
Application Ref: NP/13/0287

Application Type	Reserved Matters
Grid Ref:	SM87781364
Applicant	Uzmaston Residential Ltd
Agent	Mr J Edwards
Proposal	Reserved matters application with consideration of appearance, landscaping, layout and scale for two dwellings and new access (persuant NP/10/164)
Site Location	Land between The Bungalow & Rosemount, Broadway, Broad Haven, Pembrokeshire, SA62 3HX
Case Officer	Vicki Hirst

Summary

This application seeks the reserved matters consent in relation to the two plots approved under application NP/10/164. The main issues raised are the provision of affordable housing, design, siting and appearance, amenity, access and parking arrangements and other matters.

The principle of development on this site has been granted previously. This application includes the provision of one affordable dwelling. The reserved matters are considered to provide a development that is of an acceptable design, siting and appearance and subject to appropriate conditions will not cause any loss of amenity or privacy. The access and parking arrangements are considered to be acceptable (subject to the final comments of the Highways Authority) and no other issues have been raised by consultees. As such, subject to the satisfactory completion of a Section 106 agreement securing the provision of one affordable dwelling and the final comments of the Highways Authority the approval of the reserved matters consent is recommended subject to appropriate conditions.

Consultee Response

The Havens Community Council: Supporting

Coal Authority: No objection subject to an informative being added to any permission.

Dwr Cymru Welsh Water: Conditional Consent

Ecologist - Pembrokeshire County Council: No objection subject to external lighting being agreed

MOD: No objection

Natural Resources Wales: No objection - Standard Advice Note

Pembrokeshire CC Development Plans: No adverse comment

Public Response

The application was advertised by site notice and through individual notifications. At the time of writing this report no responses had been received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire 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 15 - Conservation of the Pembrokehire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW5 Chapter 04 - Planning for Sustainability
PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW5 Chapter 08 - Transport
PPW5 Chapter 09 - Housing
PPW5 Chapter 12 - Infrastructure and Services
SPG05 - Sustainable Design
SPG08 - Affordable Housing
SPG11 - Coal Works - Instability
SPG12 - Parking
SPG21 - Accessibility

Officer's Appraisal

Background/Site Description

The application is on the agenda at the request of members in dealing with a previous application on this site.

Broadway consists of a number of dispersed dwellings and a commercial garage located on the northern side of the B4341 Haverfordwest to Broad

Haven road. Broadway lies about 1km east of Broad Haven and is close to the boundary of the National Park. The character of the area is linear development along the northern side of the road with a small cul de sac of houses to the west of the application site.

The application site is situated between two relatively modern (circa 1970s) bungalows, and comprises a frontage to the road of approximately 95 metres. The site is fronted by a hedgerow and is primarily rough grassland.

The site has been the subject of applications in the past, with a proposal for two dwellings in 2009 being approved by members (contrary to the officers recommendation) but being subsequently refused on the grounds that the scheme relied on a private drainage system within a sewered area contrary to government guidance set out in Planning Policy Wales and Circular 10/99. This shortcoming placed the proposal at odds with the then JUDP and in the absence of any indication from Welsh Water regarding the possible upgrading of the system the application was refused in January 2010. (NP/09/331).

A further outline application for two dwellings and new access was submitted in 2010, and was granted (again contrary to officers recommendation) in July 2010. This application proposed connection to the sewage system which was supported by Welsh Water (NP/10/164). The application was approved subject to conditions requiring any reserved application to include a scheme for the provision of affordable housing comprising no less than one affordable unit. The outline permission also required any reserved matters application to be based on the indicative plans which showed a new access to the site to the east of the property The Bungalow, providing access to The Bungalow and the two new plots, and the scale parameters of the dwellings to be spans of 6.5 metres to 7.5 metres, heights of 5.5 metres for single storey or 7 metres for one and a half storey properties and lengths of between 11 and 15 metres. The permission also required improvements to the visibility splays and landscaping proposals to be provided.

A further application for three houses on this site has also been submitted and is reported elsewhere on the agenda. (NP/13/0237).

Current Application

The current application seeks reserved matters approval in relation to the two plots granted planning permission under application NP/10/164. Since receiving the application, revised plans have been received making changes to the location of the plots on the site, the access arrangements and amending the design of the properties and being more in line with the indicative layouts presented under the outline application. This report has been written on the basis of the revised drawings, and these have been sent to the Highways Authority, the Havens Community Council and the two adjoining properties for further comment. It is not considered that the plans substantively alter the considerations offered on the original plans by other consultees.

The application seeks planning permission for two one and a half storey properties, meeting the scale parameters of the outline permission. They are both traditionally designed with dormer windows and a central porch and are to be constructed with a composite slate roof, roughcast render finish to walls and timber painted or UPVC fenestration. The access will be taken to the east of The Bungalow and will access the properties to the north (rear) with each being provided with a dedicated parking and turning area. The Bungalow will also gain an access from the new road and the entrance to the road will be improved with increased visibility splays to improve egress from the site. New hedgebanks will be provided along the frontage behind the new visibility splays.

The application proposes that Plot 1 will be provided as an affordable low cost home ownership unit and a completed unilateral undertaking providing an 'intermediate' affordable dwelling for sale has been submitted to this effect. The application was also accompanied by a Planning Statement incorporating a Design and Access Statement and an arboricultural statement.

Officers Appraisal

The main issues to be considered in this case are:

- Affordable Housing
- Design, siting and appearance
- Amenity and Privacy
- Access and Parking arrangements
- Coal Mining
- Other Matters

The Principle of the Development

As the principle of this development was established through the granting of the outline planning permission in 2010, considerations under this application relate only to the reserved matters, ie appearance, landscaping, layout, scale and access together with the affordable housing element.

Affordable Housing

Policy 45 of the LDP relates to affordable housing and requires the Authority to seek to negotiate 50% affordable housing on proposals for two or more dwellings. The Authority's adopted Supplementary Planning Guidance in relation to Affordable Housing provides information on the implementation of this policy. The outline planning permission for this site also requires a scheme of affordable housing to be proposed, with a minimum of one house provided as an affordable home.

The provision of an affordable unit on this site has been the subject of discussion with your officers with potential purchasers of the plots and also this applicant.

Your officers advised the selling agent that the asking price at the time was unrealistically high and did not factor in the need to build an affordable house

too. Your officers took the view that many 'self-build' buyers had been put off by the complexity of the issue and walked away. This applicant purchased the site whilst in discussions with your officers and was able to provide construction and site preparation costs which could be factored into the "3 Dragons" viability toolkit. The "3 Dragons" toolkit confirmed your officers' opinion that this proposal (in the short-term especially) is unlikely to be commercially viable.

To encourage the development to be built and to provide as much flexibility and viability into the scheme as possible your officers negotiated these main points:-

An affordable unit with no social housing grant

An affordable unit with no RSL involvement

An affordable unit to be sold as an 'intermediate' unit at 70% of market value

The affordable unit to be provided prior to the occupation of the open market unit.

At the time of writing this report your officers were checking the content of the Unilateral Undertaking provided as part of the planning application process. The progress on this will be reported verbally.

Design, Siting and Appearance

The proposed siting and layout is based on the indicative plans presented with the outline application and is considered to present an acceptable proposal, providing adequate space allocated to each dwelling and providing a form of development that is not dissimilar to other development in the vicinity. The access arrangements formed part of the outline approval and provide parking and turning space for each house, together with access to the existing dwelling The Bungalow.

Both dwellings are of similar designs, with the principal elevation facing the highway and comprising one and a half storeys, with dormer windows to front and back, a centralised porch to the front elevation, a pair of chimneys on each and a single storey element to the side of each property. Finishes comprise composite slate roofs, timber painted or UPVC fenestration, and roughcast render wall finishes. These are typical finishes for this location and are considered to be acceptable subject to a condition requiring the details of the windows to be agreed. The access driveway will be a mixture of tarmac (to the boundary of Plot 1) and pavers for the individual drives and parking areas for each plot.

The site is to be landscaped with mainly natural features, comprising a hedgebank to divide the plots, and hedgebank to the highway frontage behind the improved visibility splay line.

It is considered that the design, siting and layout are acceptable and are in keeping with the surroundings and other properties in the vicinity.

Amenity and Privacy

In view of the conclusions above, it is considered that this proposal is acceptable in terms of visual amenity.

The site is situated between two existing properties and as such consideration needs to be given to the privacy of those properties and to the relationship between the two plots themselves. The proposed dwellings are orientated so as to not cause any overlooking from the front and rear elevations, but there could be the potential for overlooking from windows in the side elevations. The only first floor window is on the side (western) elevation of Plot 2 and facing Plot 1, which would look directly over the garden to the east of Plot 1. It is therefore considered that a condition should be imposed on any permission restricting this window to be obscured glass. No other windows are proposed that would result in a loss of privacy (the ground floor windows would not result in overlooking due to the boundary treatments proposed) but it is considered that a condition should also be imposed restricting any additional windows in the first floors of the east and west elevations.

Access and Parking arrangements

The proposed access and parking arrangements were included in the outline permission and have been reiterated in this application. They include the improvement of the visibility splay to the front of the site and improved parking for The Bungalow, and are supported in principle by the Highways Authority. However, further plans were requested requiring the access to be laid out to standard advice and a turning area created within the plot. These plans have now been received and any further comments from the Highways Authority will be reported verbally at the meeting.

Coal Mining

As part of the consideration of this application the proposal was referred to the Coal Authority as the site lies within a defined high risk area where there are coal mining features and hazards which should be considered as part of development proposals. In normal circumstances, the Coal Authority's general approach in such areas is to recommend that the applicant obtains coal mining information for the site and submits a Coal Mining Risk Assessment. This particular proposal however is seeking reserved matters consent pursuant to an outline permission and as such the Coal Authority does not consider that a Coal Mining Risk Assessment is necessary for this proposal and as such does not object. However, in the event that ground conditions have not been previously considered at outline stage (which is the case here) the coal mining legacy should be afforded due consideration as part of the subsequent Building Regulations process. An informative note is therefore recommended to this effect.

Other Matters

No other issues have been raised by consultees subject to conditions being imposed on any permission in relation to sewage, surface water, external lighting (to protect foraging bats), and landscaping.

Conclusion

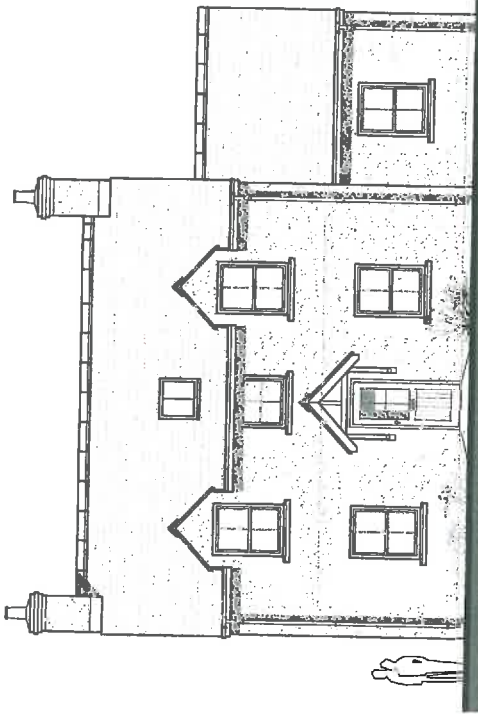
In conclusion, it is considered that this application for reserved matters approval for two dwellings is acceptable subject to the Unilateral Undertaking being acceptable in securing the provision of one affordable dwelling and the receipt of satisfactory final comments from the Highways Authority in relation to the amended plans.

Recommendation

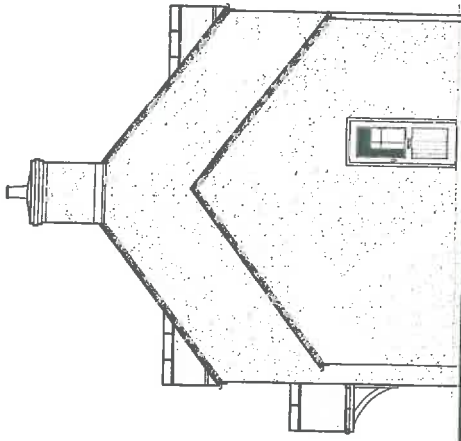
That subject to the receipt of satisfactory final comments from the Highways Authority in relation to the amended plans and the Unilateral Undertaking being acceptable in securing the provision of one affordable dwelling that the application be approved subject to conditions relating to the time for implementation, compliance with plans, approval of fenestration details, sewage, surface water, external lighting, highway matters and removing permitted development rights for additional windows and requiring the first floor window in the west elevation of Plot 2 to be installed with obscured glass in perpetuity. Any permission should also be the subject of an informative in relation to the coal mining risks.

NP 13 Z. 87

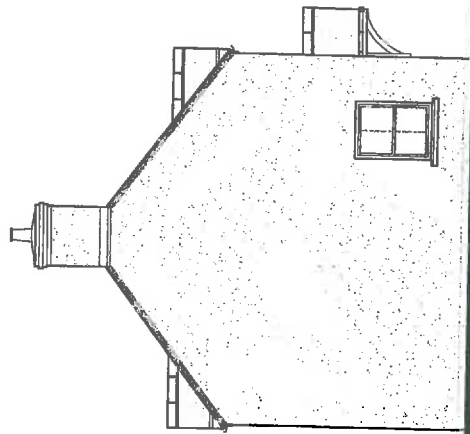
Fembrokeshire Council
4 OCT 2018
Municipal Park, Ayr, Ayrshire



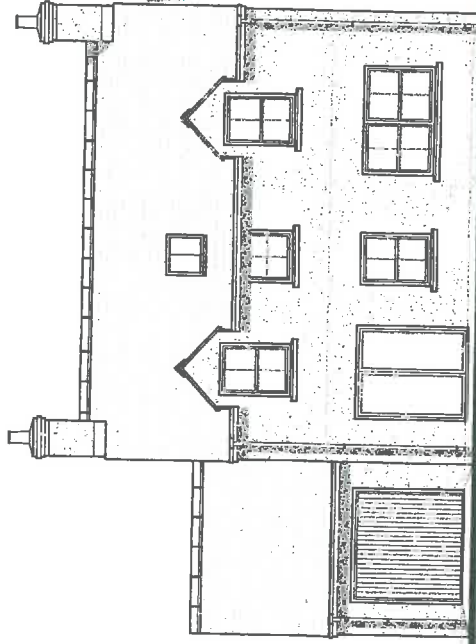
South Elevation



East Elevation



West Elevation



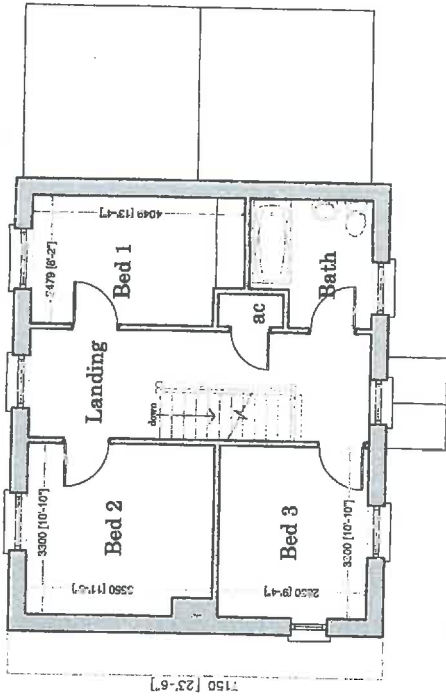
North Elevation

PLOT 1

AFFORDABLE UNIT



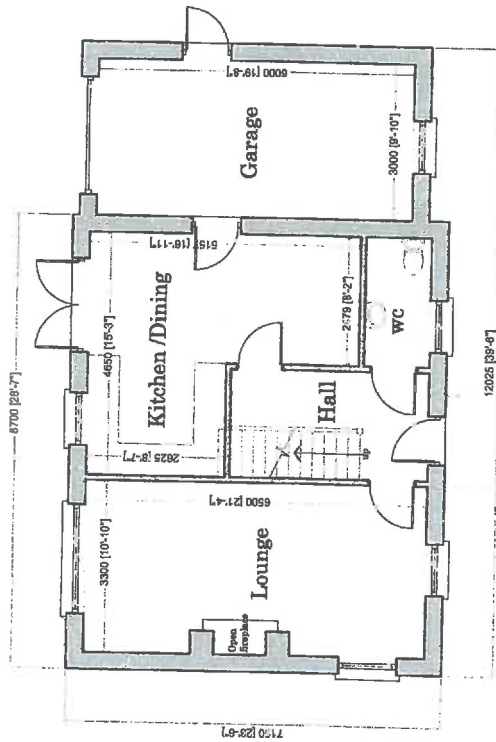
PROPOSED ELEVATIONS - PLOT 1
Mr & Mrs. J & S. Edwards
Proposed New Dwellings to Land adjacent to Rosemont, Broadway, Fembrokeshire
1:100
Sept 2018
RM/04



First Floor Layout

FINISHES SCHEDULE

- Composite blue/black slate roof covering
- Terracotta or blue/black concrete ridge tiles
- Timber painted or Upvc doors & windows
- Black rainwater gutters / downpipes
- Roughcast render finish



Ground Floor Layout



PLOT 1
AFFORDABLE UNIT

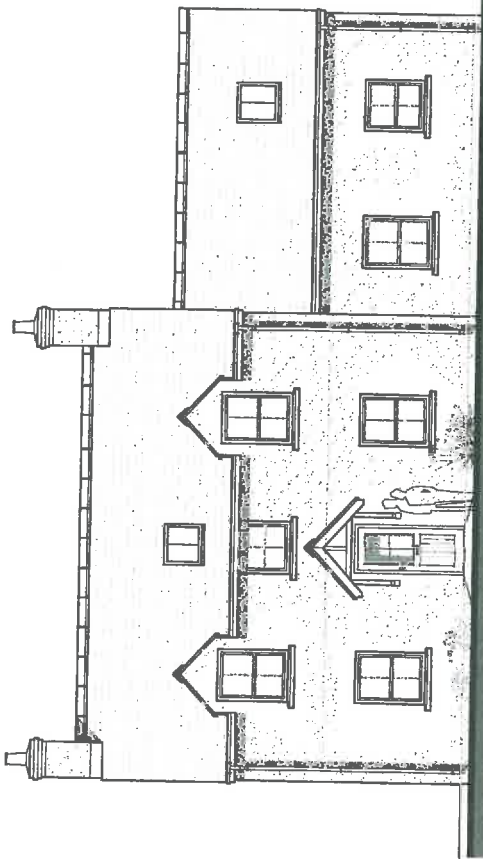
PROPOSED FLOOR PLANS - PLOT 1	
Mr & Mrs. J & S. Edwards	
Proposed New Dwellings to Land adjacent to Rosemount, Broadway, Pembrokeshire	
1:100	Sept 2013 KM/08

4 OCT 2013

NP 19 2 8 7

NO 13 2 87

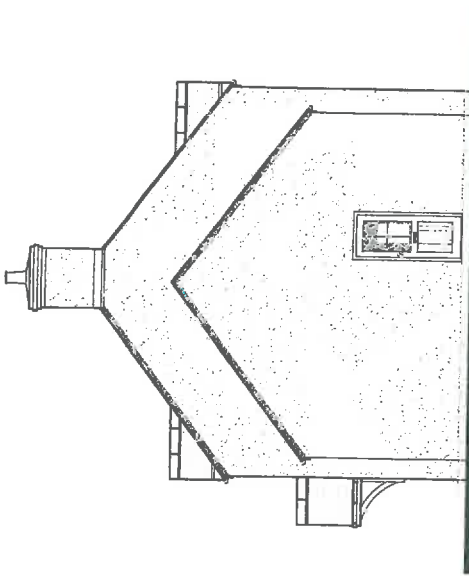
PROPOSED ELEVATIONS - PLOT 2
 - 4 OCT 2013
 ARCHITECTURAL LIMITED - PEMBROKE



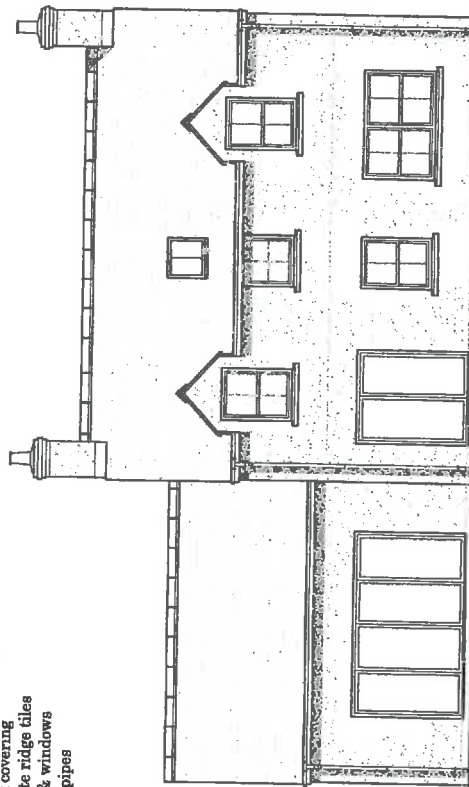
South Elevation

FINISHES SCHEDULE

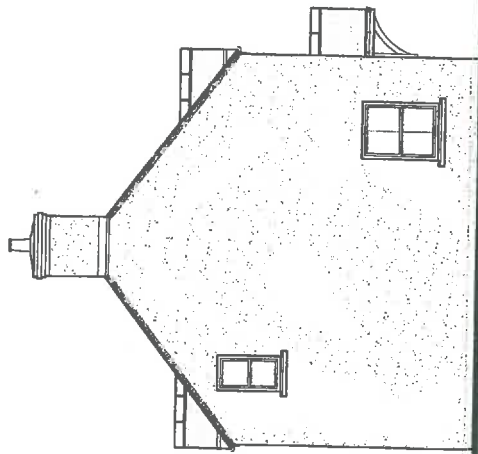
- Composite blue/black slate roof covering
- Terracotta or blue/black concrete ridge tiles
- Timber painted or Upvc doors & windows
- Black rainwater gutters / downpipes
- Roughcast render finish



East Elevation



North Elevation



West Elevation



PLOT 2

PROPOSED ELEVATIONS - PLOT 2

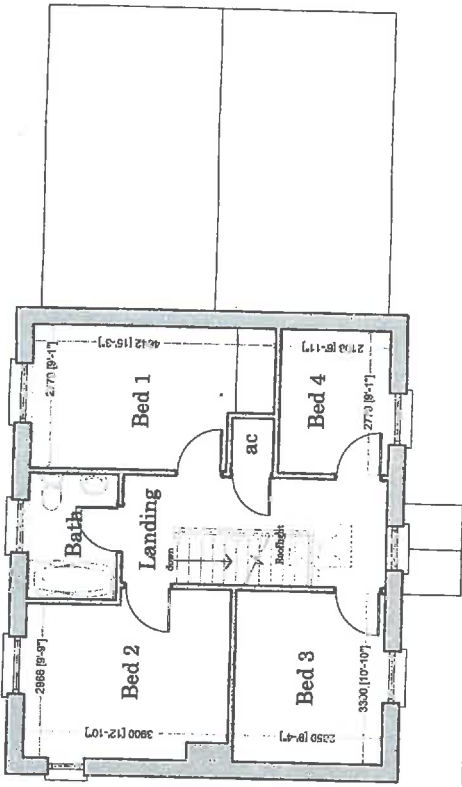
Mr & Mrs. J & S. Edwards

Proposed New Dwellings to Land adjacent to Rosemont, Broadway, Pembrokehire

1:100 Sept 2013 RM/06

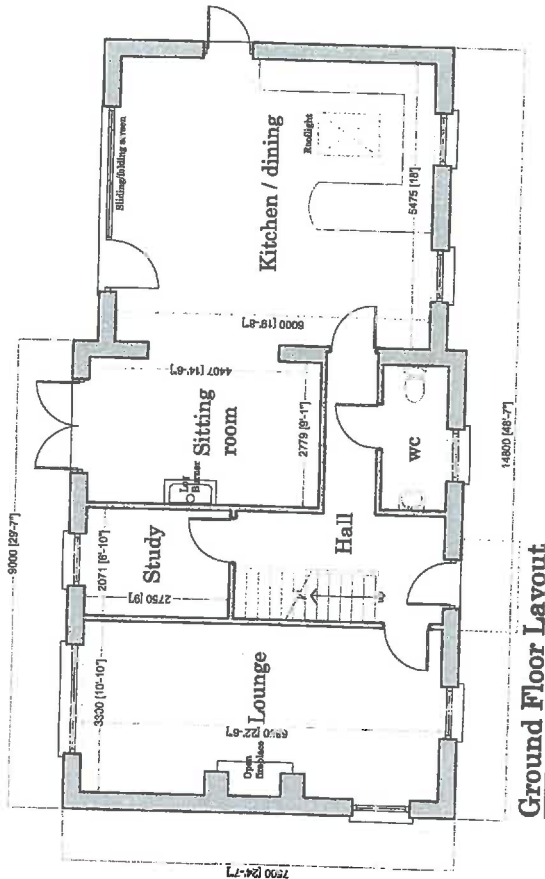
NP 13 2 87

PROPOSED FLOOR PLANS - PLOT 2
 - 4 OCT 2013



FINISHES SCHEDULE

- Composite blue/black slate roof covering
- Terracotta or blue/black concrete ridge tiles
- Timber painted or Upvc doors & windows
- Black rainwater gutters / downpipes
- Roughcast render finish



PLOT 2

PROPOSED FLOOR PLANS - PLOT 2
Mr & Mrs. J & S. Edwards
Proposed New Dwellings to Land adjacent to Rosemont, Broadway, Farnbrookeshire
1:100
Sept 2013
RM/05

