

Application Ref: NP/18/0490/FUL

Case Officer	Andrew Richards		
Applicant	Mr P Lawrence		
Agent			
Proposal	Demolition of existing single storey lean-to dining room & replace with a 2 storey extension to east side elevation together with single storey extension to north rear elevation.		
Site Location	41, Bevelin Hall, Saundersfoot, Pembrokeshire, SA69 9PG		
Grid Ref	SN13130422		
Date Valid	14-Aug-2018	Target Date	07-Oct-2018

This application is before committee as the officer recommendation of approval is contrary to the views of the Community council.

Consultee Response

Saundersfoot Community Council: Concern

PCNPA Planning Ecologist: No comment

PCC - Transportation & Environment: No objection

PCNPA Tree and Landscape Officer: Conditional Consent

PCC - Drainage Engineers: Standard Advice

Public Response

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

Policies considered

Please note that these policies can be viewed on the Policies page of Pembrokeshire 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 Pembrokeshire Coast National Park

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

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

PPW9 Chapter 04 - Planning for Sustainability

Pembrokeshire Coast National Park Authority
Development Management Committee –17th October 2018

PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW9 Chapter 08 - Transport
PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
SPG11 - Coal Works - Instability
SPG12 - Parking
SPG23 - Enabling Sustainable Development in Welsh NPAs
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport

Constraints

Biodiversity Issue
LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Low Coal Risk
Surface Coal
Landscape Character Assessment

Officer's Appraisal

Background and History

The site is located within the residential estate of Bevelin Hall and is known as No 41, the property is a detached two storey property with attached single storey garage to the side. The dwelling is sited on an elongated plot and is located centrally in a row of five dwellings along Bevelin Hall with similar layouts. Several of the other adjacent properties have already been extended to the side and rear with large extensions but all these properties have single storey extensions.

No recent planning history has been identified for this site.

Current Proposal

Planning approval is sought for the demolition of the existing single storey lean-to dining room & replace with a 2 storey extension to side elevation together with single storey extension on the rear elevation.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access

- Landscaping
- Biodiversity
- Land Stability
- Land Drainage and Flooding

Policy, Principle of Development and Impact on National Park:

The site lies within Local Centre of Saundersfoot as defined by the Local Development Plan (LDP) and the proposal is considered to be acceptable in principle and will not have an adverse impact on this area of the National Park and its special qualities. The proposal is also considered to meet the policies set out in the Local Development Plan.

Siting and Sustainable Design:

The community council have raised concerns with the current proposal and consider that the extension is too large for the plot which results in over-development of the site. In addition the proposal is not considered to be in-keeping with the adjacent dwelling that are located within Bevelin Hall, and will result in this dwelling standing out aesthetically. The proposal is also considered to have an excessive height when compared to adjacent properties.

With regard to the scale and footprint of the proposed extension, the scale of the side extension will follow that of the existing dwelling having a two storey aspect to make the most of the limited area to the side of the property without having any significant impact on the adjacent property or street scene. Therefore, the side extension is considered to be acceptable in this instance. The single storey rear extension is considered to be modest in scale when compared to other extensions allowed on similar properties within Bevelin Hall and is also considered to be acceptable.

Officers consider that the proposed siting of the works within this site is acceptable and it is also considered that the amended drawings have a scale, form, mass and detailed design which is in-keeping within this area and provides additional accommodation which will meet modern standards of sustainable design.

Whilst it is recognised that the applicant's drawings indicate a modern palette of colours and materials, the finishes schedule also indicates that the proposed colours are to be agreed with the local planning authority. The palette of colours and materials indicated on the amended drawings is not considered to have a significant adverse impact on the character of this area of Bevelin Hall and the surrounding area and can be carefully controlled through a planning condition attached to any consent granted. As such, the current proposal is supported by officers.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The proposed use of the existing dwelling house would be both compatible and appropriate to the existing residential use of the application site. Given the location and design of the current proposal it is considered that the privacy and amenity of neighbours will be maintained.

Highway Safety and Access:

Pembrokeshire County Council has been consulted on highway matters and they consider that the proposed works would not impact on the adjacent highway. Therefore, no objections are raised on highway grounds to the current proposal.

Landscaping:

The existing site currently benefits from mature landscaping, and the current proposal does not include any works to alter these features. Details have also been received which confirm that these features will be protected during any construction works. No further consideration is required in this instance.

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 Authority's Ecologist has not raised any adverse comments on the application. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Stability:

The site is located within an area defined by The Coal Authority as containing potential high hazards arising from coal mining. Based on this the current application is not required to provide a Coal Mining Risk assessment as land instability from former coal workings will be considered under other legislation. In this respect an informative will be added to any consent issued to inform the applicant of this.

Land Drainage and Flooding:

PCC Drainage Engineers have been consulted as part of the application and support the application subject to the discharge of surface water being directed to new soakaways or other form of sustainable drainage system. If, however, ground conditions are not suitable for the use of

soakaways/infiltration type SuDS, an alternative method of disposal will be required, which should be agreed in writing with the local planning authority.

Conclusion

The proposed scheme is considered to have a siting, scale and detailed design which is considered to be acceptable in this instance and provides additional residential accommodation to support the existing dwelling. The design will ensure the character and amenity of the area is maintained and protected along with the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposed development can be supported subject to appropriate conditions.

Recommendation

Approve subject to 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:

Drawing Reference: 41/01 (Received 03.09.2018)

Drawing Reference: 41/02 (Received 03.09.2018)

Drawing Reference: 41/03 (Received 03.09.2018)

Drawing Reference: 41/04 (Received 03.09.2018)

Drawing Reference: 41/05/A (Received 03.09.2018)

Drawing Reference: 41/06/A (Received 03.09.2018)

Drawing Reference: 41/07/A (Received 03.09.2018)

Drawing Reference: 41/08/A (Received 03.09.2018)

Drawing Reference: 41/09/A (Received 03.09.2018)

Drawing Reference: 41/10/A (Received 03.09.2018)

Drawing Reference: 41/11/A (Received 03.09.2018)

Drawing Reference: 41/12/A (Received 03.09.2018)

Drawing Reference: 41/13/A (Received 03.09.2018)

Drawing Reference: 41/14 (Received 03.09.2018)

Drawing Reference: 41/15/A (Received 03.09.2018)

Drawing Reference: 41/16 (Received 23.09.2018)

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 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).

4. Prior to the construction of the extensions hereby approved details, samples and colours of the materials to be used in the construction of the external surfaces of the extensions shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

DEVELOPMENT LOW RISK AREA - STANDING ADVICE

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

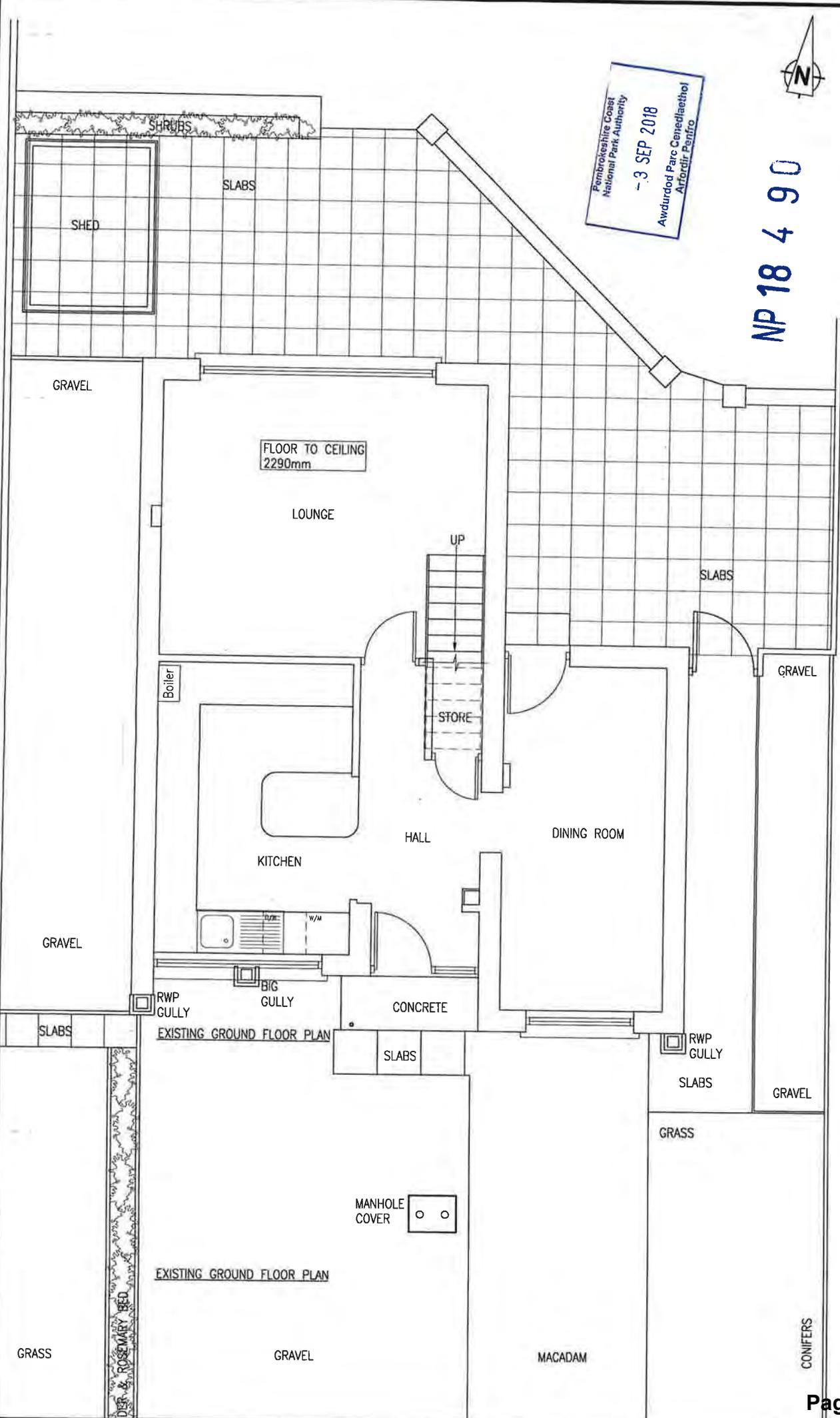
Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com



Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arforddir Penfro

NP 18 4 90



Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

Drawing Title:
EXISTING
GROUND FLOOR PLAN
Client:
Mr PHILIP LAWRENCE

Scale: 1:50
Date: JANUARY 2018
Drawing Number: 41/01

Email: pwj@btconnect.com
Mobile: 07770 801413

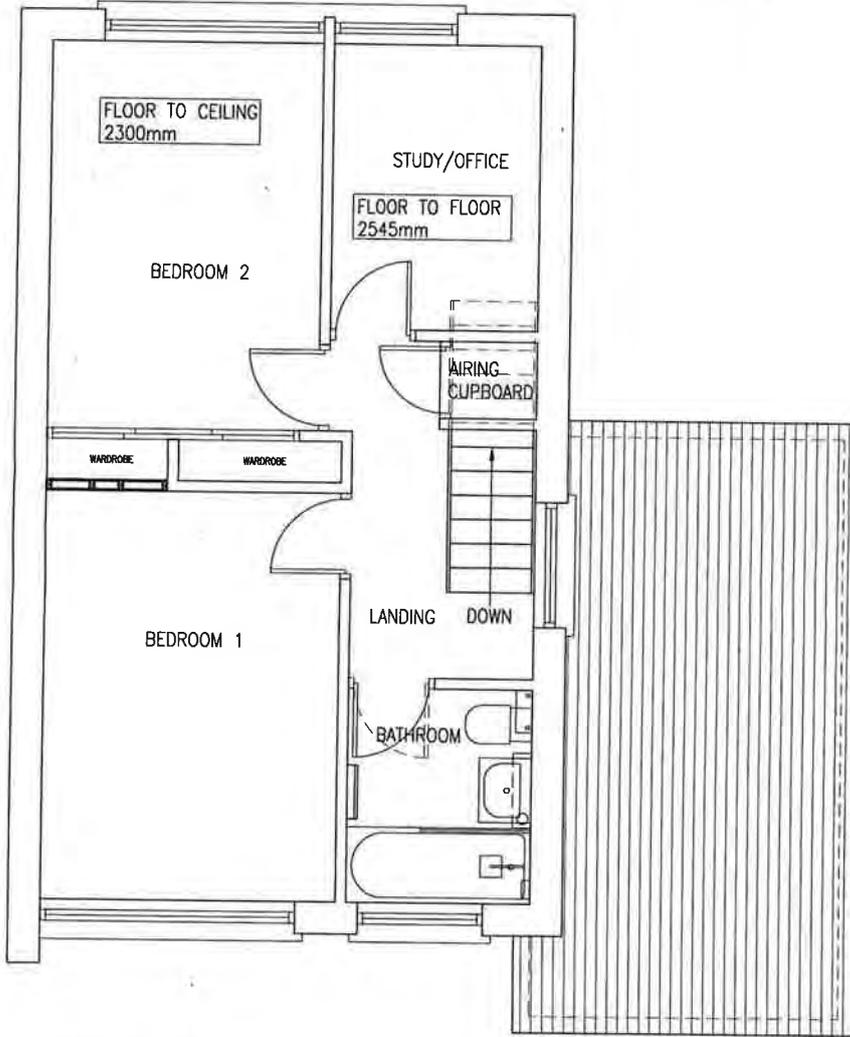
PL Consulting

41 Bevelin Hall, Saundersfoot,
Pembrokeshire, Wales, UK, SA69 9PG

Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro



NP 18 4 90



PROPOSED FIRST FLOOR PLAN

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

Drawing Title:
EXISTING
FIRST FLOOR PLAN
Client:
Mr PHILIP LAWRENCE

Scale: 1:50
Date: JANUARY 2018
Drawing Number: 41/02

Email: pwjl@btconnect.com
Mobile: 07770 801413

PL Consulting
41 Bevelin Hall, Saundersfoot,
Pembrokeshire, Wales, UK, SA69 9PG



EXISTING FRONT ELEVATION (SOUTH)

Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 18 4 90



EXISTING REAR ELEVATION (NORTH)

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

Drawing Title:
EXISTING
FRONT & REAR ELEVATIONS (SOUTH & NORTH)

Client:
Mr PHILIP LAWRENCE

Scale: 1:50

Date: JANUARY 2018

Drawing Number: 41/03

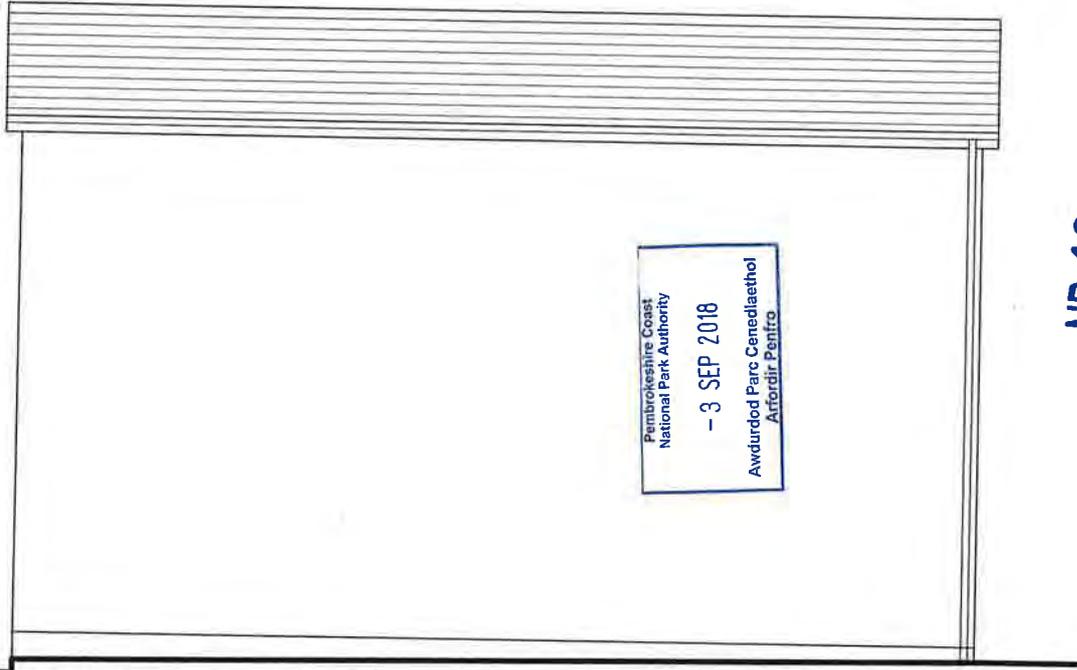
Email: pwjl@btconnect.com

Mobile: 07770 801413

PL Consulting

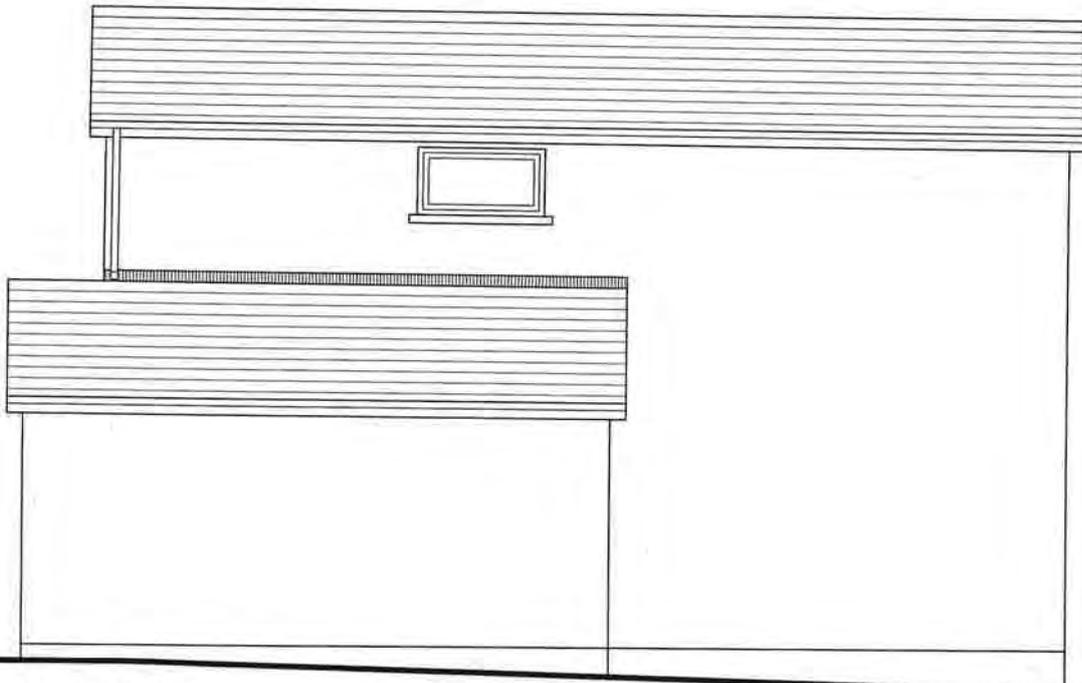
41 Bevelin Hall, Saundersfoot,
Pembrokeshire, Wales, UK, SA69 9PG

EXISTING SIDE ELEVATION (WEST)



NP 18 4 90

EXISTING SIDE ELEVATION (EAST)



Email: pwjl@btconnect.com

Scale: 1:50

Drawing Title:
EXISTING

Date: JANUARY 2018

SIDE ELEVATIONS (WEST & EAST)

Client:

Mr PHILIP LAWRENCE

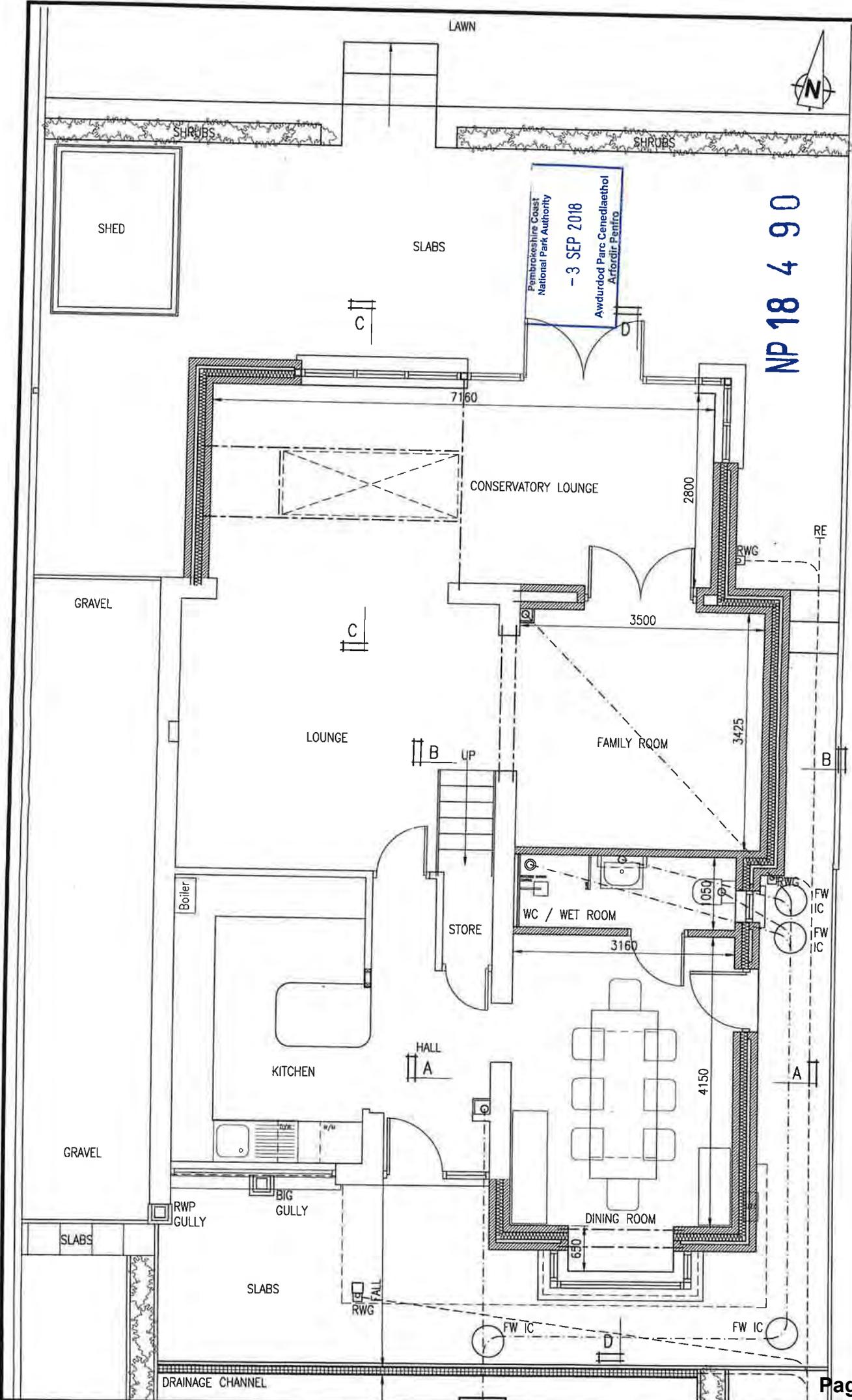
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Mobile: 07770 801413

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41 Bevelin Hall, Saundersfoot,
Pembrokeshire, Wales, UK, SA69 9PG

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG



NP 18 4 90

Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

Drawing Title:
PROPOSED
GROUND FLOOR PLAN
Client:
Mr PHILIP LAWRENCE

Scale: 1:50
Date: REVISED 31/08/2018
Drawing Number: 41/05/A

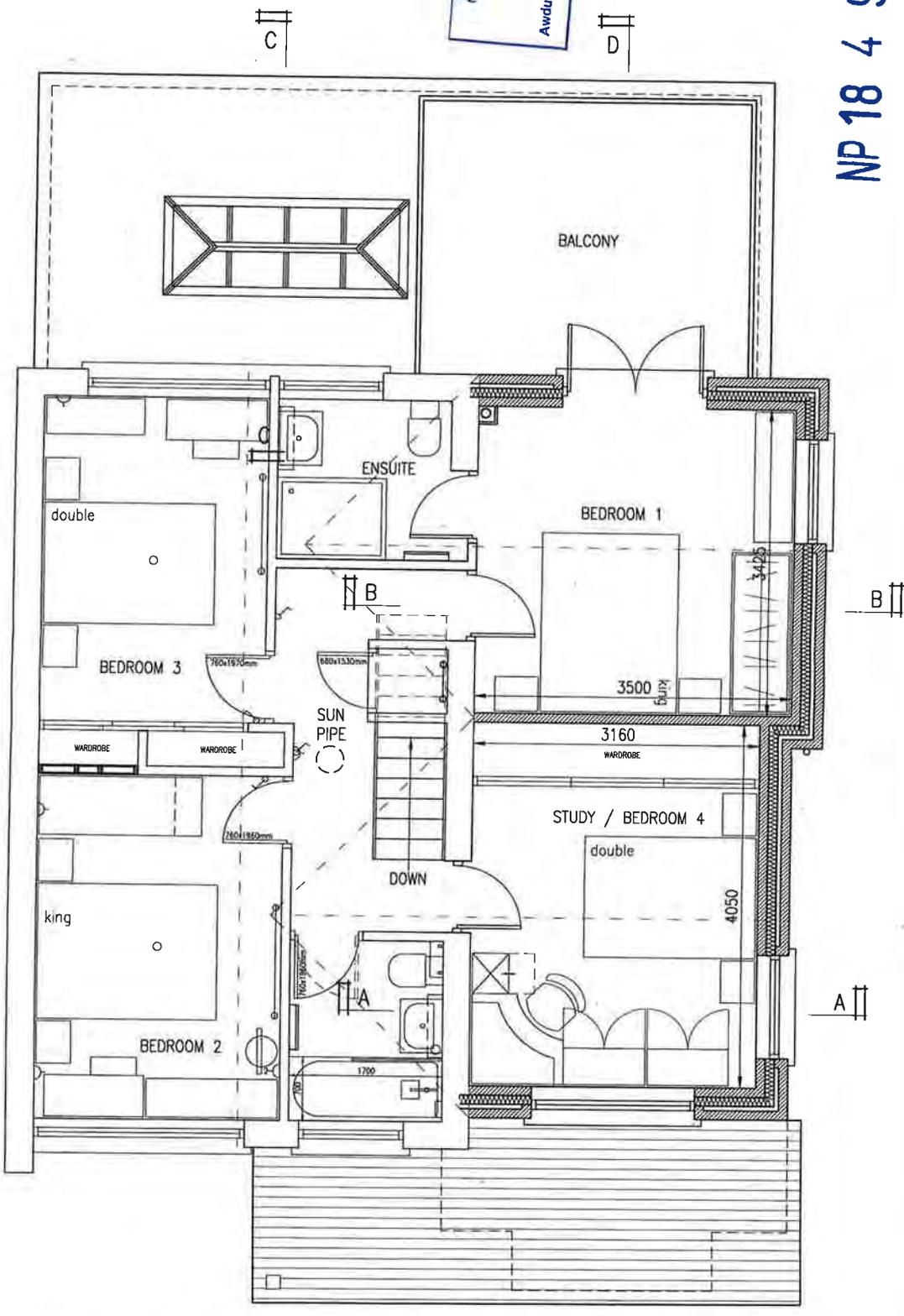
Email: pwj@btconnect.com
Mobile: 07770 801413

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41 Bevelin Hall, Saundersfoot,
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Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro



NP 18 4 90



PROPOSED FIRST FLOOR PLAN

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

Drawing Title:
PROPOSED
FIRST FLOOR PLAN
Client:
MR PHILIP LAWRENCE

Scale: 1:50
Date: REVISED 31/08/2018
Drawing Number: 41/06/A

Email: pwjfl@btconnect.com
Mobile: 07770 801413

PL Consulting
41 Bevelin Hall, Saundersfoot,
Pembrokeshire, Wales, UK, SA69 9PG

PROPOSED FINISHES

ROOFS:
TILES TO MATCH EXISTING.

WALLS:
PAINTED ROUGHCAST RENDER TO MATCH EXISTING.
FRONT - PART ETERNIT CEDRAL HORIZONTAL BOARD CLADDING - COLOUR TO BE AGREED.
REAR SINGLE STOREY - LARCH VERTICAL BOARD TIMBER CLADDING.

DOORS AND WINDOWS:
WHITE UPVC TO MATCH EXISTING.

BALCONY BALUSTRADE:
STAINLESS STEEL FRAMING WITH GLASS INFILL (OPAQUE TO EAST ELEVATION).

BARGE BOARDS, FASCIA BOARDS, SOFFITS AND RAINWATER GOODS:
WHITE UPVC.



PROPOSED FRONT ELEVATION (SOUTH)

Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 18 4 90

Email: pwj@btconnect.com

Drawing Title:
PROPOSED

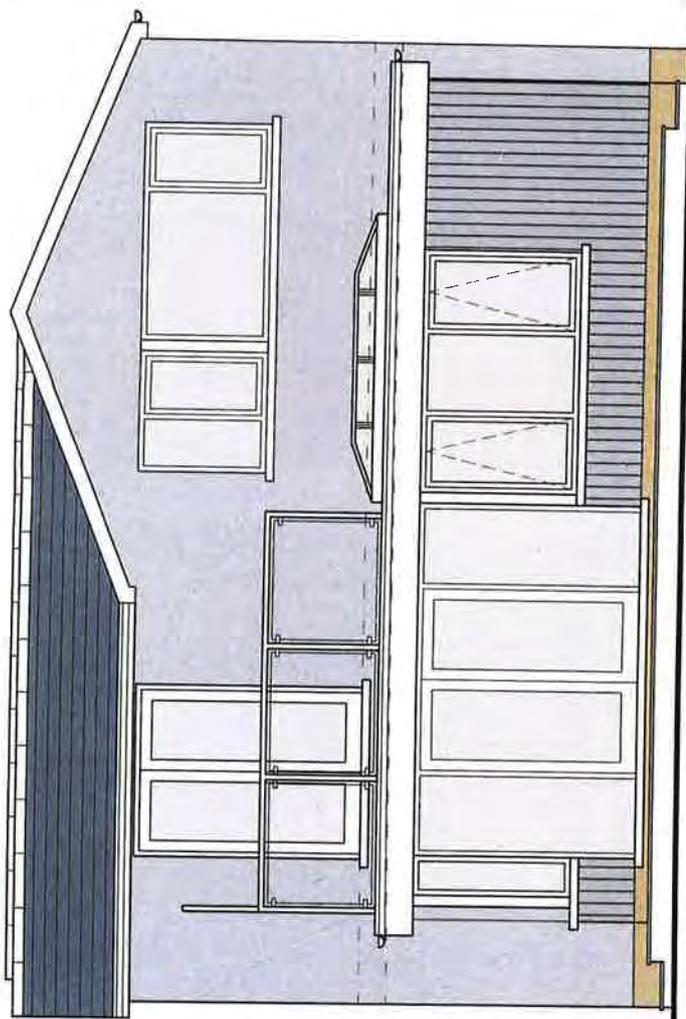
Scale: 1:50

FRONT ELEVATION (SOUTH)

Date: REVISED 31/08/2018

Drawing Number: 41/07/A
Client: Mr PHILIP LAWRENCE

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

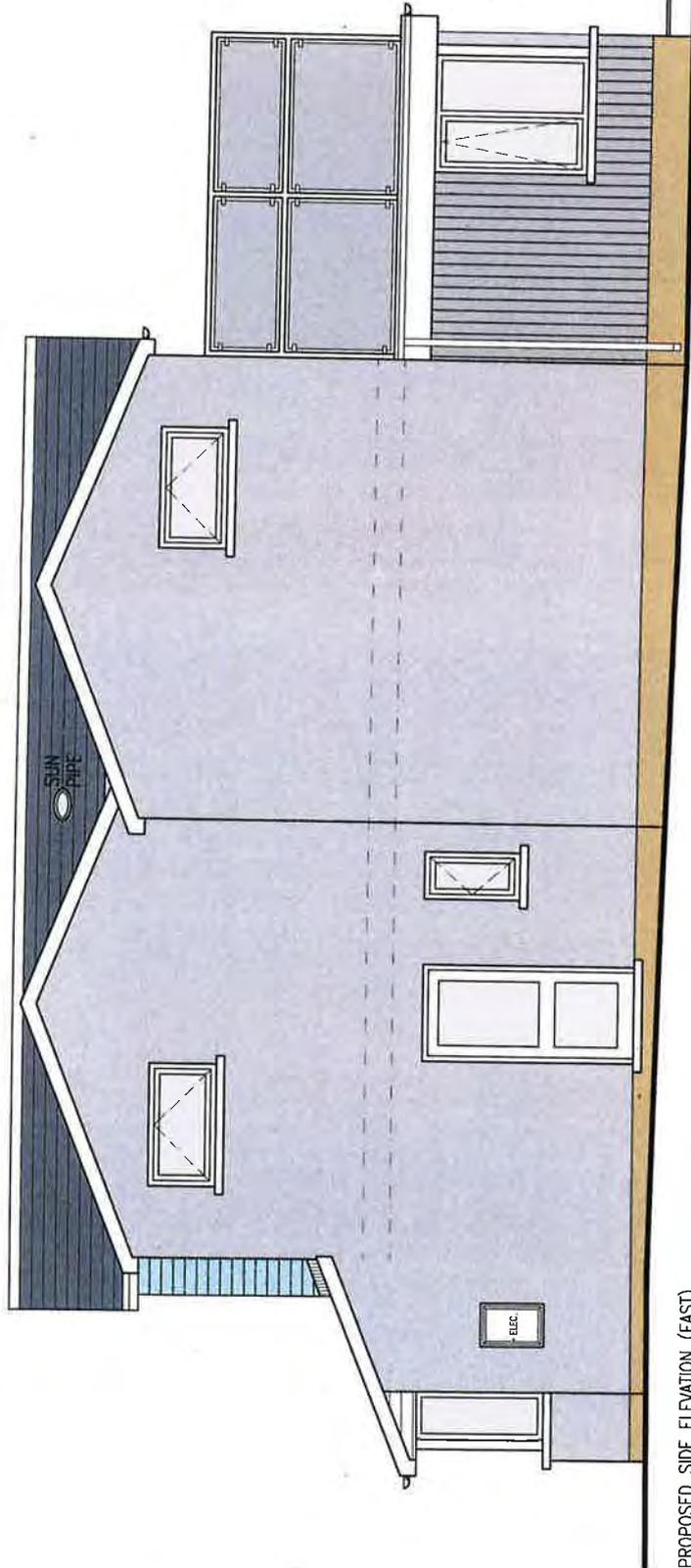


PROPOSED REAR ELEVATION (NORTH)

Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 18 4 90

P&L Consulting 41 Bevelin Hall, Saundersfoot, Pembrokeshire, Wales, UK, SA69 9PG Email: pwj@btconnect.com Mobile: 07770 801413	Scale: 1:50	Drawing Title: PROPOSED REAR ELEVATION (NORTH)	Project: PROPOSED EXTENSION AT 41 BEVELIN HALL SAUNDERSFOOT PEMBROKESHIRE SA69 9PG
	Date: REVISED 31/08/2018 Drawing Number: 41/08/A	Client: Mr PHILIP LAWRENCE	



NP 18 4 90

Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Airograff Pentro

PROPOSED_SIDE ELEVATION (EAST)

Email: pwj@btconnect.com

Scale: 1:50

Date: REVISED 31/08/2018

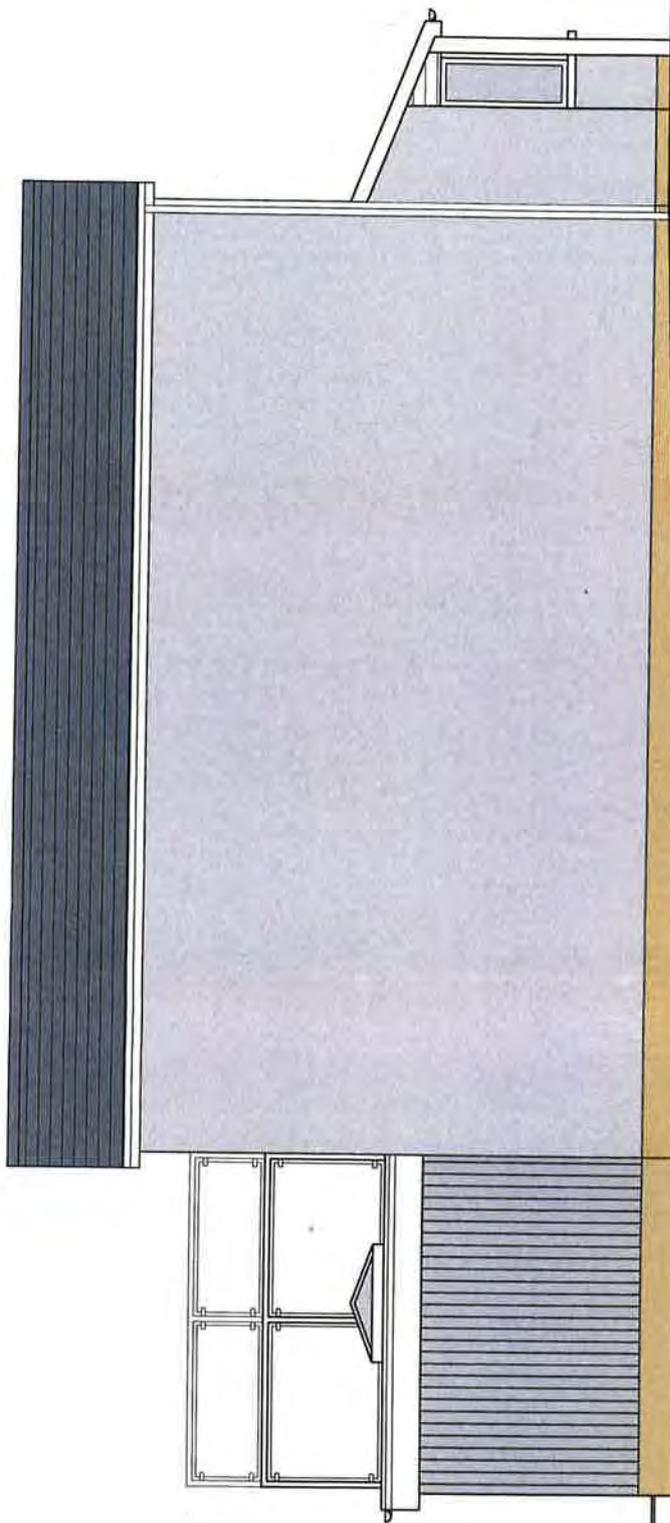
Drawing Title:
PROPOSED
SIDE ELEVATION (EAST)

Mobile: 07770 801413

Drawing Number: 41/09/A

Client:
Mr PHILIP LAWRENCE

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG



PROPOSED SIDE ELEVATION (WEST)

Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

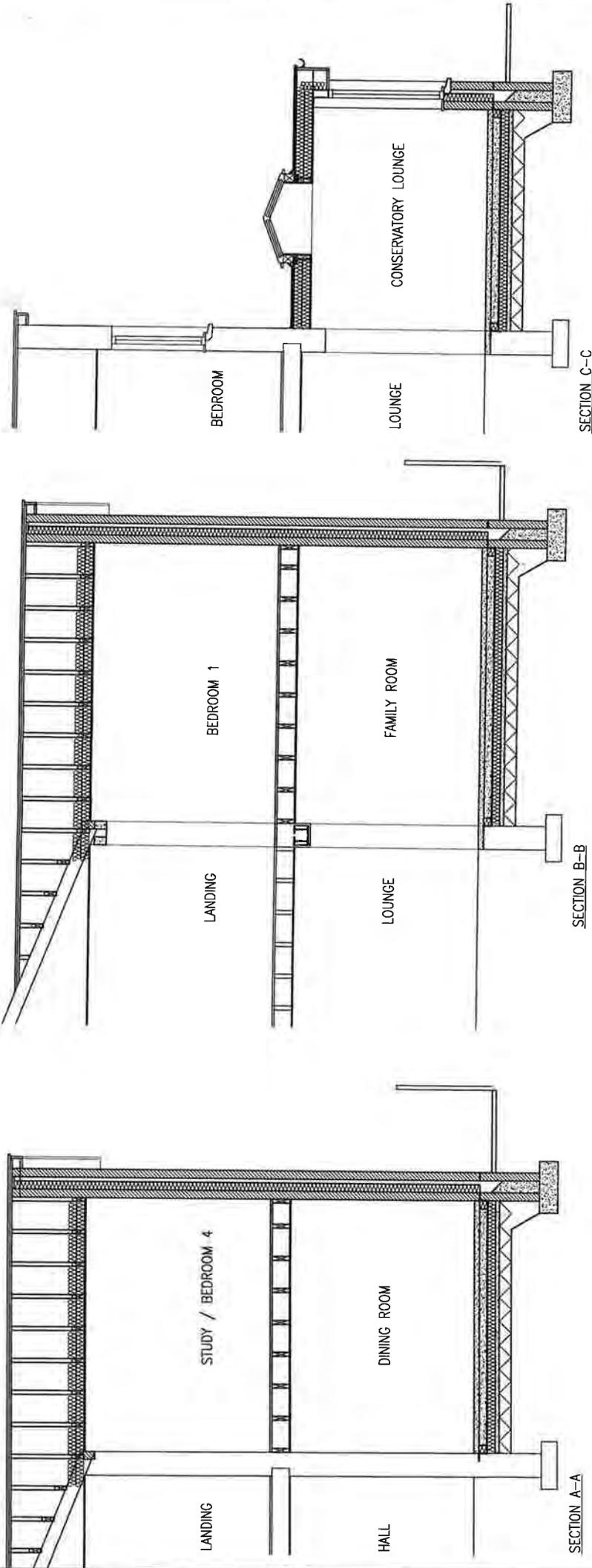
NP 18 4 90

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Pembrokeshire, Wales, UK, SA69 9PG
Email: pwj@btconnect.com Mobile: 07770 801413

Scale: 1:50
Date: REVISED 31/08/2018
Drawing Number: 41/10/A

Drawing Title:
PROPOSED
SIDE ELEVATION (WEST)
Client:
Mr PHILIP LAWRENCE

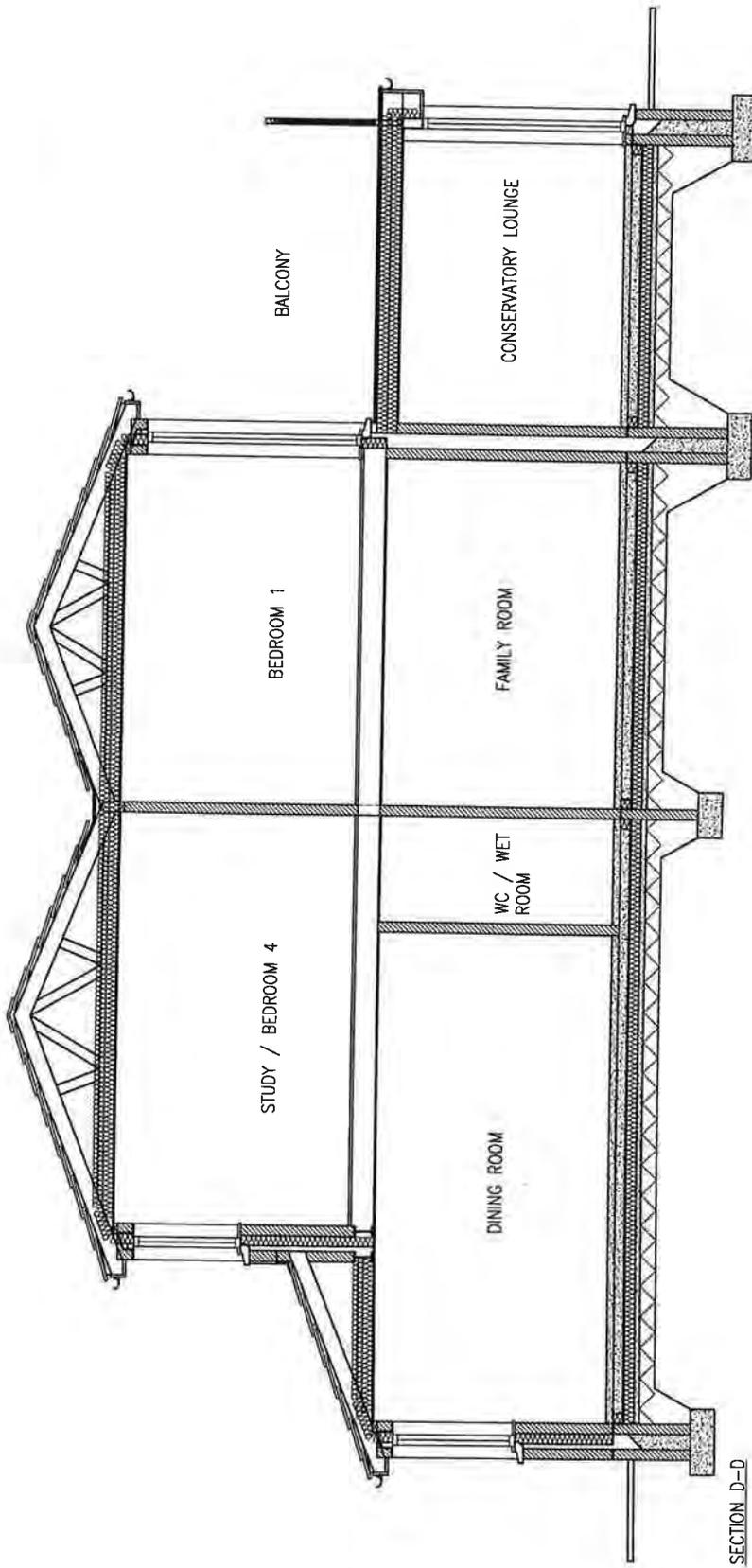
Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG



Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 18 4 90

PL Consulting 41 Bevelin Hall, Saundersfoot, Pembrokeshire, Wales, UK, SA69 9PG Email: pwjl@btconnect.com Mobile: 07770 801413	Scale: 1:50	Drawing Title: PROPOSED SECTIONS A-A, B-B & C-C	Project: PROPOSED EXTENSION AT 41 BEVELIN HALL SAUNDERSFOOT PEMBROKESHIRE SA69 9PG
	Date: REVISED 31/08/2018 Drawing Number: 41/11/A	Client: MR PHILIP LAWRENCE	



Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 18 4 90

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Pembrokeshire, Wales, UK, SA69 9PG
Email: pwj@btconnect.com Mobile: 07770 801413

Scale: 1:50
Date: REVISED 31/08/2018
Drawing Number: **4112/A**

Drawing Title:
**PROPOSED
SECTION D-D**
Client:
MR PHILIP LAWRENCE

Project:
**PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG**



PROPOSED SITE BLOCK PLAN



SITE LOCATION PLAN

Email: pwjl@bitconnect.com

Scale: 1:500/1250

Drawing Title:
PROPOSED

SITE BLOCK & LOCATION PLANS

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

Date: REVISED 31/08/2018

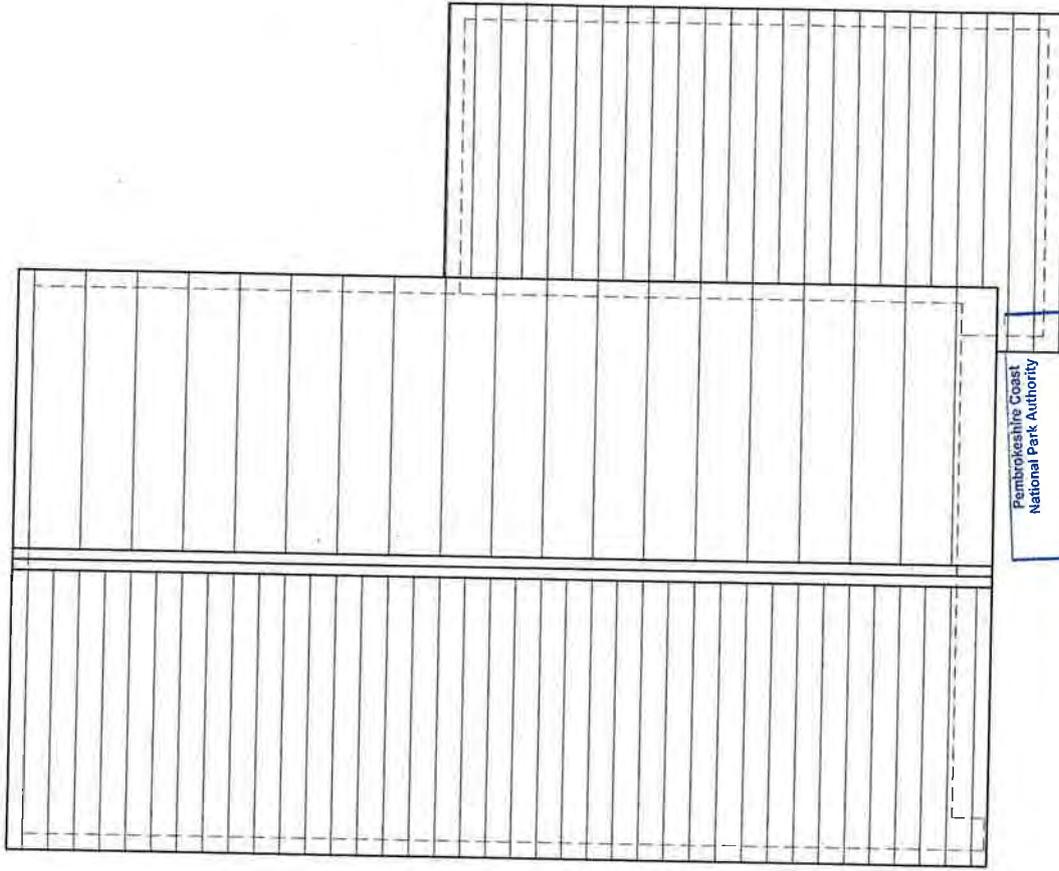
Drawing Number: 41/13/A

Client:
MR PHILIP LAWRENCE



41 Bevelin Hall, Saundersfoot,
Pembrokeshire, Wales, UK, SA69 9PG

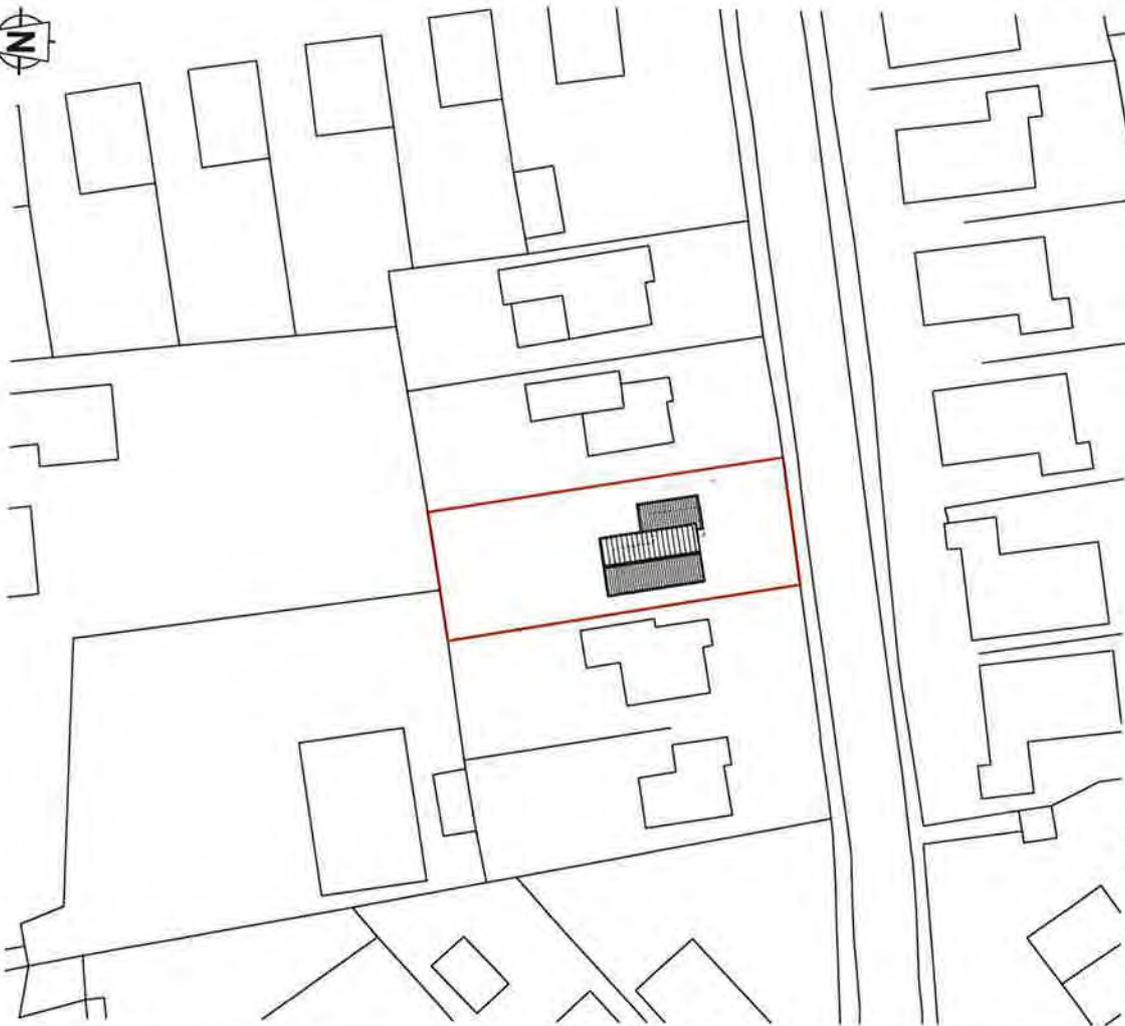
Mobile: 07770 801413



Pembrokeshire Coast
National Park Authority
- 3 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

EXISTING ROOF PLAN

NP 18 4 90



EXISTING SITE BLOCK PLAN

Email: pwjl@btconnect.com

Scale: 1:500/50

Date: AUGUST 2018

Drawing Number: 41/14

Drawing Title:
PROPOSED
SITE BLOCK & LOCATION PLANS

Client:
MR PHILIP LAWRENCE

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

PL Consulting

41 Bevelin Hall, Saundersfoot,
Pembrokeshire, Wales, UK, SA69 9PG
Mobile: 07770 801413



NO DWELLING CONSTRUCTION WORKS, MATERIAL MIXING OR BUILDING MATERIAL STORAGE IN GRASSED AREA - ROOT PROTECTION ZONE FOR EXISTING TURKEY OAK TREE

PROPOSED BUILDING MATERIAL STORAGE, LAY DOWN AND MIXING AREA TO FRONT OF DWELLING

NP 18 4 90

BEVELIN HALL

Page

PROPOSED TREE RPA AND LANDSCAPE PLAN

PL Consulting

41 Bevelin Hall, Saundersfoot, Pembrokeshire, Wales, UK, SA69 9PG

Email: pwjl@btconnect.com

Mobile: 07770 801413

Scale: 1:200

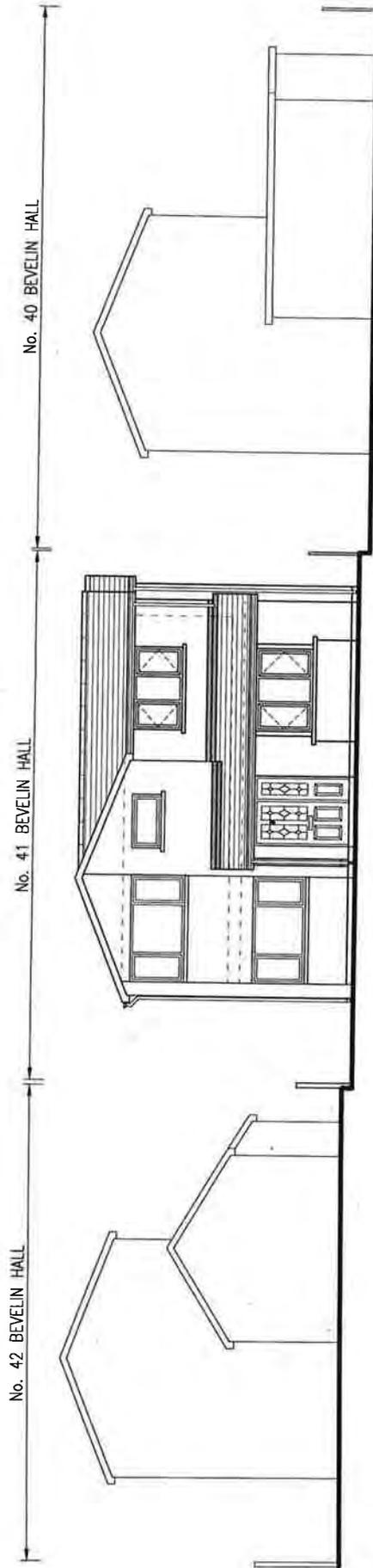
Date: REVISED 31/08/2018

Drawing Number: 41/15/A

Drawing Title:
PROPOSED
TREE RPA AND LANDSCAPE PLAN

Client:
Mr PHILIP LAWRENCE

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG



Pembrokeshire Coast
National Park Authority
23 SEP 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 18 4 90

Email: pwj@btconnect.com

Drawing Title:
PROPOSED
FRONT ELEVATION (SOUTH)

Scale: 1:100

Date: 23/09/2018

Drawing Number: 41/16

Client:
Mr PHILIP LAWRENCE

Project:
PROPOSED EXTENSION AT
41 BEVELIN HALL
SAUNDERSFOOT
PEMBROKESHIRE SA69 9PG

PLConsulting

41 Bevelin Hall, Saundersfoot,
Pembrokeshire, Wales, UK, SA69 9PG