

Application Ref: NP/17/0002/FUL

Case Officer	Rob Scourfield
Applicant	Mr & Mrs C Richards, Kerry Hills, Walwyn Road, Upper Colwall, Malvern, Worcestershire, WR13 6PL
Agent	Mr M Williams, Pembroke Design Ltd., 5 Picton Place, Haverfordwest, Pembrokeshire, SA61 2LE
Proposal	Two-storey extension to west and single-storey extension to north, new garage and widening of gateway and drive
Site Location	The Old Post, 145 Castle Way, Dale, Haverfordwest, Pembrokeshire, SA62 3RN
Grid Ref	SM80770590
Date Valid	03-Jan-2017
Target Date	28-Mar-2017

The application is reported to the Development Management Committee because the views of Dale Community Council are contrary to the recommendation of your officers.

Development Description

The Old Post is a Grade II listed house of three bays with small-paned sash windows and gable chimneys, that to the east projecting massively with a small extension beyond. The house mostly dates from the later C18 and retains some good internal detail, including a 'Chinese Chippendale' staircase. The house is set behind a deep garden, accessed off Castle Way.

Planning permission is being sought for a two-storey extension to the west and a single-storey extension to the north, a new garage and widening of the gateway and drive.

Consultee Response

Dale Community Council: Objection:-

- Two-storey extension visually not in keeping with the traditional appearance of other properties in the village. Requests that if approved, mitigation be considered in the form of appropriate cladding to south elevation.
- Proposed garage not visually in keeping, oversized, prominent, too tall and likely to cause overlooking

PCNPA Ecologist: No adverse comment

PCNPA Trees and Landscapes Officer: Conditional Consent

PPC Transportation & Environment: Conditional Consent

Dyfed Archaeological Trust: No objection

Pembrokeshire Coast National Park Authority

Development Management Committee – 22nd March 2017

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

Policies considered

LDP Policy 01 – National Park Purposes and Duty
LDP Policy 8 – Special Qualities
LDP Policy 11 – Protection of Biodiversity,
LDP Policy 15 – Conservation of the Pembrokeshire Coast National Park
LDP Policy 15 – Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 – Sustainable Design
LDP Policy 30 – Amenity
Planning Policy Wales (2016), chapter 6
SPG03 – Sustainable Design
TAN 12 - Design

Officer's Appraisal

Planning permission is being sought for a two-storey extension to the west and a single-storey extension to the north, a new garage and widening of the gateway and drive

The proposed scheme is considered to be in keeping with the character of the listed building, and its setting in terms of design and form. As such, the application can be supported subject to conditions.

Listed building consent is being sought under NP/17/0003.

Relevant Planning History

NP/01/0449 - Alterations to dwelling and new vehicular access. Listed building consent granted 08/03/02

NP/01/0450 - Alterations to dwelling and new vehicular access. Planning permission approved 19/02/02

NP/01/0628 - Alterations to house & new layby. Planning permission granted 19/02/02

NP/01/0629 - Alterations to house & new layby. Listed building consent granted 08/03/02

NP/11/0403 - Two storey extension and hayloft/garage. Planning permission granted 05/01/12

NP/11/0404 - Two storey extension and hayloft/garage. Listed building consent granted 27/01/12

NP/17/0003 - Two-storey extension to west and single-storey extension to north; internal alterations, widening of gateway and drive. Listed building application under consideration.

Current Proposal

The proposal comprises:-

- Two-storey extension to the west. NP/11/0403 and NP/11/0404 establish the principle of a two-storey west extension. The proposed extension is larger and modernist as opposed to pastiche. The extension measures 7.5 metres across and 7.8 metres deep. The south elevation of the extension partly projects to a gable, with simple link-glazing between this and the listed house. The gable projection is to be slate-hung, with a rectangular ground floor window bay window. The windows are to be minimalist in design, constructed of coated aluminium, the roof slated to match the house, with a black-coated metal flue and two low-profile roof-lights on the rear pitch. The west and north elevations are to be finished in painted render with simple windows to the north, including the stair projection (which has a tall angle-headed return light. The extension provides a sitting room with bedroom over.
- Single-storey extension to north. This comprises a lean-to, extending across the rear of the main section of the existing house. It measures some 10.5 by 2.7 metres, and replaces vestiges of a former similar structure. The structure is top-lit by two low-profile roof-lights, the roof slated to match the house. The roof-profile is cut to allow an apron under the existing first floor window. The extension is to provide a shower room and scullery.
- New garage. NP/11/0403 and NP/11/0404 establish the principle of a lofted garage on the site proposed. The current application proposes a larger garage on the site of that consented, parallel to the western site boundary. The building measures 7.4 metres by 4.5 metres, a two-storey structure partially built into the sloping garden. The building provides a single garage with storage loft above. The front gable elevation is to have timber double doors, with a timber loft door above having a guard-rail. The building is to be rendered, with a slate roof. The west elevation is blank with 1 no. conservation roof-lights, the east with 2 no conservation roof-lights and 2 no. small timber windows. A flight of steps would provide access to the terrace of the house with a smaller flight providing access to the rear loft door.
- Widening of gateway and drive. The existing gateway and drive were consented in 2001. The gateway comprises stone-faced splays with small rendered piers. The splays are to remain, the piers rebuilt to match, increasing the gateway from 3 to 4 metres. The existing tarmac driveway is to be widened by 1 metre to match.

Key Issues

The application raises the following planning matters:-

- Principle
- Siting and sustainable design
- Listed Buildings
- Amenity and privacy
- Protected species
- Access and Parking

Principle

The site lies within the Rural Centre of Dale as defined by the Local Development Plan (LDP) and the application is considered acceptable in principle, not having an adverse impact on this area of the National Park. The proposal is also considered to meet the policies set out in the LDP.

Siting and Sustainable Design

In terms of policy 15, the proposal is considered to comply with all five criteria in terms of aesthetics, siting, use, character of the National Park and the retention of important traditional features.

Listed Buildings

In terms of the provisions of Circular 61/96 (Historic Buildings and Conservation Areas), the proposal is considered to be acceptable in terms of preserving the special interest of the building and its setting. In terms of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, the proposal is considered to preserve the building and its setting. A consideration of accompanying works requiring listed building consent is contained within the accompanying listed building application (NP/17/0003).

Amenity and Privacy.

The proposal does not affect the existing amenity of the property, which enjoys a large curtilage. The proposed extensions do not overlook neighbouring properties to any greater extent than the existing house and one roof-light (lighting the attic store) faces west over the rear garden of 141 Castle Way. As such, there are no concerns about amenity and privacy. The policy is considered compatible with the criteria of LDP Policy 30 in terms of appropriateness, scale, impact and visibility.

Protected species.

PPW, TAN5 and LDP Policy 11 require biodiversity and landscape considerations to be taken into account when 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.

PCNPA's Ecologist has no adverse comment

Access and Parking

The proposal maintains the existing access routes and parking. PCC Highways have suggested a standard condition.

In terms of the objection received from Dale Community Council:-

- Western extension. Paragraph 97 of Circular 91/96 acknowledges that when balancing the special interest of a listed building and proposals, a better solution can be when conventional design solutions are abandoned in favour of a more imaginative approach. The proposed extension is designed so as to avoid pastiche, providing a design that is legible as a new extension whilst respecting the character of the listed building in terms of scale, materials and subservience. The use of slate for the roof matches the house, and the use of slate-hanging adopts a local vernacular tradition, whilst the proposed coated aluminium offers appropriately minimalist glazing. In terms of the cladding, slate is considered to be suitably neutral in appearance, blending the development well into the background.
- With regards to the proposed garage, the principle was established by the granting of consent in 2011. This was for a smaller (but still two-storey) structure, to which Dale Community Council objected at the time. The proposed garage has been designed in a simple manner and located sufficiently far away from the house so as not to detract from its setting. Although two-storey in height, the outbuilding would be partly constructed into the existing slope and would be viewed from the road in the context of the higher land to the rear and against the main house when viewed from the neighbouring properties to the west.

The garage would be set 1.1 metres from the boundary with 141 Castle Way, a property that has an approximately 17-metre deep rear garden. This distance, coupled with the softening of the existing shrub planting would ensure that the proposed garage would not appear incongruous with the surrounding area. Further, a scheme of landscaping is requested as a condition in the interests protecting the visual amenity of the area.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. As such, the application can be supported subject to conditions

Recommendation

That planning permission be granted subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of the five years from the date of this consent.
Reason: As required by Section 91 (1) of the Town and Country Planning Act 1990 (as amended)

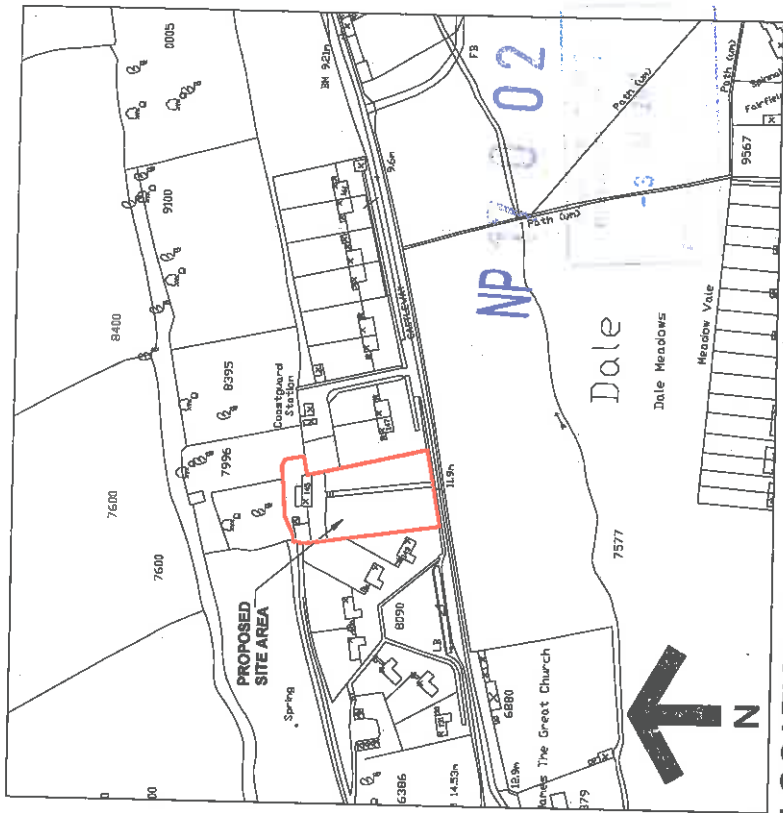
2. The works hereby permitted shall be carried out, and thereafter retained, strictly in accordance with the deposited plans:-
 Drawings 8865/001, 8865/002, 8865/003, 8865/004A, , 8865/P02, 8865/P03, 8865/P04, 8865/SP01, 8865/PE01 – dated 03/01/2016
 8865/P01A – dated 11/01/2016
 Design and Access Statement –dated 03/01/2017
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy Local Development Plan Policy 1 (National Park Purposes and Duty), 8 (Special Qualities), & 15 (Conservation of the PCNP), 30 (Amenity)

3. The external surface of the stove pipe shall be coated and retained as matt black.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy Local Development Plan Policy 1 (National Park Purposes and Duty), 8 (Special Qualities), & 15 (Conservation of the PCNP), 30 (Amenity)

4. The parking and turning area shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be retained for no other purpose than parking or turning.
Reason: to reduce the likelihood of obstruction of the highway or danger to road users.

5. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include:-
 - Indications of all existing trees, hedges and hedgebanks on the land (including spread and species)
 - Identify any trees with canopies overhanging the site
 - Identify trees and hedgebanks to be retained
 - Identify trees and hedgebanks (including any sections) to be removed
 - Set out measures for the protection of retained trees, hedges and hedgebank on and immediately adjacent to the site throughout the course of development
 - Details of soft landscape works including planting plans, written specifications, schedules of plants, plant supply sizes, proposed numbers/densities and implementation programme.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection of amenity, landscape and biodiversity value. Policy LDP1 (National Park Purposes and Duty), 8 (Special Qualities), (Protection of Biodiversity), 15 (Conservation of the PCNP), 30 (Amenity)



LOCATION PLAN - 1:2500

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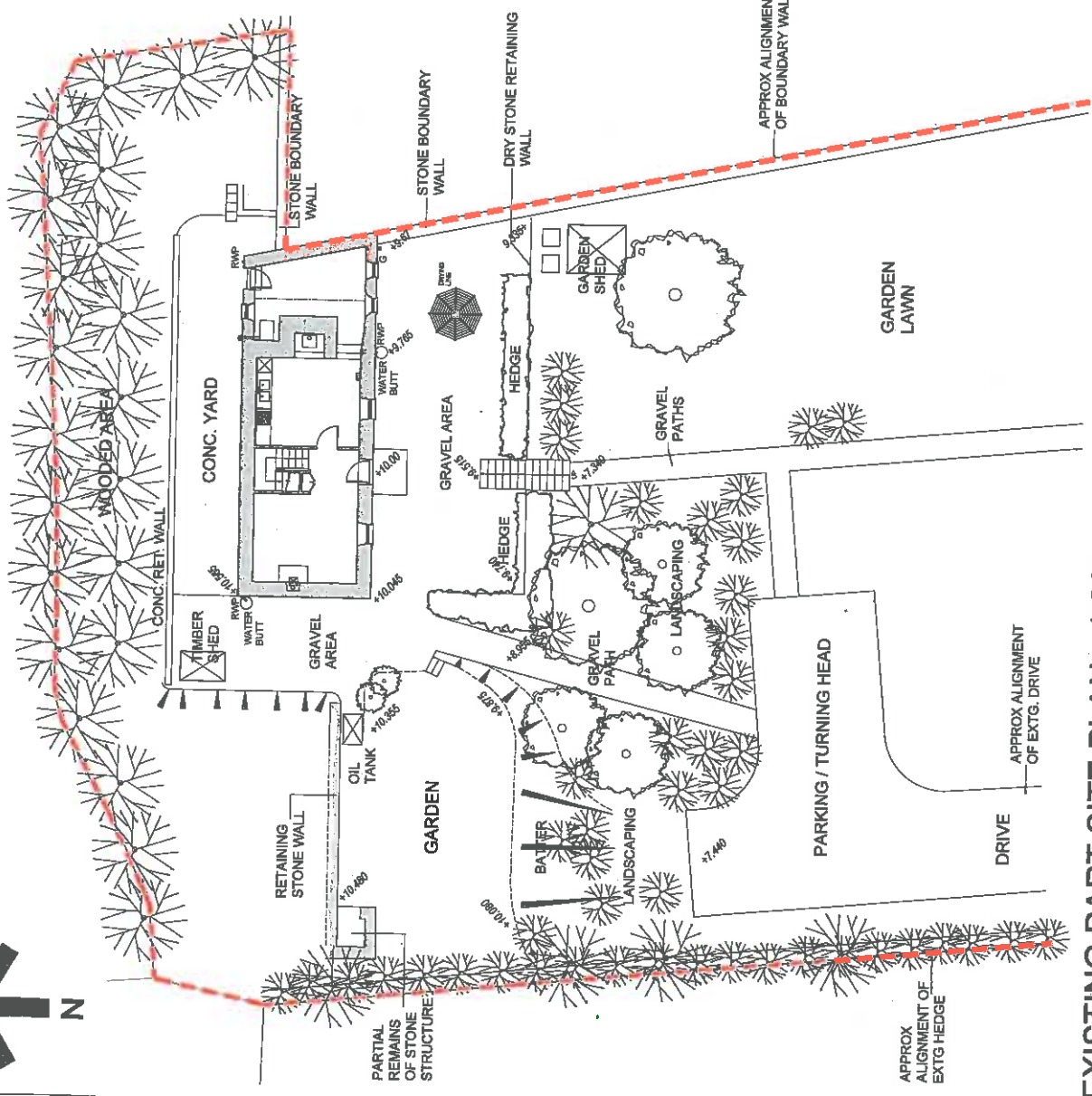
Work to figured dimensions. Do not scale.

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.

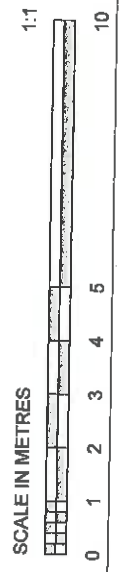
The finished building will require services maintenance in accordance with custom and practice and the manufacturers recommendations.

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

REVISIONS NOTES: Drawn Pembroke Design Ltd 2016	DATE REV
Project EXISTING SITE PLAN / LOCATION PLAN	
Proposed PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.	
Client MR & MRS C. & C. RICHARDS	
PEMBROKE DESIGN	
L I M I T E D	
CHARLETON ARCHITECTS BUILDING SURVEYORS 18 WINDYBANK STREET PEMBROKE SALES TEL: 01452 72435 FAX: 01452 72432 MOB: 01645 81555 www.pembroke-design.co.uk	JOB No 8865 Drawn No 001
Scale 1:200/2500 Original Size A3	Date OCT 16 Checked by PNW



EXISTING PART SITE PLAN - 1:200





Nr 17 0 02

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PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.

REVISIONS NOTES.

Drawn	Design	Date	Rev
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1		03/01/2017	2

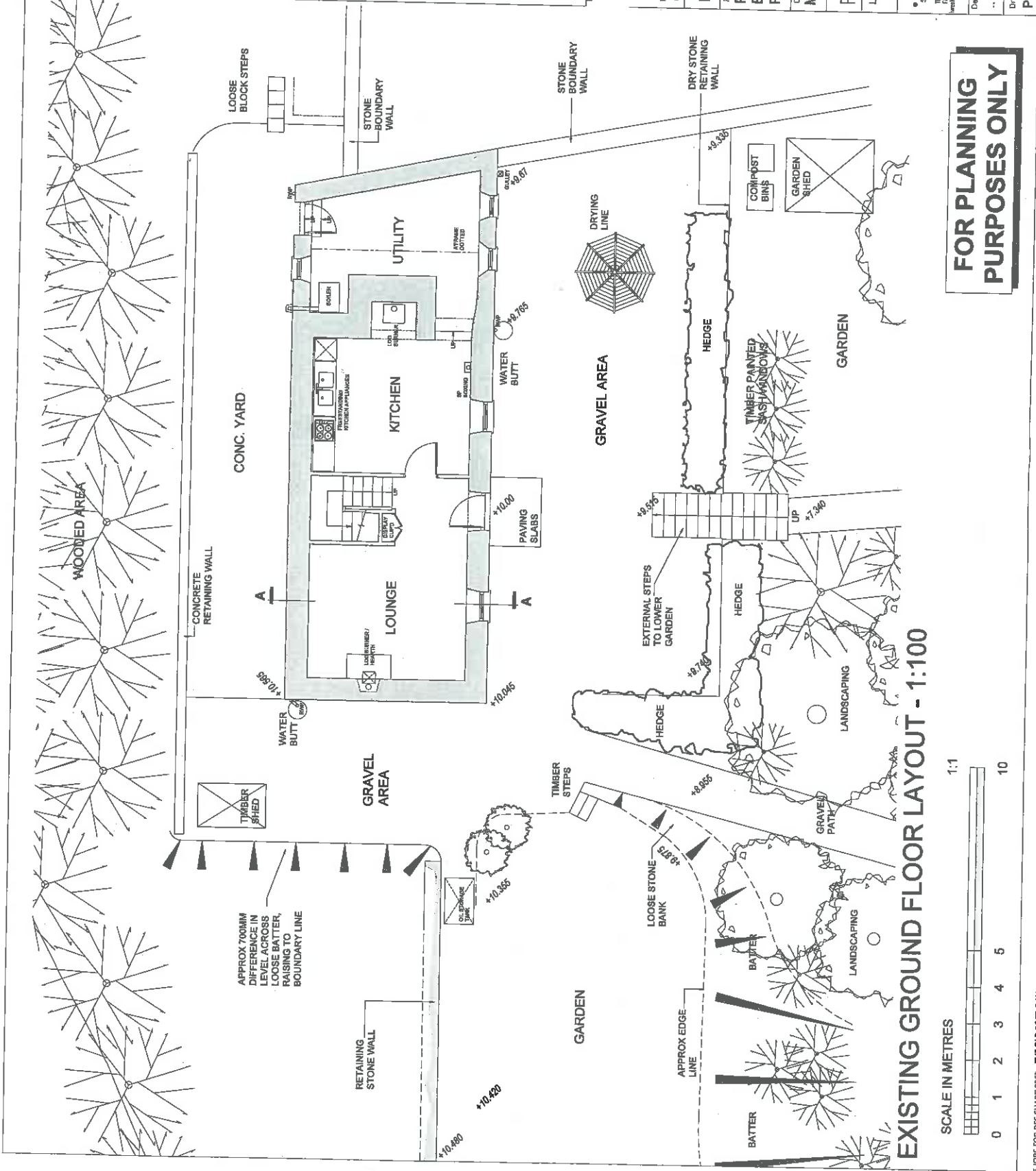
Project: **EXISTING GROUND FLOOR**

Client: **MR & MRS C. & C. RICHARDS**

Architect: **PEMBROKE DESIGN**

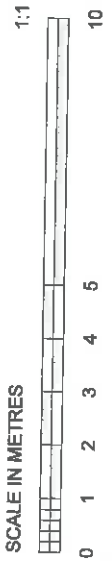
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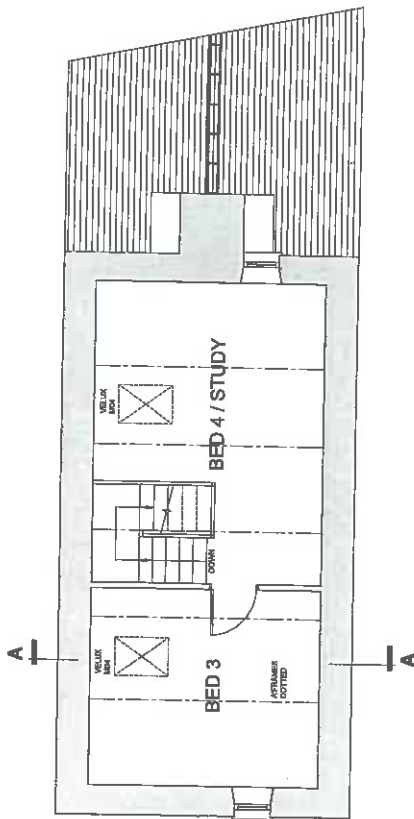
CHARLETTON ARCHITECTS BUILDING SURVEYORS	0 DAMMERS 28 SERRAL STREET TEL: 01452 781435 FAX: 01452 781471	Original Size	A3
PEMBROKE DESIGN LTD	16 ABRICK STREET TEL: 01452 781435 FAX: 01452 781471	Scale	1:100
Drawn	PNW	Date	OCT 16
Job No	8865	Checked by	002



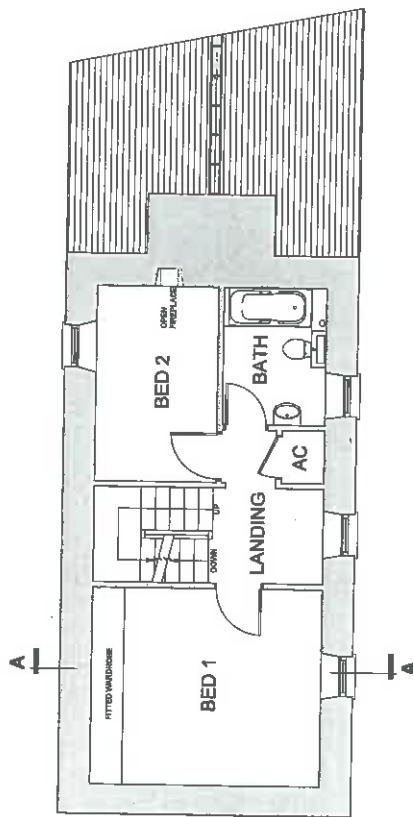
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EXISTING GROUND FLOOR LAYOUT - 1:100

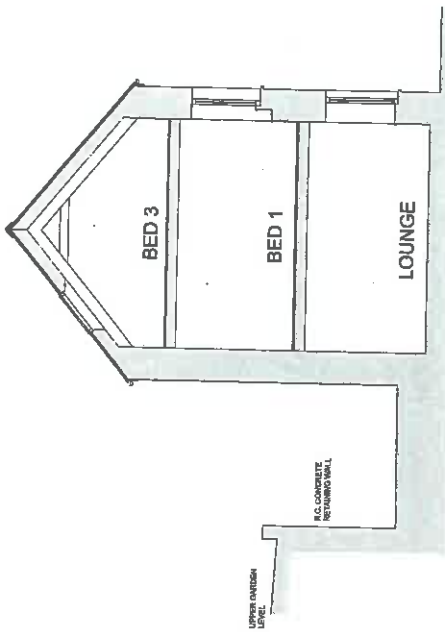




EXISTING SECOND FLOOR LAYOUT - 1:100



EXISTING FIRST FLOOR LAYOUT - 1:100



SECTION AA - 1:100

NF 17 0 0 2

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REVISIONS NOTES:	DATE	REV
1 Pembroke Design Ltd 2016	03/11/2017	
Project: EXISTING FIRST & SECOND FLOOR		
Proposed: PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.		
Client: MR & MRS C. & C. RICHARDS		
Architect: PEMBROKE DESIGN		
L I M I T E D		
Designed	Scale	Original Size
PNW	1:100	A3
Drawn	Date	Checked by
PNW	OCT 16	003

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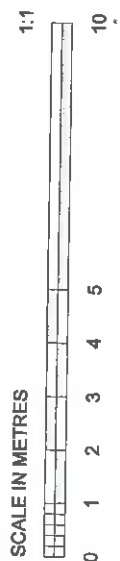
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Item 5e)

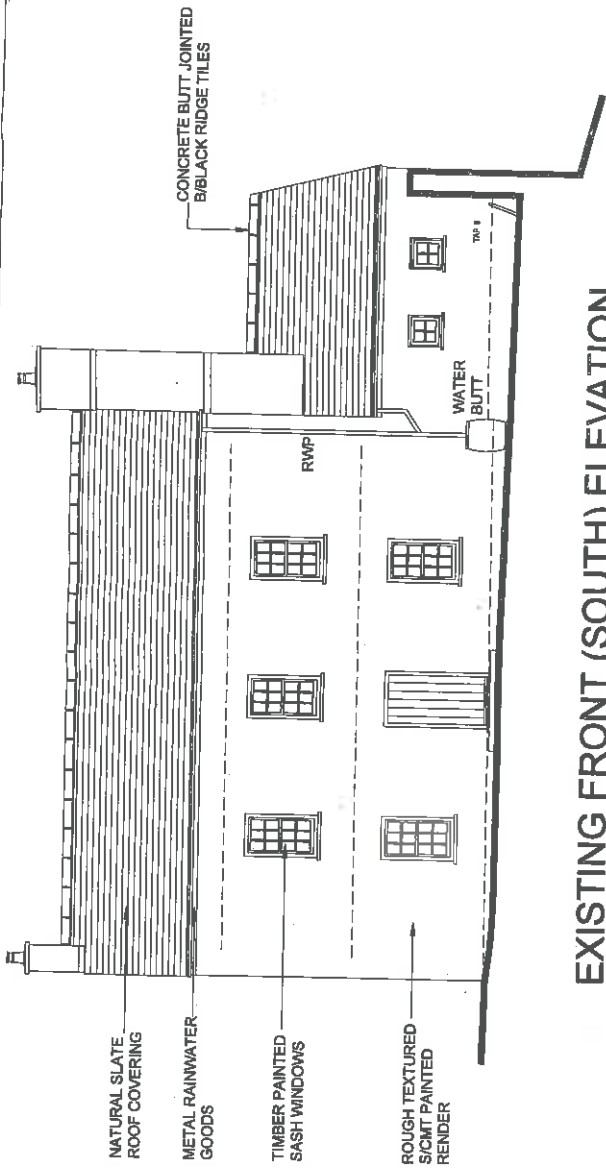
CHARTERED ARCHITECTS BUILDINGS SURVEYORS

0 PEMBROKE DOCK
377 SOUTH PALE
PEMBROKE SALES
TEL: 01453 76403
FAC: 01453 76407
www.pembroke-design.co.uk

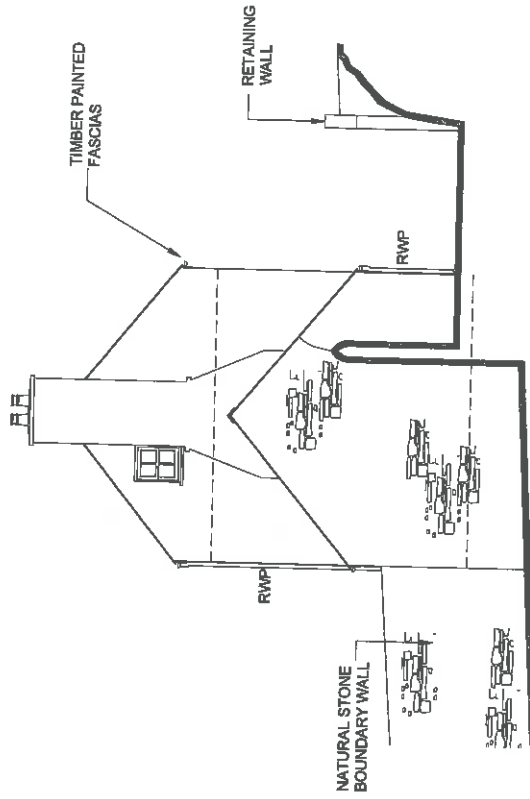
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JOB No
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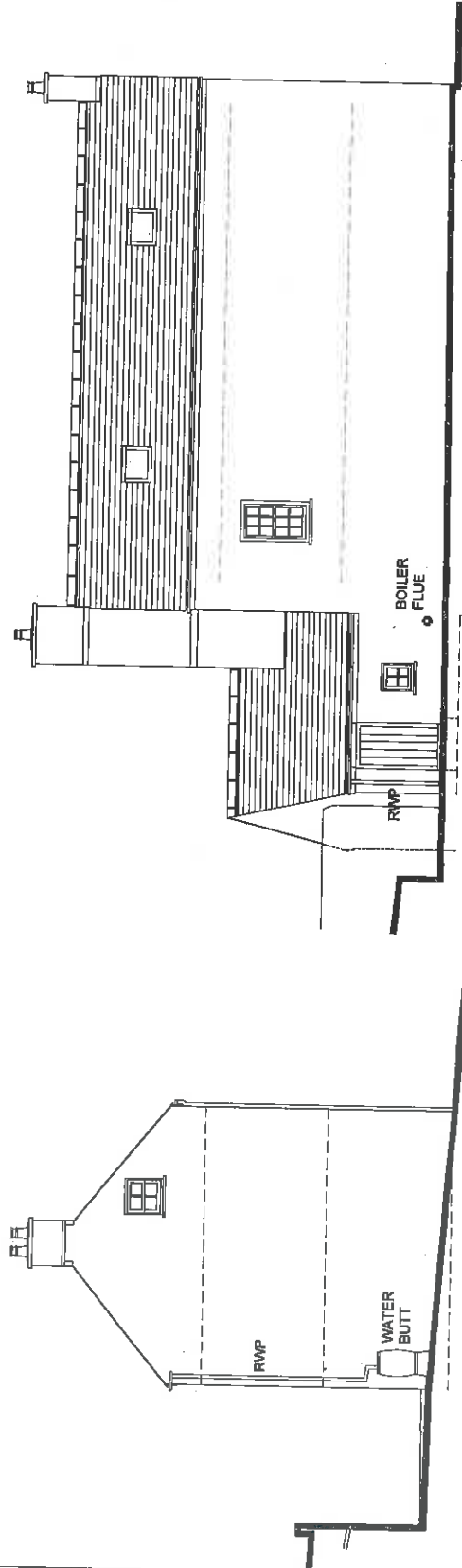
Drawn No
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EXISTING FRONT (SOUTH) ELEVATION



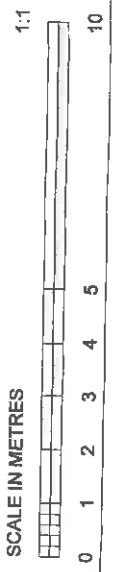
EXISTING SIDE (EAST) ELEVATION 02



EXISTING FRONT (NORTH) ELEVATION

Pembroke Design
New South Wales
- 3 JAN 2017
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EXISTING VELUX ROOF LIGHTS ADDED	21/12/16 A
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Drawn	
Project	EXISTING ELEVATIONS
Client	PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.
Client	MR & MRS C. & C. RICHARDS
PEMBROKE DESIGN	
L I M I T E D	
Designed	Scale
Drawn	Original Size
Checked by	Date
Job No	8865
Drawn No	004 A
Rev	



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COORDINATORS

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FAX: 01292 723071
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0 PEMBROKE ROAD
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Item 5e)



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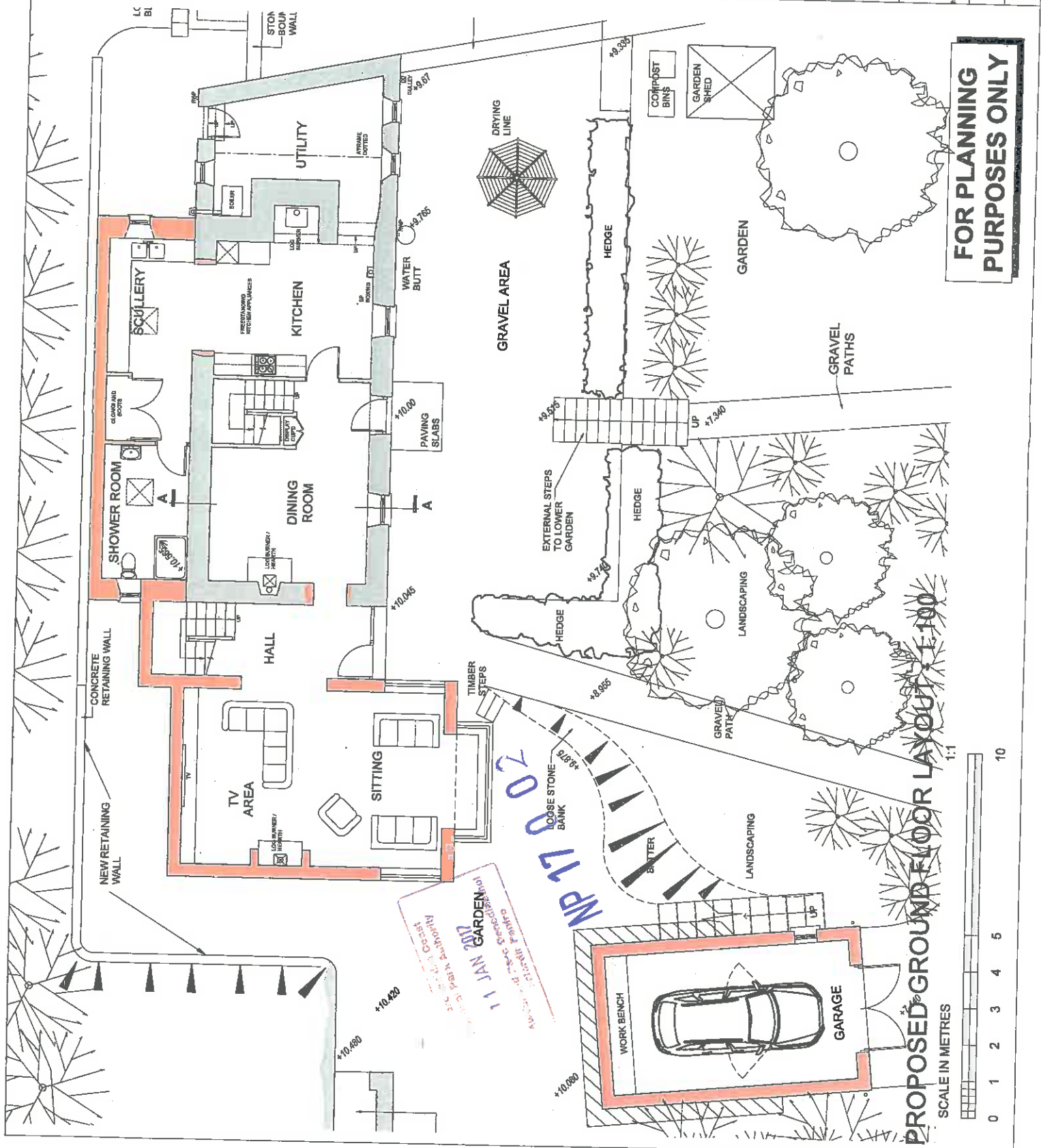
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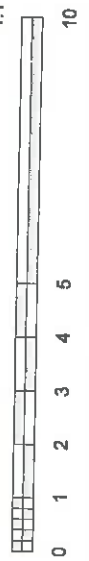
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CLIENT AMENDMENTS	10.01.17 A
Client	MR & MRS C. & C. RICHARDS
Project	PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.
Scale	1:100
Original Size	A3
Designed	MCW
Date	NOV 16
Drawn	DME
Checked by	P01 A
Drawn No	8865
Checked by	P01 A

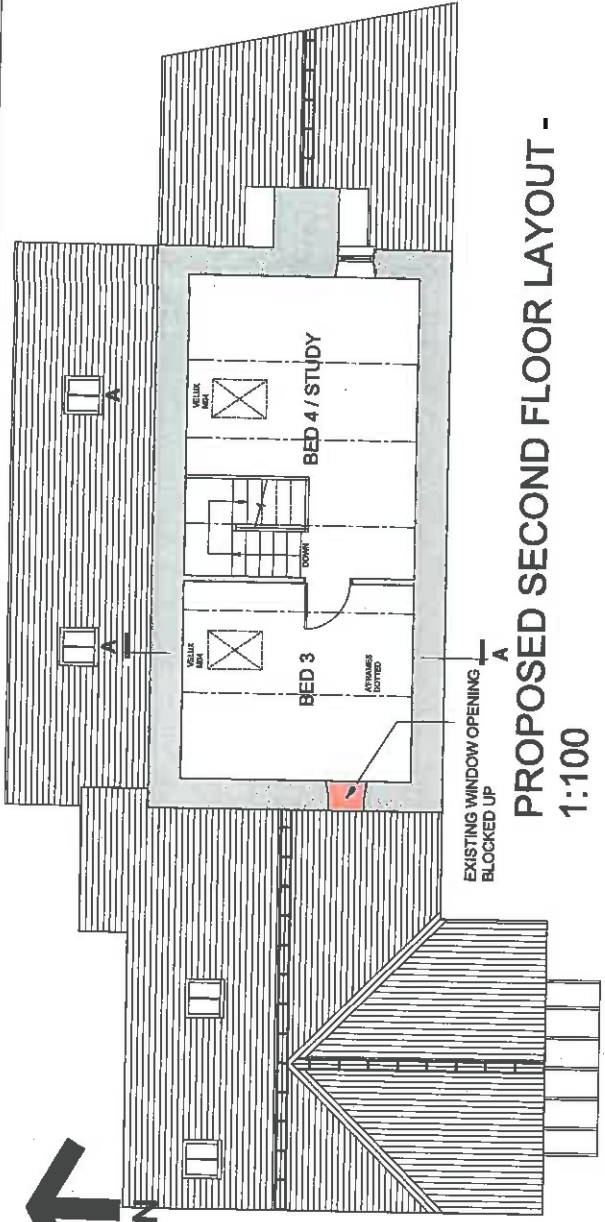


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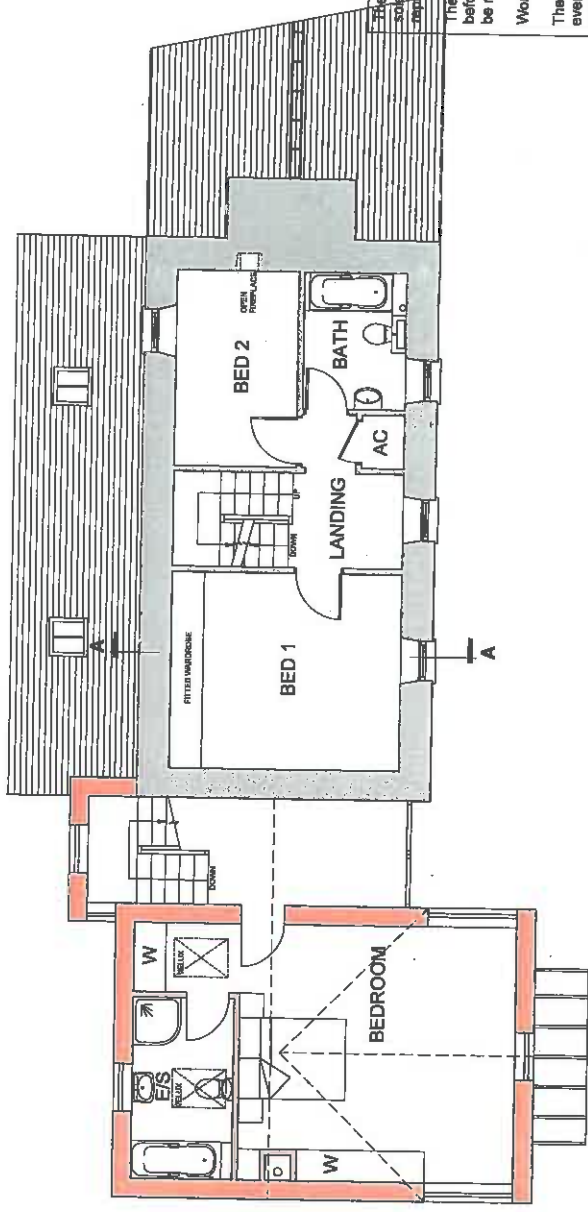
PROPOSED GROUND FLOOR LAYOUT 1:100



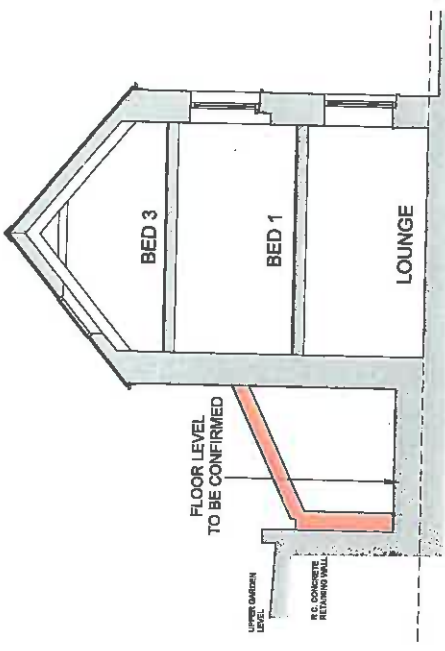
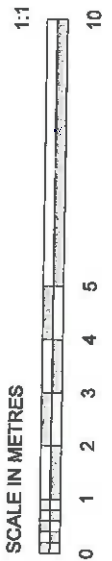
11 JAN 2017
 GARDEN
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



PROPOSED SECOND FLOOR LAYOUT - 1:100



PROPOSED FIRST FLOOR LAYOUT - 1:100



SECTION AA - 1:100

- 3 JAN 2017

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NP17/0/02

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 DATE REV

Project
PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKE, PEMBROKESHIRE.

Client
MR & MRS C. & C. RICHARDS

PEMBROKE DESIGN
 L I M I T E D

0 PEMBROKE COX
 16 PEMBROKE STREET
 16 PEMBROKE STREET
 SAZ 110
 TEL: 01452 764135
 FAX: 01452 764171
 www.pembrokecox.com

Designed	Scale	Original Size	Job No
MCW	1:100	A3	8865
Drawn	Date	Checked by	Drawn No Rev
DME	NOV 16	..	P02

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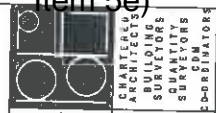
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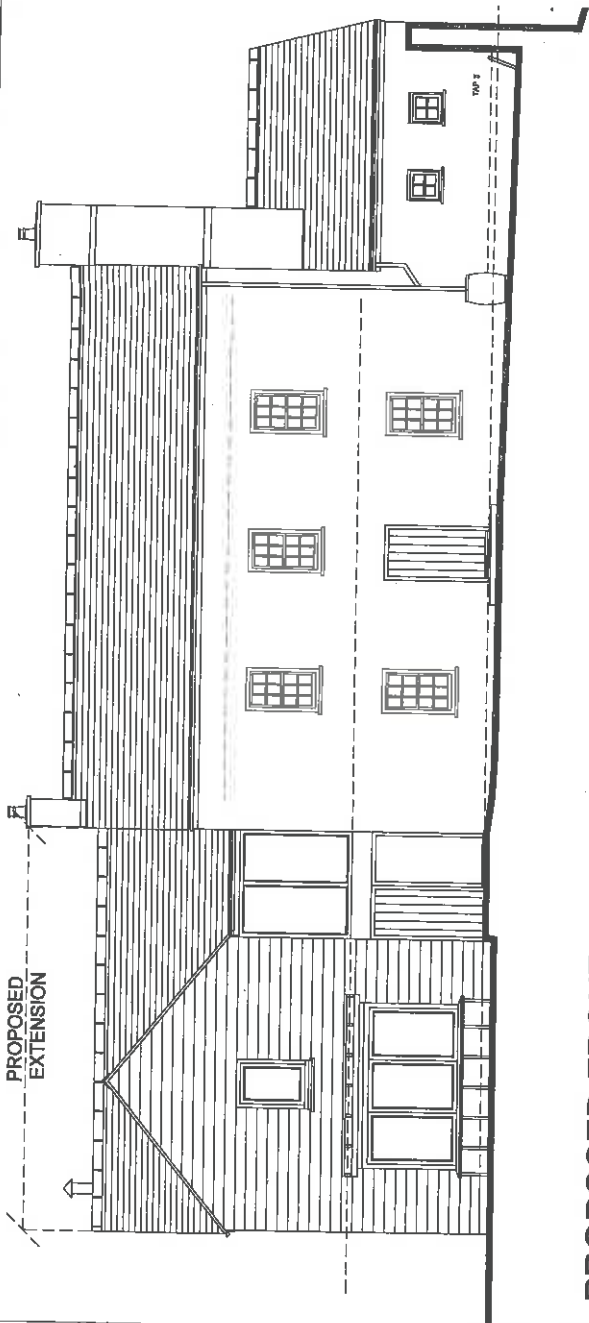
The contractor is expected to supply and do everything necessary for the proper execution of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

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

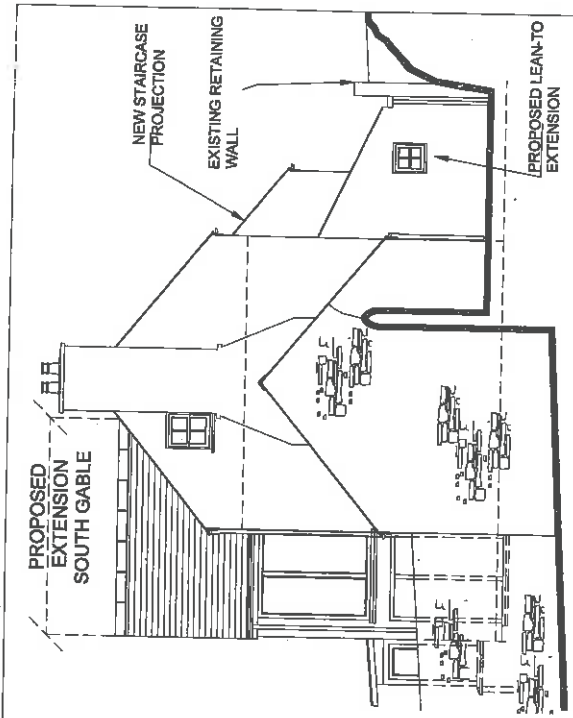
The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

Item 5e)

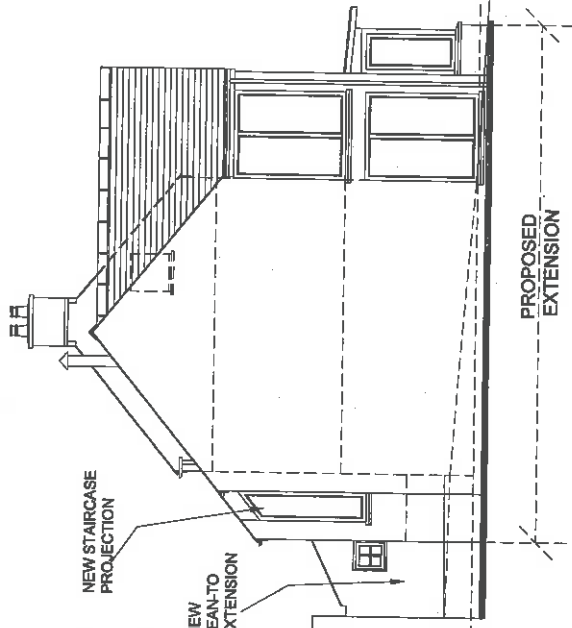




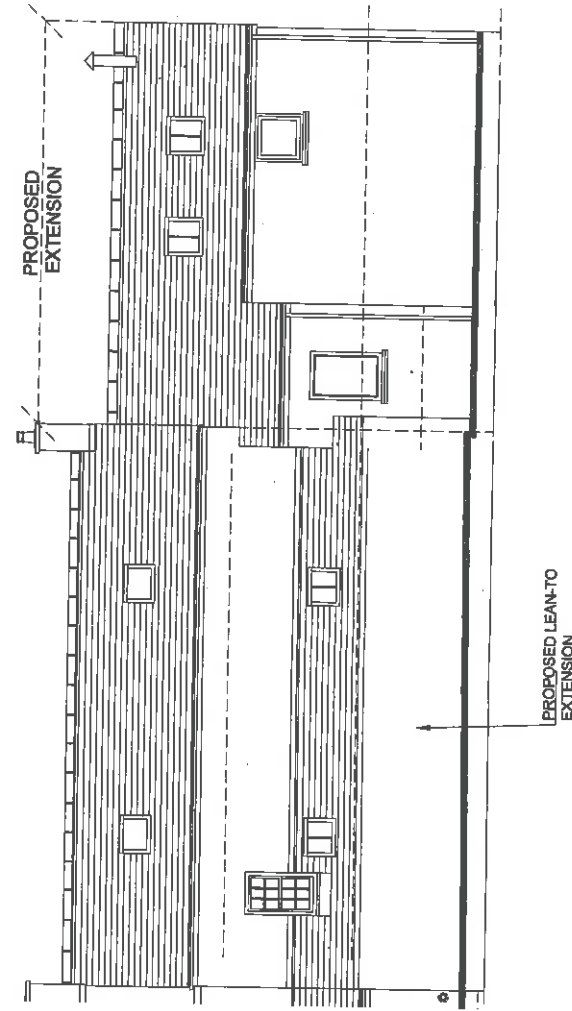
PROPOSED FRONT (SOUTH) ELEVATION



PROPOSED SIDE (EAST) ELEVATION



PROPOSED SIDE (WEST) ELEVATION



PROPOSED REAR (NORTH) ELEVATION

- 3 JAN 2017

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NP17 0 02

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Drawn
PROPOSED ELEVATIONS
Project
PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.
Client
MR & MRS C. & C. RICHARDS

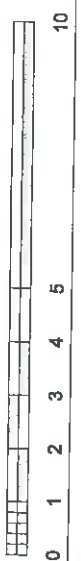
PEMBROKE DESIGN
L I M I T E D

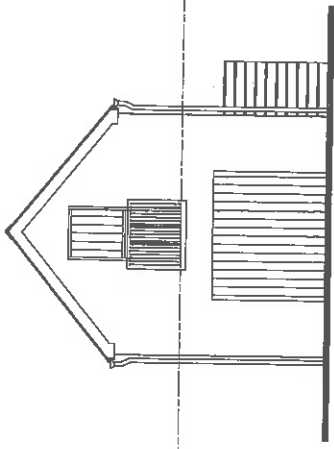
CHARTERED ARCHITECTS BUILDING SURVEYORS SURVEYORS SURVEYORS CDM COORDINATORS

Designed	Scale	Original Size	Job No
MCW	1:100	A3	8865
Drawn	Date	Checked by	Draw No Rev
DME	NOV 16	..	P03

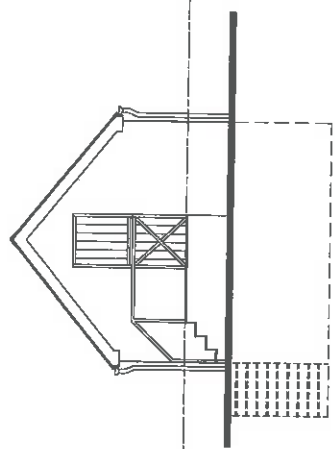
Item 5e)

SCALE IN METRES 1:1

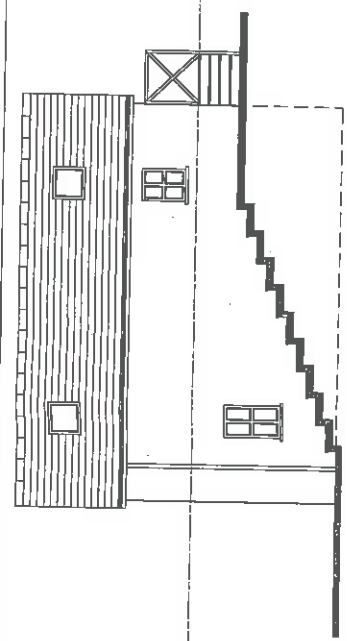




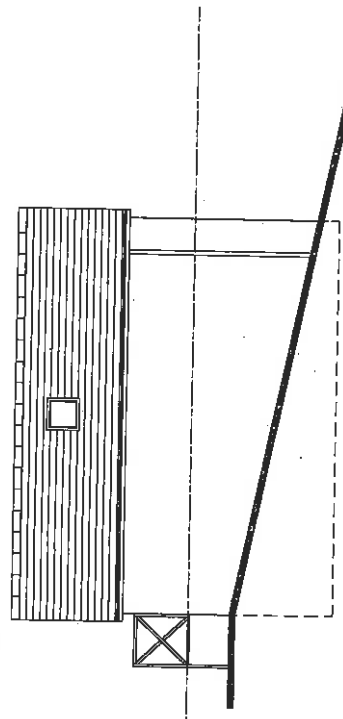
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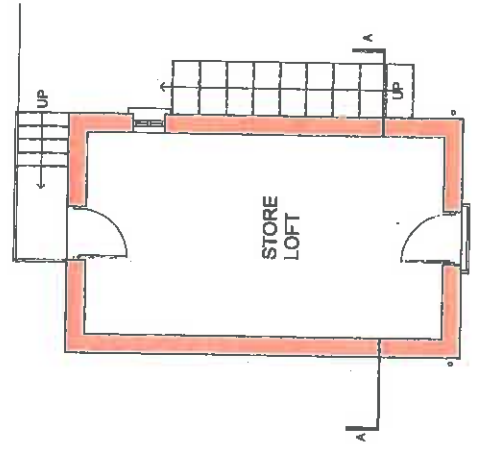
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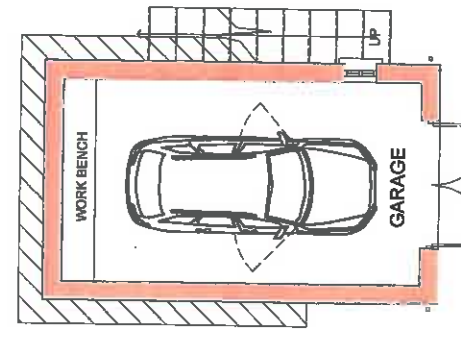
PROPOSED SIDE (EAST) ELEVATION



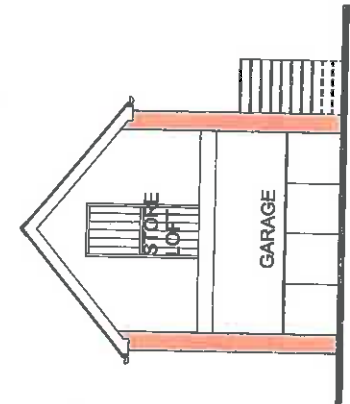
EXISTING FRONT (NORTH) ELEVATION



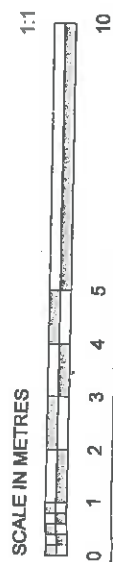
FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECTION A-A



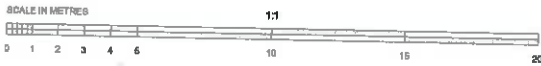
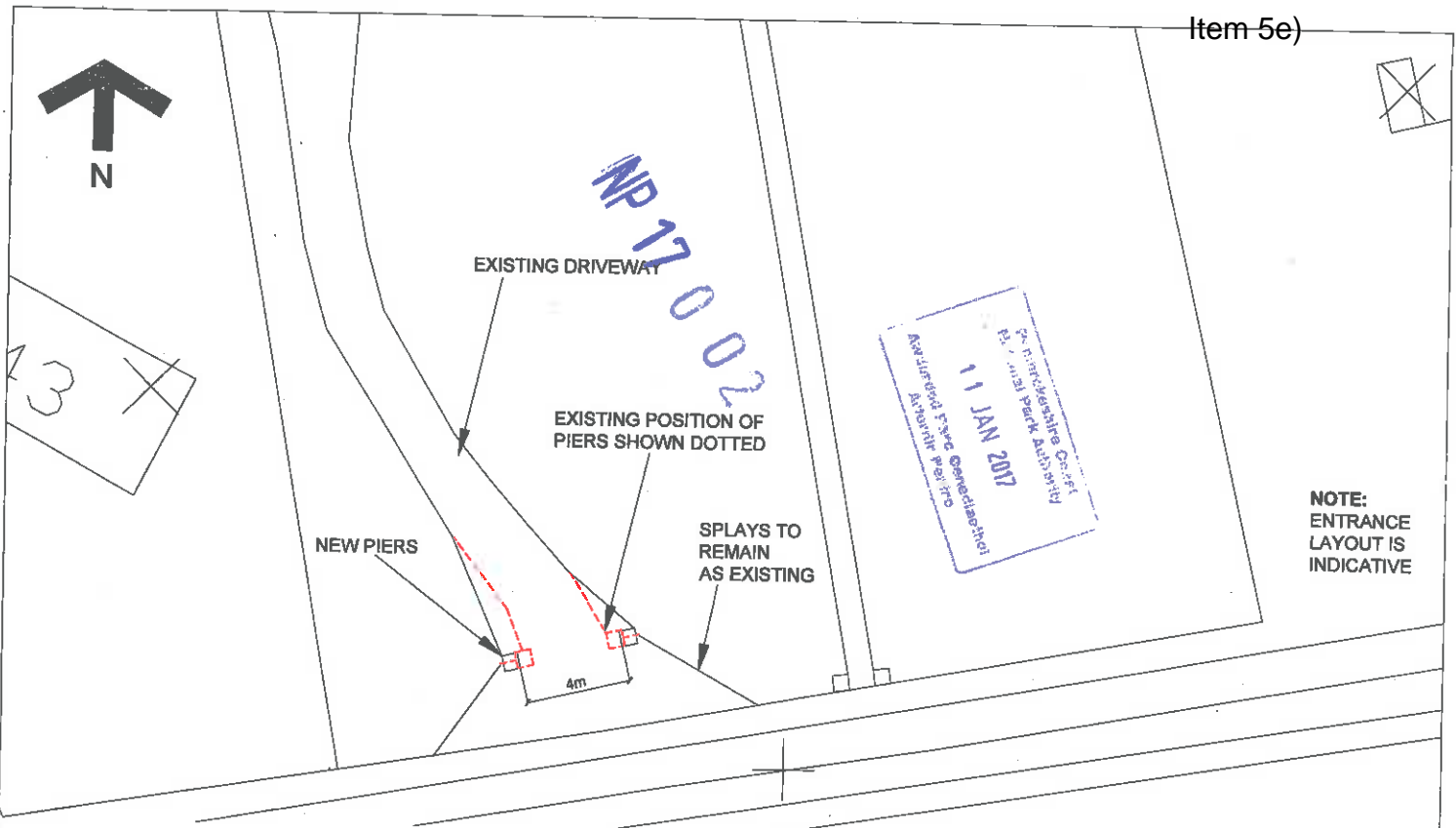
NP17002

PROPOSED ALTERATIONS TO THE OLD POST, DALE, PEMBROKESHIRE
 - 3 JAN 2017

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REVISIONS NOTES:	DATE	REV
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Project PROPOSED GARAGE/PLANS ELEVATIONS & SECTION		
Proposed Alterations / Extension to the Old Post, Dale, Pembrokeshire.		
Client MR & MRS C. & C. RICHARDS		
PEMBROKE DESIGN L I M I T E D		
10 WESTON STREET 477 HIGHWAY SALES TEL: 01452 784771 FAX: 01452 784772 pembroke@pembroke-design.co.uk	20 CHERRY STREET THE OLD POST, DALE SALES TEL: 01452 784771 FAX: 01452 784772 pembroke@pembroke-design.co.uk	Job No 8865 Drawn No P04 Checked by ..

Item 5e)



EXISTING PART SITE PLAN - 1:200



(ARTISTIC RENDERING, IN PROPORTION)

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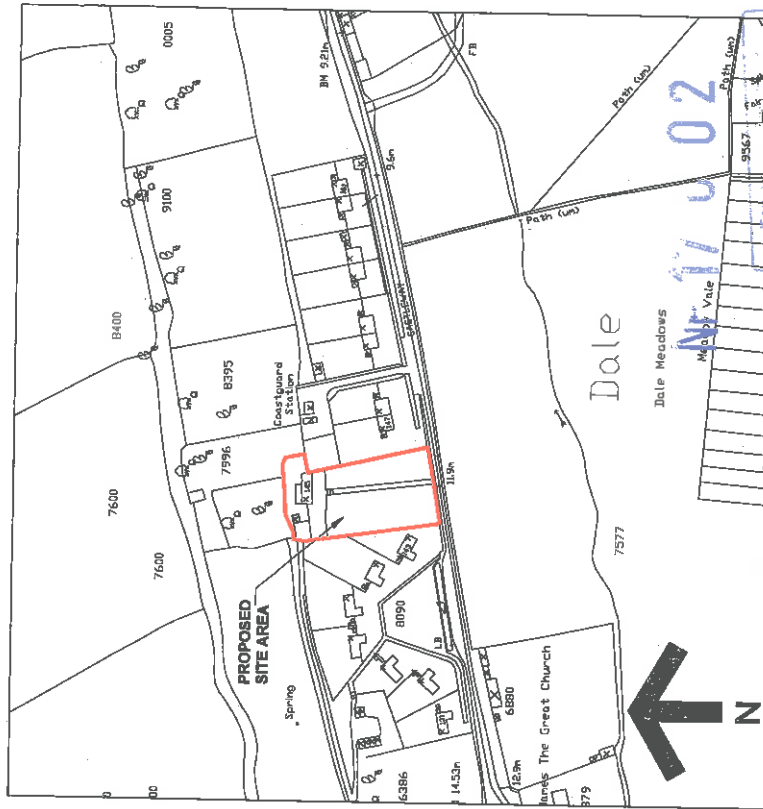
Work to figured dimensions. Do not scale.

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

REVISIONS NOTES.		DATE	REV
© Pembroke Design Ltd 2016			
Drwg PROPOSED WIDENING OF ENTRANCE			
Project PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.			
Client MR & MRS C. & C. RICHARDS			
PEMBROKE DESIGN			
L I M I T E D			
5/7 PICTON PLACE SAH1 2UE TEL: 01437 764135 FAX: 01437 764171 email@pembrokedesign.co.uk	16 MEYRICK STREET SA72 8UF TEL: 01646 883436 FAX: 01646 681563	28 SPURROW STREET SA71 1LD TEL: 01267 233812 FAX: 01267 233891 email@pembrokedesign.co.uk	CHARTERED ARCHITECTS BUILDING SURVEYORS QUANTITY SURVEYORS CDM CO-ORDINATORS
Designed DME	Scale 1:200	Original Size A3	Job No 8865
Drawn DME	Date JAN 17	Checked by MCW	Drwg No Rev PE01



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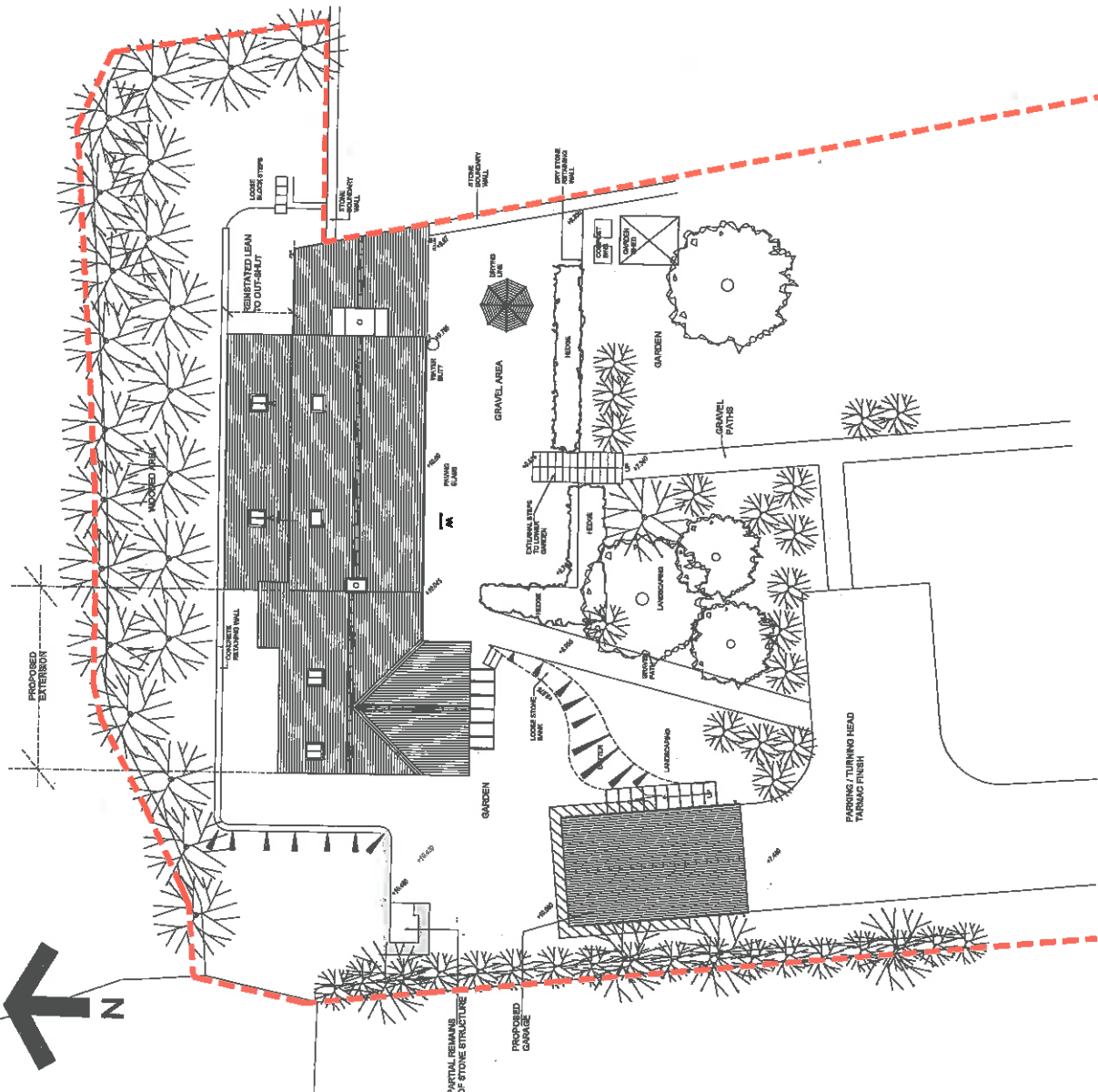
Work to figured dimensions. Do not scale.

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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.

REVISIONS NOTES.	DATE	REV
1 Pembroke Design Ltd 2016		
Drwg PROPOSED ROOF/ SITE & LOCATION PLAN		
Project PROPOSED ALTERATIONS / EXTENSION TO THE OLD POST, DALE, PEMBROKESHIRE.		
Client MR & MRS C. & C. RICHARDS		
PEMBROKE DESIGN		
L I M I T E D		
CHARTERED ARCHITECTS 10 PEMBROKE STREET SALES TEL: 01463 824133 TEL: 01463 824133 FAX: 01463 824133 www.pembroke-design.co.uk		
DESIGNED	Scale	Original Size
DME	1:200/2500	A3
Drawn	Date	Checked by
DME	DE 16	SP01
	Drawn No	Rev
	8865	



EXISTING PART SITE PLAN - 1:200

SCALE IN METRES

1:1

0 1 2 3 4 5 10