

**Application Ref: NP/19/0616/FUL**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr & Mrs Silvester		
<b>Agent</b>	Mr W Harries MRICS, Harries Design & Management		
<b>Proposal</b>	Replacement dwelling and ancillary potting shed.		
<b>Site Location</b>	Porth Y Rhaw, 22 , High Street, Solva, Haverfordwest, Pembrokeshire, SA62 6TF		
<b>Grid Ref</b>	SM80172429		
<b>Date Valid</b>	15-Nov-2019	<b>Target Date</b>	01-Mar-2020

This application is presented to committee as the officer recommendation of approval is contrary to the views of the Community Council.

**Consultee Response**

**Solva Community Council:** Objecting  
**PCNPA Tree and Landscape Officer:** No comment  
**PCNPA Planning Ecologist:** Conditional consent  
**PCNPA Buildings Conservation Officer:** Supports amended scheme  
**PCC Transportation and Environment:** Conditional consent and informative  
**PCC Drainage Engineers:** SAB approval required  
**Dwr Cymru Welsh Water:** Conditional consent  
**Natural Resources Wales:** No objection  
**Dyfed Archaeological Trust:** Conditional consent

**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.

Several pieces of correspondence have been received one in support and twelve objecting raising the following matters:

- Support as the current project will have a positive impact on the cottage and on Wilcox Street
- Impact on the character and historic part of Solva
- Holiday home proposed and should be kept for the locals not for second homes
- Party wall concerns
- Boundary ownership concern to rear
- Loss of boundary landscaping
- Loss of privacy
- Access issues
- Design, scale, height and material concerns
- Loss of light/overshadowing
- Use of proposed ancillary structure
- Damp concerns to neighbouring properties with property not being occupied 12 months of the year

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The above matters have been considered within the main report below except for the third party civil issues and the use issues on a unrestricted residential dwelling which are not material to this application.

### **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 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest

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 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW10

SPG05 - Sustainable Design

SPG12 - Parking

SPG17 - Conservation Area Proposals

SPG22 - Seascape Character

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

TAN 24 - The Historic Environment

Local Development Plan 2 Inspector's Report

### **Constraints**

Special Area of Conservation - within 500m

Biodiversity Issue

Safeguarding Zone

Rights of Way Inland - within 50m

Pembrokeshire Coast National Park Authority

Development Management Committee – 2<sup>nd</sup> September 2020

Ancient Monument - within 500m  
Hazardous Zones  
LDP Centre:50pc aff housing;30 units/ha  
Recreation Character Areas  
Article\_4\_Directions  
Affordable Housing Submarkets  
Seascape Character Areas

### **Officer's Appraisal**

#### **Background and History**

The property in question forms part of a terrace of cottages known as Wilcox Street, elevated above the A487 which is located within the Solva Conservation Area. The cottage was in existence by 1838 but was extensively altered during the late C20. Alterations included the reconfiguration of the façade, new windows and doors, large dormers and a flat-roofed rear extension. Very little of the historic form and character of the property remains apparent.

An application for Conservation Area consent has been approved under planning reference NP/19/0617/CAC.

#### **Current Proposal**

The application seeks approval for the demolition of the existing dwelling and its replacement together with ancillary potting shed and associated parking at rear of the site.

#### **Key Issues**

The application raises the following planning matters:-

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

#### *Policy, Principle of Development and Impact on National Park:*

The site lies within the local centre of Solva as defined within the Local Development Plan (LDP) and the proposal for demolition and rebuilding of this existing mid terrace residential dwelling is considered to be acceptable in principle. The proposed development scheme also includes some changes to the exterior of the structure including rear extensions and external works. As such, the proposal is considered to maintain the special qualities of the National Park when viewed from the immediate

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and wider landscape, can be supported in principle and is also considered to meet the policies set out in the Local Development Plan.

### LDP2 Inspectors report

The Inspectors Report on the soundness of LDP2 was received by this Authority on the 13<sup>th</sup> May 2020. The requirements are that the Plan should be adopted within 8 weeks of its receipt. However, due to the persisting exceptional circumstances relating to the Covid-19 restrictions limiting public access to documents, the Plan will be reported to a future National Park Authority meeting for Adoption. In the interim the inspector's report has been made available on the National Park Authority website to help provide a context for Development Management Committees and applications determined through the delegated powers process. The findings in the Inspector's Report are binding on the Authority and although not yet formally adopted by the Authority, the policies in LDP2 now become a material consideration of significant weight.

Having considered the current application in respect of LDP2 it is considered that the development complies with the relevant policies of the post examination LDP2 documentation and matters arising changes received from the inspector.

### *Impact on the Conservation Area:*

Correspondence has been received which indicates that the proposed scheme will result in adverse visual impact on the character of this historic part of Solva.

Officers consider that the existing cottage has been heavily altered and does not contribute positively to the character and appearance of the Solva Conservation Area. The amended scheme frontage is considered to have a scale and style which is attractive and will conserve and enhance the conservation area. The alterations to the rear including extensions and an ancillary structure would be of low impact to the conservation area.

### *Siting and Sustainable Design:*

Correspondence has been received which indicates that the proposed scheme will have an unacceptable design, scale and height. It also raises concerns with the proposed materials to be used in its construction.

Solva Community Council (SCC) also raise the following two points of concern:

1. **Size of the new build.** An approximate figure of a 50% increase in size was given for the project. SCC's understanding was that increases of up to 30% were acceptable. SCC raised the question that although such an increase might be suitable for a detached, larger site, it was not for a mid-terrace plot with close neighbours on all sides. The SCC concern was the end result would be overbearing for its position. While the slope of the land indicates little impact on neighbours to the north, the impact on neighbours west and east, whose properties sit at the same level, would be considerable. SCC asked if a compromise on size was possible. SCC acknowledged the application had PCNPA support but were concerned that a precedent could be set leading to an overbuild of the whole terrace in the future.

**2. Roof line** - SCC were concerned that as a mid-terrace, the increase in roof line was not in keeping with the other terraced properties and altered the visual continuity of the visible skyline. This would contribute to the overbearing feeling of the project as a whole.

Officers consider that the amended scheme incorporates a design, scale and height which is considered to be appropriate for this site and will also enhance the character of the terrace. The current design is considered to address the previous unfortunate alterations that have resulted in a disjointed appearance when compared to the other properties along the eastern side of the historic terrace and whilst not replicating them will add a positive change in visual appearance to this site. The small increase in height is considered to not detract from the historic terrace appearance as at the western end of the terrace there is a full height two storey dwelling and the small increase will assist in bridging this large step up in height. In respect of scale lots of the existing terrace properties have already been extended to the rear and the current proposal is considered to not result in an excessive scale of development within the context of this site.

Initially the proposed fenestration materials did raise some concerns, but these have now been amended to include timber painted windows and door to the front elevation which is considered to address the initial concerns raised. Therefore, the proposal is not considered to detract from the surrounding landscape or streetscape or the special qualities of the National Park. As such, the development complies with policies 8, 15 and 29 of the LDP.

*Amenity and Privacy:*

Correspondence has been received which indicates that the proposed scheme will result in the loss of privacy, light/overshadowing and that the ancillary structure has the possibility of being used as additional accommodation.

In addition to the correspondence received SCC also raise concerns on the loss of privacy and increased overlooking. The SCC view was the proposal increased the degree of overlooking for neighbouring plots compared to the current building. While the reduction in size of the decking improved things slightly, the raised roof line combined with the considerable size of the first-floor glass window to the north would result in an increase of overlooking for neighbouring properties. SCC felt this could not be mitigated by fencing or green screening.

Officers consider that the amended scheme incorporates features which will limit the potential for overlooking from the first-floor glazing and raised deck which provides access and natural light into the kitchen onto neighbour's rear amenity areas. In addition to the east there is an established mature hedge along the boundary and this together with the existing fence feature will screen the neighbour. To the west the proposal seeks to remove the existing hedge and replace this with a timber feather edge fence and concrete posts to ensure that a suitable feature is present to preserve privacy between neighbours. The height of these boundary features within the rear garden areas is considered to be appropriate in this instance to preserve the privacy and amenity.

The amended scheme under drawing reference: 1683/04/D details the neighbouring fenestration locations and has detailed their associated use and the appropriate splay line from these features to enable full consideration on overshadowing and light impact. In addition to this the agent has submitted a shadow calculator snapshot which details that the existing fenestration that faces north will have some natural daylight but limited due to their orientation. Whilst the neighbouring property to the east has fenestration serving a bedroom to the rear the proposed development is not considered to impact on the light aspect to this fenestration. The neighbouring dwelling to the west has fenestration serving a bathroom to the rear and whilst this is not classed as a habitable room the proposed extension does extend out past this window approximately 4.5metres. However, the level of this window would mainly be above the eaves level of the proposed rear wing, and therefore would not be considered in this instance to be significantly impacted from overshadowing.

The proposed ancillary potting shed will measure externally approximately 3metres wide by 4.5metres long which is small in scale and is proposed to be used as ancillary to the main use of the host dwelling. Within the southern gable there is a small window which is detailed to be non-opening and to have obscure glazing. Given the concerns raised the use of the potting shed will be restricted by condition to prevent any overnight accommodation together with ensuring that the fenestration controls are maintained in perpetuity through conditions.

As such, the proposed use of the replacement dwelling would be both compatible and appropriate to the current use of the application site. Given the nature of the current proposal it is considered that the privacy and amenity of neighbours will be protected along with the character, light and amenity of the site and the surrounding area.

#### *Highway Safety and Access:*

Correspondence has been received which indicates that the proposed scheme will result in access issues to the host site and also impact on access to the adjacent properties.

Pembrokeshire County Council Transportation and Environment indicates that there should be no traffic problems on the adjacent A487 road, during demolition and construction as there is access for the parking at the rear of the site off Anchor Down that was formerly established when the road was upgraded and adopted as Highway in the mid 1990's. Having this access will assist with bringing in and taking away materials.

Whilst the development will increase in size to almost double on the site, there will still be only two bedrooms proposed, albeit each much larger in size. The proposed parking off Anchor Down will also be doubled in size to offset any adverse effects of the proposal, both during construction and post completion. Whilst there will be some limitations to vehicle access along the front of the properties via the narrow track pedestrian access will be maintained. The limitations to vehicular traffic along this track will only be limited during the short demolition period for safety reasons and is considered appropriate.

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As such, the proposal is supported subject to a condition relating to the creation and use of the parking spaces. In addition, an informative note will be added to advise the applicant on the crossing of the highway verge/footway which requires separate consent from the Highway Authority.

### *Landscaping:*

Correspondence has been received which indicates that the proposed scheme will result in the loss of boundary landscaping to the host site and impacting on the adjacent property.

Details have been submitted to indicate that the rear boundary hedge will be replaced with a timber fence with concrete posts. The loss of this landscaping feature is not considered to result in any significant adverse impact to the overall character of this area of the National Park or its special qualities.

The proposed amenity area to the rear of the site will be laid to lawn and have supplemental planting to fill in gaps on the raised planter area. It is considered that there is no requirement in this instance to required further details of any new soft landscaping features 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 planning Ecologist has commented on the application stating that a protected species survey concluded that the property does not hold any potential to support bats and there are currently no bats using the property. On this basis the information provided there is a reasonable likelihood that bats will not be affected by the development, however it is recommended that any consent granted should include advisory notes in the form of an informative note.

In addition, planning conditions to cover ecological enhancements and external lighting are required.

Natural Resources Wales have not raised objections to the current proposed scheme. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

### *Land Drainage and Flooding:*

Welsh Water consider that they support the current scheme subject to conditions relating to the control of surface water runoff from the site and that the development does not impact on the public sewer which runs through the rear of the site. An

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informative will be added to indicate the approximate location of the public sewer within the site.

The current development has new hard surfaces which exceed 100m<sup>2</sup> the development will therefore require separate SAB approval and an informative would be added to any consent granted to ensure the applicant is made aware of this aspect.

### *Other Material Considerations:*

Dyfed Archaeological Trust indicates that the host building is recorded on the 1839 Whitchurch in Dewisland Parish tithe map. It is not considered that the proposed development will have a significant impact upon any buried archaeological resource. Subject to any consent granted a photographic record will need to be made prior to any work commencing and approved in writing. This is in line with Planning Policy Wales edition 10 (2018) and Technical Advice Note 24 – The Historic Environment.

### **Conclusion**

Following consideration of the policies contained within the Local Development Plans 1 and 2 and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) and having regard to all material considerations it is considered that the development offers an opportunity to demolish the existing dwelling and provide a replacement with a sustainable design that provides modern living accommodation. The development will be in keeping with the aims of the LDP in that the development and will conserve and enhance the existing character of the site and the special qualities of this area of the National Park. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of Local Development Plans 1 and 2.

### **Recommendation**

Approve subject to the following appropriate 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: 1683/01/C (Received 09.04.2020)  
Drawing Reference: 1683/03/C (Received 17.04.2020)  
Drawing Reference: 1683/04/D (Received 17.04.2020)  
Design and Access Statement (Received 14.11.2019)  
Heritage Impact Statement (Received 14.11.2019)  
Construction Method Statement (Received 09.04.2020)

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Structural Engineer Review of CMS (Received 20.05.2020)

Bat Survey Report (Received 14.11.2019)

**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 parking spaces shown on the submitted drawings shall be constructed before the development is brought into use and thereafter shall be used for no purpose other than parking.

**Reason:** To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan – Policies 30 (Amenity) and 53 (Impacts of Traffic).

4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

**Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan - Policy: 32 (Surface Water Drainage).

5. The proposed development is crossed by a public sewer with the approximate position being marked on the attached informative note (Statutory Public Sewer Record). The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

**Reason:** To protect the integrity of the public sewer and avoid damage thereto protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan - Policy: 32 (Surface Water Drainage).

6. Works must be undertaken in strict accordance with the recommended enhancements made in Section 4.2 and Appendix 6 of the submitted bat report and drawing reference: 1683/03/C (Received 17.04.2020).

**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 for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. External lighting must be kept to a minimum, be low level, downward facing and on a PIR activated timer.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8

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(Special Qualities), 9 (Light Pollution), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

8. Development shall not begin until an appropriate photographic survey of the existing building(s) has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors - Dyfed Archaeological Trust- Heritage Management. The resulting photographs should be approved by the planning authority prior to the commencement of development and deposited with the regional Historic Environment Record, held and maintained by the Dyfed Archaeological Trust, Corner House, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE, (Tel 01558-823121).

**Reason:** To protect historic environment interests whilst enabling development. Policy: Local Development Plan - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 10, December 2018) – Chapter 6 (Distinctive and Natural Places).

9. The potting shed structure hereby approved shall not be used for overnight accommodation at any time.

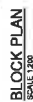
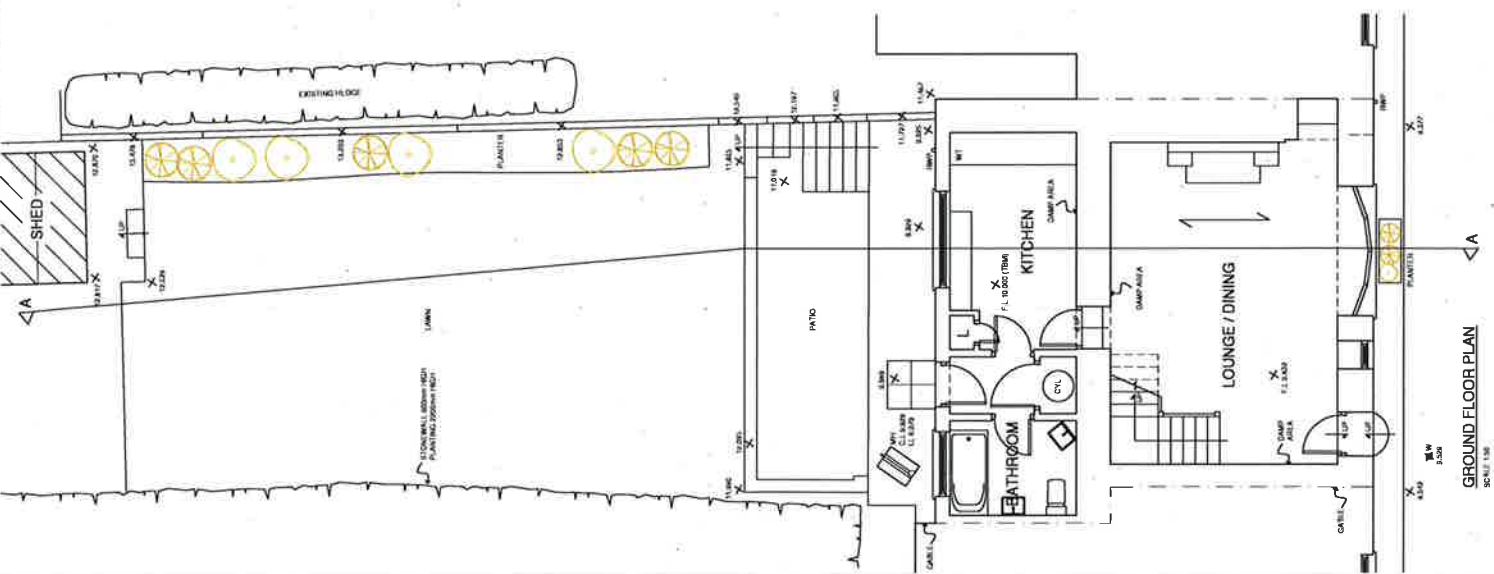
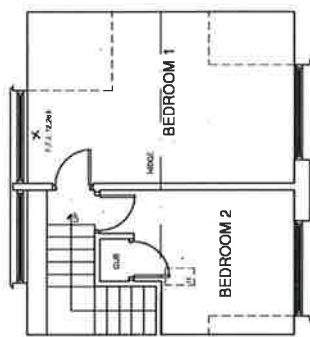
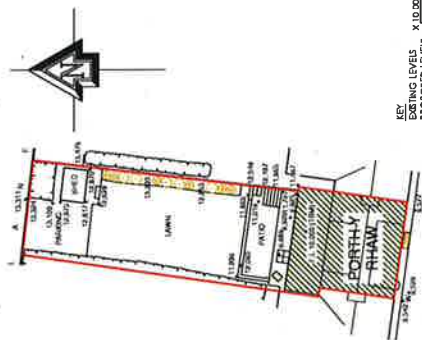
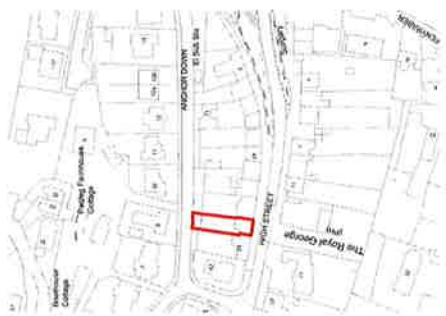
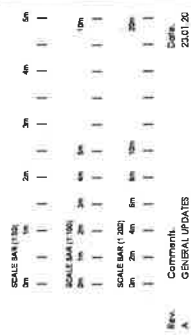
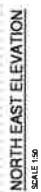
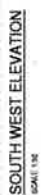
**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity, neighbours privacy and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

10. The gable window on the south elevation of the potting shed shall be non-opening and have obscured glazing which shall be maintained in perpetuity.

**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity, neighbours privacy 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), 29 (Sustainable Design) and 30 (Amenity).

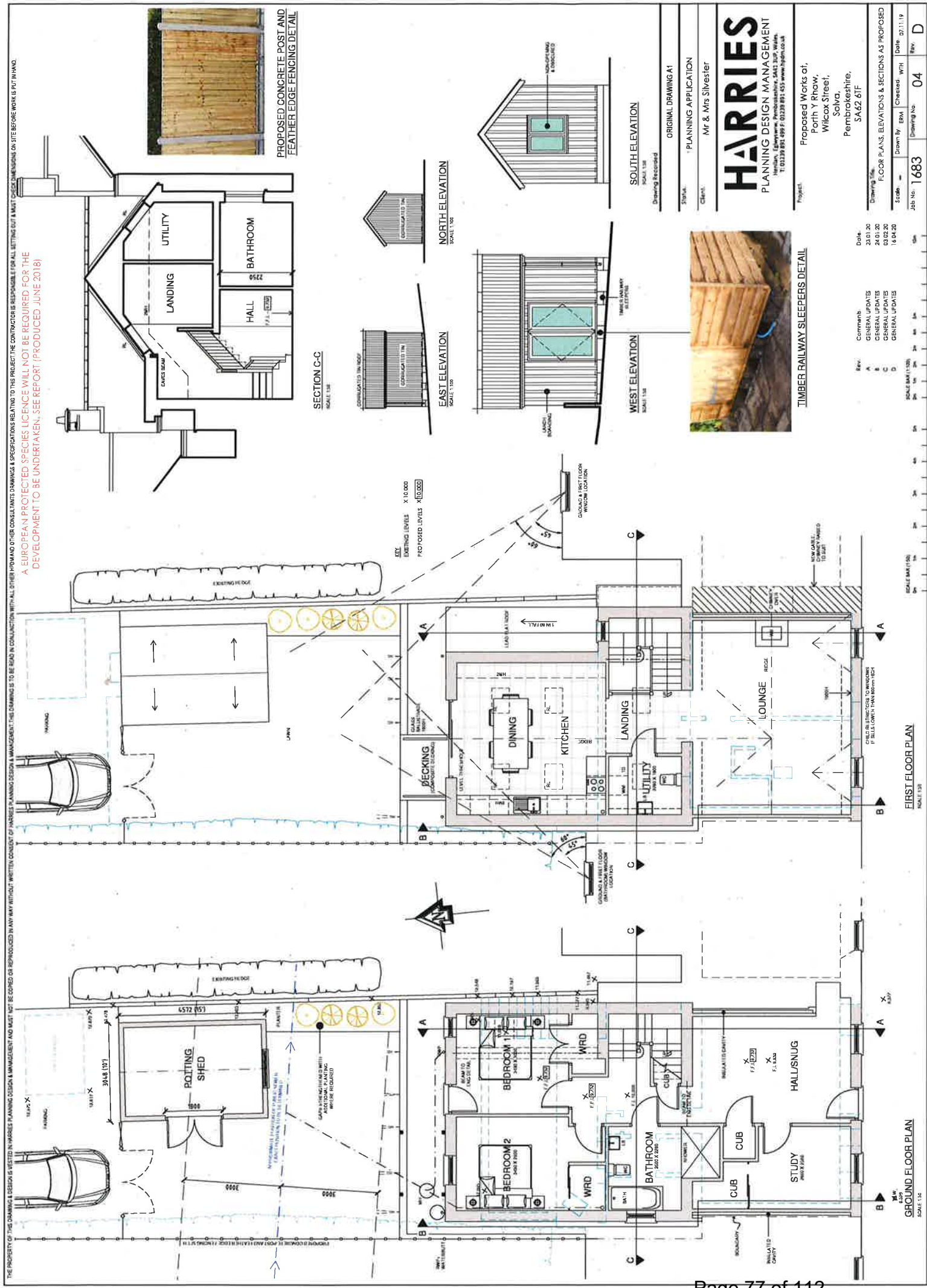
The applicants attention is drawn to the attached from Pembrokeshire County Council Highways Department, Welsh Water/Dwr Cymru, Natural Resources Wales, PCNPA Ecologist and PCC SuDS.

EUROPEAN PROTECTED SPECIES LICENCE WILL NOT BE REQUIRED FOR THE DEVELOPMENT TO BE UNDERTAKEN. SEE REPORT (PRODUCED JUNE 2018)



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THE PROPERTY OF THIS DRAWING IS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HARRIES PLANNING DESIGN & MANAGEMENT. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS AND SPECIFICATIONS RELATING TO THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.

A EUROPEAN PROTECTED SPECIES LICENCE WILL NOT BE REQUIRED FOR THE DEVELOPMENT TO BE UNDERTAKEN. SEE REPORT (PRODUCED JUNE 2018)