

Application Ref: NP/17/0290/FUL

Case Officer	Rob Scourfield		
Applicant	Mr & Mrs M & T Lamb		
Agent	Mr J Bishop		
Proposal	Demolition of existing rear outbuildings and construction of replacement 2 storey extension. Modification of existing gateway to provide parking within the rear garden.		
Site Location	Cartrefle, Long Street, Newport, Pembrokeshire, SA42 0TJ		
Grid Ref	SN05723928		
Date Valid	19-May-2017	Target Date	13-Jul-2017

The application is referred to the Development Management Committee as the Officer recommendation differs to that of the Town Council.

Consultee Response

Newport Town Council: Recommending refusal due to overshadowing, loss of outlook, design and visual appearance

PCNPA - Tree and Landscape Officer: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Dyfed Archaeological Trust: Conditional Consent

PCNPA - Ecologist: No adverse comments

PCNPA - Buildings Conservation Officer: No adverse comments

Public Response

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

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 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW9 Chapter 06 - Conserving the Historic Environment

SPG05 - Sustainable Design
SPG17 - Conservation Area Proposals
TAN 12 - Design
TAN 24 - The Historic Environment

Constraints

Historic Landscape
LDP Centre:70pc aff housing;30 units/ha
Recreation Character Areas
Article_4_Directions
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Planning permission is sought for the demolition of existing rear outbuildings and the construction of a replacement two-storey extension, insertion of roof lights as well as the modification of the existing gateway to provide parking within the rear garden. The scheme has been revised to omit works to the southern boundary.

Cartrefle is a two-storey detached dwelling with painted rendered walls, sash windows and tiled roof with brick gable chimney. The house is set behind a shallow forecourt enclosed with rendered walls with metal rails. The detail is all of c. 1930, but the house originated as an earlier stone-built cottage, later raised (in brick construction) and remodeled. The rear store is also of c. 1930, brick-built with tiled roof. The rear garden is lawned, accessed via a gateway off a shared track to the south. The southern boundary of the garden comprises a hedge/conifers; the northern boundary is elevated above the properties of the lower part of Long Street.

Relevant Planning History

NP/05/054 – Demolition of existing structures and build new extension. Planning permission granted 06/05/2005

Pre-application advice (PA/17/0005) indicated that the proposal was acceptable in principle.

Current Proposal

The proposal comprises:-

- Demolition of existing rear outbuildings and construction of replacement two-storey extension. The existing outbuildings are of low architectural/historic importance and are largely hidden from public view. There is no objection to their demolition. It is proposed to construct a two-storey rear extension to the house to the north of the footprint of the outbuildings, providing a kitchen/dining room with bedroom above. The extension measures some 7.5

metres in length and 5.5 metres wide. The extension is designed in a modernist and lightweight manner, the first floor timber clad; mono-pitched roof clad in zinc sheets. The upper floor is slightly offset away from the north boundary with 'Dyfed', providing lantern glazing for the kitchen to avoid overlooking, with a blank elevation above for similar reasons. The south elevation has narrow upper clerestory glazing and a glazed short floor link at first floor level; sliding doors to ground floor. On the western elevation, the ground floor is fully glazed to provide folding doors onto the garden. The first floor is glazed to the eaves. All glazing and doors are of timber construction.

- Modification of existing gateway to provide parking within the rear garden. Within the existing opening, new double gates are to be provided and a hard-standing provided within the garden for parking, finished in gravel
- Provision of roof-lights. Two are proposed for the existing front (east) of the house, both 98x55 cm. One similar is proposed for the rear roofslope, with another at 98X78 cm. The rooflights are of conservation type with central glazing bars.

Key Issues

The application raises the following planning matters:-

- Principle
- Siting and Sustainable Design
- Amenity and Privacy
- Conservation Area

Principle

The site lies within Newport local service and tourism centre as defined in the LDP and therefore Policy 3 is relevant. This policy sets out the types of development that may be appropriate in such locations, the proposal is for an extension to an existing residential property, as such, the principle of the development is considered acceptable.

Siting and Sustainable Design

The scale and design of the proposal is considered to be acceptable with regards to preserving the character and appearance of the conservation area, the proposed extension being relatively hidden from public view. The proposal will result in relatively little change to the publically visible elevations of the house, with the proposed rooflights being of traditional design.

Amenity and Privacy.

The proposed new openings are considered to not affect the existing amenity of the property, which has a large rear garden. The design of the extension is such that north and south-facing glazing is at high-level, restricting any overlooking of adjacent

properties, with the main glazing facing west into the rear garden. Due to the topography and its design, Cartrefle rises significantly in contrast to the single-storey cottages to the north, which includes its immediate neighbour, Dyfed. The proposed extension has a deliberately low-pitched roof design, the upper floor set back from the boundary with Dyfed, the whole sunk into the ground, all intended to reduce overshadowing. The applicant has provided 3D model video clips showing the differences of the shadowing and direct sunlight (at mid-day on the four quarters of the year), this indicating only a low amount of extra shading within the sunken garden of Dyfed and no effect on any windows. The impact of the proposed extension on the neighbouring property is, therefore, not considered to be so significant as to warrant refusal of the scheme.

Conservation Area

. The proposed scheme is considered to be in keeping with the character of the building, in terms of design and form, and is considered to preserve the character and appearance of the conservation area. . As such, the application can be supported subject to conditions

In terms of the objection received from Newport Town Council:-

- Potential overshadowing - this has been addressed under 'Amenity and Privacy' above.
- Loss of outlook. The right to a view is not a material planning consideration and it is considered that due to the topography as well as the siting of surrounding properties, that there will not be a significant issue in this respect.
- In terms of design and visual appearance, it is considered that the proposed extension is of a lightweight modernist design, appropriately legible from the traditional character of the property and not prominently visible from a public location within the conservation area.

Conclusion

Notwithstanding the objection raised, following consideration of the policies contained within the Local Development Plan and having regard to all material considerations it is considered that the proposed development does not have an adverse impact on the special qualities of the National Park or neighbour amenity. The application is, therefore, recommended for approval subject to conditions.

Recommendation

That the application be approved subject to the following 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 following approved plans and documents: 331-01A, 331-02A, 331-03A, 331-04D, 331-05A, 331-06 331-10B, 331-11E, 331-12C, 331-13C, 331-14A, 331-15A, 331-16A – dated 19/07/17; CD 'Cartrefle video animations' - dated 05/07/17; Design & Access Statement – dated 18/05/17; Bat Activity Survey Report – dated 18/05/17.

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. The off-street parking for all vehicles (including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

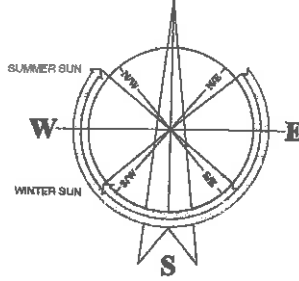
Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy : Local Development Plan – Policy 53 (Impacts on traffic)

4. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. The WSI will involve the submission of a final report which will be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Approved WSI.

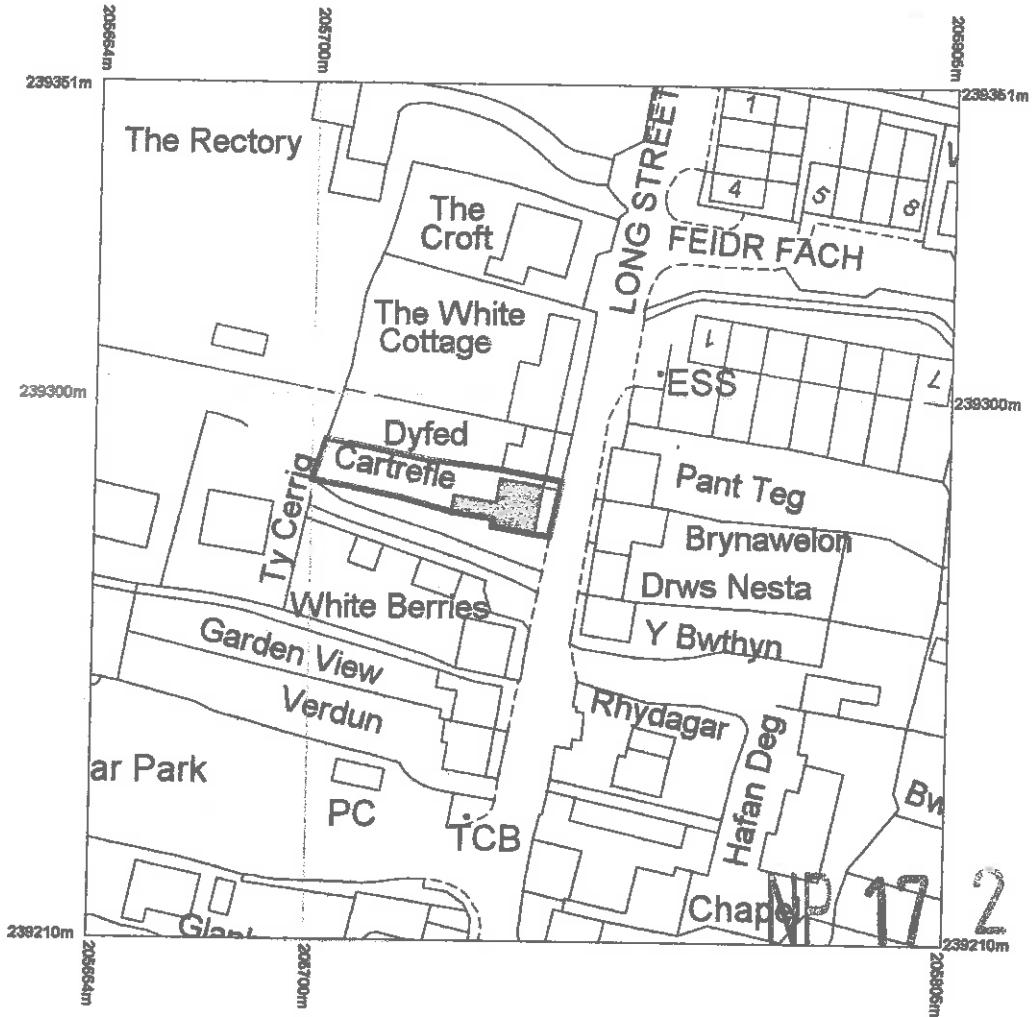
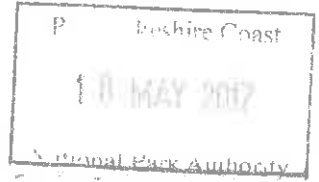
Reason: to protect historic environment interests whilst enabling development. . Policy: Local Development Plan – Policy 15(Conservation of the Pembrokeshire Coast National Park).



NORTH



Item 5i)



NP 17 2 90

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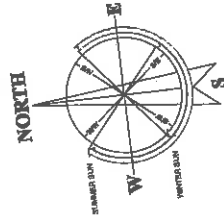
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	Dan-y-Garn Mountain West Newport Pembrokeshire SA42 0QX Tel: 01239 821 150 e-mail: mail@julianbishop-architect.co.uk		Job: ALTERATIONS AND EXTENSIONS TO CARTREFLE HOUSE, LONG STREET, NEWPORT, PEMBROKESHIRE, SA42 0TJ	
			Drawing: SURVEY AS EXISTING - LOCATION PLAN	06
			Scale: 1:1250 Page Size: A4 Date: JANUARY 2017	

Penwithshire Council
 National Park Authority
 18 JUL 2017
 Approved Plans
 Approved Plans

NP 17 2 90

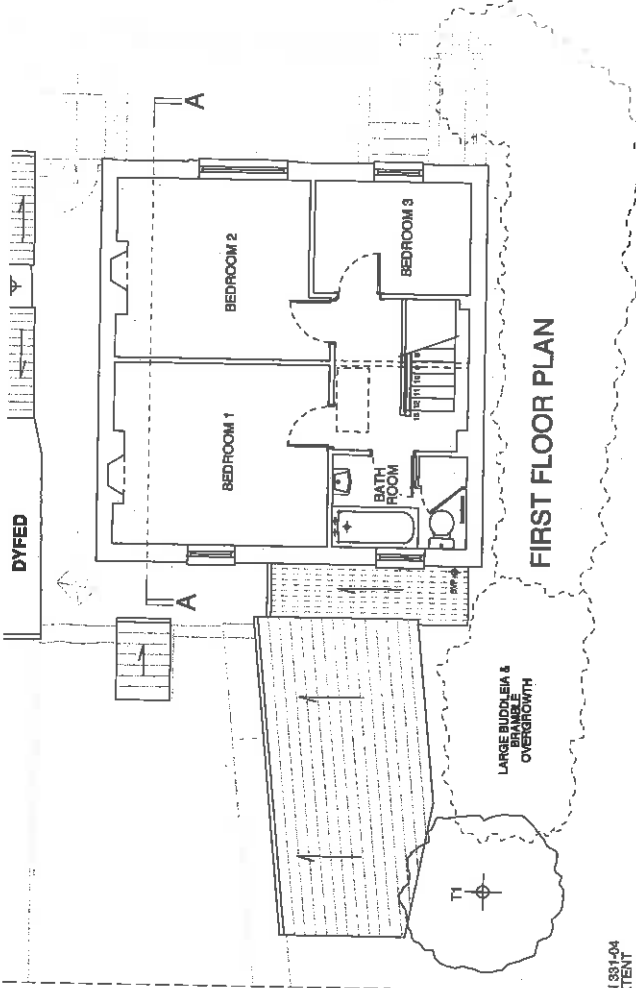


REV A - 18 JULY 2017

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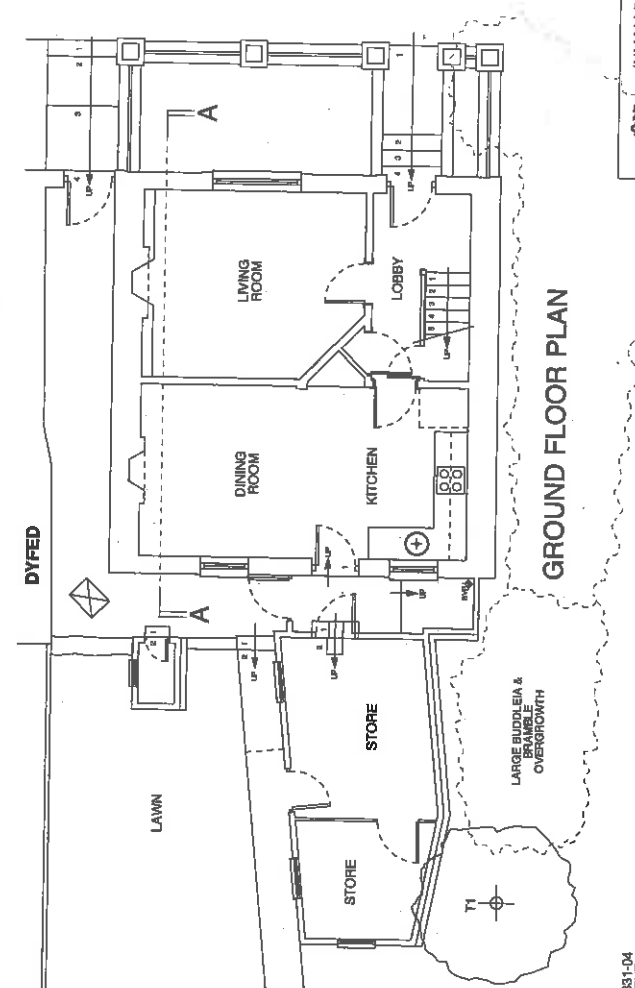
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 Job: ALTERATIONS AND EXTENSIONS TO CARTREBLE HOUSE
 LONG STREET, NEWPORT, PEMBROKESHIRE, SA43 9TJ
 Drawing: SURVEY AS EXISTING - GROUND & FIRST FLOOR PLAN
 Scale: 1:100 Page Size: A3 Date: NOVEMBER 2016

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FIRST FLOOR PLAN

SEE SITE PLAN 331-04 FOR FULL EXTENT



GROUND FLOOR PLAN

SEE SITE PLAN 331-04 FOR FULL EXTENT

PLANNING PERMISSIONS GRANTED
 National Park Authority
 18 JUL 2017
 APPROVED WITH QUANTITATIVE AIRFIELD POSITIVE

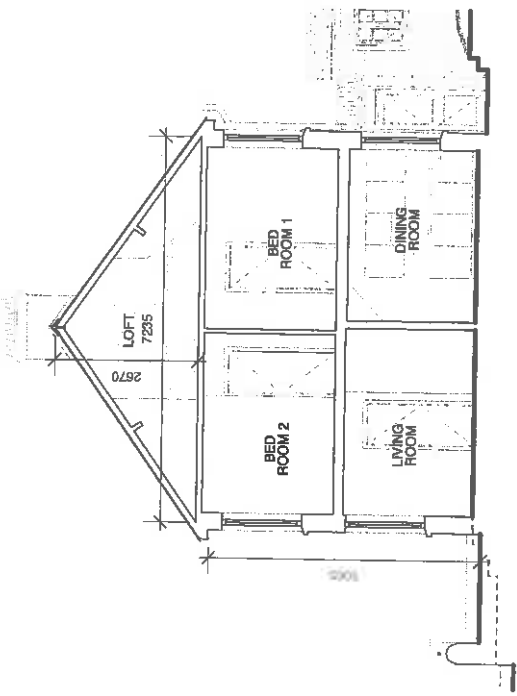
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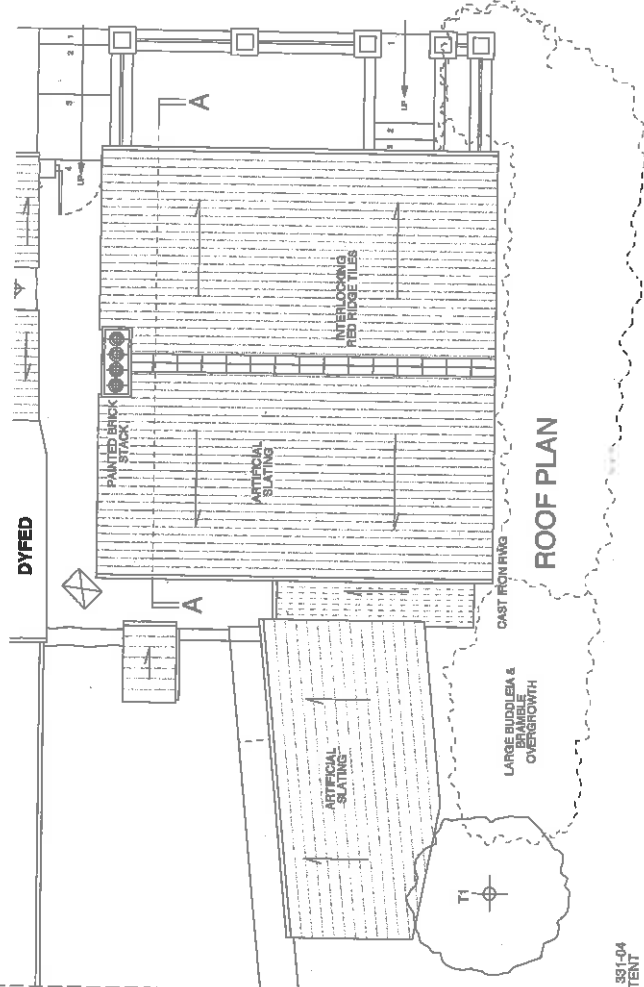
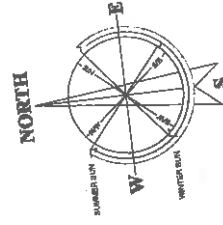
331
 02 A

CLIENT: MR M & MRS T LAYB
 JOB: ALTERATIONS AND EXTENSIONS TO CARTBIDGE HOUSE
 LONG STREET, NEWPORT, FERROBOROUGH, S42 0TJ
 DRAWING: SURVEY AS EXISTING - LOFT & ROOF PLAN + SECTION A-A
 SCALE: 1:100 Page: 5 of 3
 DATE: NOVEMBER 2016

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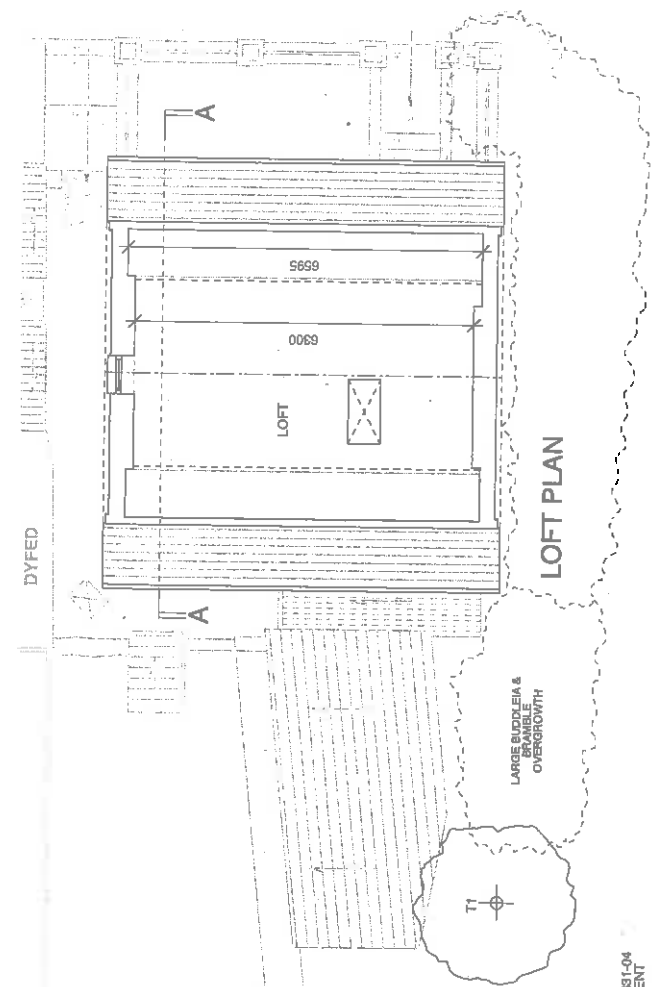


SECTION A-A



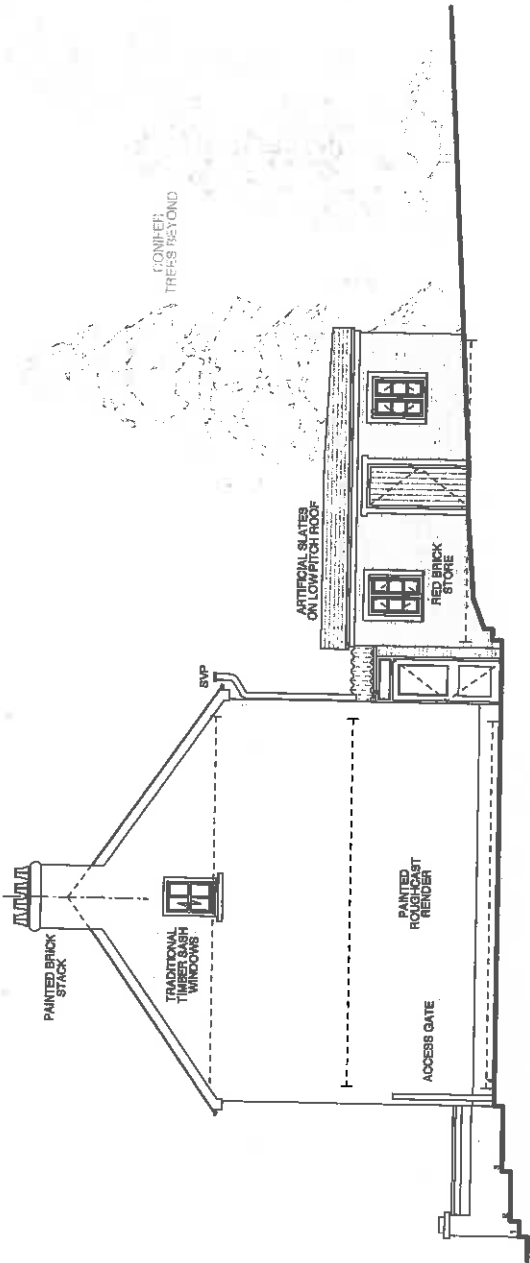
ROOF PLAN

SEE SITE PLAN 331-04 FOR FULL EXTENT



LOFT PLAN

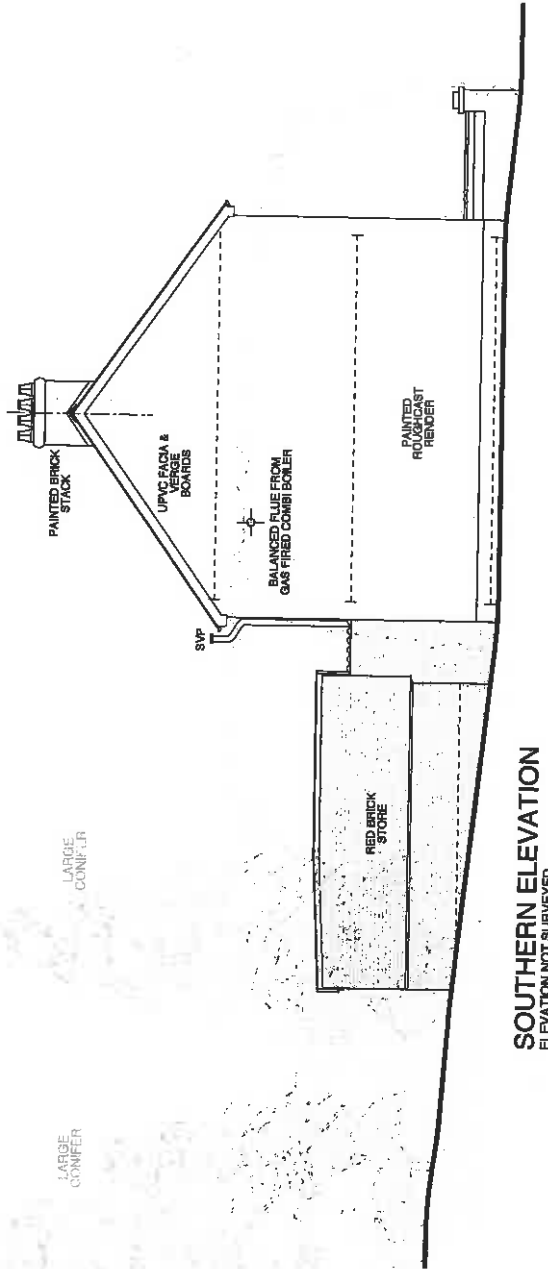
SEE SITE PLAN 331-04 FOR FULL EXTENT



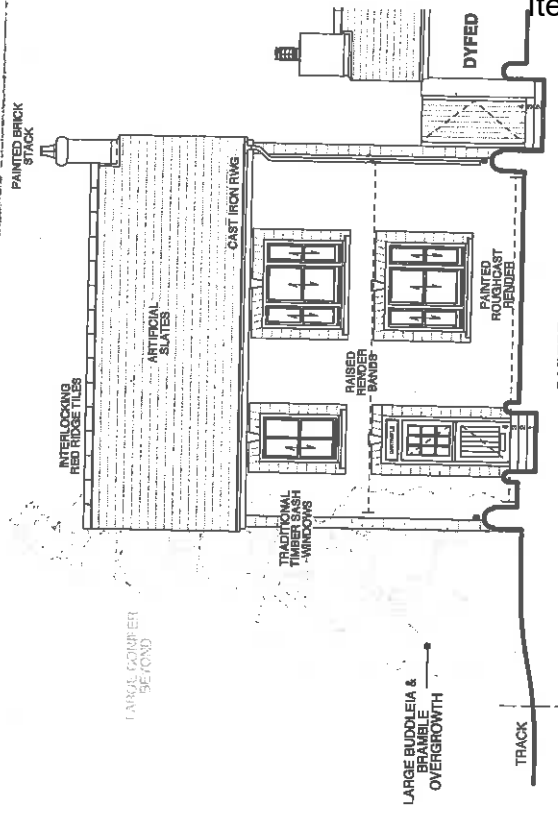
NORTHERN ELEVATION



WESTERN ELEVATION
SECTIONAL ELEVATION



SOUTHERN ELEVATION
ELEVATION NOT SURVEYED



EASTERN ELEVATION

Item 5i)

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18 JUL 2017

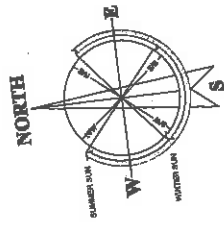
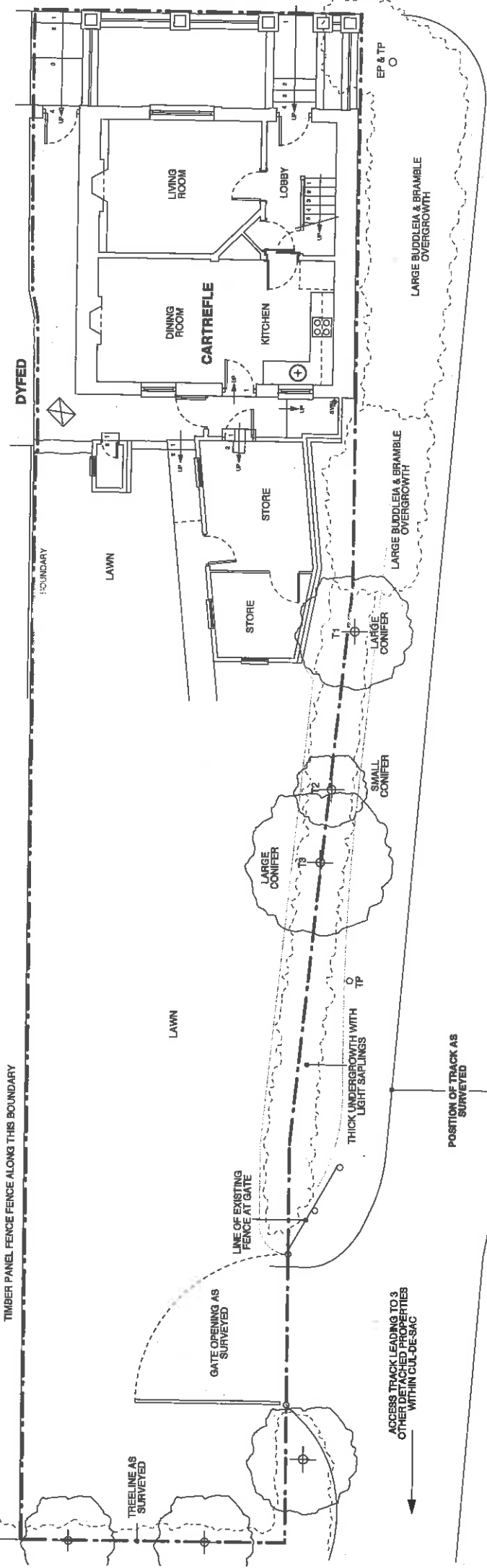
REV A - 18 JULY 2017

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JULIAN BISHOP ARCHITECT R.I.B.A.

Client: MR & MRS T JAIN
 Job: ALTERATIONS AND EXTENSIONS TO CARTREFAE HOUSE
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 Drawing: SURVEY AS EXISTING - ALL ELEVATIONS
 Scale: 1:100
 Date: NOVEMBER 2016
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 Page: 5 of 3

Drawn: Gurn
 Printed: West
 Published: Perthshire
 SA42 8QX
 Tel: 01237 821150



ACCESS TRACK LEADING TO LONG STREET

CHAIN LINK FENCE / AS SURVEYED


WHITE BERRIES

NP 17 2 90

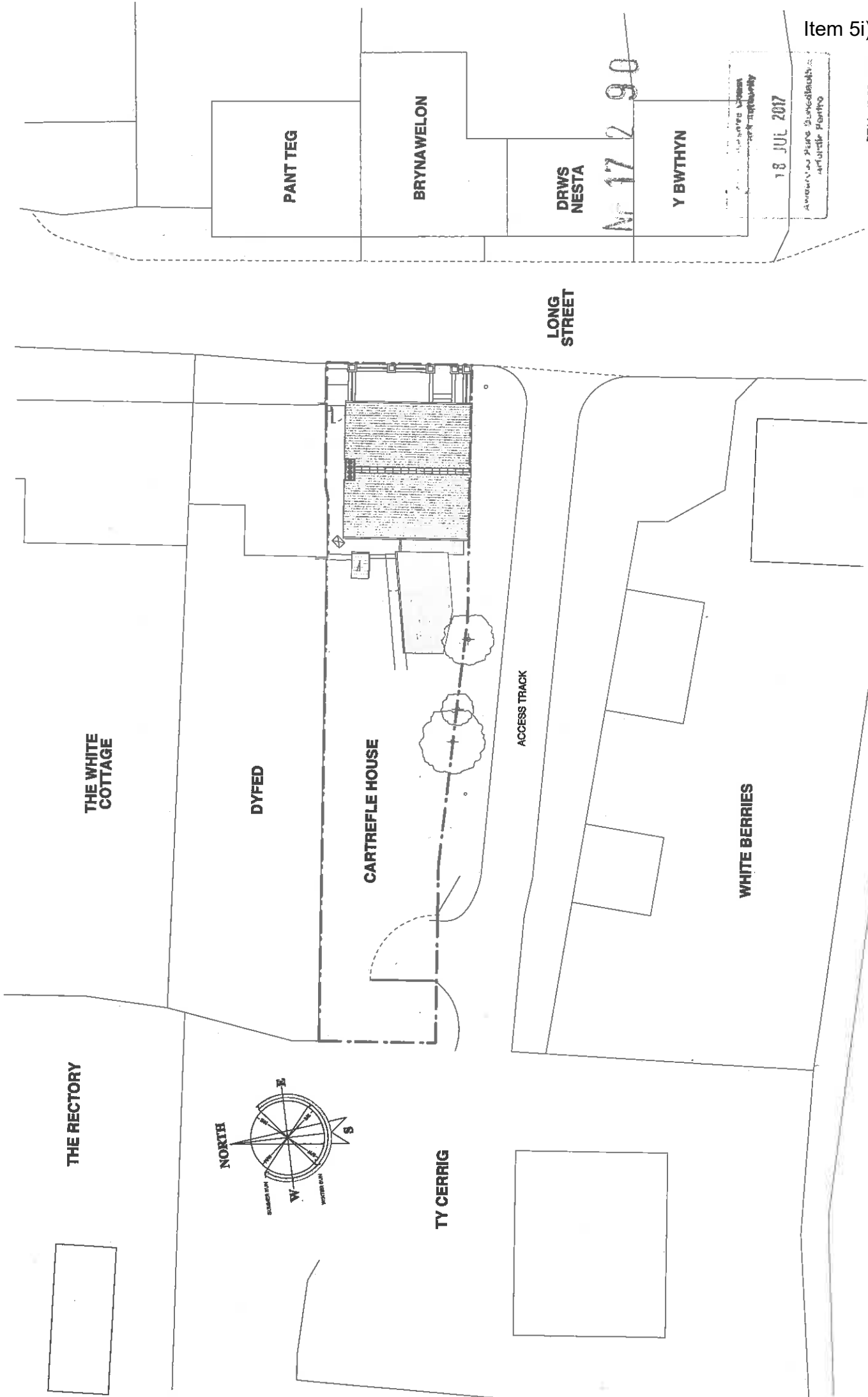
Penumbrae Green
Molesey Park Authority
18 JUL 2017
Approved Plans Checklist
Architect's Printing

Item 5)

REV D - 18 JULY 2017
REV C - 05 MAY 2017
REV B - 20 APR 2017
REV A - 20 MAR 2017

		Client: MR P & MRS T LAMB Job: ALTERATIONS AND EXTENSIONS TO CARTREFLE HOUSE LONG STREET, NEWPORT, PEMBROKESHIRE, SA4 0TJ Drawing: SURVEY AS EXISTING - SITE PLAN Scale: 1:100 Page: Size A3 Date: DECEMBER 2016
JULIAN BISHOP ARCHITECT RIBA Dewi-Corn Mountain Way Newport Pembrokeshire SA4 0QZ Tel: 01237 621 150 e-mail: mail@julianbishop-architect.co.uk		331 Rev. 04 D

SITE PLAN

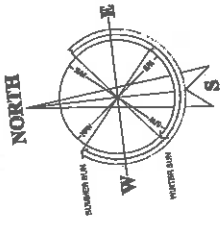


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Client: MR H & MRS T LAMB
 Job: ALTERATIONS AND EXTENSIONS TO CARTREFLE HOUSE, LONG STREET, NEWPORT, Pembrokeshire, SA2 6TJ
 Drawing: SURVEY AS EXISTING - BLOCKPLAN
 Scale: 1:200 Page Size: A3 Date: MAY 2017

REV A - 18 JULY 2017

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 Rev. 05 A



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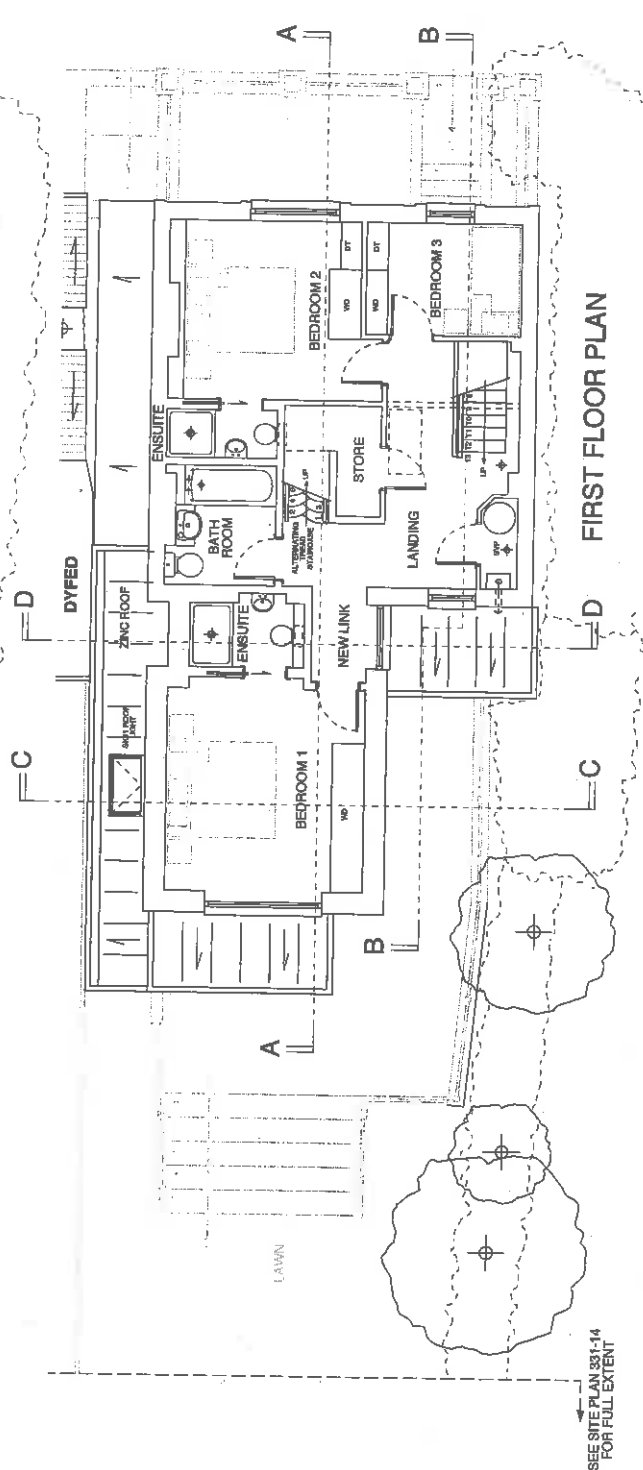
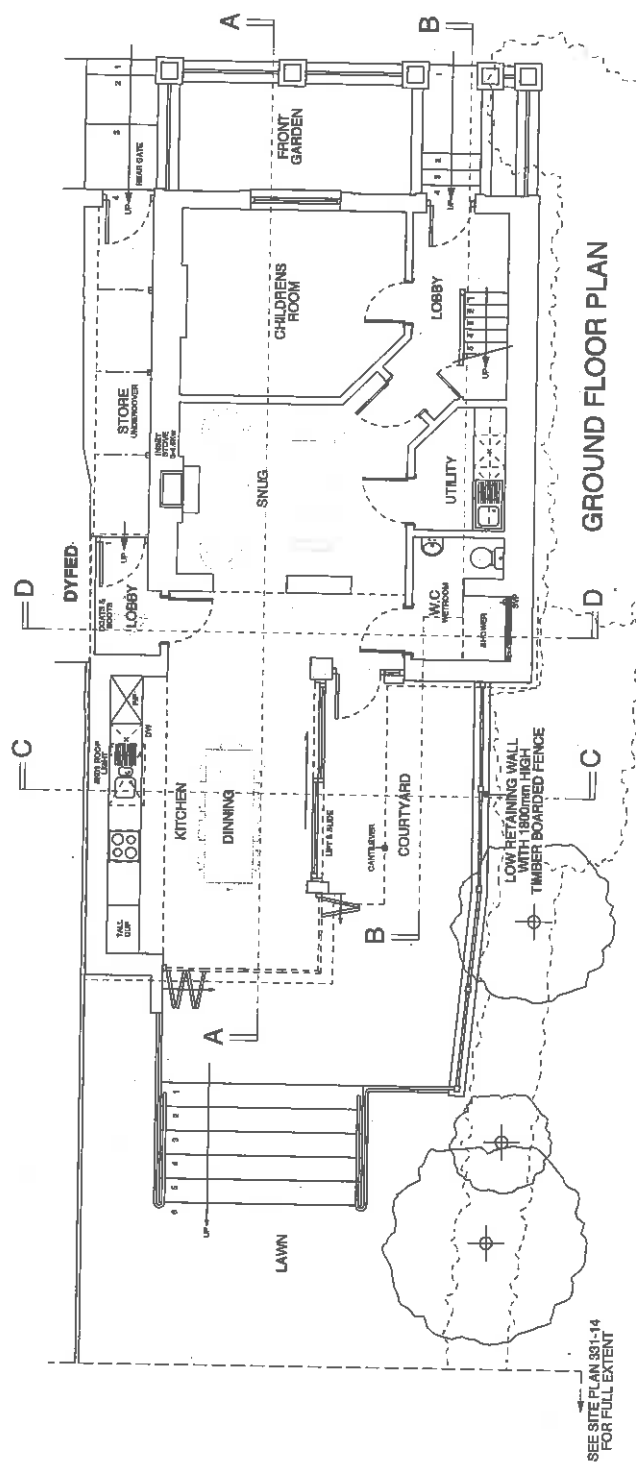
18 JUL 2017
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REV B - 18 JULY 2017
 REV A - 15 MAY 2017

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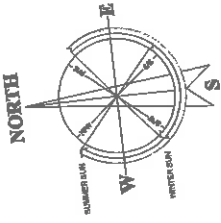
Client: MR & MRS T LAVIS
 Job: ALTERATIONS AND EXTENSIONS TO CARTERLE HOUSE,
 LONG STREET, NEWPORT, PEMBROKESHIRE, SA42 8TJ
 Drawing: AS PROPOSED - GROUND & FIRST FLOOR PLANS
 Scale: 1:100
 Date: DECEMBER 2016
 Page Size: A3

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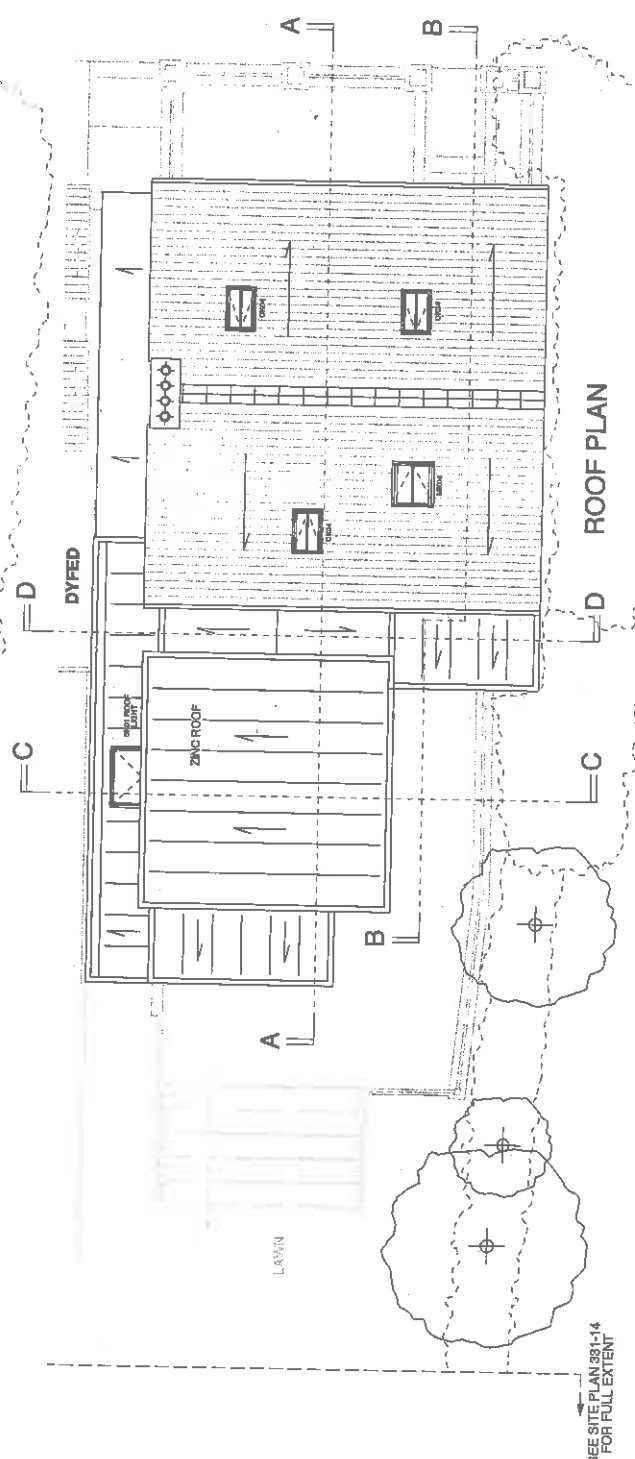
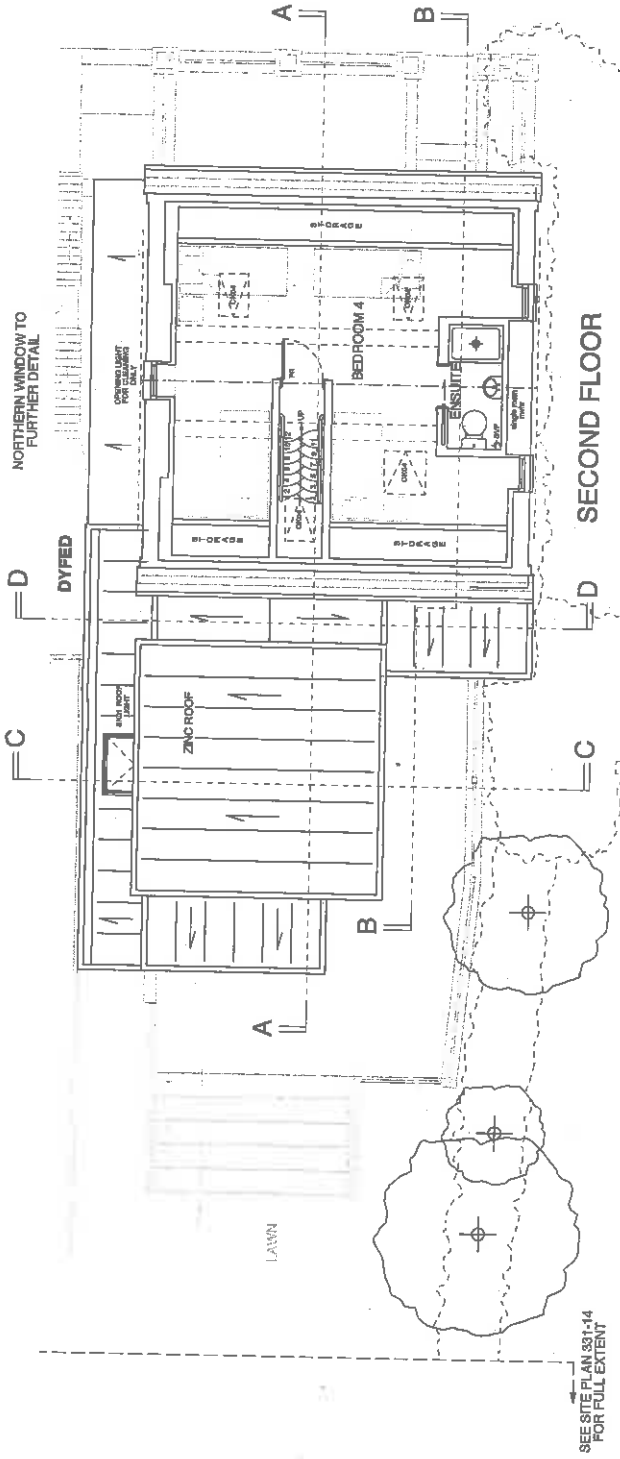


REV E - 18 JULY 2017
 REV C - 05 MAY 2017
 REV B - 10 JAN 2017
 REV A - 4 JAN 2017

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18 JUL 2017
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 Planning Section
 Planning Authority
 Planning Officer: [Signature]

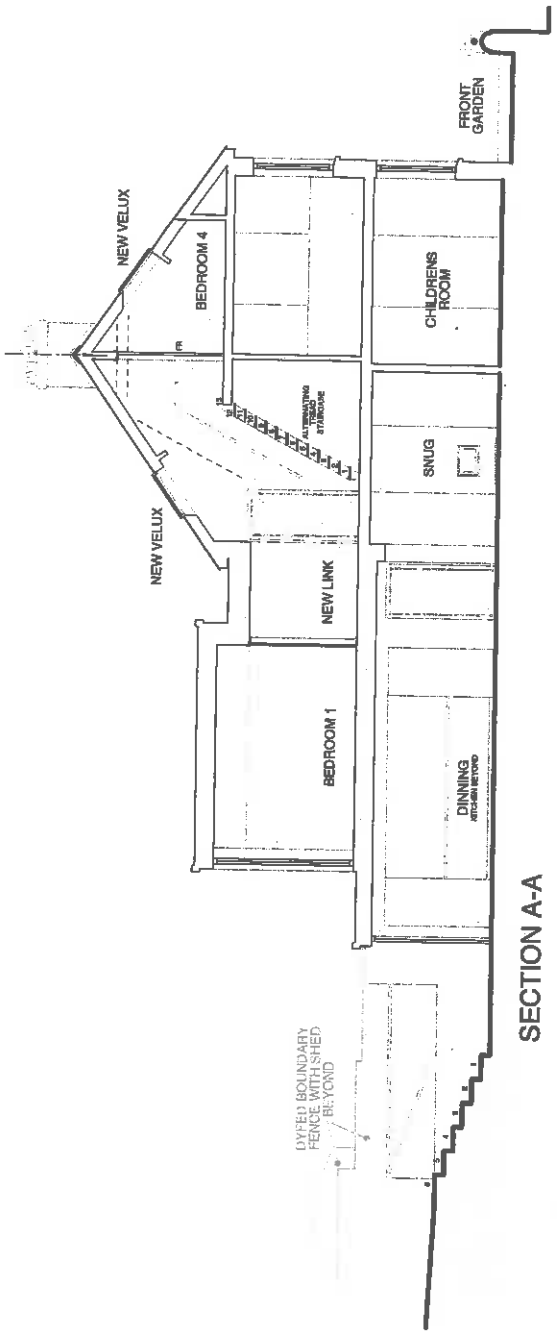


Client: MR M & MRS T LAMB
 Job: ALTERATIONS AND EXTENSIONS TO CARTERS HOUSE
 LONG STREET, NEWPORT, PEMBROKESHIRE, SA6 9TJ
 Drawing: AS PROPOSED - SECOND FLOOR & ROOF PLAN
 Scale: 1:100
 Page: 331 of 33
 Date: DECEMBER 2016

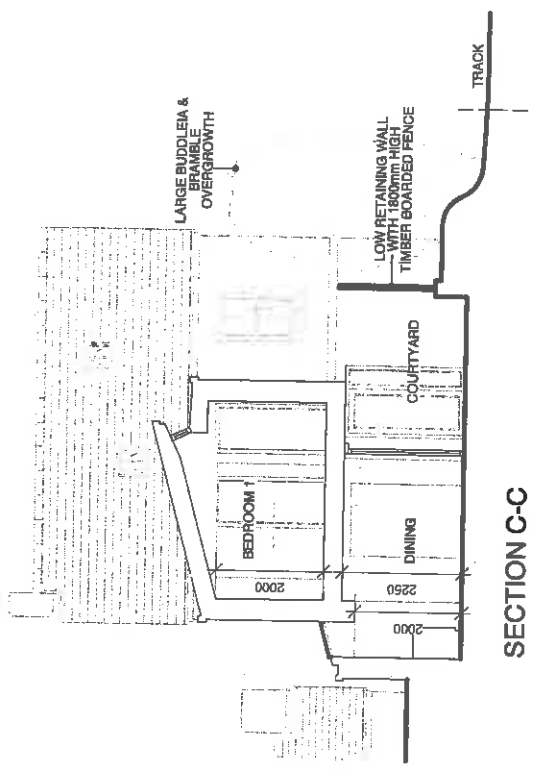
JULIAN BISHOP ARCHITECT RIBA
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REV C - 18 JULY 2017
 REV B - 15 MAY 2017
 REV A - 26 JAN 2017

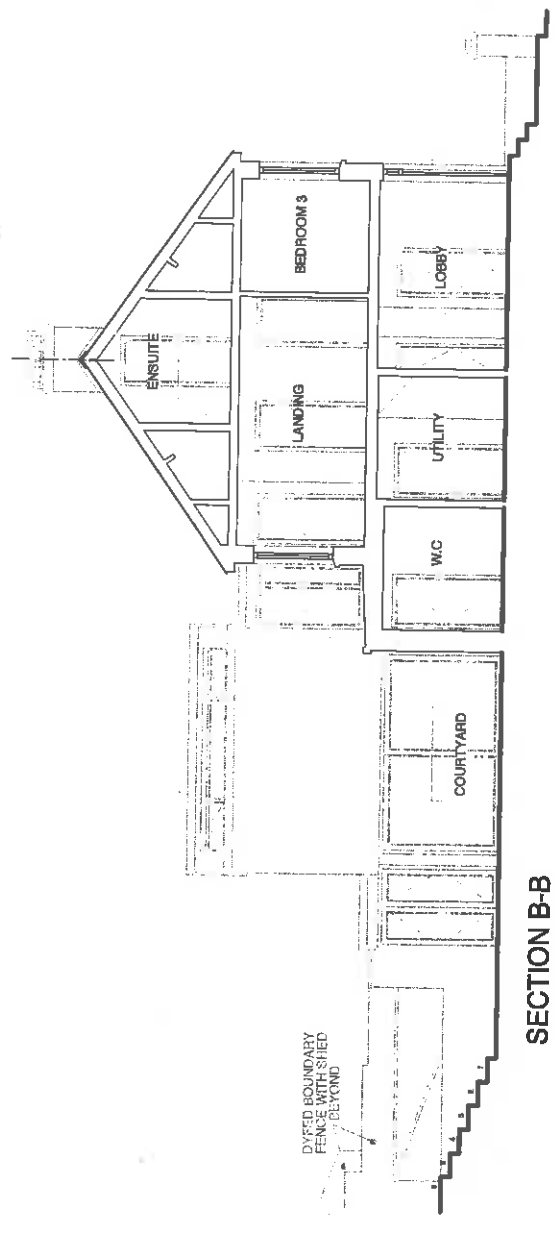
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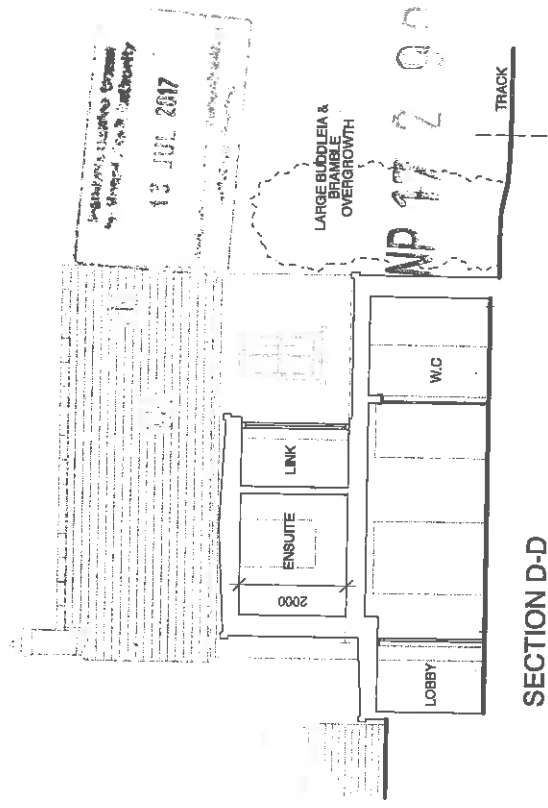
SECTION A-A



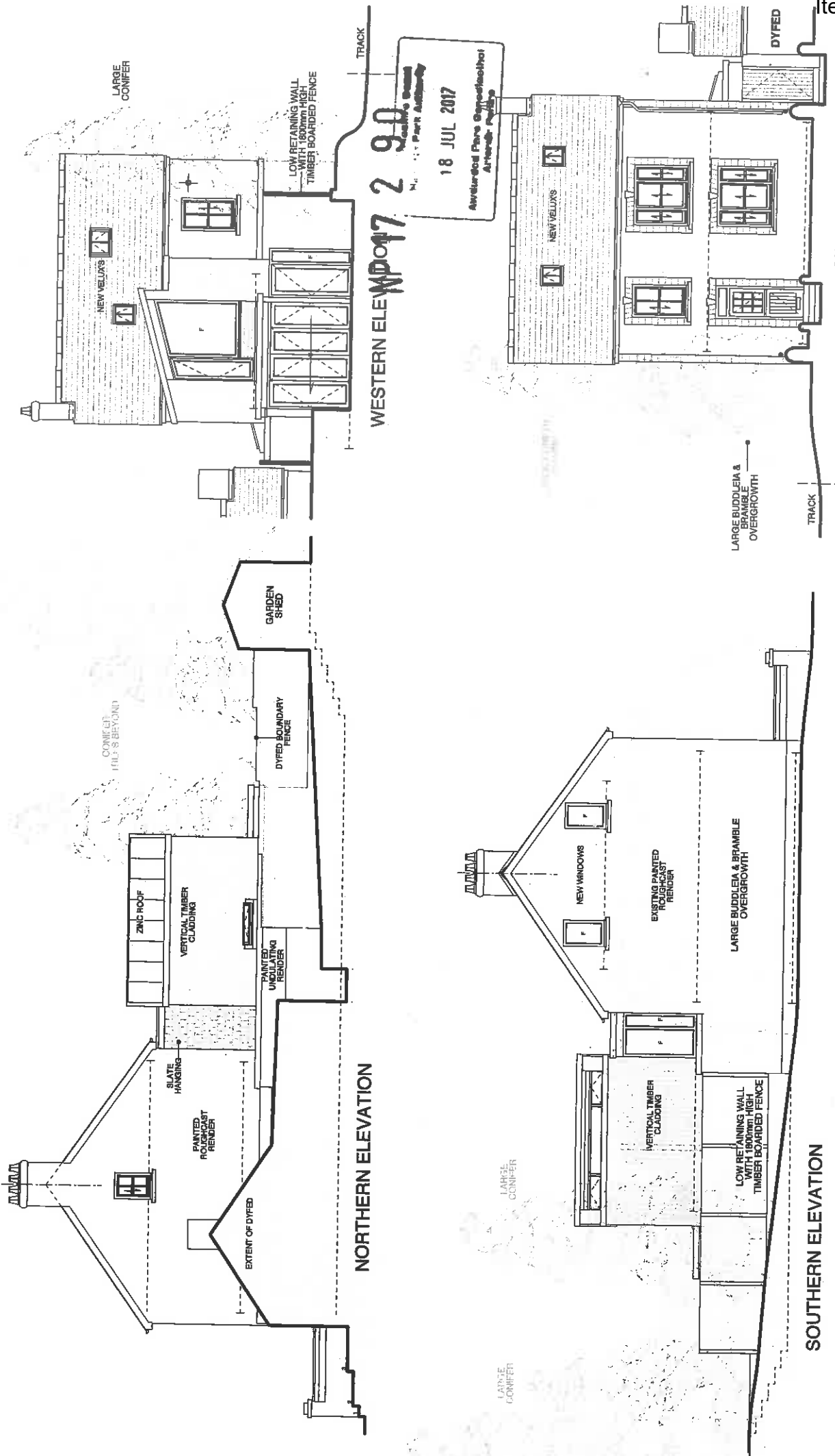
SECTION C-C



SECTION B-B



SECTION D-D



18 JUL 2017
 Architectural Plans & Specifications
 Architects: Paul & Paul Architects

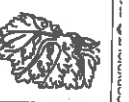
Item 5i)

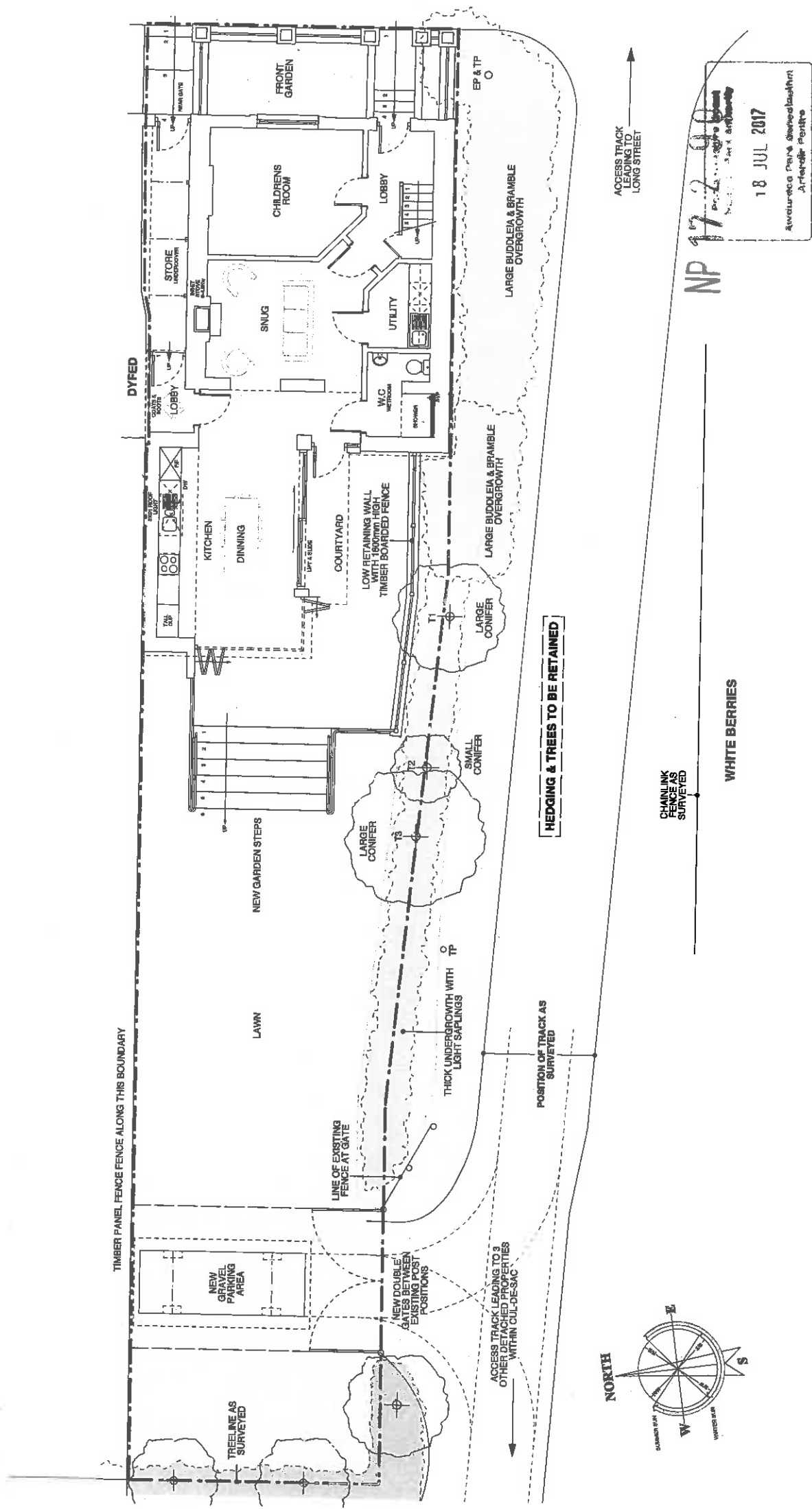
REV C - 18 JULY 2017
 REV B - 28 JAN 2017
 REV A - 10 JAN 2017

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 Rev. 13 C

Client: MR & MRS T LAMB
 Job: ALTERATIONS AND EXTENSIONS TO CARTREFLE HOUSE,
 LONGS STREET, NEWPORT, PEMBROKESHIRE, SA6 0TJ
 Drawing: AS PROPOSED - ALL ELEVATIONS
 Scale: 1:100
 Date: DECEMBER 2016
 Page Size: A3

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REV A - 18 JULY 2017

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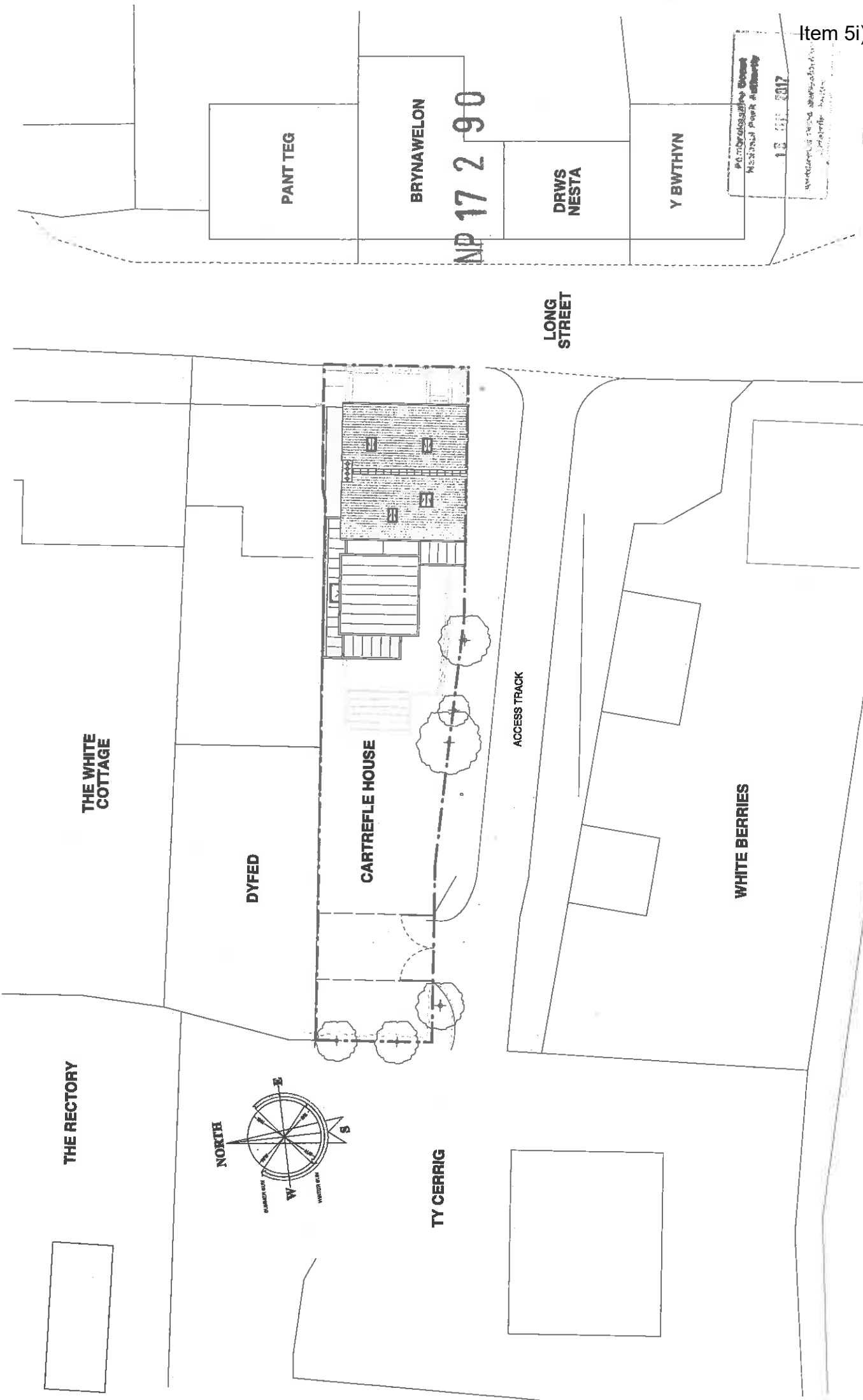
Client: MR M & MRS T LAMB
 Job: ALTERATIONS AND EXTENSIONS TO CARTLEIGH HOUSE
 LONG STREET, NEWPORT, PERKROSHIRE, SA2 9TJ
 Drawing: AS PROPOSED - SITE PLAN
 Scale: 1:100
 Page: Sheet A3
 Date: MAY 2017

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 Checked by: Mrs T Lamb
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SITE PLAN

Item 5i)



13 JUL 2017
 Approved for planning
 13 JUL 2017
 Approved for planning
 13 JUL 2017

REV A - 18 JULY 2017

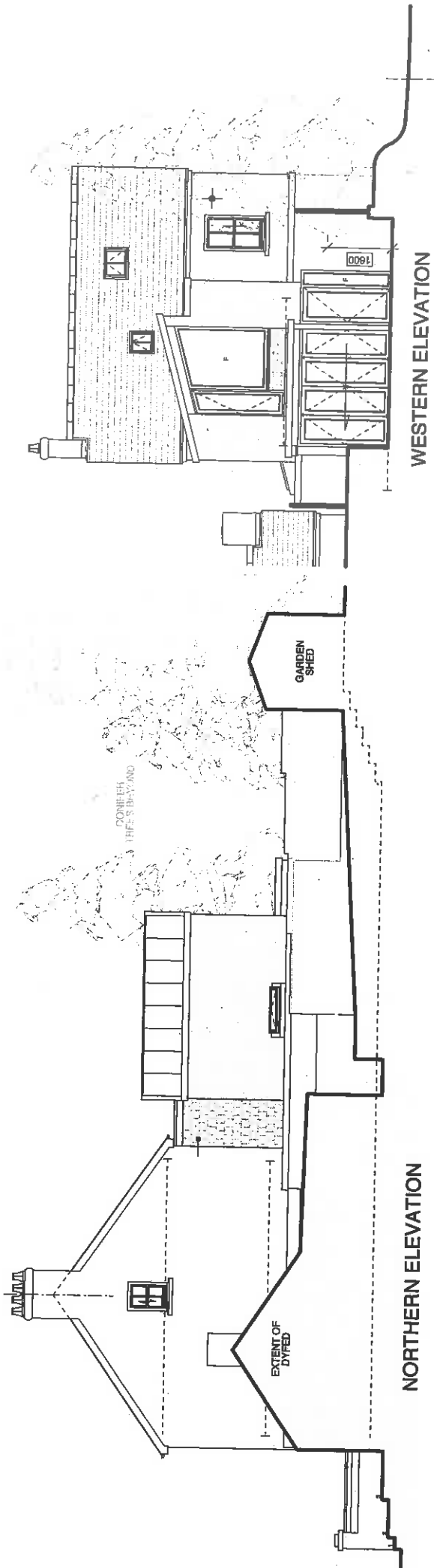
Client	MR M & MIST LAMB
Job	ALTERATIONS AND EXTENSIONS TO CARTREFLE HOUSE LONG STREET, NEWPORT, FERROUGHERIE, SA42 0TJ
Drawing	AS PROPOSED - BLOCK PLAN
Scale	1:200 Page Size: A3 Date: MAY 2017

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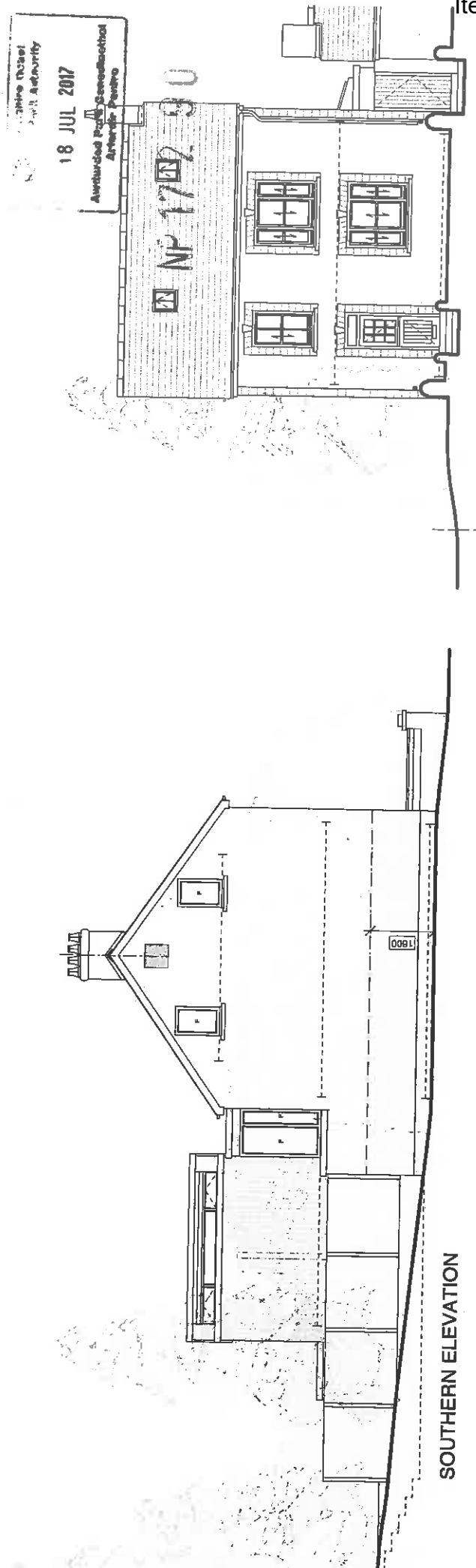
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BLOCK PLAN



NORTHERN ELEVATION

WESTERN ELEVATION



SOUTHERN ELEVATION

EASTERN ELEVATION

18 JUL 2017
 Approved Plans
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Item 5i)

KEY

□ LIGHTING TO BOTH WEST AND SOUTH SIDES OF THE HOUSE MUST BE 1.8M MAXIMUM OFF THE GROUND AND LIGHTING DOWNWARDS WITH NO LIGHT UP-SPILL (E.G. WITH A LIGHT SHADE ON TOP TO ENSURE THAT BAT FLIGHT PATHS REMAIN DARK)

■ SCHWEGLER TFF INSERTED IN THE SOUTHERN GABLE END WALL WHEN THE HOUSE ROOF IS RAISED TO PROVIDE BATS WITH A CLEAR PASSAGE WITHOUT HAVING ANY ACCESS TO THE WALL TOPS OR ANY ASPECT OF THE ROOF.

REV A - 18 JULY 2017

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Rev. **16 A**

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