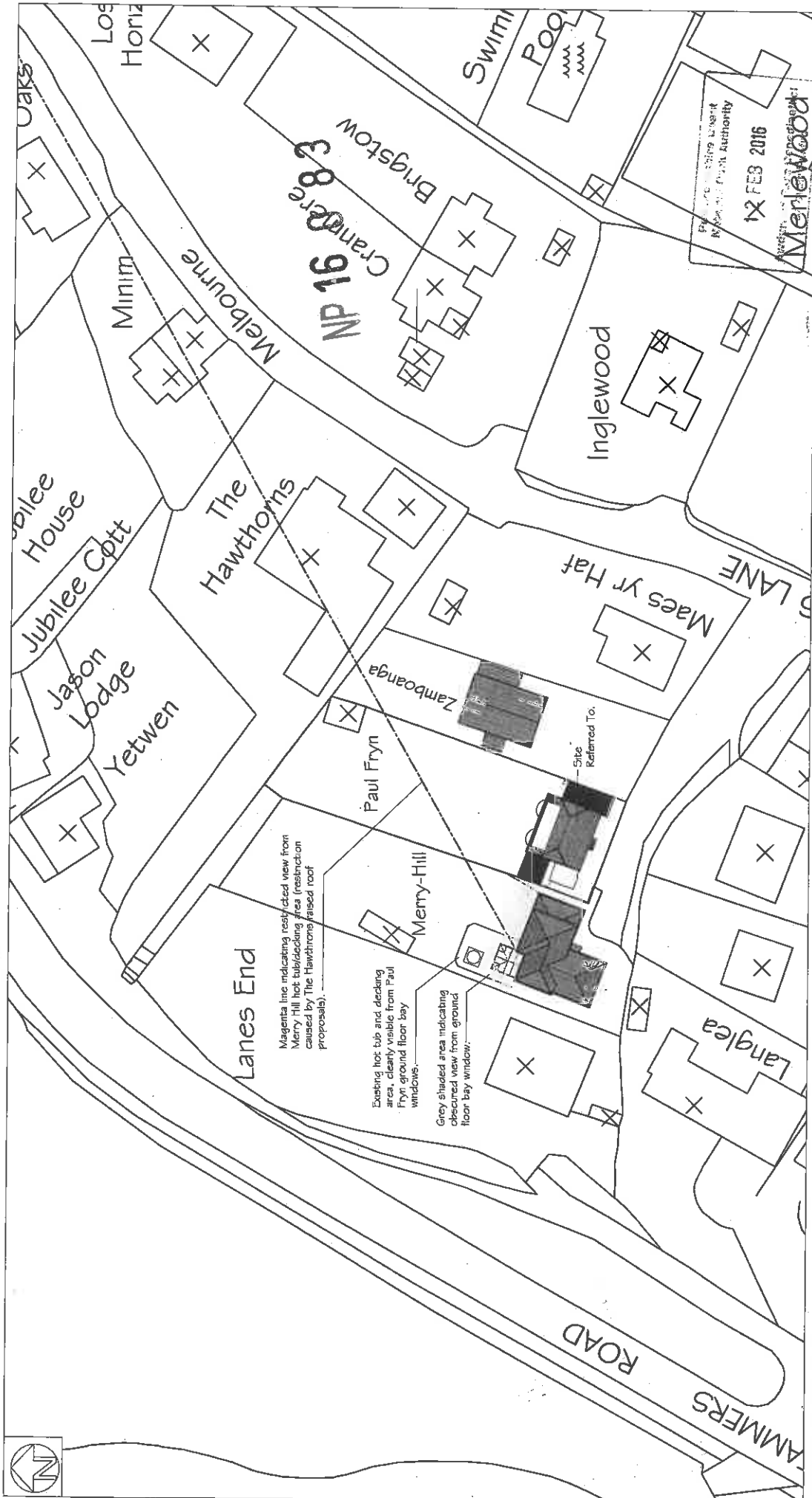
That the proposal be approved, subject to standard conditions relating to time, accordance with plans, and conditions suggested by consultees.



SITE LOCATION PLAN
SCALE 1/2500



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EXISTING BLOCK PLAN
SCALE 1/500

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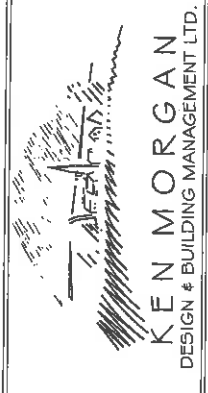
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Rev	Date	Drawn	Description
A	Jan '15	A.D.	Client Amendments.
B	Nov '15	A.D.	Additional Client Amendments.
C	Dec '15	A.D.	Visibility Areas Added.
D	Jan '16	A.D.	Lounge Amendments.
E	Jan '16	A.D.	Planning Application Drawings.
Scale	1/500	Date	Dec '15
		Drawn	A.D.
		Checked	

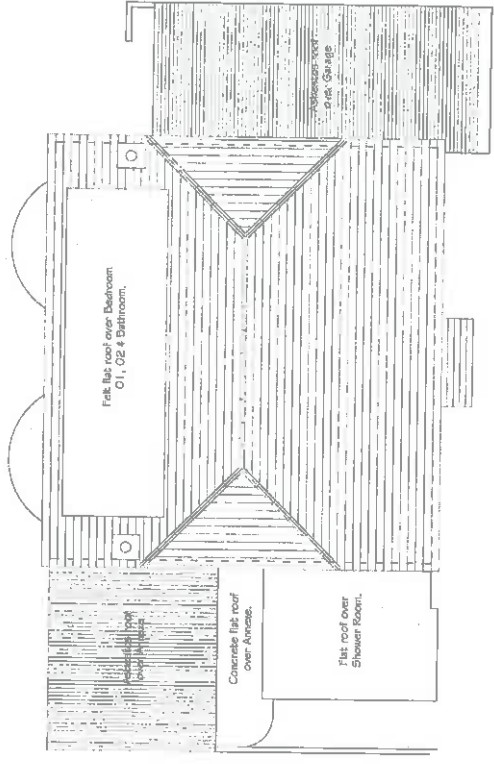
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Drawing title	Existing Block Plan.
Job no.	14039 H
Page Size	A3
Drawing no.	101
Revision Suffix	A B C D E



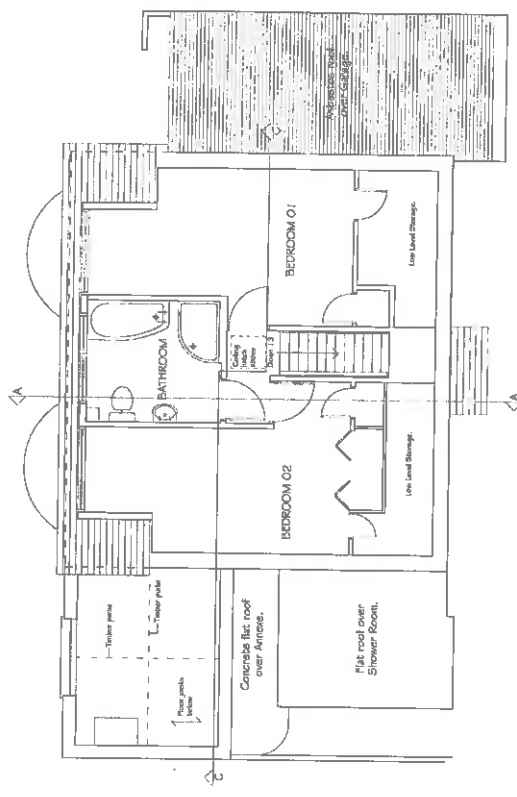
12 FEB 2018
 Approved for
 Building Code



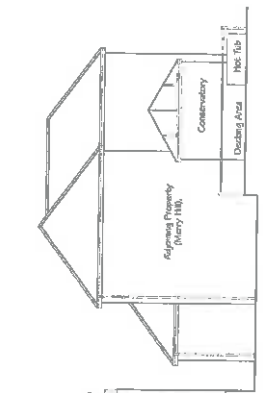
Project Name	14039 H
Client	Enabling House Layout
Architect	Ken Morgan Design & Building Management Ltd.
Scale	1/100 (Sept 14)
Date	1/100
Drawn by	AI
Checked by	AI
Project No.	14039 H
Sheet No.	01



ROOF PLAN

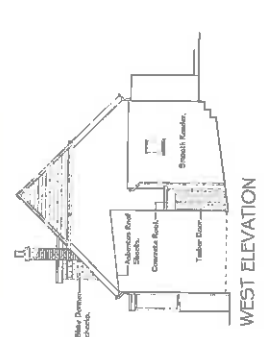


FIRST FLOOR
 (First floor area 47m²)



NORTH ELEVATION

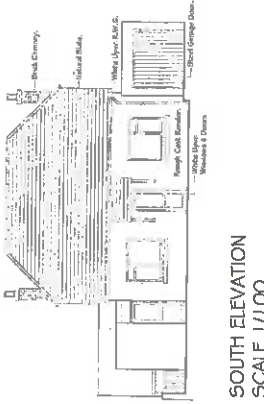
Elevations and Block Plan Layout of Mary Hill based on Fennell's Coast National Park Approved Drawings - Ref: NFD/239.



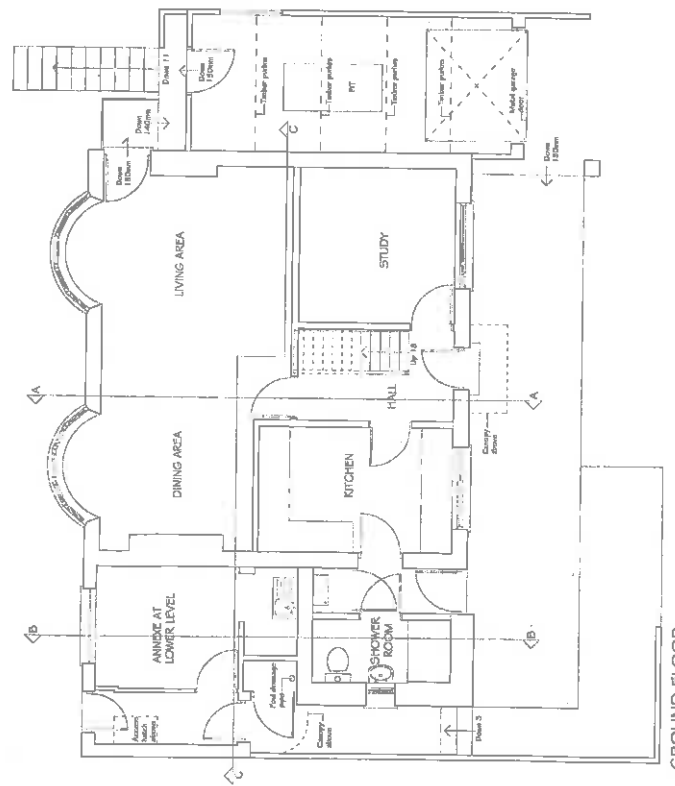
WEST ELEVATION



EAST ELEVATION



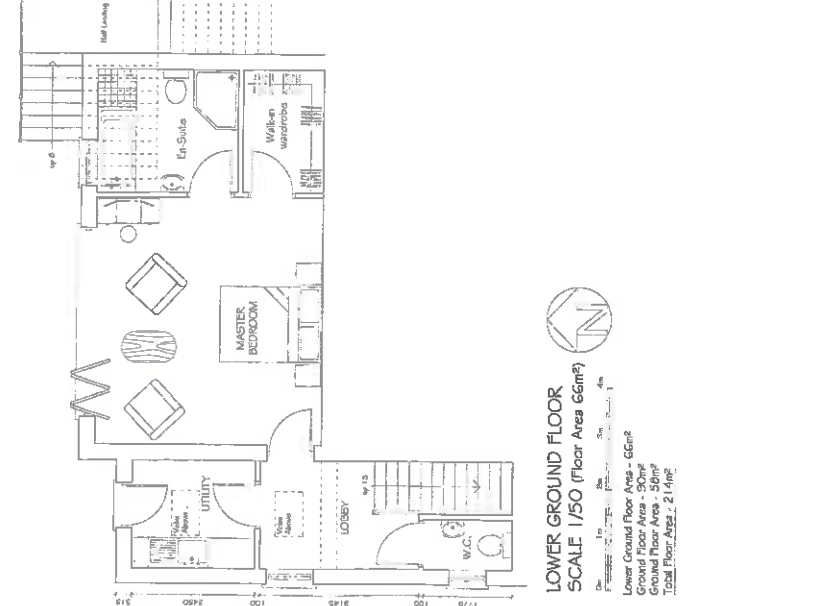
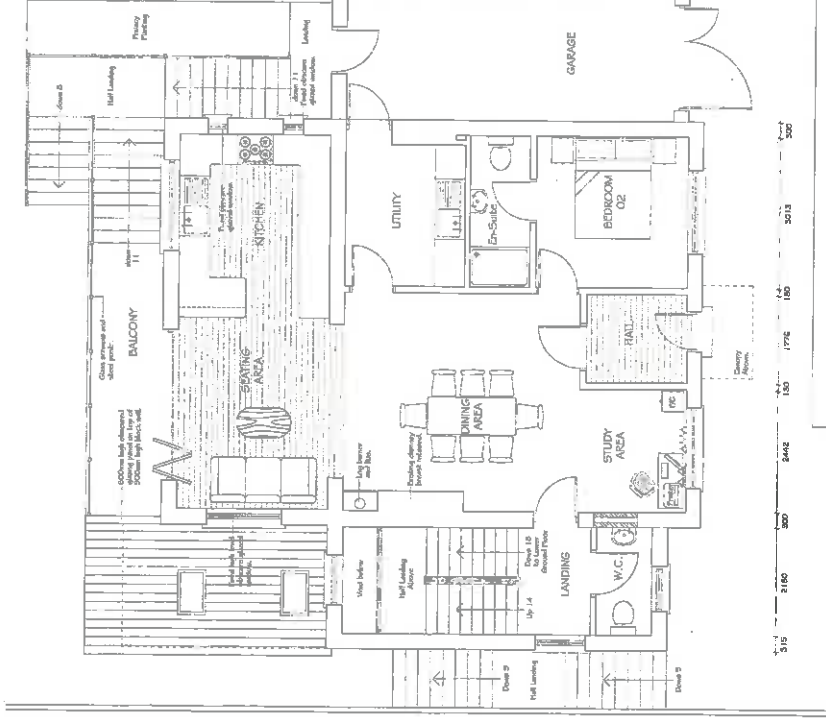
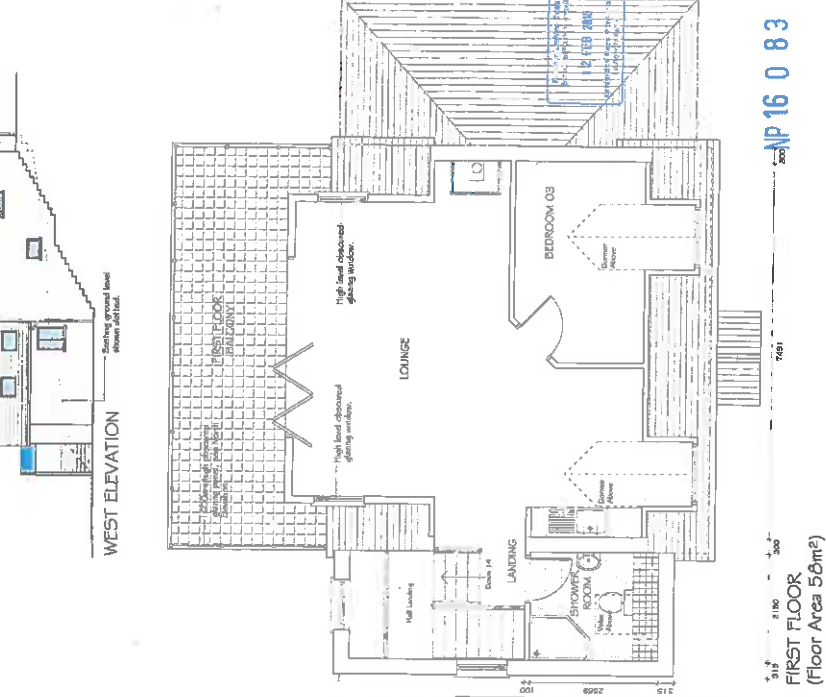
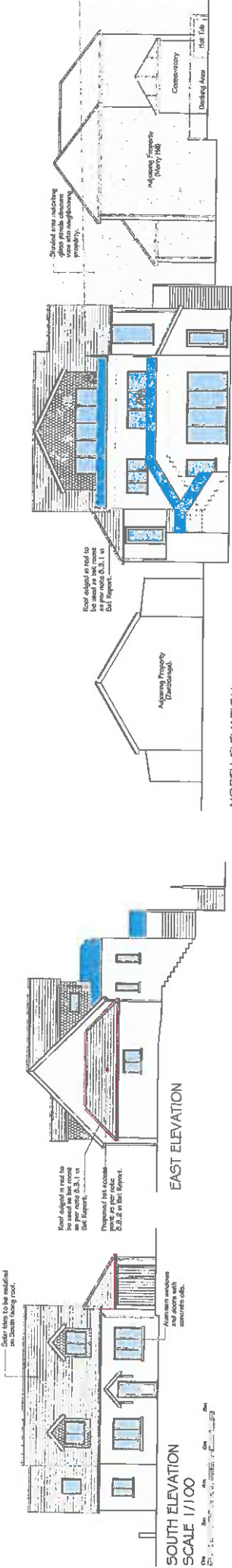
SOUTH ELEVATION
 SCALE 1/100



GROUND FLOOR

SCALE 1/50
 (Dwelling floor area 72m²) (Garage area 16.4m²)



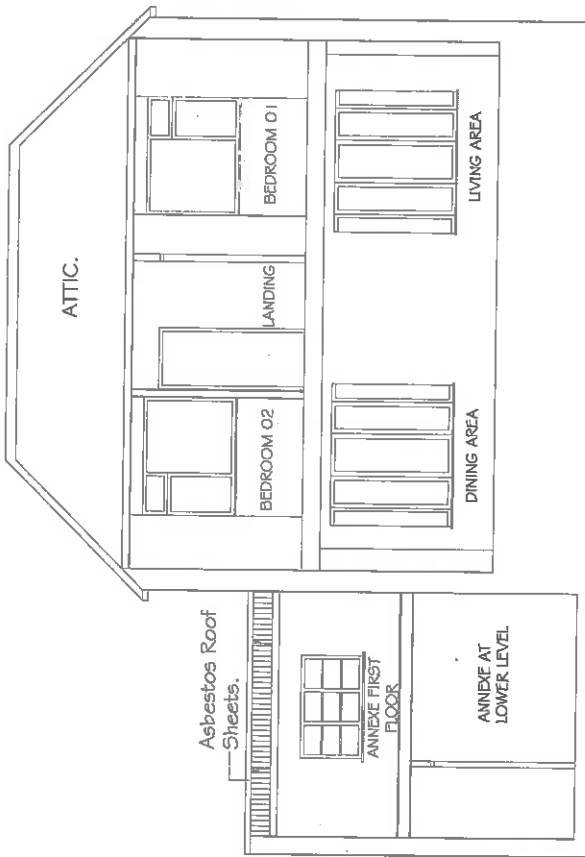


Ken Morgan Design & Building Management Ltd. 1/100 Dec 14 A.D. 2014

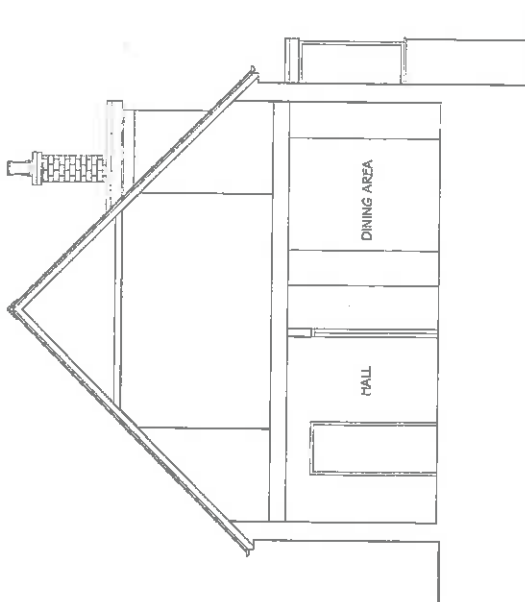
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Drawing No.:	Proposed Dwelling Layout
Job No.:	14039 H
Revision No.:	03
Page No.:	AI
Scale:	1/50
Date:	14 Dec 14 A.D.

GROUND FLOOR SCALE 1/50 (Floor Area 90m²)

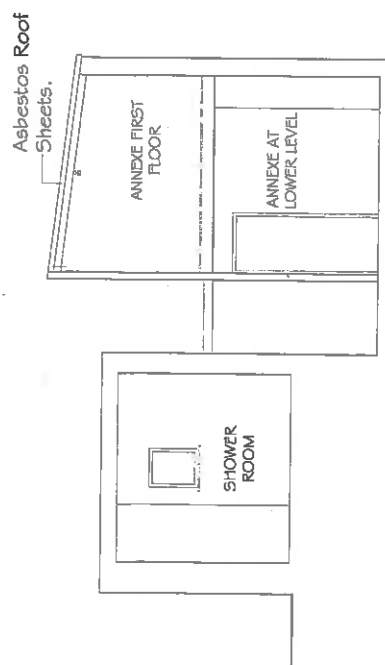




SECTION C-C
SCALE 1/50



SECTION A-A
SCALE 1/50



SECTION B-B
SCALE 1/50



12 FEB 2018
Professional Draftsman
Medical Park 4-10-17

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No.	Date	Description
A	12 Feb 2018	A.D.I. Client Amendments.
B	12 Feb 2018	A.D.I. Additional Client Amendments.
C	12 Feb 2018	A.D.I. Visibility Areas Added.
D	12 Feb 2018	A.D.I. Lounge Amendments.
E	12 Feb 2018	A.D.I. Planning, Application Drawings.
F	12 Feb 2018	A.D.I. Drain Checkers.

Job title	Paul Fyri, St. Brides Lane, Saundersfoot.
Drawing title	Existing Sections.
Job no.	14039 H
Page Size	A2
Drawing no.	
Revision	02
Author	AB
Checker	CD
Drawn	IE
Date	
Scale	S.L.
Sept 14	

