
Application Ref: NP/13/0336

Application Type	Full
Grid Ref:	SN00740574
Applicant	Mr & Mrs M Smith
Agent	Mr Roger E Stephens
Proposal	Erection of oak framed boat house structure with zinc clad roof over existing dry dock plus retention of existing timber gates
Site Location	Ferryway, The Alley, Cosheston, Pembroke Dock, Pembrokeshire, SA72 4TY
Case Officer	Caroline Phillips Bowen

Summary

This planning application is reported to members as the officer recommendation is contrary to the views expressed by the Community Council.

The application site comprises a large two-storey dwelling, set within a substantial garden plot, and with access to the adjoining foreshore and estuary. Planning permission is sought for an oak timber boat house, to be sited over an existing dry dock within the curtilage of the house. The application site lies to the eastern banks of the Cleddau, just south of Jenkins Point; and falls outside of the Rural Centre of Cosheston, as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan. The proposed development would fall within the established residential curtilage for the dwelling.

Planning permission was originally sought in 2011 for a canopy over the existing dry dock area. This was refused at Development Management committee in October 2011, as members considered the curved canopy element to be unsympathetic in design to the character of the setting, however, it was noted that they all agreed that a simple pitched roof would be more in keeping, with their concerns relating to the design of the structure, rather than the principle. (Minutes of the Development Management Committee – 19th October 2011)

Following consultation, Cosheston Community Council has objected on the grounds of scale, design, visual prominence and future use of the structure. No other objections have been received to the proposal.

Officers consider that the design of the boat house is simple and unfussy, with the scale appropriate to the dimensions of the existing dry dock. The height of the structure is required to allow access from the existing garden ground level down into the dry dock area, and for the housing of boats and equipment. The proposal would not be considered to have a significant impact upon neighbouring amenity, would not adversely affect the adjacent estuarine character and setting, and would not have an adverse impact on the wider Historic Landscape. The application site borders a designated Special Area of

Conservation and SSSI, and the potential environmental impact of the proposal has been assessed. Based upon the supporting information provided, the construction of the boathouse is to be confined to within the existing garden area, and is not considered to result in a likely significant effect on the features of the designated areas. The application is considered to comply with the relevant policies of the Local Development Plan, and officers recommend that the application be approved, subject to standard conditions, and conditions recommended by statutory consultees.

Consultee Response

Coshaston Community Council: Recommend Refusal - Even a boathouse in this waterfront location would be prominent from the river, so its appearance is important. A zinc roof would not seem appropriate. Either a felt roof or roofed with pantiles (in keeping with the house and garage) would be appropriate. Doubtful if the importance of the development proposed would outweigh its adverse impact on the beach/foreshore.

The planning authority needs to be mindful of the applicant's purposes for this 'boathouse' whose stated purpose might, over a period of time, become a beach dwelling. There has been a previous application on this site for a summer house, and if permission were to be granted it needs to be tightly conditioned so as to prevent creeping change, and its use defined to limit future use absolutely.

There seems to be no need for a boathouse at this location. The applicant's cruiser is far too large for the dock, and while the dock may be used to store small boats there is absolutely no need for a 2nd storey.

While there can be little objection to a necessary single storey boathouse in principle, a 2-storey 'boathouse' would be quite intrusive in this location. No necessity has been demonstrated, while a previous application for beach house raises concerns about its true purpose.

Dyfed Archaeological Trust: No adverse comments

Ecologist - Pembrokeshire County Council: No adverse comments - No comments however given its close proximity to the Pembrokeshire Marine SAC it should be flagged up with PCNPA Ecologist for Screening for Reg 61.

Natural Resources Wales: Conditional Consent

PCNPA - Park Direction: No objection

Rights of Way Officer: No objection - No PROW affected

Public Response

A site notice was posted in accordance with statutory requirements, and neighbouring properties notified by letter. No public responses have been received to date.

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 07 - Countryside
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 17 - Shore Based Facilities
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
PPW5 Chapter 03 - Making and Enforcing Planning Decisions
PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
TAN 12 - Design

Officer's Appraisal

Background.

Ferryway is a large, detached two storey dwelling, accessed via a rural lane running north from Cosheston village to Jenkins Point on the east bank of the Cleddau Estuary. The property sits centrally within a large garden plot which slopes down from east to west to the estuary. An existing dry dock and adjacent terrace is located to the south west corner of the site, with access to the adjacent foreshore and estuary via an existing concrete slipway. A driveway to the north of the plot leads to a recently built garage, and there is a raised timber deck beyond this in the north corner of the plot. There are residential properties immediately to the south of the site, and a large field to the north.

The application site borders the Pembrokeshire Marine Special Area of Conservation and the Milford Haven Waterway SSSI, and also falls within the Historic Landscape and TAN 15 Flood Zone.

Relevant Planning History

Planning permission was recently approved in 2012 for works to replace the deteriorating waterfront wall which forms the boundary between the garden of Ferryway and the foreshore (NP/12/0157).

An application had previously been submitted for works for the replacement of the waterfront wall and the creation of a canopy over the existing dry dock area in 2011 (NP/11/347). This was refused at Development Management committee in October 2011, as members considered the curved canopy element to be unsympathetic in design to the character of the setting.

The recent planning history for the site also comprises;

- external alterations to the existing dwelling, approved in February 2001 (NP/01/035),
- construction of timber decking to the north-west corner of the garden, approved in December 2004 (NP/04/580), and
- the replacement of an existing garage to the north of the plot, approved in August 2010 (NP/10/283). The garage has been recently completed.

Current Proposal

This new submission is for the construction of a new boat house over the existing dry dock, located to the south west side of the garden curtilage. The structure will be oak timber framed with a Rheinzink standing seam roof. Dimensions of the structure will be 4.0 metres in width, 9.9 metres in length and 3.1 metres in height from the existing garden ground level (5.0 metres from the base of the dry dock). The dock area itself measures 3.2 metres by 9.2 metres (approximately). Safety netting is to be installed to protect the open areas of the north and east elevation (in accordance with safety requirements), with oak vertical close-boarded infill panels to the south elevation, to screen from prevailing weather conditions.

Key Issues

The application raises the following planning matters:-

- Principle of development.
- Policy.
- Siting and Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Other material considerations

Principle of Development.

This is a householder application for a boat house, which will be sited over an existing dry dock area within the curtilage of an existing dwelling house. Buildings within residential curtilages, and for purposes incidental to the enjoyment of the dwellinghouse, are generally acceptable where they integrate appropriately with the character and setting of the surroundings, and sufficient private amenity space is retained to the main house. The proposed development is not considered to result in a form of development that would be inappropriate or out of keeping with the residential/estuarine setting.

Policy.

Whilst the Local Development Plan should be read as a whole, the following policies are considered to be of most relevance;

8 – Special Qualities. This policy seeks to protect the landscape characteristics that define the National Park, and is supported by Supplementary Planning Guidance on Landscape Character Assessment. The application site falls within Landscape Character Area 28 - Daugleddau, within which the setting is of a sheltered, branched-form tidal river estuary. The existing site is sited to the eastern banks of the river, but is residential in character and appearance, and is located adjacent to other existing dwellinghouses on the same estuary frontage.

15 – Conservation of the Pembrokeshire Coast National Park. Criterion b advises that development should not be insensitively or unsympathetically sited within the landscape, criterion c that development should not introduce or intensify a use which is incompatible with its location and/or, in criterion d, development should harmonise with or enhance the landform and landscape character of the National Park. The proposed boathouse will enclose an existing dry dock area, and is of a simple open timber frame, with a pitched standing seam roof. The roof finish would match that of an existing garage within the same curtilage. The structure will, inevitably, be visible from the river, but will be viewed against a setting of existing residential properties and landscaped gardens. The structure is, therefore, compatible with the residential use of the site.

30 deals with Amenity, and states that development will not be permitted where, in criterion b, the development is of a scale incompatible with its surroundings and/or criterion d that the development is visually intrusive. Whilst the structure will be visible from the estuary, it is not of a scale that would be considered intrusive, nor of a design which would be incompatible with the existing pattern of development at this location.

Siting and Design.

The siting of the structure is dictated by the position of the dry dock, with the structure designed as a lightweight ancillary building. The proposed Rheinzink roof finish will match that of an existing garage within the same curtilage.

Amenity and Privacy:

The structure is non-habitable by design and use, and there is considered to be sufficient distance between the structure and neighbouring properties to ensure that visual and physical amenity is maintained.

Access and Parking:

The existing vehicular access and parking will be unaffected by the proposal.

Landscape:

A landscaping scheme for the area surrounding the dry dock was previously approved under NP/12/0157. This involved the construction of a secondary short stretch of retaining wall to the existing terraced area adjacent to the dry dock, the removal of an existing post and rail fence, and the introduction of additional planting along the top of the western boundary bank which is considered to improve the visual appearance of this section of garden curtilage. No changes to this consented scheme are proposed.

Biodiversity:

The application site falls within the protected sites of Milford Haven Waterway Site of Special Scientific Interest and Pembrokeshire Marine Special Area of Conservation, and under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 there is a legal requirement to consider the impacts of a plan or project on a European site where it is not directly connected with the management of the site. In this context the term 'plan or project' includes development proposals or anything else that could result in an activity that could have implications for the integrity of a European site and the Natura 2000 network. The appropriate screening has been undertaken, and, at the time of writing this report, the Authority's Ecologist has advised that there would be no likely significant effect. This has been forwarded for approval by Natural Resources Wales.

Natural Resources Wales has also commented on Water Resource Act issues, as the Afon Daugleddau is deemed a 'main river'. There is no objection to the proposed development, subject to a guidance note in respect of construction activities.

Other material considerations:

In its objection, Coshaston Community Council has raised concern in respect of the scale and design of the proposed boat house. It is considered that the zinc roof is inappropriate to the important estuarine setting, and that the scale is two storey and intrusive to the location. The future use of the building is also questioned.

The scale of the structure is single storey when viewed from the main prevailing garden ground level, but will inevitably be 'taller' when viewed over the dry dock area from the estuary. This will be visible, but cannot be considered to be intrusive, as the design incorporates a sloping roof to minimise the overall height, and is viewed against existing landscaped grounds and the main dwellinghouse. The use of a zinc standing seam roof is

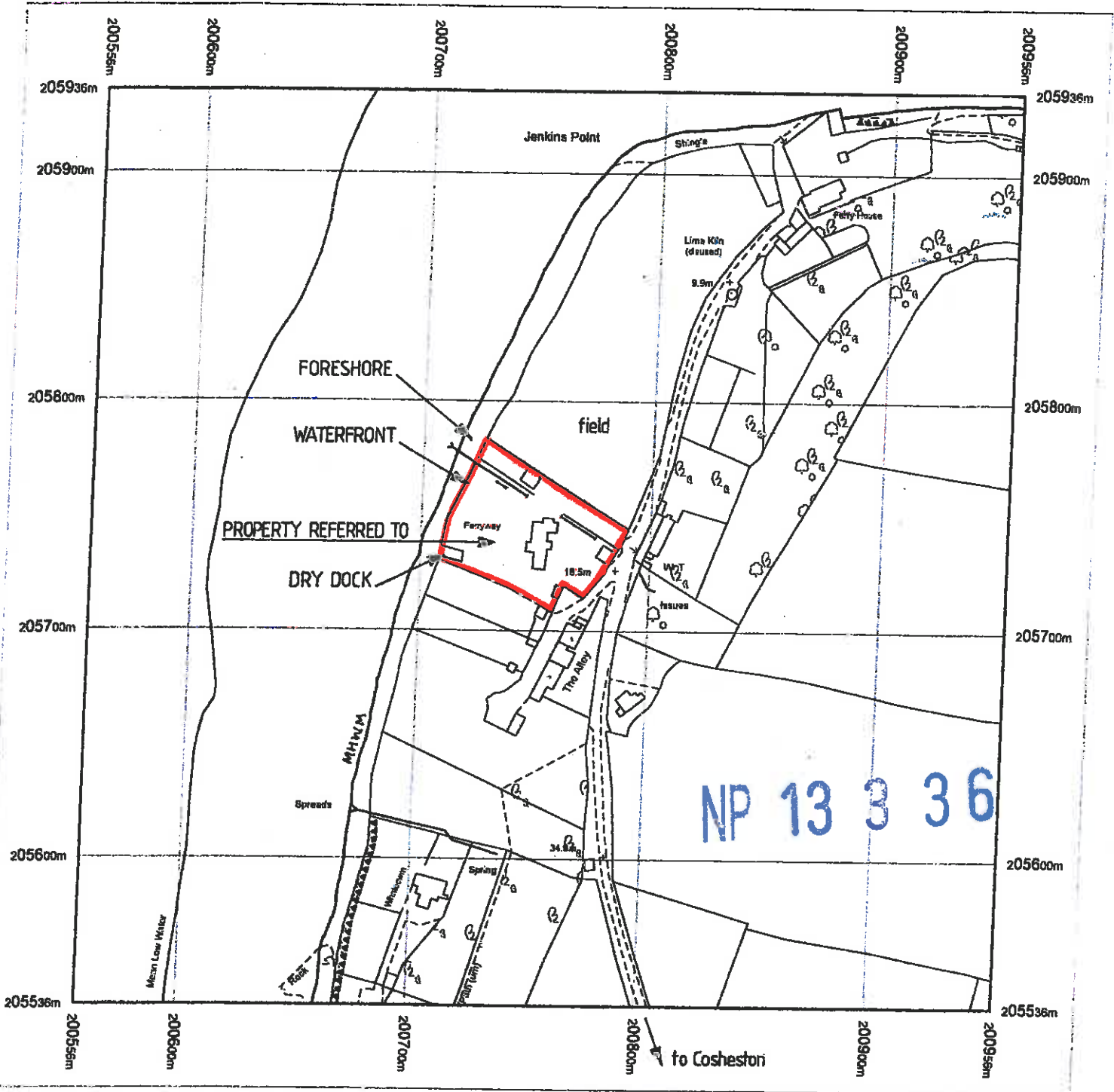
common for ancillary structures, and is no less viable a design option in this setting, matching the existing garage at the site.

In respect of future uses, the proposal is clearly designed and described as a boat house – the National Park Authority is required to determine a planning application on the information submitted, but a condition can be included in any consent to clarify that the building is only used for purposes ancillary to the dwelling.

In light of this, whilst the view of the Community Council has been taken into consideration, the proposal is considered acceptable to the setting.

Recommendation

That planning permission be granted, subject to conditions relating to the standard five year, accordance with deposited plans, accordance with submitted Method Statements and other conditions recommended by statutory consultees.



25 JUL 2010

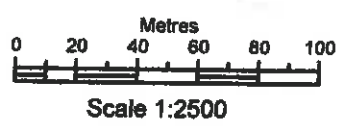
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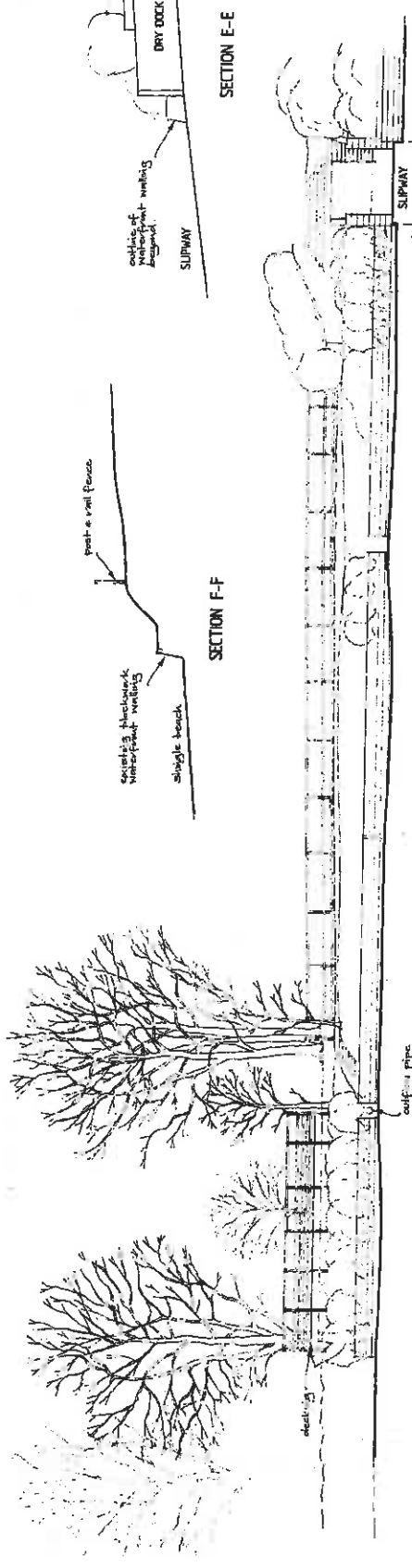


Supplied by: www.ukmapcentre.com
Serial number: 01482200
Centre coordinates: 200756 205736

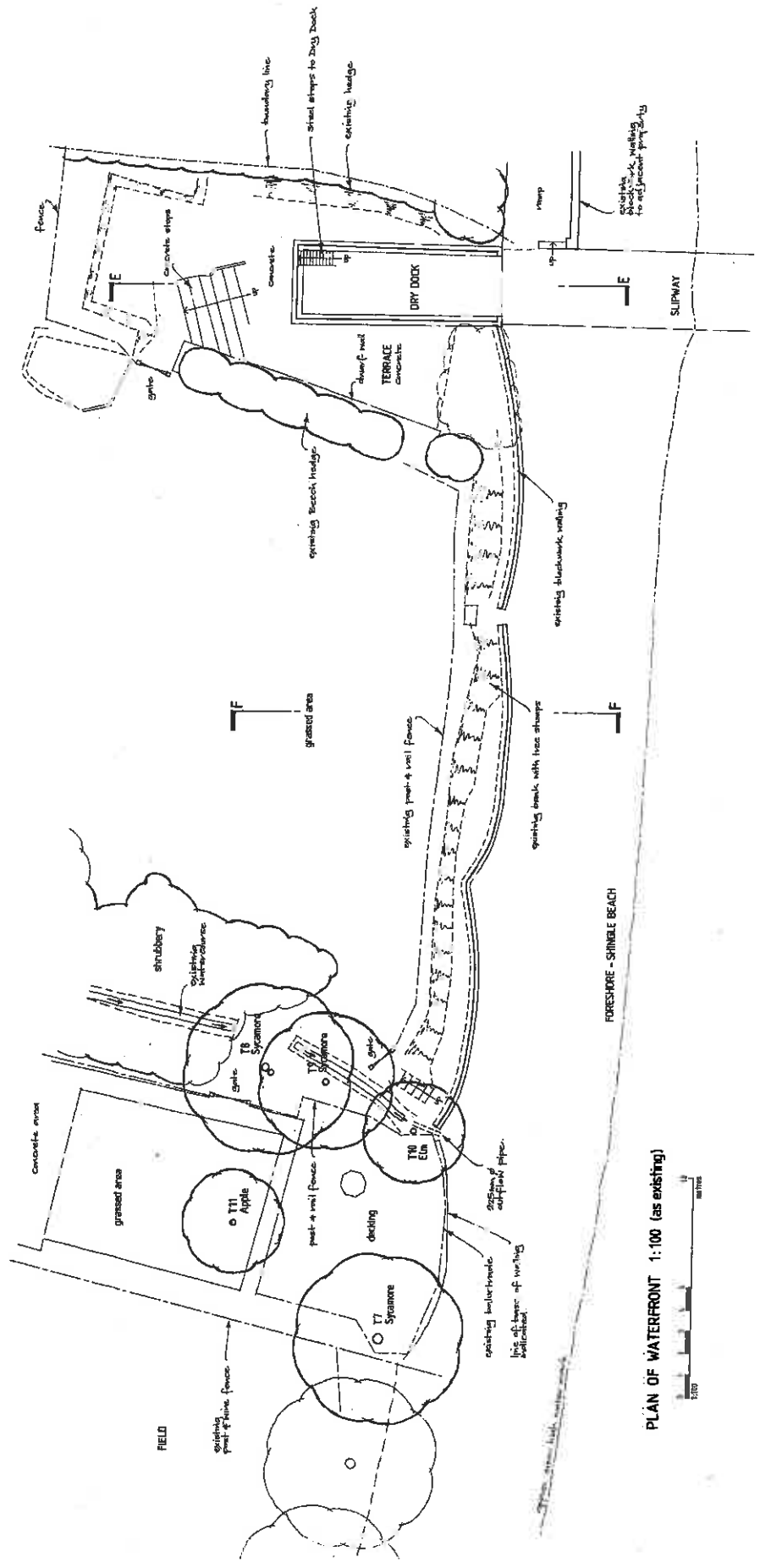
Further information can be found on the OS Sitemap information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk

'Ferryway'
Jenkins Point
Cosheston
Pembroke SA72 4TY

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ELEVATION OF WATERFRONT 1:100 (as existing)



PLAN OF WATERFRONT 1:100 (as existing)

NP 13 3 36

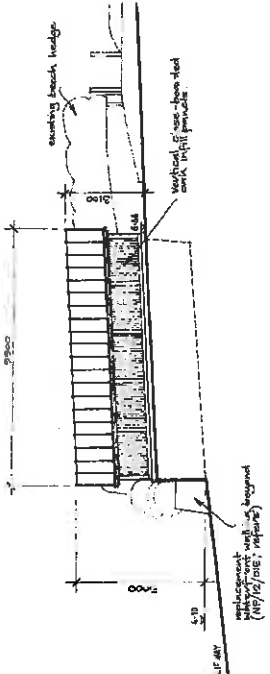
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Roger E. Stephens
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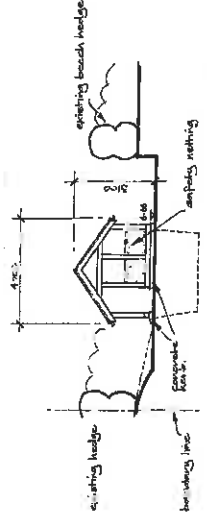
PROJECT: proposed Waterfront Improvement
 'Ferryway'
 Jenkins Point
 Coshaston
 Penbrooke

SCALE: 1:100 (as existing)
 DATE: January 2011

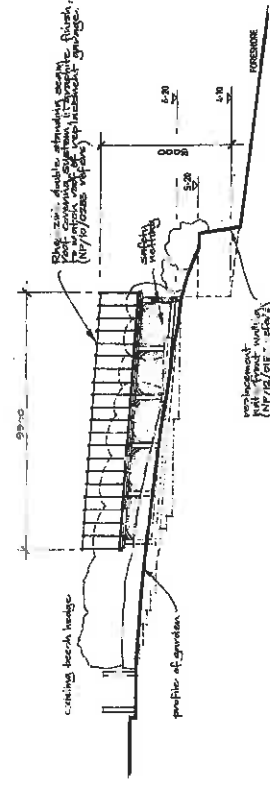
Item 6(c)
 DRAWING NO: 09082.05 B
 SHEET NO: 1:100 (as existing)
 DATE: January 2011



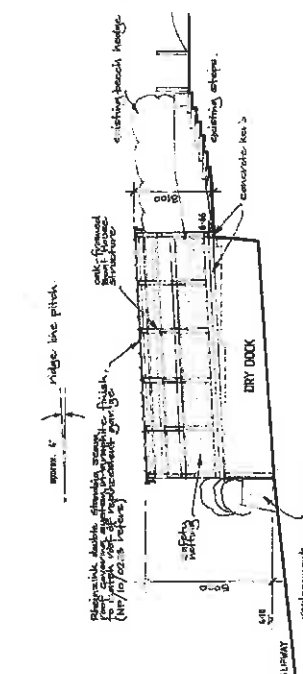
SOUTH ELEVATION



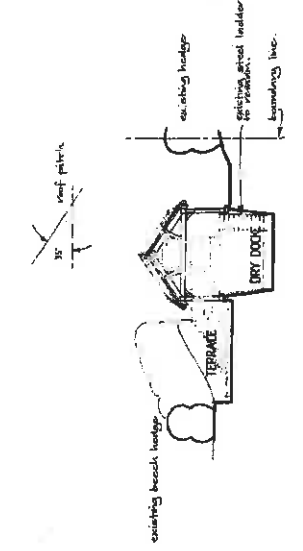
EAST ELEVATION



NORTH ELEVATION



SECTION L-L

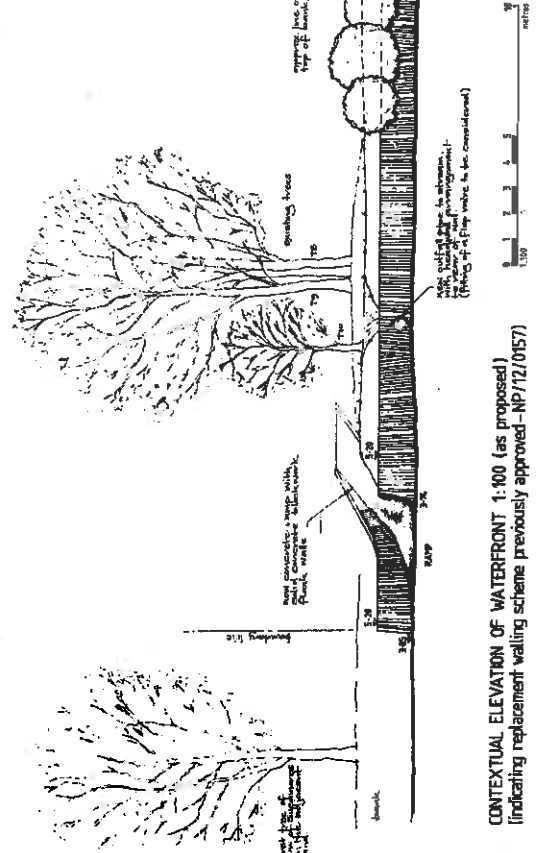


SECTION M-M

IMPORTANT NOTE:
 This drawing must be read in conjunction with the following supporting information:
 • Topographical Survey by Mike Williams Survey
 • Lower Order Planning Scheme on Drawing No. 01/08/1203/A
 • Combined Design & Access Statement by Roger E Stephens Architectural Services
 • Construction Method Statement by Roger E Stephens Architectural Services

NOTE:
 This is not a construction drawing! The information on the drawing is for Planning Permission purposes only.

NP 13 3 36



CONTEXTUAL ELEVATION OF WATERFRONT 1:100 (as proposed)
 (indicating replacement walling scheme previously approved - NP/12/0157)

As drawn updated.

Roger E Stephens
 Architectural & Technical Services
 48 St John's Road, Ventnorwick
 Pembrokeshire SA43 6LZ
 Tel: 01437 720294
 Mob: 07837 820776
 Email: info@stephens-architectural.co.uk

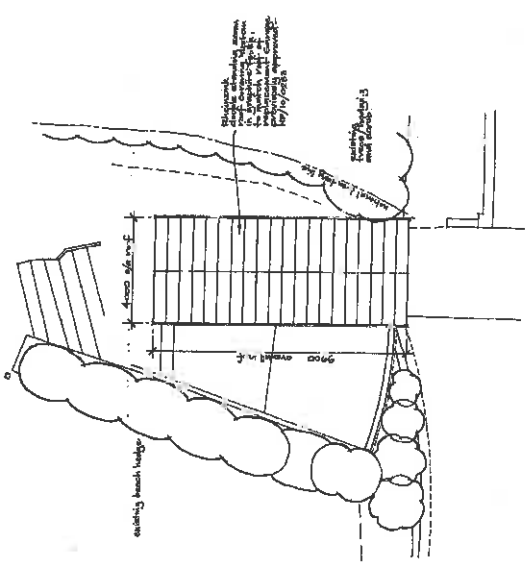
Waterfront Improvement Scheme
 Ferryway
 Jenkins Point
 Cothston
 Pembroke

Item 6(c)
 Elevations & Sectional Views:
 Proposed Boat House structure
 over existing Dry Dock.

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DATE: July 2013
 SCALE: 1:100 at A1
 DRAWING NO: 09082.12 A

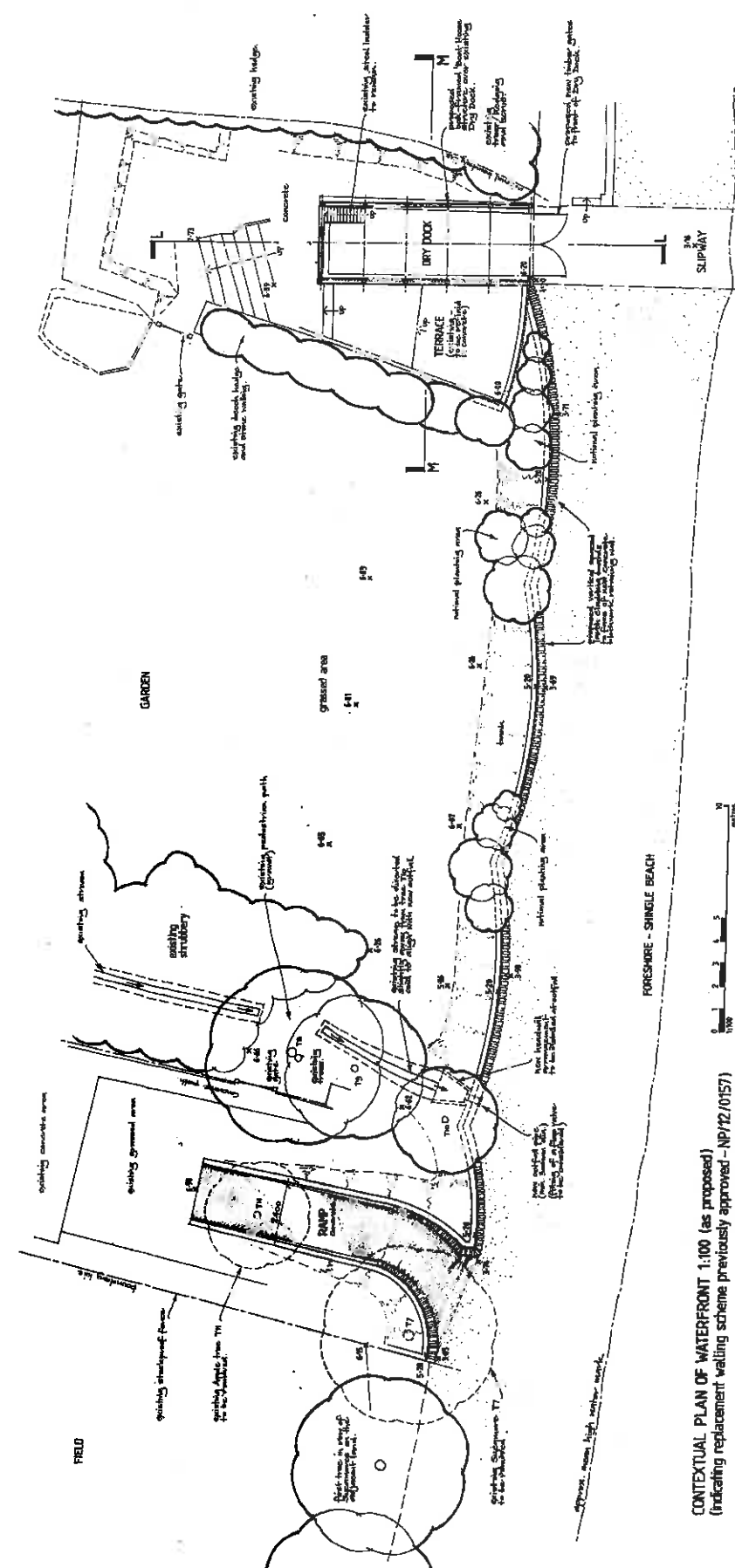
NOTE:
This is not a construction drawing!
The information in this drawing is for
Planning Permission purposes only.



PLAN OF PROPOSED ROOF TO BOAT HOUSE OVER DRY DOCK 1:100

IMPORTANT NOTE:
This drawing must be read in conjunction
with the following supporting information:

- Topographical Survey
by Mr. J. D. [Name] No. 1018/1004/1.1
- Lessor's Garden Planning Scheme
by Mr. J. D. [Name] No. 1100/20/1A
- Conceptual Design & Access Statement
by Roger E. Stephens Architectural Services
- Construction Method Statement
by Roger E. Stephens Architectural Services



CONTEXTUAL PLAN OF WATERFRONT 1:100 (as proposed)
(indicating replacement planting scheme previously approved - NP/12/0157)

17 13 336

A: 20.07.13 Updated.
 ROGER E. STEPHENS
 Architectural & Technical Services
 46 St. Brigid's View, North, Newcastle
 061 9147 7265
 061 9147 0870
 email: rstephens@rogersstephens.com.au

PROJECT:
Waterfront Improvement Scheme
 Ferryway
 Jenkins Point
 Coshasheen
 Penrith

DATE:
 20.07.13

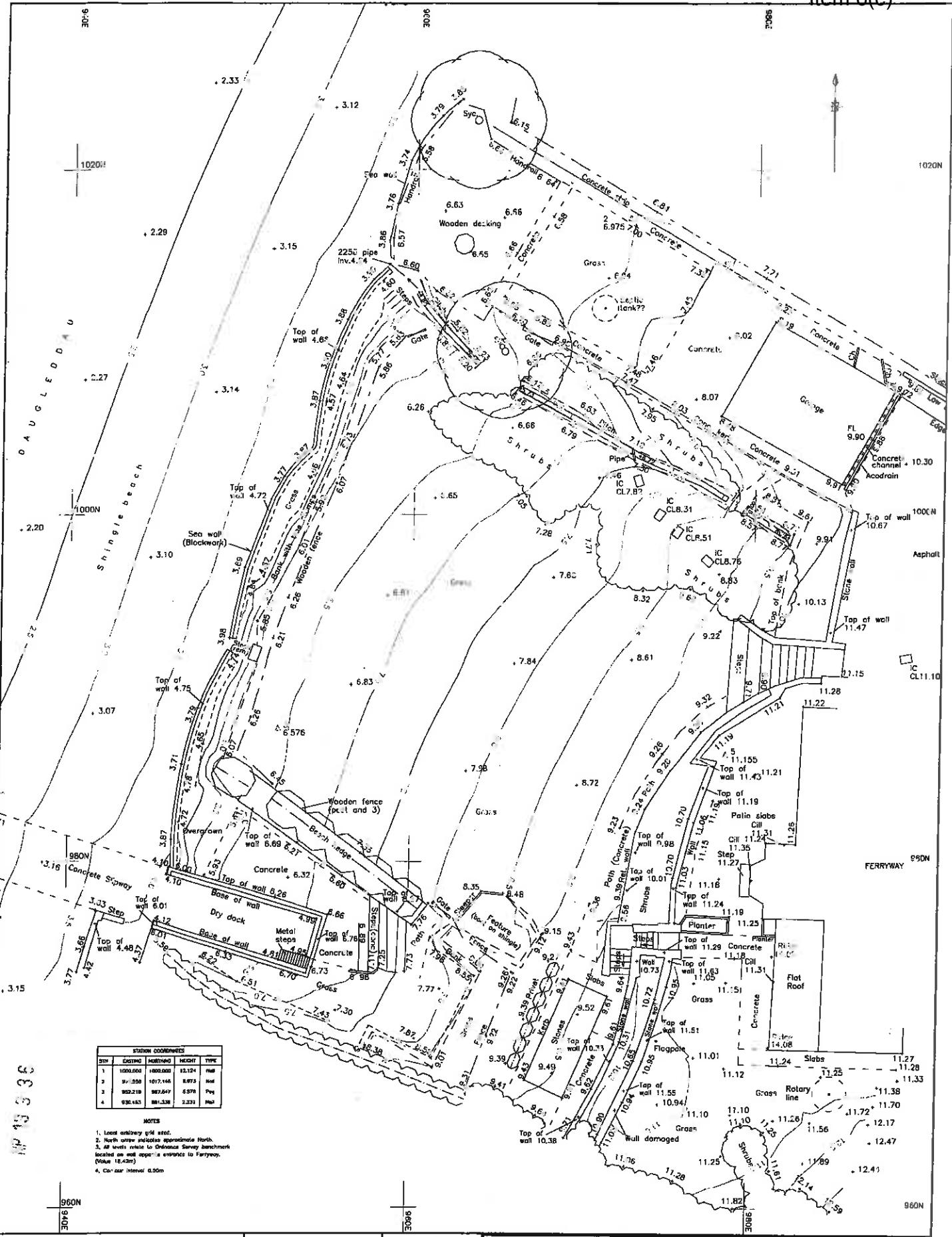
SCALE:
 1:100 at A1

DATE:
 July 2013

DRAWING NO:
09082.11 A

Plan Views: Proposed Boat House structure over existing Dry Dock.

NOTES:
 1. This drawing is the site copy of the original and is not to be used for construction purposes.
 2. The original drawing is held at the office of the architect.
 3. The original drawing is held at the office of the architect.
 4. The original drawing is held at the office of the architect.
 5. The original drawing is held at the office of the architect.



| STN | EASTING | NORTHING | HEIGHT | TYPE |
|-----|----------|----------|--------|------|
| 1 | 1000.000 | 1000.000 | 12.124 | MB |
| 2 | 991.250 | 1017.146 | 8.973 | MB |
| 3 | 992.218 | 987.847 | 5.978 | MB |
| 4 | 996.483 | 981.338 | 2.231 | MB |

- NOTES
1. Local arbitrary g.M. used.
 2. North arrow indicates approximate North.
 3. All levels relate to Ordnance Survey benchmark located on wall opposite to Ferryway. (Value 12.57m)
 4. Contour interval 0.50m

MP 15 3 36

MIKE WILLIAMS SURVEYS
 LAND & ENGINEERING SURVEYORS
 5, THE CRESCENT
 CORSELY
 LLANELLI
 CARMARTHENSHIRE SA14 7LH
 Tel: 01269 848304
 Mobile: 07880 203085

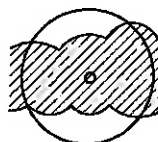
- ABBREVIATIONS
- IC - Inspection Chamber
 - FL - Floor Level
 - Cont. - Contour
 - Syc. - Sycamore
 - W.L. - Water Level
 - WM - Water Meter
 - Stn - Survey Station
 - Δ - Pipe Diameter (m)

SCALE: 1:100 of A1
 JOB No. J1016
 DRAWING No. J1016/1001/1
 DRAWN: MW
 CHECKED: RSL
 APPR'D: MW
 DATE: OCT 2012

Ferryway, Jenkins Point, Cosheston

Topographic Survey

SOFT LANDSCAPE KEY



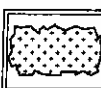
EXISTING TREES AND SHRUBS RETAINED AND PROTECTED



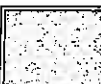
PROPOSED NATIVE HEDGEROW



PROPOSED NATIVE PLANTING



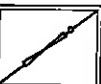
PROPOSED HERBACEOUS PERENNIALS (To clients specification)



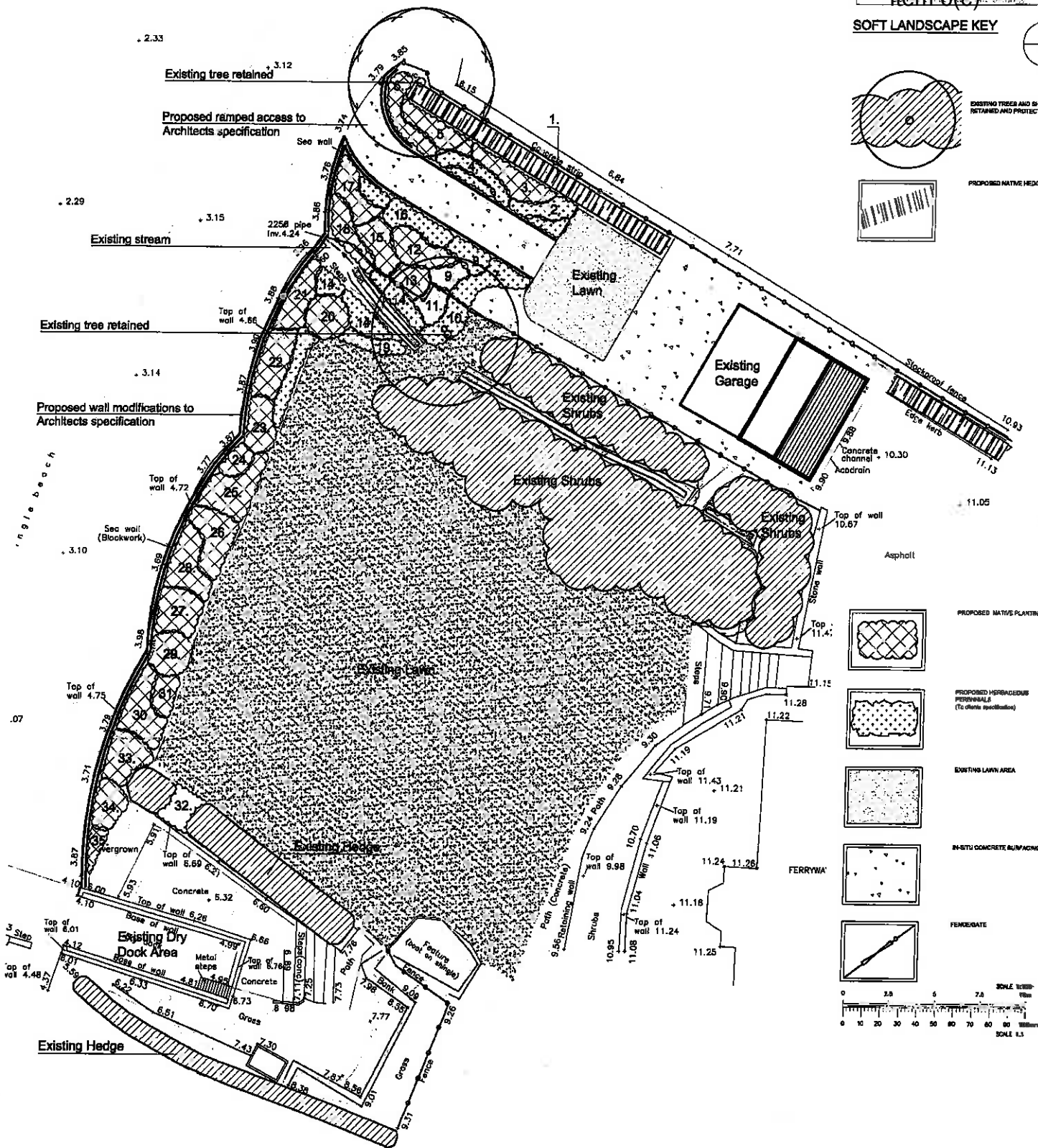
EXISTING LAWN AREA



IN-SITU CONCRETE RAMPING



FENCE/GATE



SPECIFICATION & PLANTING AREA SCHEDULE

Proposed planting areas to be cleared of weed and debris in excess of 50mm diameter (following successful treatment programme and eradication of Japanese Knotweed) prior to spreading a minimum of 450mm depth of approved topsoil (soil test analysis report for horticultural purposes to be provided). Proposed planted areas to be cultivated to a depth of 300mm prior to planting.

Refer to planting plan for species by locations which correspond with species schedule below:

Area Species/Specification

- 1. Mixed hedge consisting species proportions shown; 400-600mm 1x1 CG native species transplants, planted in 2 rows, 300mm apart at 450mm centres. Front row consisting of dominant species, back row planted in groups of 3-5 of the same species;

- 30% *Corylus avellana*
- 50% *Crataegus monogyna*
- 10% *Eucrymus europaeus*
- 5% *Ligustrum vulgare*
- 5% *Viburnum opulus*

- 2. *Herbaceous perennials/ferns - clients selection*
- 3. *Viburnum opulus* 400-600mm OG 1+1 transplant @800mm c/s
- 4. *Herbaceous perennials/ferns - clients selection*
- 5. *Cornus sanguinea* 400-600mm OG 1+1 transplant @800mm c/s
- 6. *Ilex aquifolium* 400-600mm 2L @ 7650mm c/s
- 7. *Herbaceous perennials/ferns - clients selection*
- 8. *Herbaceous perennials/ferns - clients selection*
- 9. *Ligustrum vulgare* 400-600mm OG 1+1 transplant @800mm c/s
- 10. *Herbaceous perennials/ferns - clients selection*
- 11. *Eucrymus europaeus* 400-600mm OG 1+1 transplant @750mm c/s
- 12. *Ligustrum vulgare* 400-600mm OG 1+1 transplant @800mm c/s
- 13. *Eucrymus europaeus* 300-400mm 3L @ 750mm c/s
- 14. *Wisteria ferne and herbaceous plants - clients selection*
- 15. *Crataegus monogyna* 400-600mm OG 1+1 transplant @ 750mm c/s
- 16. *Herbaceous perennials/ferns - clients selection*
- 17. *Eucrymus europaeus* 300-400mm 3L @ 750mm c/s
- 18. *Viburnum opulus* 400-600mm OG 1+1 transplant @800mm c/s
- 19. *Herbaceous perennials/ferns - clients selection*
- 20. *Ilex aquifolium* 1-1.2m half standard rootballed

- 21. *Viburnum opulus* 400-600mm OG 1+1 transplant @800mm c/s
- 22. *Corylus avellana* 400-600mm 3L @ 800mm c/s
- 23. *Corylus avellana* 400-600mm OG 1+1 transplant @ 750mm c/s
- 24. *Eucrymus europaeus* 300-400mm 3L @ 750mm c/s
- 25. *Viburnum opulus* 400-600mm OG 1+1 transplant @800mm c/s
- 26. *Cornus sanguinea* 400-600mm OG 1+1 transplant @ 750mm c/s
- 27. *Crataegus monogyna* 400-600mm OG 1+1 transplant @ 800mm c/s
- 28. *Ilex europaeus* 200-300mm 3L 800mm c/s interspersed with *Sedum* species - clients selection.
- 29. *Ilex aquifolium* 400-600mm 2L @ 7650mm c/s
- 30. *Viburnum opulus* 400-600mm OG 1+1 transplant @ 760mm c/s
- 31. *Ligustrum vulgare* 400-600mm OG 1+1 transplant @800mm c/s
- 32. In-situ planting of *Fagus sylvatica* 'Purpurea' 400-600mm 3L @ 500mm c/s
- 33. *Crataegus monogyna* 400-600mm OG 1+1 transplant @ 750mm c/s
- 34. *Cornus sanguinea* 400-600mm OG 1+1 transplant @ 750mm c/s
- 35. *Viburnum opulus* 400-600mm OG 1+1 transplant @800mm c/s

Mr & Mrs M. Smith

Ferryway Garden Refurbishment Cosheston

Lower Garden Planting Proposals

| | | | |
|------|-------|-------|----|
| NO. | #1612 | DATE | 01 |
| BY | 19/12 | SCALE | A |
| CHKD | | DATE | |
| APPD | | DATE | |