

Application Ref	NP/20/0150/FUL		
Case Officer	Kate Attrill		
Applicant	Mr & Mrs Callaghan		
Agent	Mr T Kinver, Kinver Kreations Ltd		
Proposal	Reserved Matters application following NP/18/0342/OUT for a single dwelling.		
Site Location	Penfeidr Uchaf, Newport, Pembrokeshire, SA42 0QF		
Grid Ref	SN06383849		
Date Valid	08-Sep-2020	Target Date	02-Nov-2020

Consultee Response

PCC - Drainage Engineers: Standard advice

PCNPA Tree and Landscape Officer: Conditional Consent

Dwr Cymru Welsh Water: No objection

PCNPA Tree and Landscape Officer: No objection

PCC - Transportation & Environment: Conditional Consent - and suggested Informative with regards to the crossing of the Highway/Verge

Newport Town Council: Recommend Refusal

PCNPA Planning Ecologist: Further information required

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, neighbour letters were sent to adjacent properties on the 20th March 2020.

One letter of representation has been received in regard to the application in regard to its design which suggests a lower ridge height.

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>

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 44 - Protection of Employment Sites and Buildings

LDP2 Policy 52 - Housing Mix

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW10
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 24 - The Historic Environment

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Rights of Way Inland - within 50m
Ancient Monument - within 500m
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Site and Context

The site is currently an agricultural field between the curtilages of Rising Sun and Penfiedr Uchaf. A traditional Pembrokeshire bank fronts onto Ffordd Cilgwyn, with a new house currently being built across the road with a consent which dates from the 1960's. Both adjacent dwellings are considered to have a positive impact on the character of the immediate landscape given the traditional design and construction.

Relevant Planning History

An outline consent was approved in 2018 for a single dwelling under reference NP/18/0342. This consent requires a reserved matters application to be made within 2 years of the decision which in this case will expire in October 2021.

A binding Unilateral Undertaking in respect of an affordable housing payment was submitted with the outline application. This agreed the principle of a commuted sum based on floorspace of the dwelling to be approved at a later stage.

Description of Proposal

The current application seeks reserved matters approval for all matters; access, appearance, landscaping, layout and scale.

The proposed design features a traditionally designed stone fronted main house oriented to the north/north-west with an attached higher-level section in a more contemporary form. The design has been proposed following extensive pre-application submissions.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other material considerations: affordable housing

Policy:

The site is situated along Ffordd Cilgwyn, on the outskirts of Newport. The site lies outside of any Centre as defined within Pembrokeshire Coast National Park and is therefore considered to be in the open countryside. The outline for the application was determined under LDP1, which has now been revised with LDP2. The principle of the dwelling house is already established through the planning permission.

Policy 7 relates to development outside the identified Centres of the Local Development Plan area and allows for certain types of development in countryside locations.

Siting, Design and Impact upon the Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

Both dwellings either side of the development were considered to be Policy 14 dwellings under LDP1, so any new development would need to comply with Policy 14:

“Development affecting buildings which make an important contribution to the character and interest of the local area will be permitted where the distinctive appearance, architectural integrity or their settings would not be significantly adversely affected”.

Although Policy 14 has been removed from LDP2, the presence of very traditional buildings to either side of the development is what gives rise to the character of the immediate area.

One letter of representation has been received in regard to a suggestion that the height of the contemporary element could be reduced. However, the pitch of the roof on this element of the building echoes that of the ‘traditional’ part of the house and to reduce its height would result in a building less aesthetically pleasing, and as such, the suggested alteration has not been requested as an amendment to the scheme.

The concerns of Newport Town Council are that the contemporary element of the dwelling is not in character with the surrounds, read as follows:

‘The design of the “main house” is acceptable. The design of the building connected to the main house is unacceptable in that: It is obtrusive It is out of keeping The building materials are inappropriate This council notes that the footprint of this building is almost as large as the “main house” and it is situated on a built up elevated position Half of the depth of the building is situated in front of the “main house” The glass facade facing the road is inappropriate for this site’

In terms of the submitted design, the Conservation Officer and the case officer both support the design approach suggested, it being felt to be in character with the special qualities of the National Park in this location, and echoing the pattern of development, and the ‘grain’ of the immediate surrounds.

The philosophy behind the design is of a traditional building which has been extended with a modern contemporary ‘wing’ and this approach is felt to be sympathetic to an area which has both a traditional and contemporary element to recent approved designs.

The development at Efor Grug (NP/16/0113/FUL), just to the north and west was considered at Planning Committee and approved in 2016 for a large extension to a 1960’s dwelling, whilst the proposals for a an extension to the house immediately adjacent, and now built were also considered by Planning Committee.

Whilst the comments of the Town Council are understood, it is not felt that a refusal would be justified in this instance, and that the LPA would not wish to defend an appeal on such grounds. The materials will be subject to detailed conditions submission which will ensure that this development does not appear out of character with the immediate environment and does not harm the special qualities of the National Park.

Amenity and Privacy:

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

The proposed development is located centrally in a very large plot on sloping land facing towards the sea it, and across the top of adjacent outbuildings on the adjoining land. There are not considered to be any detrimental impacts on nearby residential properties and no third-party representations have been received in this regard.

As such the proposed development is considered to comply with Policy 30 of the LDP.

Access and Parking:

The Highways Department of Pembrokeshire County Council has been consulted in respect to any potential impact from a highways point of view.

Their consultation response highlights that: 'the proposal for the dwelling will see the existing access widened so as to incorporate a "standing bay" for delivery vehicle parking. The layout is similar to a "Typical Layout 5" which we would recommend where there is a desire to incorporate a pull in, as here because of the junction opposite. The widening for this bay will also give improved visibility for the new use of the access without the need to take out excessive amount of hedge-bank. The 4 conditions requested for the outline consent have been echoed in this consultation response.

The proposed development is therefore considered to comply with Policy 53 of the LDP2.

Landscaping:

Given that landscaping is ticked as a Reserved Matter, there has been some discussion as to whether the application is considered 'valid'. However, the site plan was considered at the validation stage to provide the bare minimum to allow the application to be validated.

The Authority's Tree and Landscape Officer has been consulted with the application documents and has requested further details but has also suggested they could be required by a further condition, requiring an arboricultural impact assessment, method statement and landscaping details.

Biodiversity:

Planning Policy Wales, and TAN5 require 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.

A protected species survey was submitted for the outline application, and additional buffers were requested by the County Ecologist as there are known to be dormice in the immediate vicinity of the site which have been suggested through a specific condition. These buffers have been shown in yellow on the submitted plan, but no physical boundary treatment has been proposed, and therefore a condition to ensure a 1.2 metre high close boarded fence is installed prior to any other construction on site has been suggested.

Natural Resources Wales, (who are the lead consultee on Protected Species), were consulted given the proximity to dormouse habitat, but have not commented to date. In order to ensure there is no detriment to biodiversity, conditions to control both exterior lighting and to impose a physical boundary to the buffer zone have been suggested as conditions.

Land Drainage:

At the outline planning stage, the method of foul drainage was queried and a condition requiring a foul and surface water scheme to be submitted was imposed.

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres, the proposed works will require SAB approval prior to the commencement of any works on site relating to this application.

Welsh Water/Dwr Cymru were consulted with the application documents and have not objected to the proposals.

Other Material Considerations:

Policy 45 of LDP2 seeks to negotiate an affordable housing contribution on developments of single dwellings. The applicant at outline stage had indicated that they agree to the provision of a contribution, subject to viability, which could not be undertaken in the absence of a detailed design at outline stage.

A Unilateral Undertaking confirming the principle of the contribution towards affordable housing was submitted by the agent for the applicants, and the outline application would not have been approved in the absence of this. This legal agreement is also binding on any Reserved Matter's application or any subjected S73 applications to amend the design.

During the course of this application it has been suggested that the proposed design would not make the affordable housing payment viable, but this it is not a matter which can be decided through a Reserved Matter application.

An alternative design of dwelling for the site may be possible, which does also make the housing contribution possible, but this would be a matter for a future planning application to consider.

Conclusion

The principle of a dwelling on this site has been accepted and given approval outline approval, and the subsequent matters are considered to be acceptable and to not cause harm to the special qualities of the National Park.

Recommendation

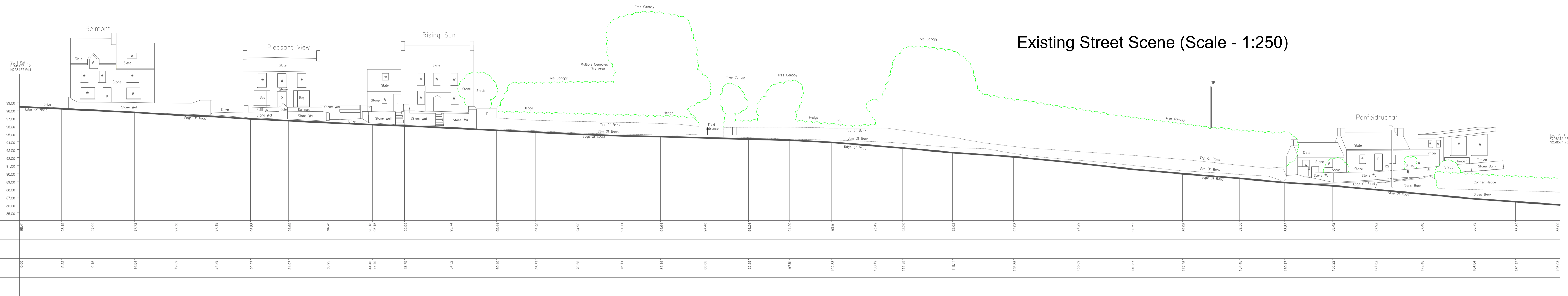
Approve, with the following conditions:

1. The development hereby granted approval of reserved matters shall be begun before the expiration of two years from the date of this approval, or before the expiration of five years from the date of the outline planning permission, whichever is the longer.
Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.
2. The development shall be carried out in accordance with the following approved plans and documents:
Existing Site Plan, Location Plan GA01
Proposed Floor Plans, Elevations 3D images GA02
Proposed Sections, Site Plan, Location Plan P.A_02-GA03_rev01 received 08/09/2020
Arboricultural impact assessment and method statement for a proposed development at Plot adjacent to Penfeidr Uchaf, Ffordd Cilgwyn received 03/08/2020
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), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. The landscaping works as shown on Drawing No. 'GA03 - Proposed Sections, Site Plan, Location Plan received 08/09/2020 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire

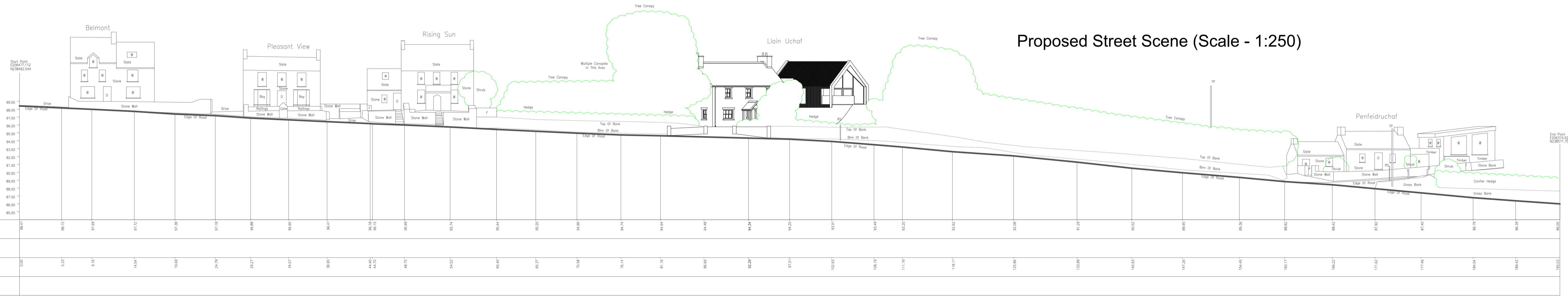
Coast National Park) and 30 (Amenity).

4. Prior to occupation of the dwelling hereby approved, a scheme to include full details of fencing to the frontage and entrance gates shall be submitted to, and approved by the Local Planning Authority. Such scheme as is approved shall be implemented and retained thereafter.
Reason: In the interests of preserving the character of the National Park and in accordance with Policies 8, 14 and 29 of Local Development Plan 1 and Policies 8, 16 and 29 of the LDP2.
5. Prior to commencement of development, full details of any retaining walls (construction and facing materials) proposed or required for the dwelling or driveway shall be submitted to, and approved by the Local Planning Authority. Such scheme as is approved shall be implemented and retained thereafter.
Reason: In the interests of preserving the character of the National Park and in accordance with Policies 8, 14 and 29 of Local Development Plan 1 and Policies 8, 16 and 29 of the LDP2.
6. Prior to commencement of any other development, the 3m wide hedgerow buffer, (as shown in yellow on Plan GA03) in the form of a close-boarded fence 1.2metre high would need to be installed along the boundary and retained thereafter.
Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.
7. No external lighting shall be installed without a further planning permission having been first granted.
Reason: To protect the adjacent dormouse buffer zone, and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan

Existing Street Scene (Scale - 1:250)



Proposed Street Scene (Scale - 1:250)



Proposed Street Scene (Scale - 1:100)



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Revisions	Rev #	Date	Description

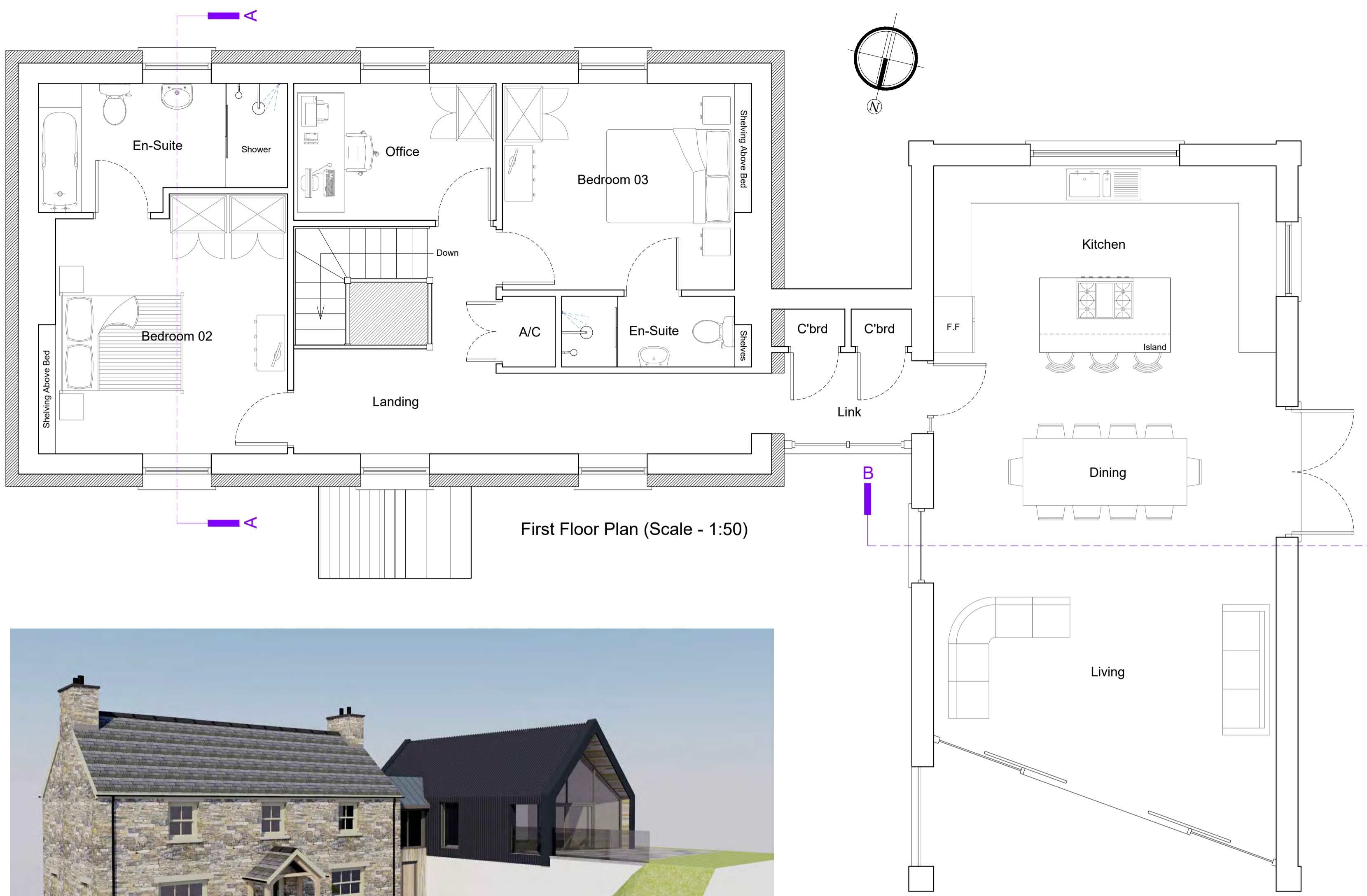
project title: Penfeidr Uchaf
 drawing no: GA04
 scale: As shown

address: Plot Adj to Penfeidr Uchaf, Ffordd Cllwyn, Newport, Pembrokeshire, SA42 0QF
 project no: #19430
 planning no: -
 revision no: -
 drawn by: RGE
 checked by: TJK
 date: January 2020

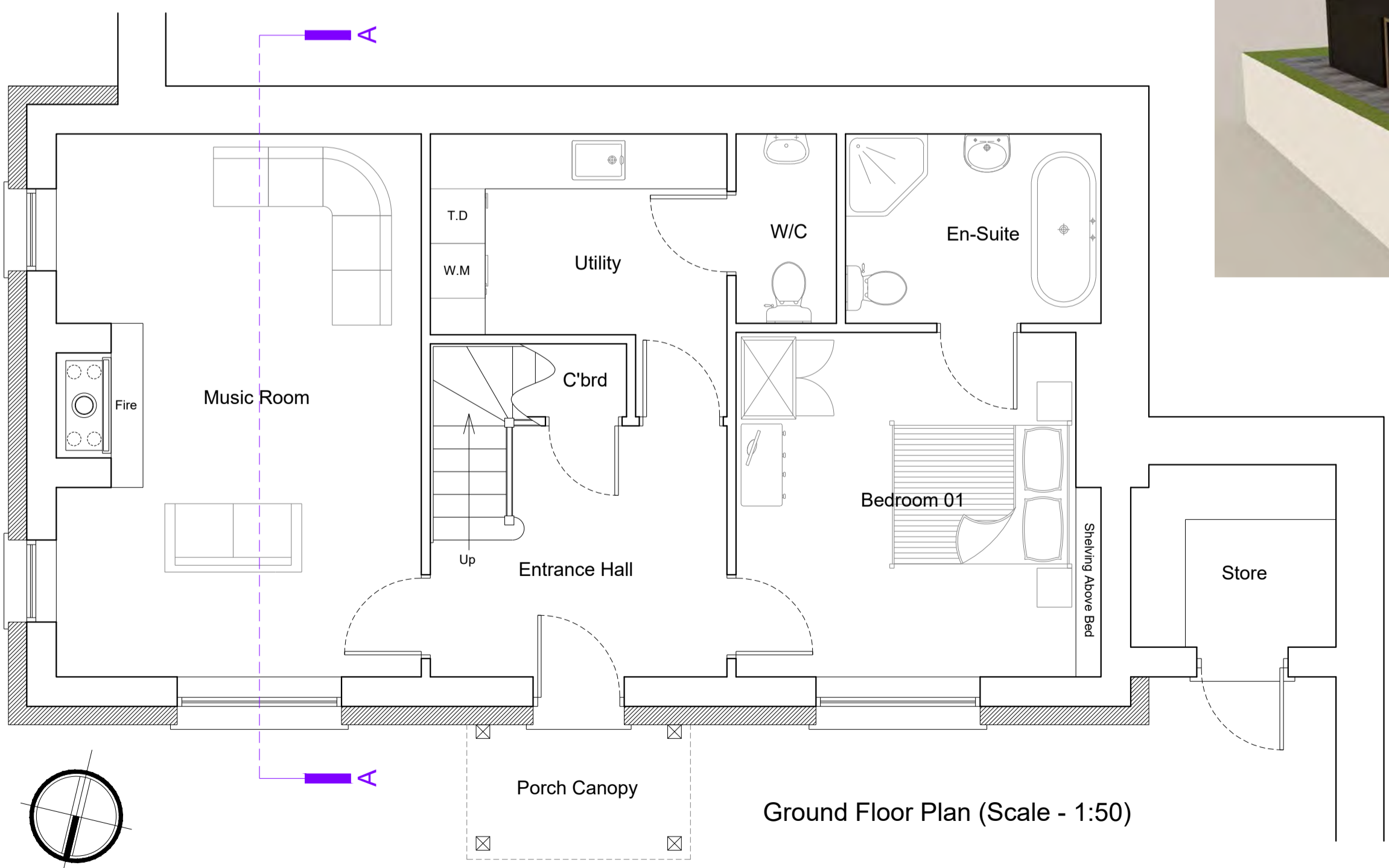
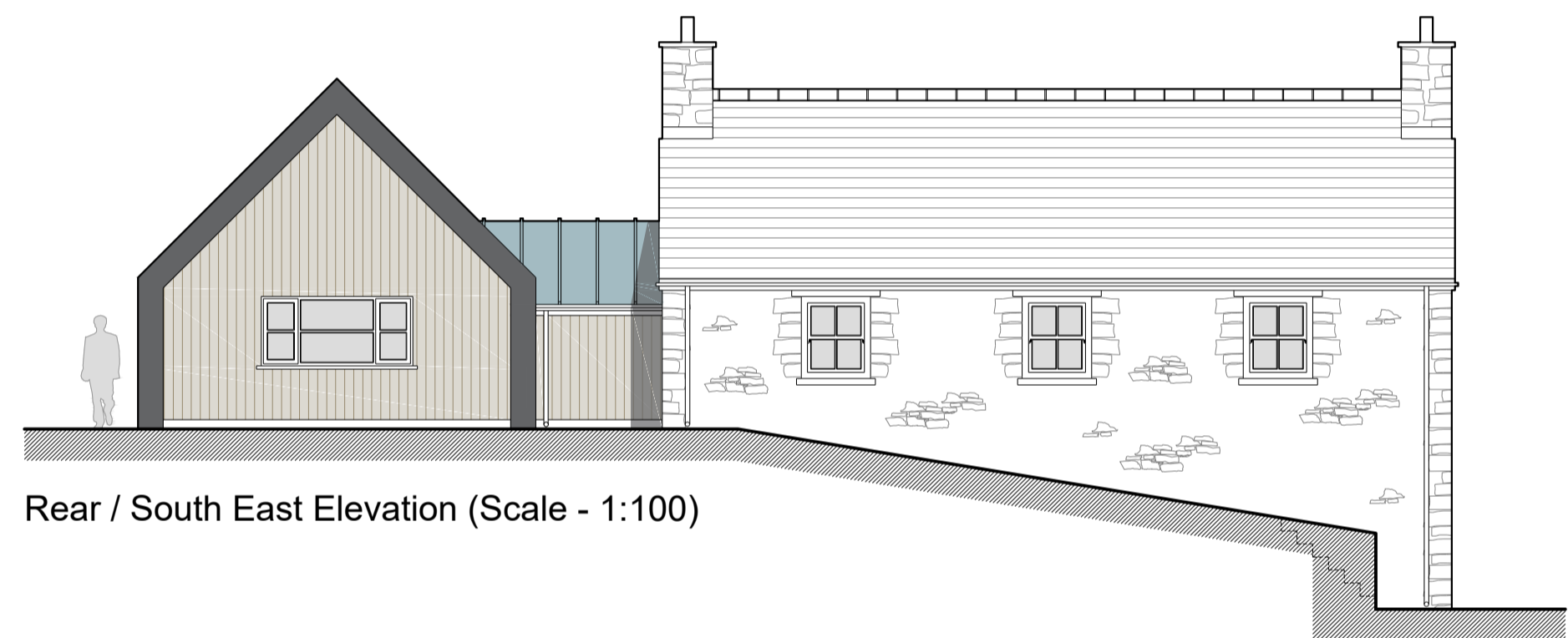
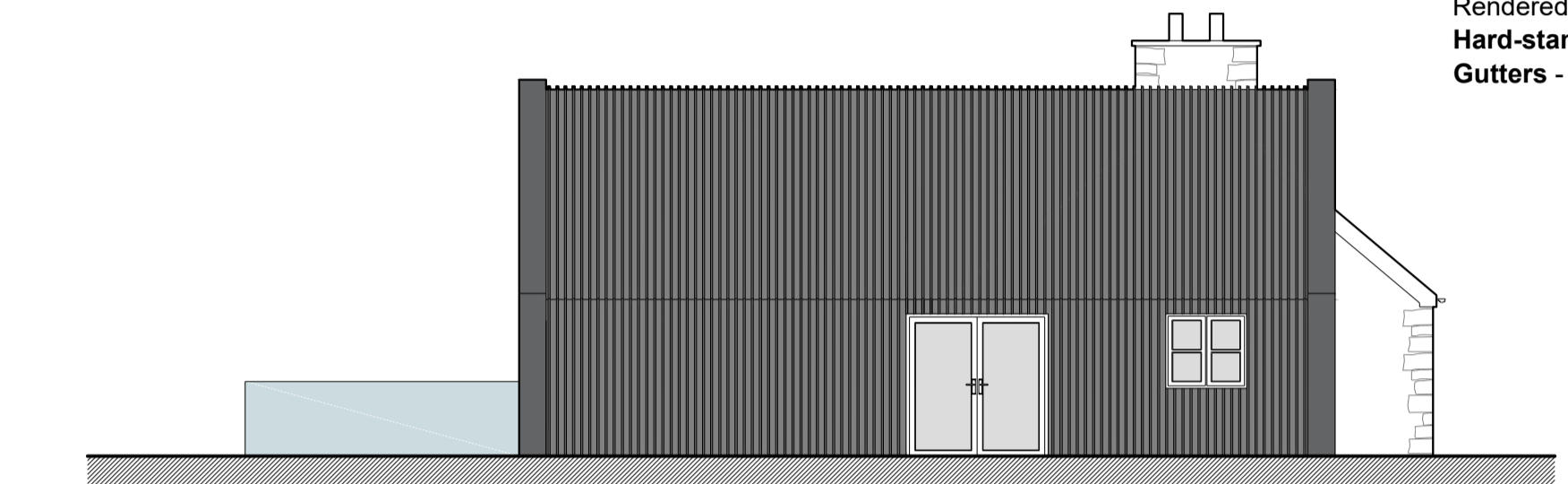
drawing description: Proposed / Existing Street Scene
 drawing status: PLANNING
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Proposed External Finishes
Walls - Coursed stone pointed / cement render painted / Timber, metal cladding.
Roof - Slate / Metal standing seam.
Windows & Doors - Powder coated aluminium / Timber sash.
Boundary treatments - Stone walling / Rendered block.
Hard-standing - Hardcore / Tarmac.
Gutters - Aluminium.



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Revisions	Rev #	Date	Description

project title: Penfeidr Uchaf
 drawing no: GA02
 scale: As shown

address: Plot Adj to Penfeidr Uchaf, Ffordd Cllgwyn, Newport, Pembrokeshire, SA42 0QF
 project no: #19430
 planning no: -
 revision no: -
 drawn by: RGE
 checked by: TJK
 date: January 2020
 drawing status: PLANNING

drawing description: Proposed Floor Plans, Elevations, 3D Images

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