

Item 5 - Report on Planning Applications

Application Ref: NP/15/0689/FUL

Case Officer	Andrew Richards		
Applicant	Mr & Mrs P McGrath		
Agent	Mr A Bowles, Autometry Ltd		
Proposal	Demolition of existing glazed porch & dining room, replace with new single storey rear extension & alterations to rear dormer together with fenestration changes & associated external works		
Site Location	Nant Yr Redyn, Mill Lane, Newport, Pembrokeshire, SA42 0QT		
Grid Ref	SN05653840		
Date Valid	22-Dec-2015	Target Date	15-Feb-2016

Summary

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

The dwelling known as Nant yr Redyn is located within a large elongated plot running north south and accessed off Mill Lane which also provides access to several other dwellings. The dwelling is a detached two storey property with a large glazed conservatory to the rear which forms the main entrance porch and a dining room, a large flat roof dormer is also present to the rear. The current application proposal seeks full approval for the demolition of the existing glazed porch & dining room, replace with new single storey rear extension & alterations to rear dormer together with fenestration changes & associated external works.

It is considered that there will be no adverse impact on the special qualities of the National Park when viewed from the immediate and wider landscape. As such, notwithstanding the concerns raised by Newport Town Council, officers consider the current proposal to be acceptable and can be supported subject to appropriate planning conditions.

Consultee Response

PCNPA - Access Manager: No objection - Not a Public Right of Way but a permissive path exists. No requirement to advertise.

PCC - Transportation & Environment: No objection

PCC - Head of Public Protection: No objection

PCC - Ecologist: No objection

Natural Resources Wales: No objection, subject to an informative

PCC - Drainage Engineers: Conditional Consent

Dyfed Archaeological Trust: No Response Received

Newport Town Council: Recommend Refusal as design, appearance and materials were felt to be inappropriate for the location.

PCNPA Tree and Landscape Officer: Conditional consent

PCNPA Park Direction: No objection

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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.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
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 31 - Minimising Waste
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
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

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Constraints

LDP Mineral Safeguard
 Biodiversity Issue
 Historic Landscape
 Rights of Way Inland - within 50m
 Recreation Character Areas

Officer's Appraisal

Background and History

The dwelling known as Nant yr Redyn is located within a large elongated plot running north south and accessed off Mill Lane which also provides access to several other dwellings. The dwelling is a detached two storey property with a large glazed conservatory to the rear which forms the main entrance porch and a dining room, a large flat roof dormer is also present to the rear.

- NP/664/91 – Conservatory – Approved 17.02.1992

Current Proposal

The application seeks full approval for the demolition of the existing glazed porch and dining room, replace with new single storey rear extension and alterations to rear dormer together with fenestration changes and associated external works.

Key Issues

The application raises the following planning matters:-

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

Policy and Principle of Development:

The site lies within the countryside as identified within the Local Development Plan (LDP) and the principle of the proposed works to alter and extend the existing property is considered to be acceptable in this instance. The proposal is also considered to be supported by the adopted policies of the LDP.

Siting, Sustainable Design and Impact on National Park:

Policy 8 of the LDP is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of

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the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

Newport Town Council has responded with a recommendation of refusal due to concerns raised on the design, appearance and materials which are considered by the council to be inappropriate for this location.

Officers consider that the proposed replacement extension to the rear and alterations to the rear roof dormer will improve the visual appearance of the property as a whole. Whilst having a modern appearance and using sustainable materials the siting, scale, form and design of the new extension is considered to be appropriate for its setting. The modern design is considered legible against the stone walls and slate roof of the host property and does not have an adverse impact on the character and setting of the surrounding landscape.

Therefore the proposal is considered to be suitably sited within the existing site and also has a sustainable design and will not have an adverse impact on the special qualities of this area of the National Park Authority.

Amenity and Privacy:

Policy 30 of the LDP refers to amenity in a general sense, seeking to avoid incompatible development and significant adverse impact upon the amenity and privacy enjoyed by neighbouring properties. Given that there are no neighbours in the near vicinity of this site it is considered that the proposal will not have an adverse impact on the privacy and amenity of neighbours.

Highway Safety and Access:

Policy 53 of the LDP refers to the traffic impacts of proposed development. The private driveway that serves the host property joins a private access lane which also connects to the unclassified road a short distance further to the north. The Highways Authority raised no objection to the current application as it is considered that the development will not result in significant increase in traffic and there is already parking and vehicle turning off the highway.

Landscaping:

The site benefits from mature landscaping to the boundaries, and the current proposal does not include any details of additional landscaping within the site. It is considered that details of the exact location of trees together with proposed tree protection and pre-development tree work have not been provided in support of the application. These details are considered to be required to support the current application and therefore condition(s) will be imposed to cover this required information.

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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 no objections to the current scheme of works. As such, the proposal conforms with relevant requirements of PPW, TAN5 and LDP policy 11.

Land Drainage and Flooding:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site.

The application has not provided details of any surface water drainage discharge methods. Natural Resources Wales and Pembrokeshire County Council Drainage Engineers have both been consulted and support the application subject to the discharge of surface water being directed to new soakaways or other forms of sustainable drainage systems. 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 approach will be secured through relevant planning condition(s).

Conclusion

The proposal has been carefully considered against all material considerations and the relevant national and local development plan policies. It is noted that Newport Town 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 no adverse impact on any neighbours amenity and privacy. 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).

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2. The development shall be carried out in accordance with the following approved plans and documents:

26_Pemb_S01 (received 22.12.2015)
 26_Pemb_S02 (received 22.12.2015)
 26_Pemb_S03 (received 22.12.2015)
 26_Pemb_S04 (received 22.12.2015)
 26_Pemb_P01 (received 22.12.2015)
 26_Pemb_P02 (received 22.12.2015)
 26_Pemb_P03 (received 22.12.2015)
 26_Pemb_P04 (received 22.12.2015)
 26_Pemb_P05 (received 22.12.2015)

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. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of trees and Pembrokeshire Hedgebanks to be retained. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:

a) a scale plan showing the position of every tree and Pembrokeshire Hedgebank on the site and on land adjacent to the site (including street trees and trees on hedgebanks) that could influence or be affected by the development, indicating which trees and sections of Pembrokeshire Hedgebank are to be removed;

b) and in relation to every tree identified a schedule listing:

- information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;

- any proposed pruning, felling or other work;

c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:

- any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;

- all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).

d) areas of existing landscaping to be protected from construction operations and the method of protection also including:

- the protection of retained sections of Pembrokeshire Hedgebank

- finishes to any breaches made to Pembrokeshire hedgebanks

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8

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(Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

4. No development shall take place until details of soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; and implementation programme (including phasing of works where relevant).

Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

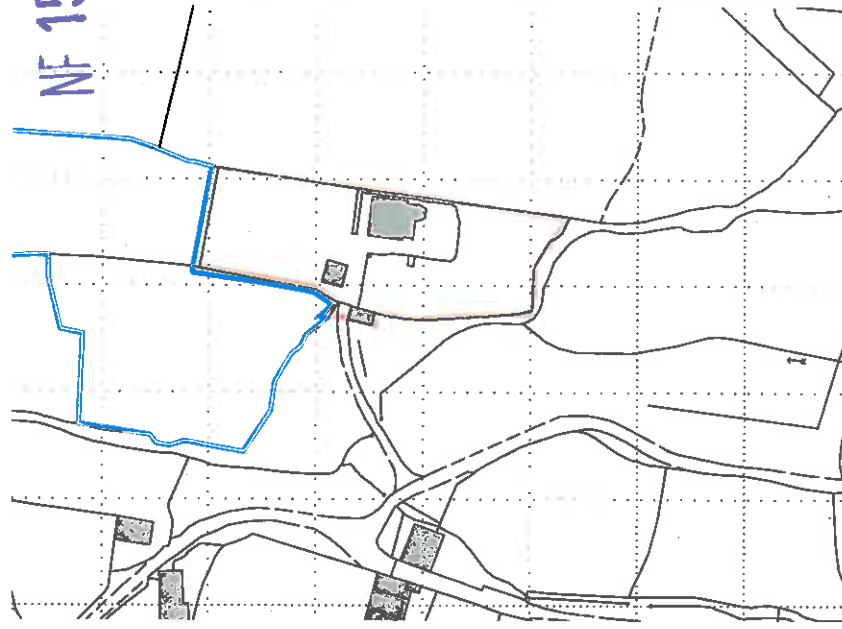
5. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).

Existing Site Plan - @ 1 : 200



Existing Site Plan - @ 1 : 1250



NF 15 6 89

▲ U T ● M E T R

Client: Mr & Mrs McGrath
Project: Nant Y Rhedyn
 Mill Lane
 Newport
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FOR INFORMATION

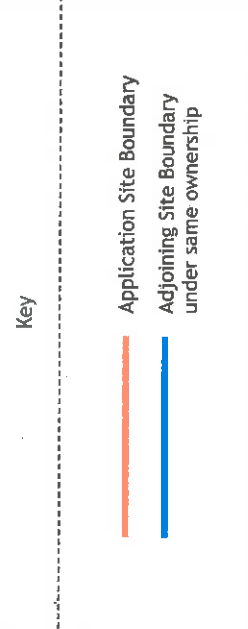
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Date: 22 DEC 2015
Drawing Number: 26_Pemb_501
Revision: First Issue
Scale: As Annotated @ A3
Date: 21st December 2015

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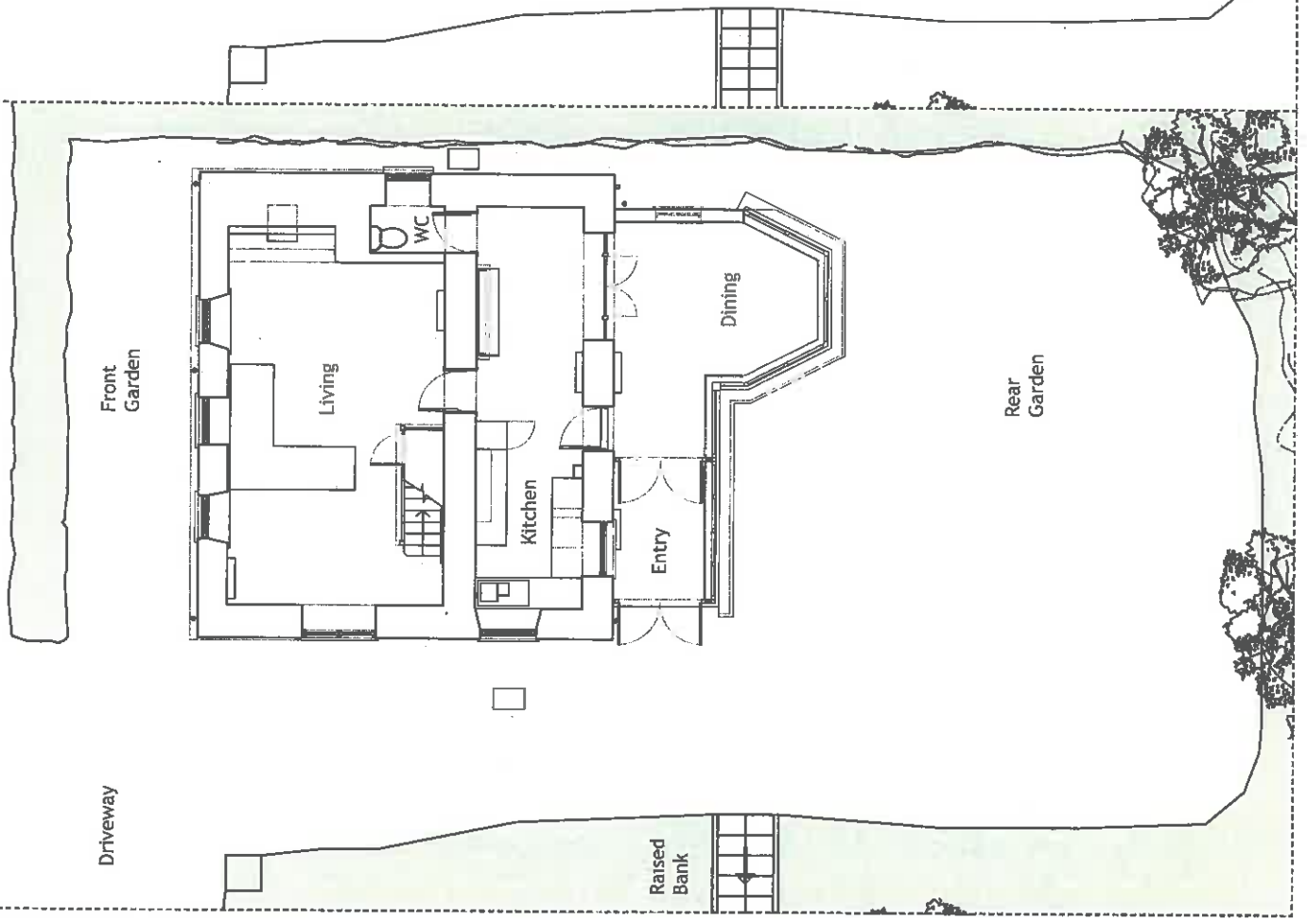
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Email: anthony@autometry.co.uk
Phone: +44 (0) 7515 419 224

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 BA15 1BY

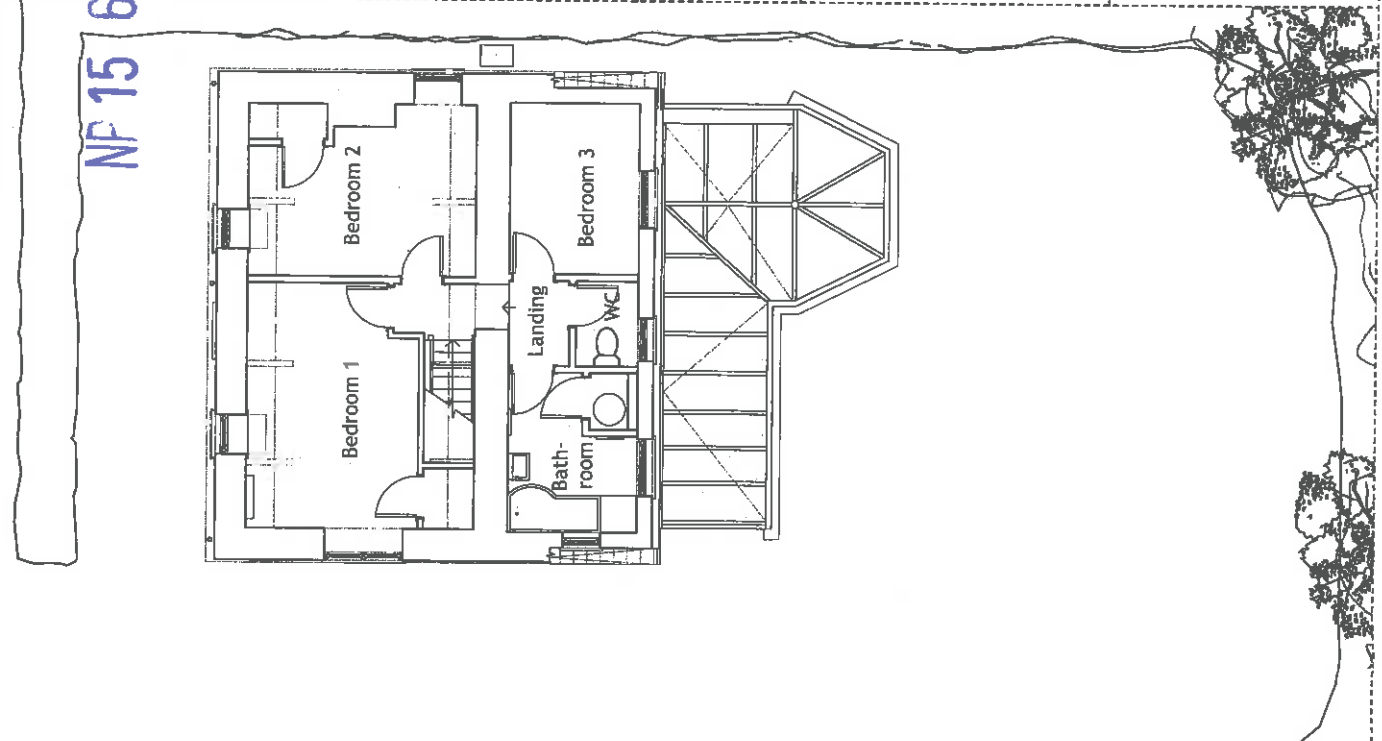
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Existing Ground Floor Plan - @ 1 : 100



Existing First Floor Plan - @ 1 : 100



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Drawing Name: Existing Floor Plans
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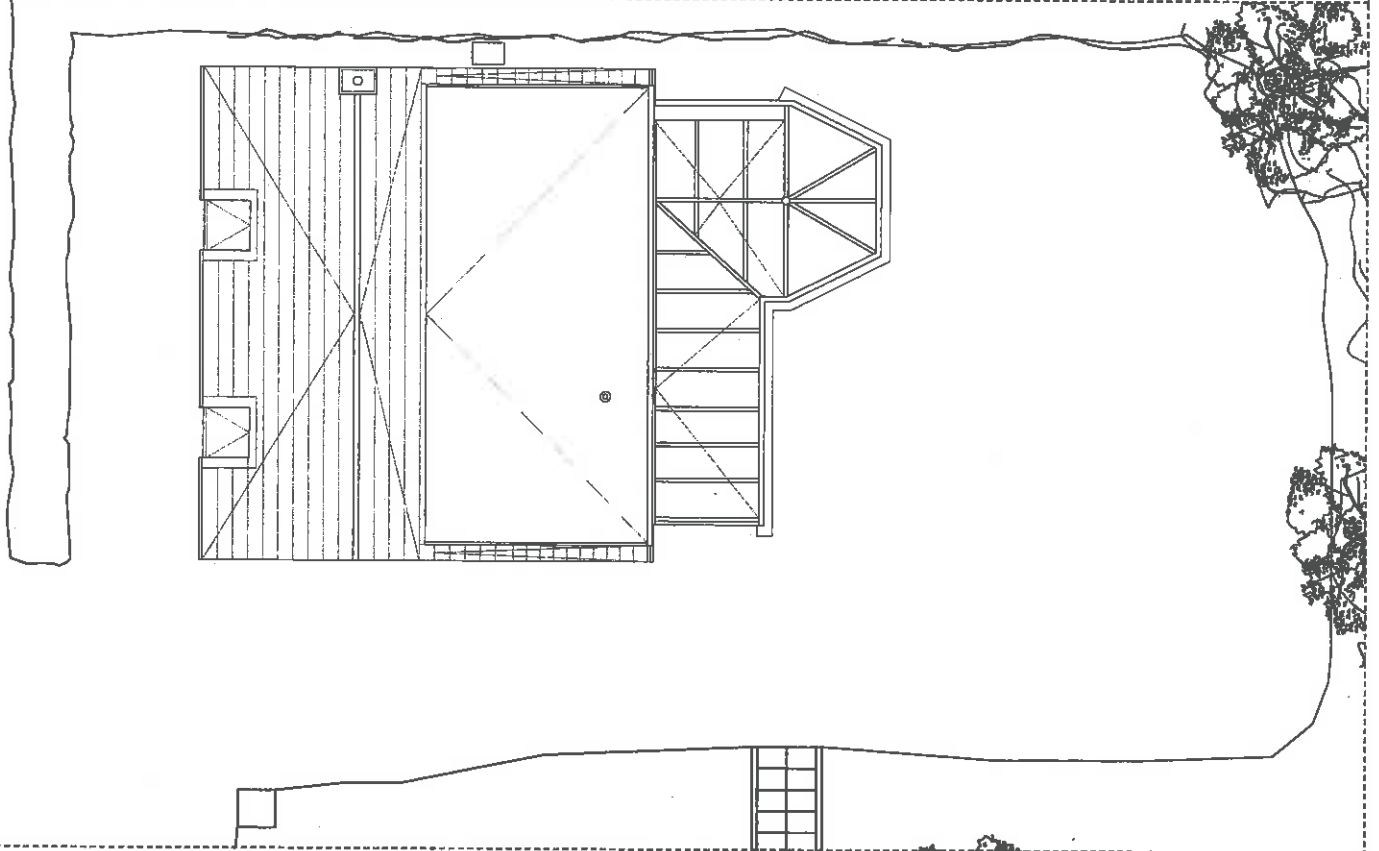
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 Email: anthony@autometry.co.uk
 Phone: +44 (0) 7515 419 224

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Drawing Name: Existing Floor Plans

Drawing Number: 26_Pemb_S03
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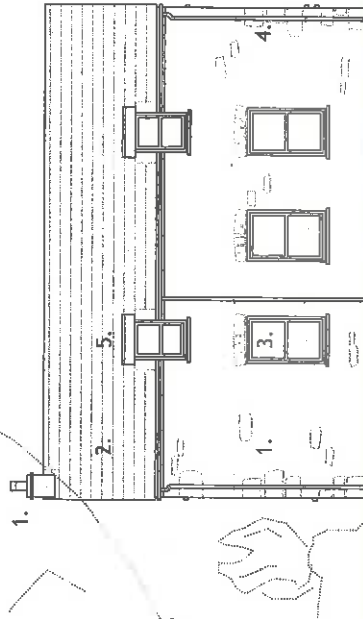
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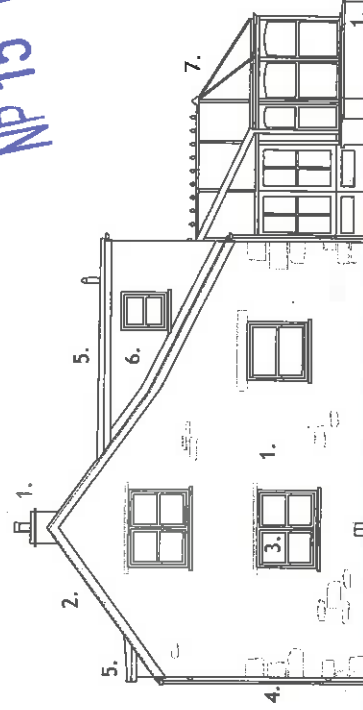
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Existing North Elevation - @ 1 : 100



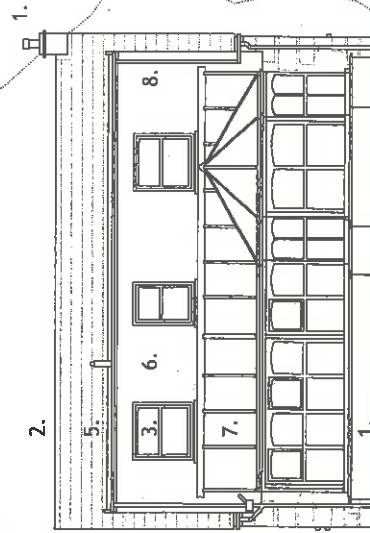
- 1. Stone
- 2. Concrete tiles
- 3. White painted timber
- 4. Black PVC rainwater goods
- 5. Roofing felt

Existing West Elevation - @ 1 : 100



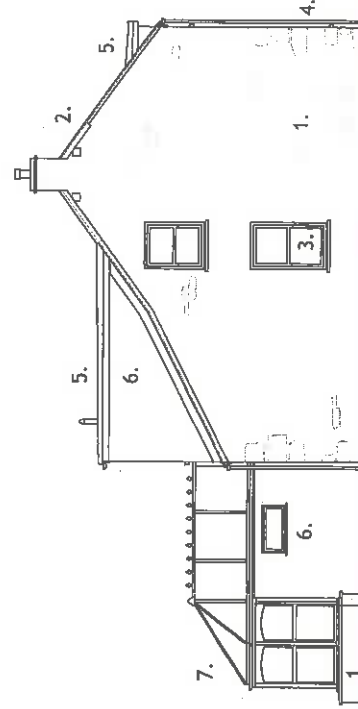
- 1. Stone
- 2. Concrete tiles
- 3. White painted timber
- 4. Black PVC rainwater goods
- 5. Roofing felt
- 6. White painted render
- 7. Treated timber / glazing

Existing South Elevation - @ 1 : 100



- 1. Stone
- 2. Concrete tiles
- 3. White painted timber
- 4. Black PVC rainwater goods
- 5. Roofing felt
- 6. White painted render
- 7. Treated timber / glazing
- 8. White PVC rainwater goods

Existing East Elevation - @ 1 : 100



- 1. Stone
- 2. Concrete tiles
- 3. White painted timber
- 4. Black PVC rainwater goods
- 5. Roofing felt
- 6. White painted render
- 7. Treated timber / glazing

Client: Mr & Mrs McGrath
 Project: Nant Y Rhedyn
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Pembrokeshire Coast Authority

22 JUL 2015

FOR INFORMATION

Drawing Name: Existing Elevations
 Drawing Number: 26_Pemb_S04
 Revision: First Issue
 Scale: As Annotated @ A3
 Date: 21st December 2015

Scale Bar & North Arrow:



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 Email: anthony@autometry.co.uk
 Phone: +44 (0) 7515 419 224
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Proposed Site Plan - @ 1 : 200

Proposed Site Plan - @ 1 : 1250

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 Project: Nant Y Rhedyn Mill Lane Newport Pembrokeshire SA42 0QT
 22 DEC 2015
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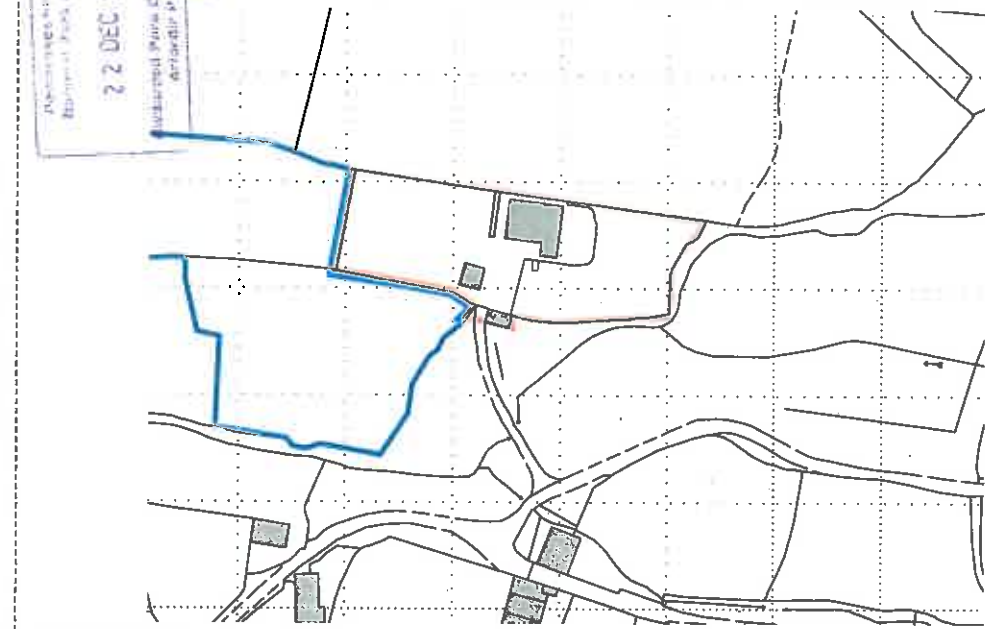
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 Scale: As Annotated @ A3
 Date: 21st December 2015

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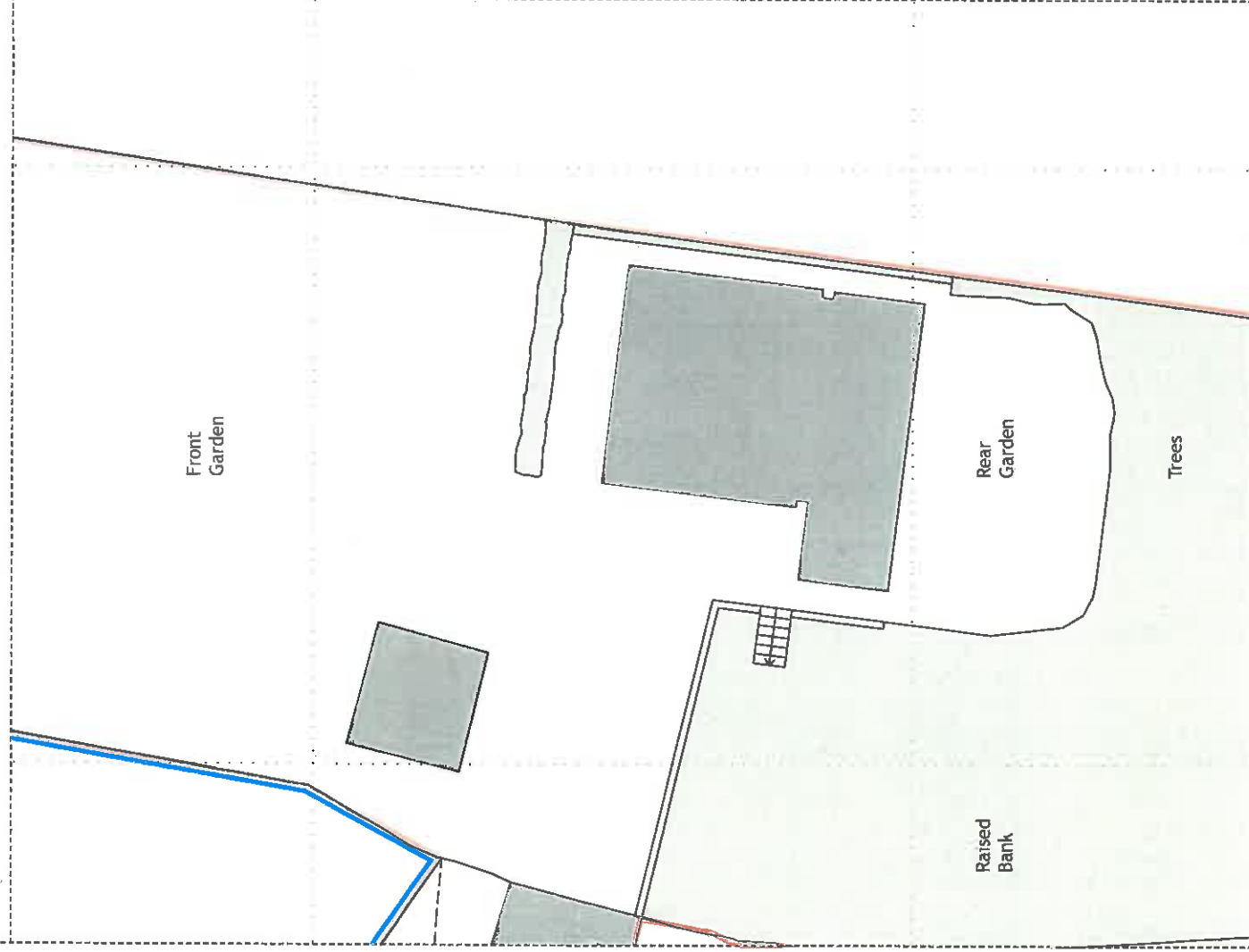
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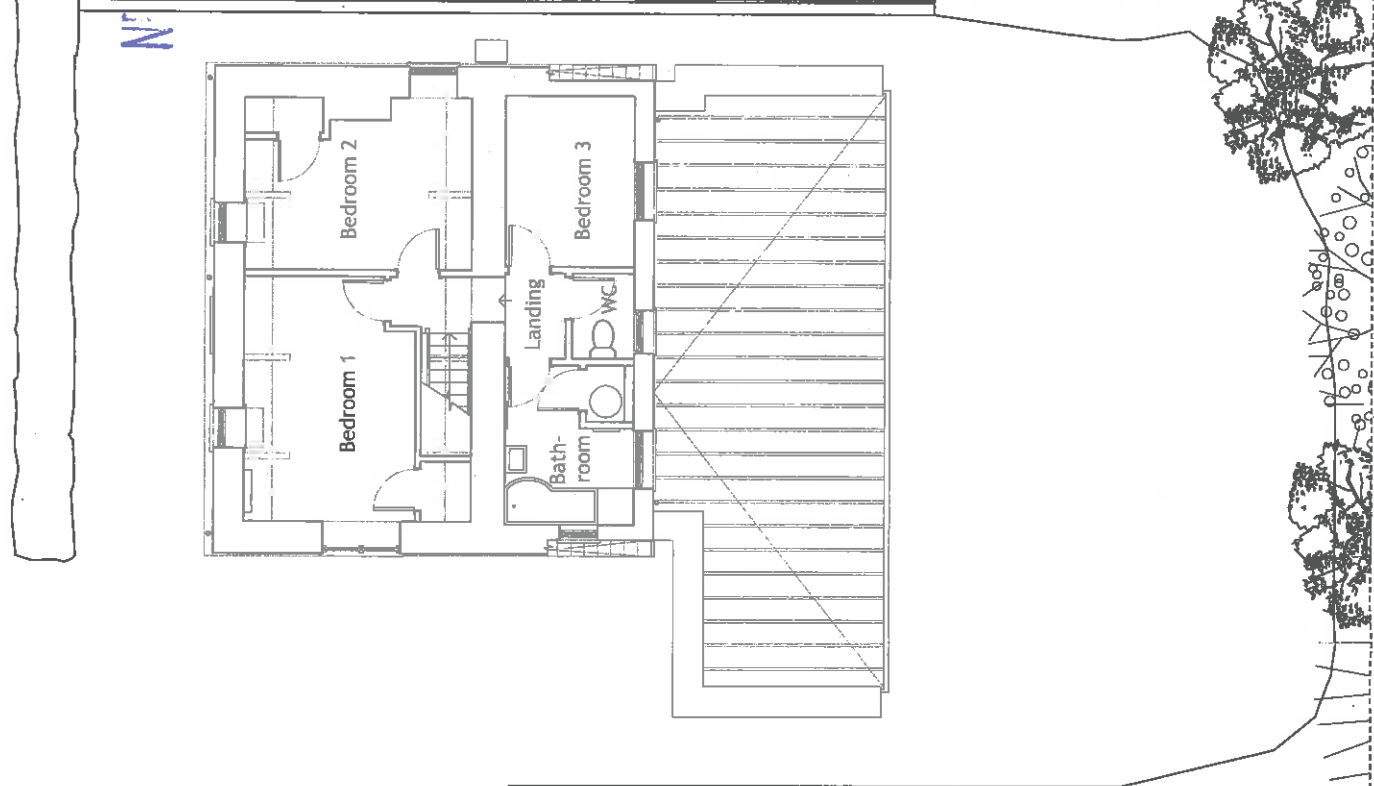
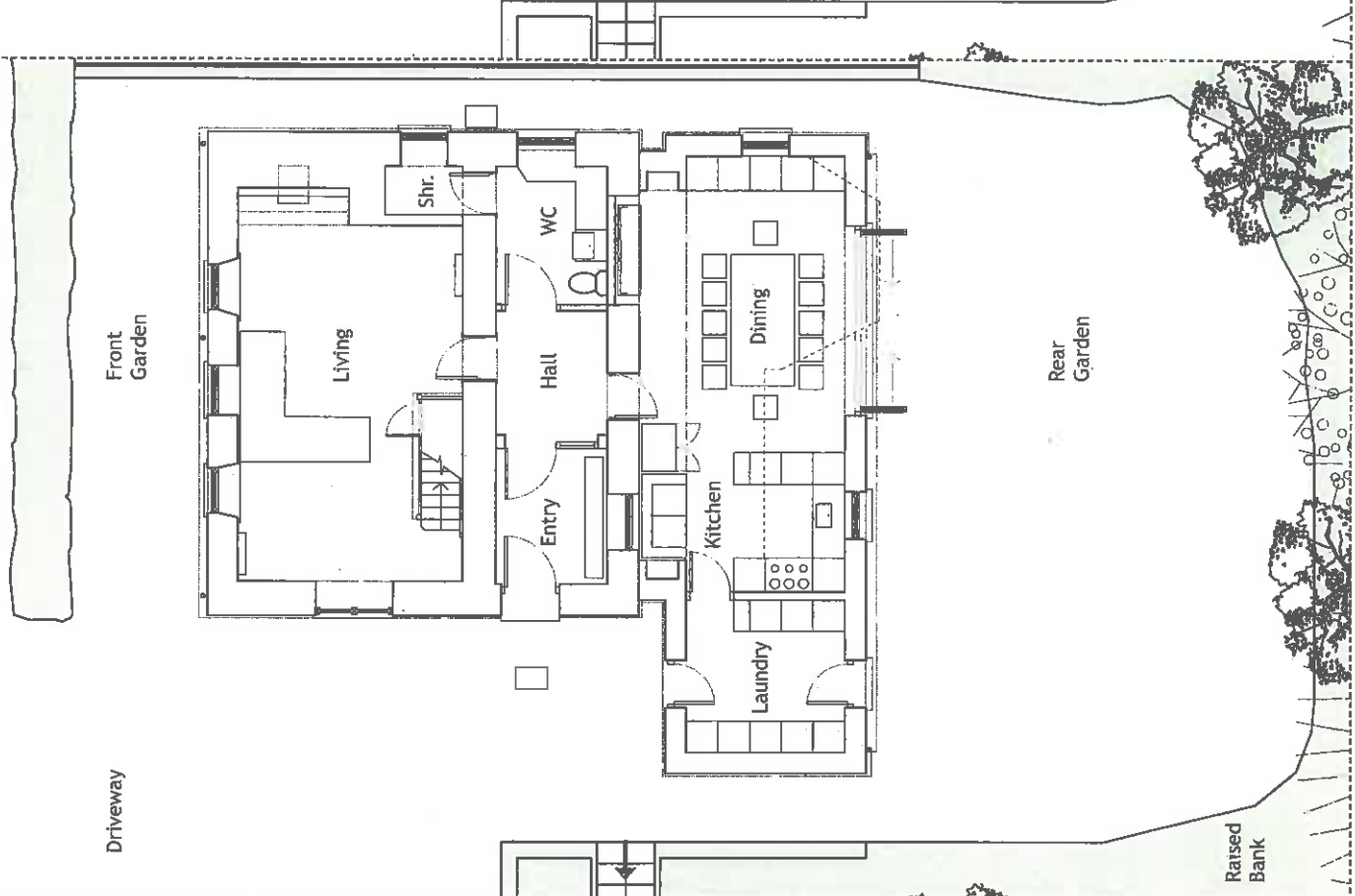
Key

- Application Site Boundary
- Adjoining Site Boundary under same ownership



Proposed Ground Floor Plan - @ 1 : 100

Proposed First Floor Plan - @ 1 : 100



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FOR INFORMATION

Drawing Name: **Autometry Proposed Floor Plans**
 Drawing Number: **Z6_Pemb_P02**
 Date: **22 DEC 2015**

Revision: **First Issue**
 Scale: **As Annotated @ A3**
 Date: **21st December 2015**

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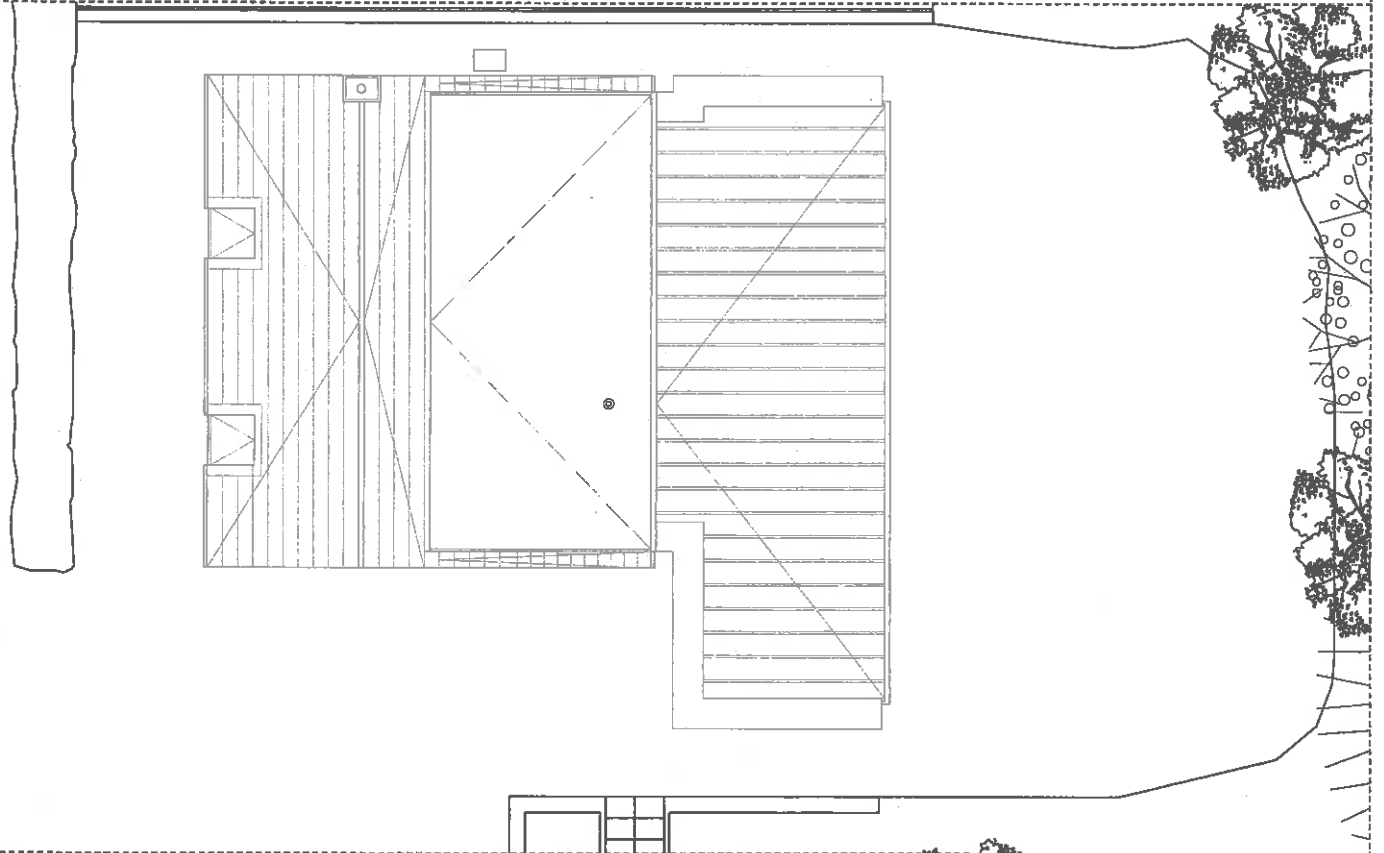
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 Phone: **+44 (0) 7515 419 224**

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Drawing Name: Proposed Floor Plans
 Drawing Number: 26 Pemb_P03
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 Date: 21st December 2015

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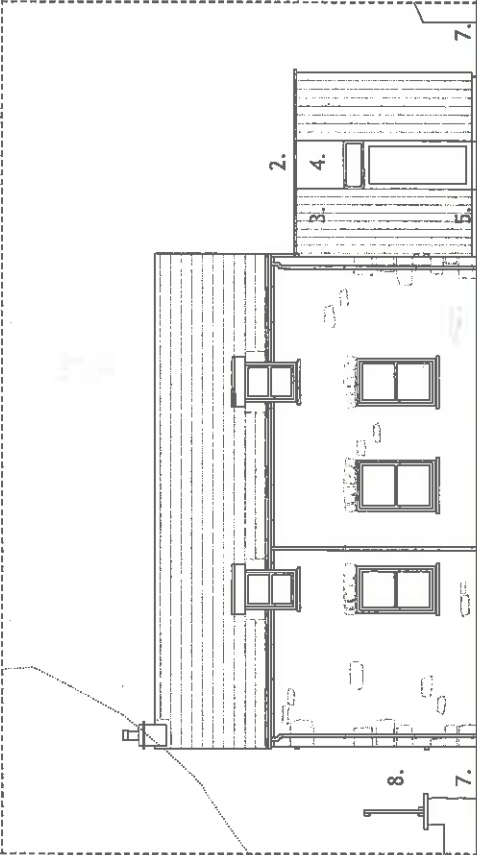


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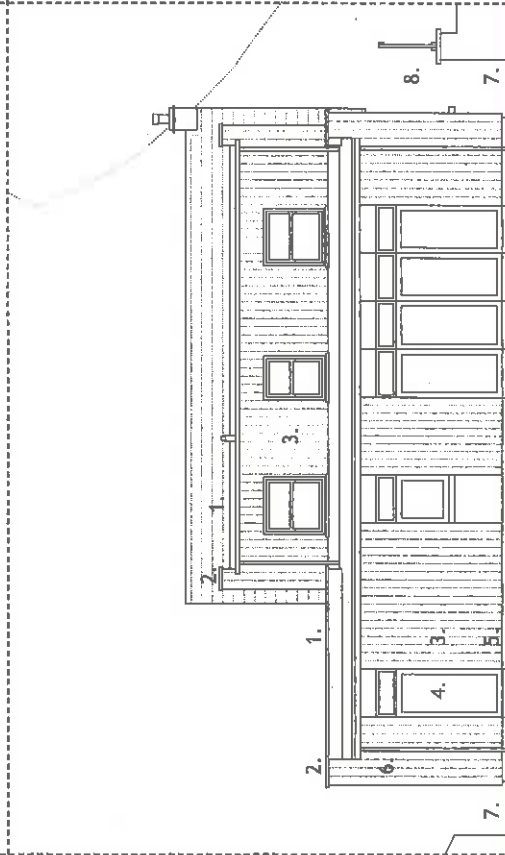
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Proposed North Elevation - @ 1 : 100



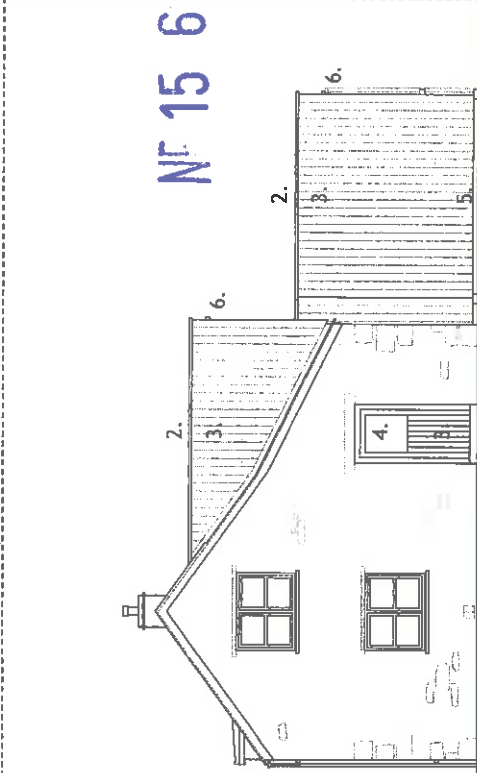
1. Roofing membrane, dark grey colour to match existing roofing tiles
2. Aluminium coping in dark grey colour to match existing roof tiles
3. Timber boards with dark grey stain to match colour of existing stone
4. Grey painted timber frames and panels for glazed openings

Proposed South Elevation - @ 1 : 100



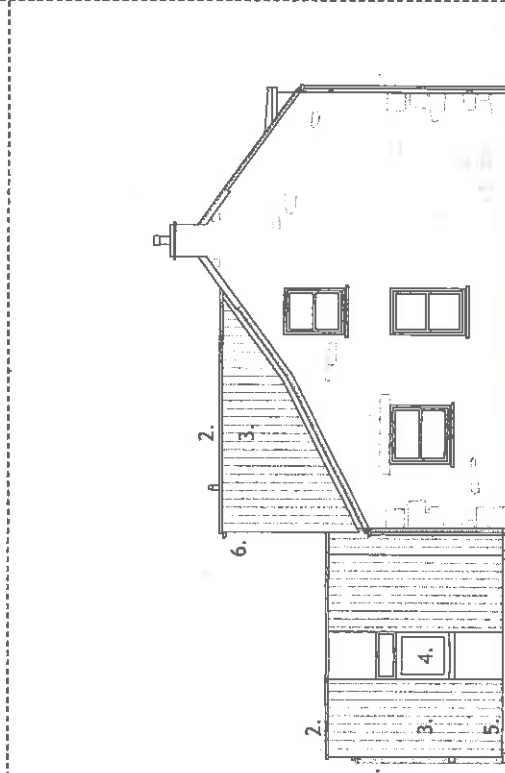
1. Roofing membrane, dark grey colour to match existing roofing tiles
2. Aluminium coping in dark grey colour to match existing roof tiles
3. Timber boards with dark grey stain to match colour of existing stone
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Proposed West Elevation - @ 1 : 100



5. Grey painted concrete block plinth
6. Grey PVC rainwater goods
7. Stone faced retaining wall with land drain below
8. Timber fence to replace sections of hedging where retaining wall modified

Proposed East Elevation - @ 1 : 100



5. Grey painted concrete block plinth
6. Grey PVC rainwater goods
7. Stone faced retaining wall with land drain below
8. Timber fence to replace sections of hedging where retaining wall modified

Client: Mr & Mrs McGrath
 Project: Nant Y Rhedyn
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 22 DEC 2015

FOR INFORMATION

Drawing Name: Proposed Elevations
 Drawing Number: 26_Pemb_P04
 Revision: First Issue
 Scale: As Annotated @ A3
 Date: 21st December 2015

Scale Bar & North Arrow:



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 Email: anthony@autometry.co.uk
 Phone: +44 (0) 7515 419 224
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Proposed Perspective View from the North - 'Public View 1'



Proposed Perspective View from the North-West - 'Arrival View 1'



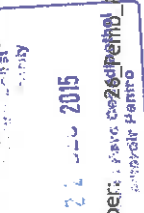
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FOR INFORMATION

Drawing Name: Proposed Perspectives



Drawing Number: P05

Revision: First Issue

Scale: As Annotated @ A3

Date: 21st December 2015

Proposed Perspective View from the West - 'Arrival View 2'



Proposed Perspective View from the South - 'Private View'



Scale Bar & North Arrow:

Draughtsman: Anthony Bowles

Email: anthony@autometry.co.uk

Phone: +44 (0) 7515 419 224

Address: Unit 1 The Georgian Lodge
25 Bridge Street
Bradford On Avon
Wiltshire
BA15 1BY

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