

<b>Design Review Report:</b>	<b>14 December 2004</b>
<b>Meeting Date / Material Submitted:</b>	<b>1 December 2004</b>
<b>Location:</b>	<b>Ivy Cottage, Coedcanlas, Pembrokeshire</b>
<b>Scheme Description:</b>	<b>Extension to single storey cottage</b>
<b>Architects / Design Team:</b>	<b>George Argent &amp; Co Ltd [Michael Argent]</b>
<b>Client:</b>	<b>David Merriman</b>
<b>Planning Authority:</b>	<b>Pembrokeshire Coast National Park Pembrokeshire County Council [Cathy Milner, Vicki Hurst]</b>
<b>Planning Status:</b>	<b>Full application lodged</b>
<b>Design Review Panel:</b>	
<b>Alan Francis (chair)</b>	<b>Phil Roberts</b>
<b>Cindy Harris (officer)</b>	<b>Robert Firth</b>
<b>Howard Wainwright</b>	<b>Wendy Hall</b>
<b>Ben Sibert</b>	<b>Douglas Hogg</b>
<b>Observers:</b>	
<b>Gillian Wulff</b>	<b>Peter Roberts</b>

## **Presentation**

This is a single storey cottage with a poorly constructed rear extension, not listed as being of special architectural interest. It houses a growing family of three children and the client seeks to create additional bedroom space by the addition of a second storey. In addition he intends to house and care for his disabled brother in independent accommodation, provided as a single storey extension to the side of the existing cottage, which could in the future be used as a 'granny flat'. The proposal includes a double garage to replace an old corrugated iron shed. The rear extension will be upgraded as part of the works.

The local planning committee has twice deferred a decision on this scheme, because of its reservations. It has suggested:

- lowering the eaves height of the main cottage by 450mm and introducing dormer windows
- reducing the side extension by 1.8m in length and setting it back from the face of the existing cottage
- reducing the size of the garage

The designer considers that the reduction in amenity value resulting from these proposed changes would be significant. The lowering of the eaves height would mean that the straight stairway (a traditional feature) would have to be replaced with a half landing stairway, which would in turn reduce the size of the bedroom from double to single and entail the loss of the hallway. The 1.8m reduction in length of the extension would generally mean pokey and sub-standard accommodation.

Although unfortunately representatives of the local planning authority were unable to be present, they sent the following comment by email, together with a copy of the committee report and relevant planning policies.

“Members of the Park Authority are very keen to retain wherever possible the traditional buildings in the Park as they contribute so much to the character etc of the park and our planning policies are designed to achieve this end.”

Their main reservations are that this proposal would ‘considerably alter the character of the existing dwelling’ and would contravene policy GE9 of the Local Plan which states that ‘extensions should be subsidiary to the original building’.

### **Panel’s Response**

The Panel were sympathetic to the concerns raised by both sides.

We support the addition of a full extra storey to the existing cottage, which we accept is a traditional form of extending rural buildings throughout Wales. The designer’s desire for simple robust details, without the complication of dormers in an exposed position, adds weight to this argument. This also has the advantage of retaining the straight stairway.

We agree that the single storey extension could be reduced in length, and possibly extended to the rear with a reorganisation of the internal layout, to minimise loss of amenity. We support the planning authority’s request for a setback, however small, as an appropriate response to what is being created.

The garage is out of scale and is the least attractive element of the new proposal. We suggest that its design and siting be rethought, possibly linking it to a revised side extension to create a rear courtyard.

The fenestration on the North elevation was discussed, where a more vertical, traditional arrangement might be desirable, while still giving direct access to the outdoors.

### **Summary**

- The panel supports the case for the alteration and expansion of the main building as proposed by the applicant.

- We consider that a reduction in length of the side extension, together with a small setback from the existing frontage, would be more appropriate and could be achieved without loss of amenity.
- We would like to see the garage redesigned and incorporated into a revised layout.

End

**NB A Welsh language copy of this report is available upon request.**