

REPORT OF THE DEVELOPMENT MANAGEMENT TEAM LEADER ON APPEALS

The following appeals have been lodged with the Authority and the current position of each is as follows:-

<u>NP/19/0169/FUL</u>	Retention of partial timber cladding to existing cottage – Pinch Cottage, Newgale
Type	Written Representations
Current Position	The appeal has been dismissed and a copy of the Inspectors decision is attached for your information.
<u>NP/20/0150/FUL</u>	Reserved matters application following NP/18/0342/OUT for a single dwelling
Type	Written Representations
Current Position	The initial paperwork has been sent to the Inspectorate.



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 27/11/20

gan Janine Townsley, LLB (Hons)
Cyfreithiwr (Nad yw'n ymarfer)

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 23rd December 2020

Appeal Decision

Site visit made on 27/11/20

by Janine Townsley, LLB (Hons) Solicitor
(Non-practising)

an Inspector appointed by the Welsh Ministers

Date: 23rd December 2020

Appeal Ref: APP/L9503/D/20/3262130

Site address: Pinch Cottage, Newgale, Haverfordwest, SA62 6BD

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr James Reader against the decision of Pembrokeshire Coast National Park Authority.
 - The application Ref: NP/20/0169/FUL dated 25 March 2020, was refused by notice dated 29 September 2020.
 - The development proposed is retention of partial timber cladding to existing cottage.
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Decision

1. The appeal is dismissed

Procedural Matter

2. I observed on site that the development has already been carried out. I have therefore, considered the appeal under the terms of Section 73A(2)(a) of the 1990 Act.
3. At the time the planning application was considered by the National Park Authority the extant development plan for the area was the Pembrokeshire Coast National Park Local Development Plan – September 2010 (LDP1). Subsequent to the refusal of permission, but prior to the submission of the appeal, the Authority adopted a new Local Development Plan (LDP2). The imminence of that adoption was known at the time the planning application was considered and both the Authority and the appellant referred to the relevant policies of both development plans in the officer report and appeal evidence. As the LDP2 was adopted on 30 September 2020 and is now the adopted development plan for the area I have considered this appeal against the policies contained within LDP2.

Main Issue

4. This is the effect of the proposed development on the character and appearance of the surrounding landscape, including the Pembrokeshire Coast National Park.
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Reasons

5. The appeal site comprises a single storey detached cottage which is sited in an elevated position above the coastal road. On the opposite side of the road is Newgale Beach. There are no other dwellings or buildings visible within the environs of the appeal site.
6. Due to its elevated position and proximity to the beach, the dwelling is visible from the highway, the beach and the beach car park. There is also a footpath which runs to the rear of the site affording views of the rear elevation of the dwelling for walkers. The lack of other built form in the surrounding area means that the dwelling is conspicuous at this particularly sensitive location. It is against this context that the appeal should be assessed.
7. The dwelling itself is a modestly sized cottage which has been extended in the past with a single storey flat-roofed rear extension. I note from the evidence that the render finish to the dwelling which is now in part concealed by cladding covers the original stone walls and chimneys and that sash windows have been replaced with UPVC. Despite that, prior to the appeal development, the dwelling would have retained a simple form and traditional appearance and although the render would not have been an original feature, a painted render finish would have been characteristic of a simple, modest dwelling.
8. The development comprises vertical cedar cladding which has been added to the side and rear elevations of the dwelling. Cladding has also been added to the rear extension, however, this does not fall to be considered as part of this appeal and has the benefit of planning permission¹ granted in September 2020. It is the cladding to the gable facing the sea and the original rear elevations of the cottage which are subject to this appeal.
9. The cladding to the rear of the dwelling is visible from parts of the highway and the footpath to the rear and that on the gable side elevation is visible from the highway and from parts of the beach. The original building was of a simple and traditional form which would have harmonised with the surrounding landscape more sympathetically than the current. In contrast, the addition of the cladding to the original rear and side elevation alters the character of the building and results in a more contemporary appearance. The change in external appearance means that the dwelling no longer has a simple form since the cladding adds architectural detailing. Furthermore, the proportion of the visible dwelling now clad in cedar (including the rear extension which has the benefit of planning permission) gives it the appearance of being a recent development. The introduction of more contemporary and detailed external materials fail to harmonise with the sensitive and natural surrounding landscape.
10. For this reason, I conclude that the development causes visual intrusion therefore has an unacceptable adverse effect on the qualities and special landscape of the National Park contrary to Policy 14 of the LDP2. In reaching this conclusion I have had regard to the explanatory text to Policy 14 which states² that the cumulative effect of change are important considerations and even seemingly minor changes in the landscape can have an adverse effect. It states further that prominent individual buildings can have an impact much wider than their immediate environs and cumulatively will subtly and irreparably alter the landscape character. Therefore,

¹ NP/20/0168/FUL

² Paragraph 4.85

although the development relates to a single dwelling, the prominent, sensitive and isolated location of the appeal building results in a wider and more significant impact on the special qualities of the National Park.

11. I am mindful also of the statutory purposes of the National Park Designation, and advice within Planning Policy Wales (Edition 10) that National Parks must be afforded the highest standard of protection from inappropriate development.³
12. I note that the appellant states that the cladding serves as a protective outer layer against the elements, however no evidence has been produced to show that the building is in need of additional protection, nor have I seen any proposed alternative solutions.
13. The appellant has also produced images of other dwellings which have been clad in timber, however, the location of these examples do not compare to the appeal site and each application is determined on its merits.

Conclusion

14. For the aforementioned reasons, and taking into account all matters raised, I conclude the appeal should be dismissed.
15. In reaching the above conclusion, I have considered where relevant the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (WCFG Act). I have taken into account the ways of working set out at section 5 of the WCFG Act and consider that this decision is in accordance with the sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives of building healthier and resilient communities and better environments.

Janine Townsley

Inspector

³ Paragraph 6.3.8