

Application Ref: NP/19/0617/CAC

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

This application is presented to the Development Management Committee as the officer recommendation is contrary to the views of Solva Community Council.

Consultee Response

Solva Community Council: Objecting

Natural Resources Wales: No objection

PCC - Transportation & Environment: Conditional Consent

PCNPA Buildings Conservation Officer: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

PCNPA Planning Ecologist: Standard Advice

Public Response

The application has been appropriately advertised, and four letters of support have been received and with two letters of objection.

In terms of the objections raised (including that of Solva Community Council), the main concern involves party wall matters, a third-party civil issue not material to this application.

In terms of wider concern regarding the amenity of the conservation area and safeguarding of historic fabric, a construction method statement has been received to the Authority's satisfaction. This addresses potential impact on surrounding properties and land, given the prominent location within the conservation area and the historic character of the terrace.

Policies considered

As this application is for conservation area consent, section 74 of the Planning (Listed Building and Conservation Areas) Act 1990 requires proposals for the demolition of a building (with a total content not exceeding 115 cubic metres) to be submitted to this Authority. There is no statutory requirement to determine the application in accordance with the policies of the development plan, although the Authority is entitled to consider the broad principles of a proposed development when determining whether consent should be given for the demolition of an unlisted building in a conservation area.

Planning Policy Wales Technical Advice Note 24 (The Historic Environment) 2017 is a material consideration, as is Planning Policy Wales (December 2018), chapter 6 – Distinctive and Natural Places.

Constraints

Special Area of Conservation - within 500m
Biodiversity Issue
Safeguarding Zone
Rights of Way Inland - within 50m
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 & Description

This is an application for conservation area consent for the demolition of the existing dwelling known as Porth-y-rhaw, 22 High Street, Solva. Such consent is required for the demolition of a building over 115 cubic metres.

The demolition is required to allow development subject to NP/19/0616 (Replacement dwelling and ancillary potting shed).

It is considered that the proposal would not harm the character and the appearance of the conservation area. Consent for the proposed demolition is therefore recommended, subject to a conditional requirement that NP/19/0616 goes ahead.

The property in question forms part of a terrace of cottages known as Wilcox Street, elevated above the A487. 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.

Constraints

The site lies within Solva Conservation Area.

Relevant Planning History

NP/98/107

NP/19/0616 - replacement dwelling and ancillary potting shed. Planning application under consideration.

Current Proposal

The proposal seeks the demolition of dwelling within the conservation area, this to allow development, for which planning permission is sought.

Key Issues

The application raises the following planning matters:-

- Legislative/policy requirements
- Impact of the demolition on the conservation area
- Control of demolition

Legislative/Policy Requirements

TAN 24 states that applications for consent to demolish buildings within a conservation area should be assessed with a general presumption in favour of retaining buildings which make a positive contribution to the character and appearance of the conservation area. In cases where a building makes little or no such contribution, it is advised that a Planning Authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for redevelopment. The merits of any proposed development are material considerations in deciding whether consent should be given for the demolition of an unlisted building in a conservation area.

Impact of the development on the conservation area

Due to the heavily altered nature of the façade and roof-scape of the property, it is considered that the property does not make a positive contribution to the character or appearance of Solva conservation area. The rear elevation is relatively hidden from the public realm. The demolition of the property is not considered to affect the character and appearance of the conservation area. In similar context, the scheme proposed under NP/19/0616 is considered appropriate, having a traditionally proportioned and detailed façade.

Control of demolition

TAN 24 (paragraph 6.14) advises that may be appropriate to impose a condition on the grant of consent for demolition so that it does not take place until full planning permission has been granted and a contract for carrying out the development work has been made. Such a condition is therefore included.

Conclusion

The demolition is required to allow the development of the site, granted under NP/19/0616. It is concluded that the proposed demolition would preserve the character and appearance of the conservation area in the wider context of the proposed development, which is considered acceptable.

Item 5 - Report on Planning Applications

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 - received 15/11/2019

Design and Access Statement - received 15/11/2019

Heritage Impact Statement - received 15/11/2019

Bat Survey Report - received 15/11/2019

Construction Method Statement - received 09/04/2020

Structural Engineer's Review of Construction Method Statement - received 20/05/2020

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 works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works approved under reference NP/19/0616 (and associated reserved matters) has been made. The demolition works shall not take place more than 3 months before the commencement of these works.

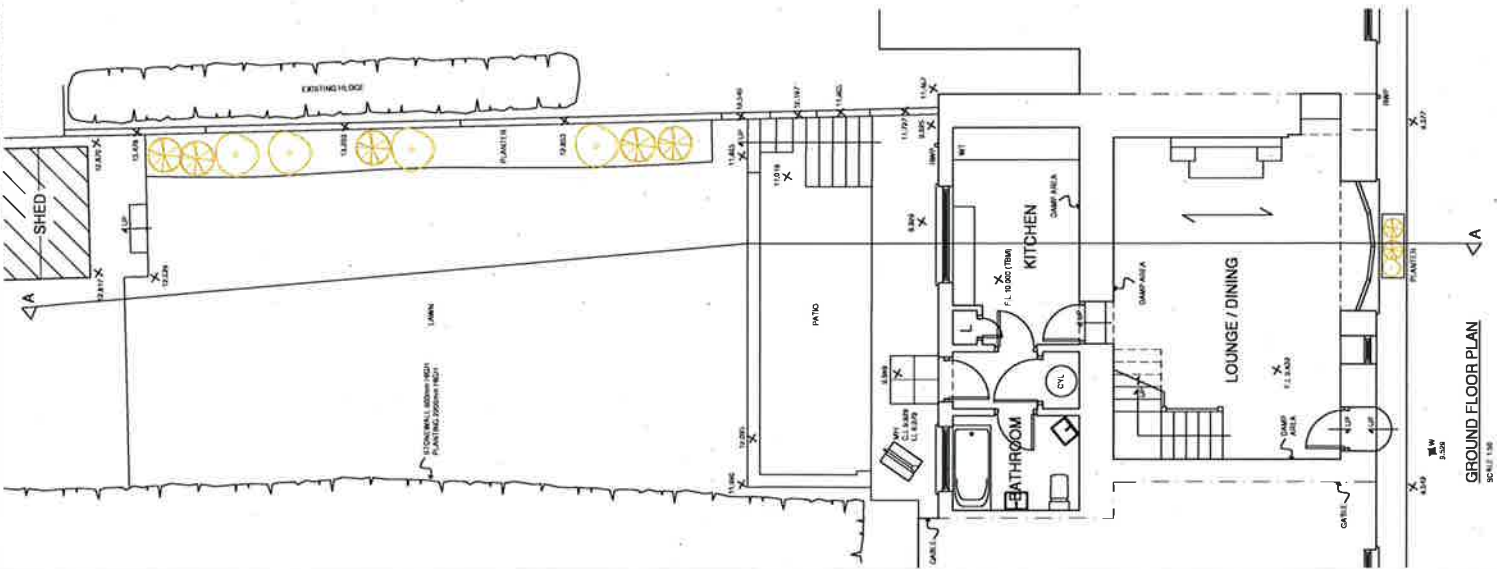
Reason: To ensure a proper standard of development and appearance in the interests of conserving the character and appearance of the conservation area

4. The works of demolition hereby authorised shall be carried out in accordance with the submitted Construction Method Statement. **Reason:** To ensure a proper standard of development and appearance in the interests of conserving the character and appearance of the conservation area

The applicants attention is drawn to the attached from Welsh Water and PCNPA Ecologist

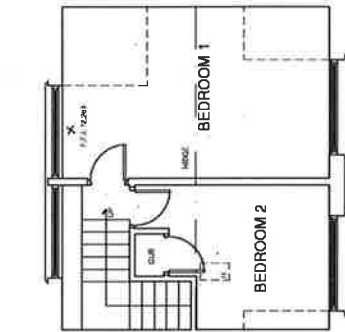
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A EUROPEAN PROTECTED SPECIES LICENCE WILL NOT BE REQUIRED FOR THE DEVELOPMENT TO BE UNDERTAKEN. SEE REPORT (PRODUCED JUNE 2018)

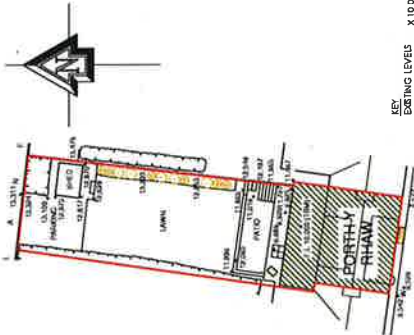


GROUND FLOOR PLAN
SCALE 1:50

FIRST FLOOR PLAN
SCALE 1:50



BLOCK PLAN
SCALE 1:200

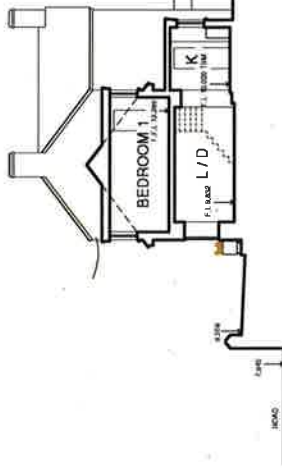


KEY
EXISTING LEVELS
PROPOSED LEVELS
ADDITIONAL
LAND OWNERSHIP

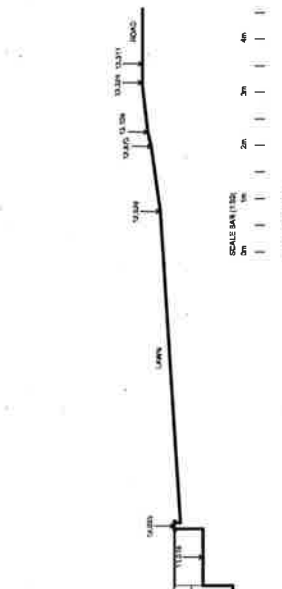
LOCATION PLAN
SCALE 1:500



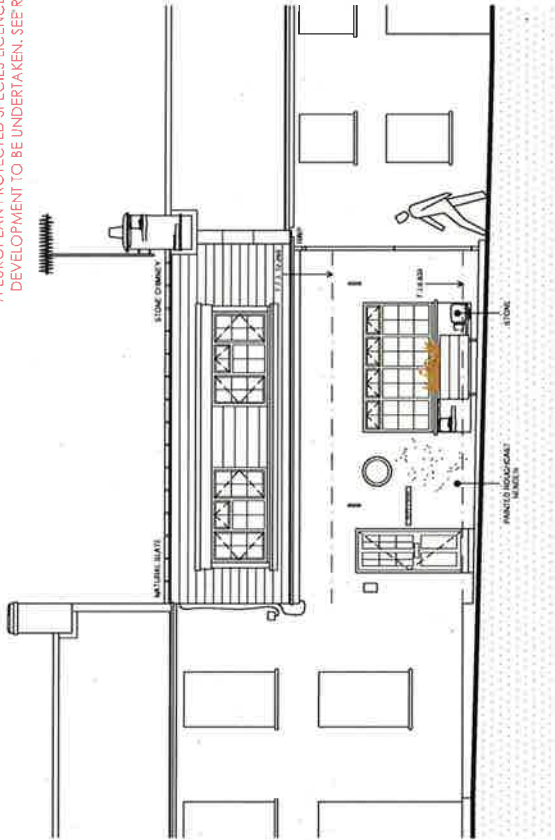
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SCALE 1:500



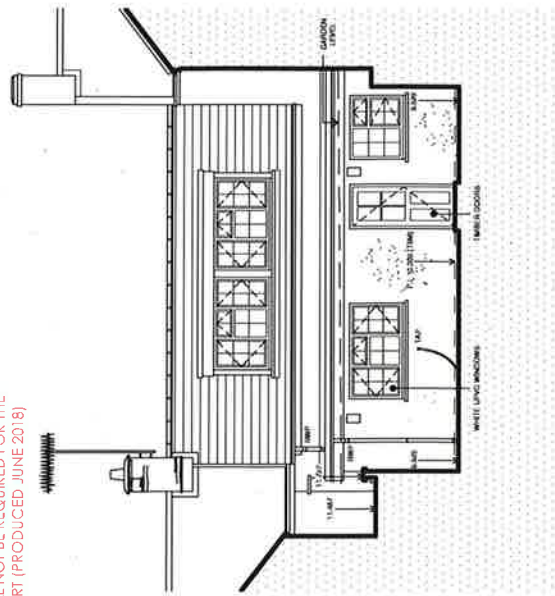
SECTION AA
SCALE 1:50



NORTH EAST ELEVATION
SCALE 1:50



SOUTH WEST ELEVATION
SCALE 1:50



NORTH EAST ELEVATION
SCALE 1:50

Rev.	Comments	Scale
A	GENERAL UPDATES	22.01.20
	Drawing Recreated	

ORIGINAL DRAWING A1

SURVEY

Client: Mr & Mrs Silvester

HARRIES
PLANNING DESIGN MANAGEMENT
HARRIES PLANNING DESIGN & MANAGEMENT
T: 01239 851 499 F: 01239 851 455 www.harrisd.co.uk

Project: Proposed Works at,

Portly Rhow,

Wilcox Street,

Salva,

Pembrokeshire,

SA62 6TF

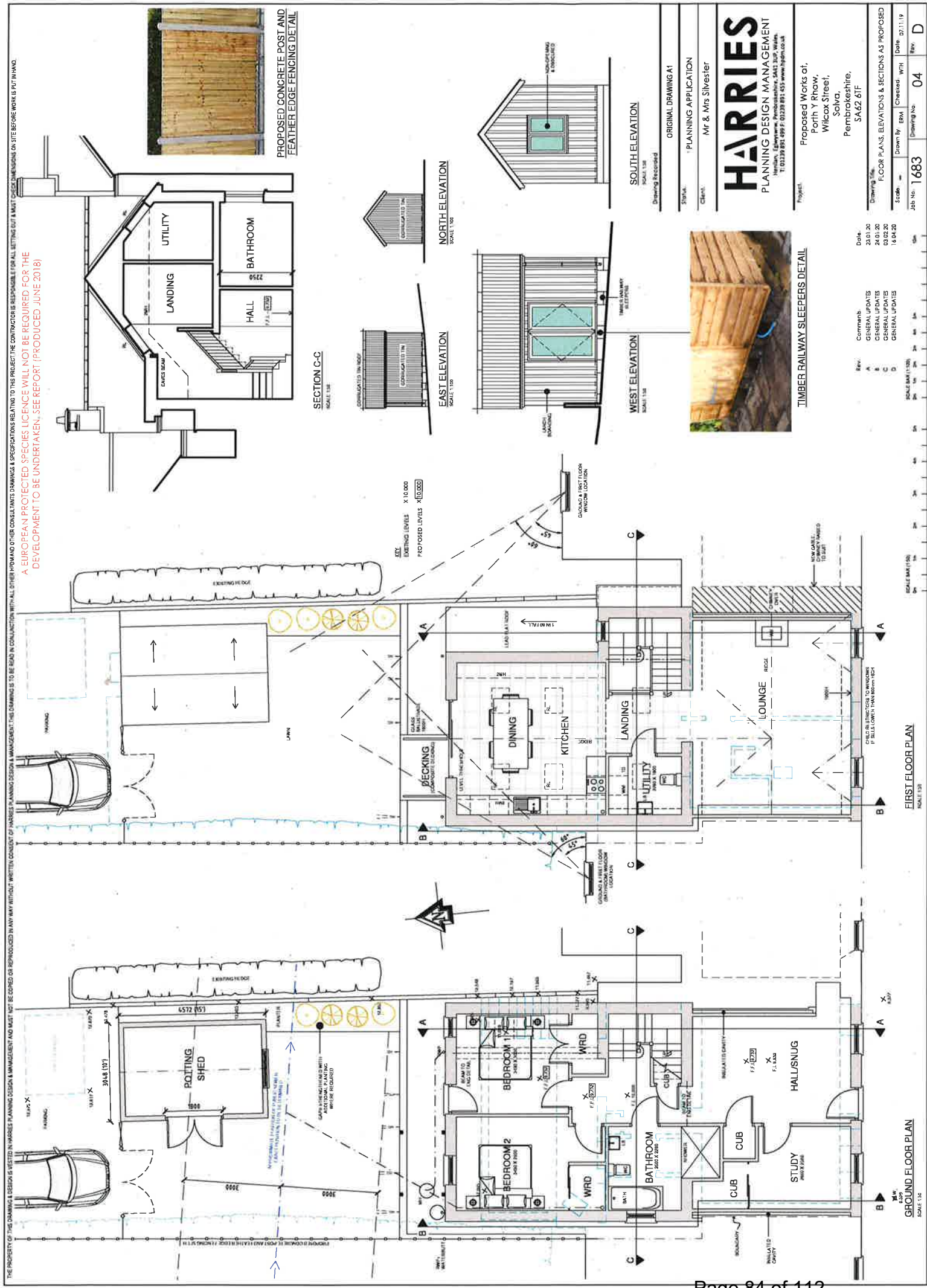
Rev. 01 Date 07.11.19

Scale: - Drawn By: ERM Checked: WTH

Job No: 1683 Drawing No: 01 Rev: A

FLOOR PLANS & ELEVATIONS AS EXISTING

Page 83 of 112



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