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**Item 6 - Report on Planning Applications**

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**Application Ref: NP/13/0370**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SM75112526
<b>Applicant</b>	Messrs Susan, Steven, Toby, Sam, & Joe Lynas
<b>Agent</b>	Mr Peter Holden, Acanthus Holden Ltd
<b>Proposal</b>	New Residential Unit
<b>Site Location</b>	Adjacent to 39, Goat Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6RF
<b>Case Officer</b>	Liam Jones

**Summary**

This application has been reported to the Development Management Committee as the officer recommendation to approve the application is contrary to the view of St Davids City Council recommending refusal of the application.

The application site relates to the side garden and parking area of No. 39 Goat Street in St Davids. The property is an end of terrace dwelling, one and a half stories in height which joins a run of traditional stone and rendered faced cottages in the St Davids Conservation Area. The application seeks permission for the erection of a traditional two storey dwelling alongside and within this corner plot of Goat Street.

It has been accepted that the principle of a new dwelling at the site is acceptable; however, a previous attempt to provide for a suitable approach in design terms was unacceptable (NP/12/0440). The revised scheme put forward addresses the previous reasons for refusal in that it provides for a suitably sited and traditionally designed dwelling which will complement the character of the St Davids Conservation Area. It results in a dwelling which will not harm neighbouring amenity and will fit proportionally within this end plot. The upper garden area will be retained along with opportunities for new landscaping to complement the development. Highway safety concerns have been addressed through the provision of suitable visibility splays, driveway and parking to serve both the new dwelling and existing dwelling. An archaeological evaluation was undertaken prior to submission of the application and the applicant is committed to providing for an affordable housing contribution through a commuted sum.

As such, and on balance of all material considerations, the scheme is considered to be acceptable and will accord with policies 1, 5, 8, 11, 15, 29, 30, 31, 32, 44, 45 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted 2010) and the aims of National Policy in the form of Planning Policy Wales (Edition 6, March 2014) subject to the imposition of suitable conditions and submitting a Unilateral Undertaking.

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### Consultee Response

**St Davids City Council:** Objecting – The City Council considered that the scale and design of the proposal was deemed likely to have a detrimental visual and environmental impact on the surrounding area. The Council further considered despite recent amendment, the proposed visibility splays remained inadequate and that the location of the proposed entrance would fail to ensure the safety of vehicles entering and existing the site as well as the safety of other vehicles travelling along Goat Street.

**PCC - Transportation & Environment:** Conditional Consent – The revised plan for the proposal, 1099/P01/F can be recommended for approval for the following reasons:

A. A private courtyard area will be created at the back of the site for the new dwelling, and importantly with no parking for the existing dwelling no. 39 in this area. This area will be large enough for parking and turning for the new dwelling.

B. A wide shared driveway area is clearly identified leading up to this private area, where there will be space for an additional car, or a visitor car, or a delivery vehicle to park.

C. By now retaining the original historic driveway for no. 39 there will be space to park up to 2 cars for the existing dwelling, and vehicles using this driveway will be able to exit out of the new access in a forward gear. Retaining this original driveway will also at times provide space for turning cars onto and off the shared driveway area.

D. Visibility sight lines in each direction from the new access are now clearly shown on the revised plan. These splays can be conditioned and will also provide protection for existing “Highway User” visibility sight lines over the bend and for the adjacent Road junction.

**Dyfed Archaeological Trust:** No objection subject to a condition requiring an archaeological watching brief.

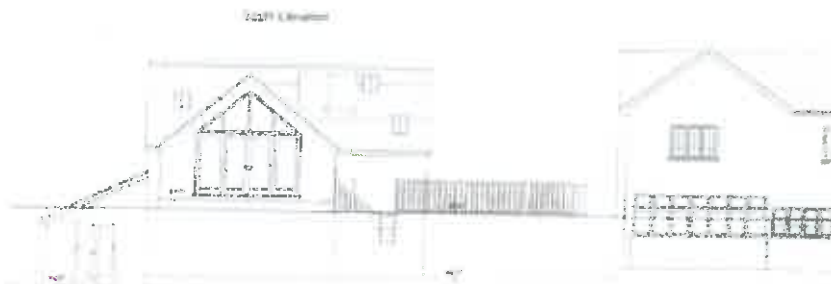
**Welsh Water:** No objection – Recommended standard conditions.

**PCNPA Building Conservation Officer:** No objection – The proposal is acceptable in terms of style and siting. The former echos that of the other properties on Goat Street, and the latter continuous the frontage line of the adjacent property – Recommended approval.

**PCNPA Tree and Landscape Officer:** No objection – overall proposed landscaping as clarified in Section 5.8 of the tree report is acceptable. The planting of an Escallonia hedge along the western boundary would be acceptable as the boundary is part of a garden feature and does not have any clearly defined habitat links to other native boundary features. However it may be possible to reconsider the species selection for the proposed landscaping;



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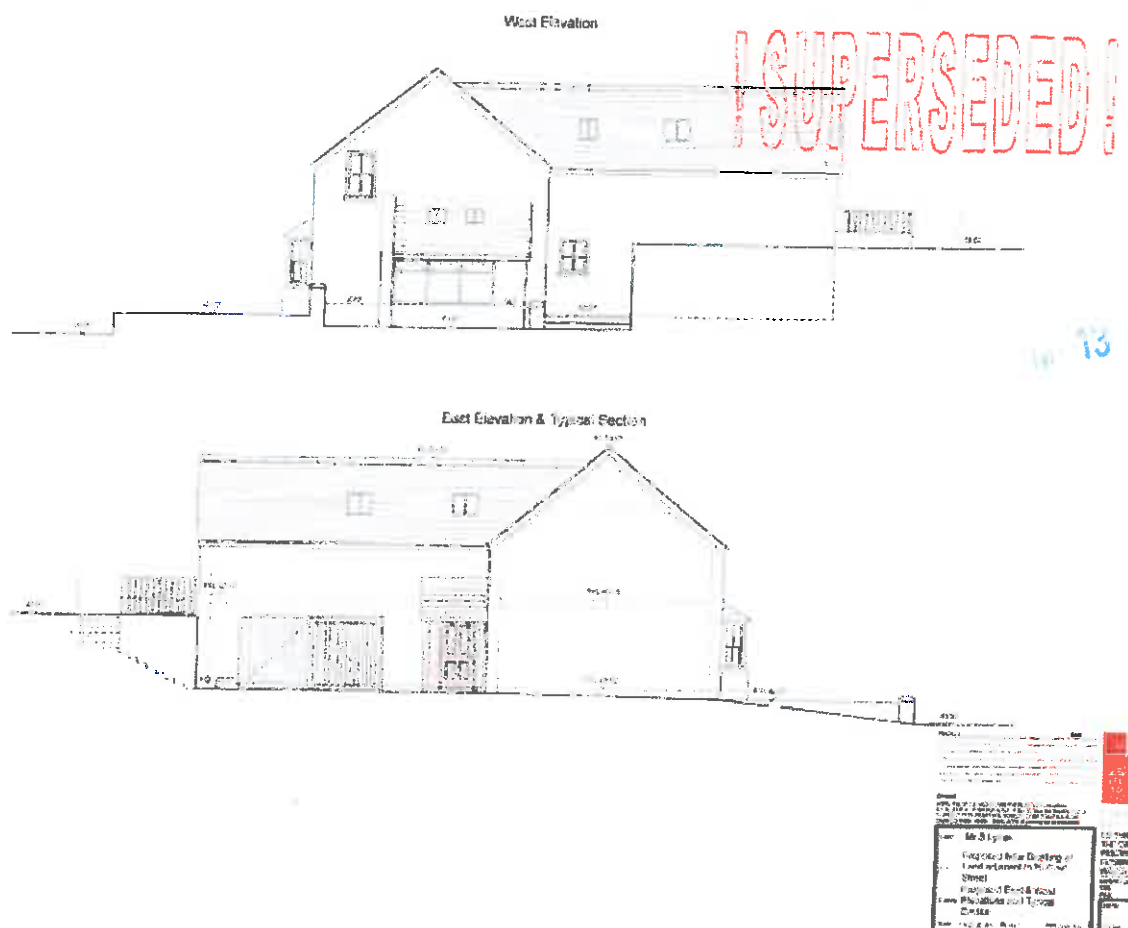


### Schedule of External Building Finishes

- Main walls finished in light grey render
- Facade finish to be in line with the application
- Ground floor finish to be in line with the application
- Windows, doors and rooflights to be in line with the application
- Metal roof finish
- Metal roof finish
- Metal roof finish



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The original scheme attracted 6 No. letters/emails of objection. The following is a summary of the individual concerns raised by each neighbour to the proposals:

- 1 letter from the owner of 65 Goat Street. Objects to the application on grounds of highway safety and attaches copies of previous letters of objection sent in connection with applications at this site.
- 1 email from the owner of 38 Goat Street. Objects to the application on grounds of highway safety and also on grounds of Conservation.
- 1 email from owners of 40 Goat Street. Objects to the application on the grounds of the development being too near to the road and situated on a dangerous bend that is narrow. New property will be too obtrusive to 40 and 38 Goat Street giving a loss of privacy from the windows. Development will bring disruption to holiday makers.
- 1 letter from owner of 47 Goat Street. Objects to the application on the grounds that the development will have significant impact upon the safety of all users of Goat Street. Road is exceptionally busy and pedestrian safety is already compromised and the permission to build

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will significantly increase the risk and likelihood of incident by significantly compromising the visibility of the road users and pedestrians. Building will be in conflict with Policy 30 – Amenity where the development would be incompatible with its surroundings where it would in appearance be the largest house on Goat Street as both side and front elevation would be visible. House would not fall into the affordable housing sector. Property does not match criteria (Policy 5) and directly contravenes in all aspects. Believes proposed property does not meet A, B and C of Policy 15.

- 2 letters from owners of 44 Goat Street. Objects as it stands on ground of development having a negative impact visually and diminish amount of natural daylight.

Amended Plans received 17<sup>th</sup> December 2013

**Proposed Site Plan Revision C**  
17/12/2013

**SOFT LANDSCAPING:**

1. Provide a minimum of 10% of the site area to be planted with trees and shrubs to provide shade and improve the visual amenity of the site.
2. Provide a minimum of 10% of the site area to be planted with trees and shrubs to provide shade and improve the visual amenity of the site.
3. Provide a minimum of 10% of the site area to be planted with trees and shrubs to provide shade and improve the visual amenity of the site.

**HARD LANDSCAPING:**

1. Provide a minimum of 10% of the site area to be paved with permeable paving to improve drainage and reduce the risk of flooding.
2. Provide a minimum of 10% of the site area to be paved with permeable paving to improve drainage and reduce the risk of flooding.

**SCREENS:**

1. Provide a minimum of 10% of the site area to be screened with trees and shrubs to improve the visual amenity of the site.
2. Provide a minimum of 10% of the site area to be screened with trees and shrubs to improve the visual amenity of the site.

**BOUNDARY TREATMENTS:**

1. Provide a minimum of 10% of the site area to be treated with a boundary treatment to improve the visual amenity of the site.
2. Provide a minimum of 10% of the site area to be treated with a boundary treatment to improve the visual amenity of the site.

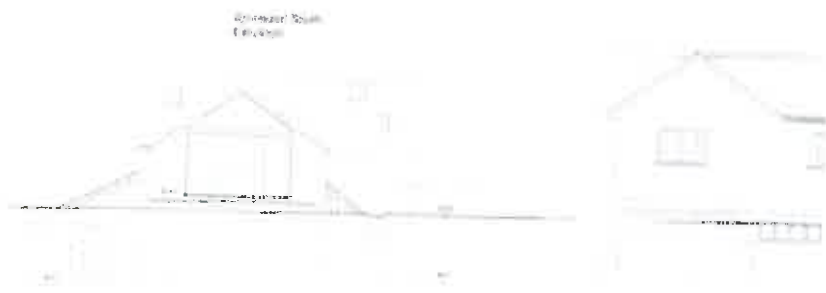
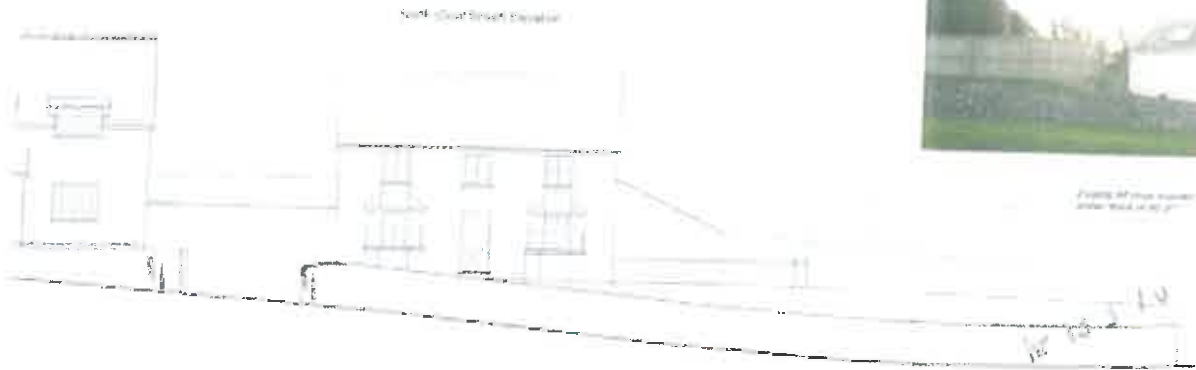
**SUMMARY:**

1. Provide a minimum of 10% of the site area to be treated with a boundary treatment to improve the visual amenity of the site.
2. Provide a minimum of 10% of the site area to be treated with a boundary treatment to improve the visual amenity of the site.

**PARKING:**

1. Provide a minimum of 10% of the site area to be treated with a boundary treatment to improve the visual amenity of the site.
2. Provide a minimum of 10% of the site area to be treated with a boundary treatment to improve the visual amenity of the site.

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Schedule of Proposed Materials

Roof: Slate  
 Walls: Red brick  
 Windows: White painted timber  
 Doors: White painted timber  
 Driveway: Asphalt  
 Path: Concrete  
 Fencing: Grey concrete block

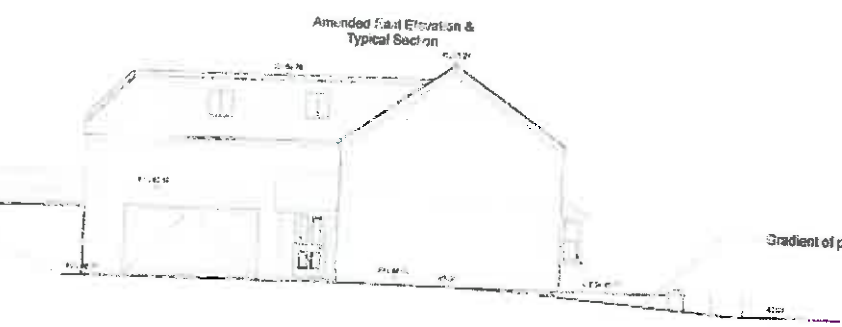
17 DEC 2011

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Gradient of proposed driveway overlaid on the proposed elevation of the application site



First floor plan to the rear of the proposed dwelling restricted to roughing to prevent overlooking No 47



17 DEC 2011

Schedule of Proposed Materials

Roof: Slate  
 Walls: Red brick  
 Windows: White painted timber  
 Doors: White painted timber  
 Driveway: Asphalt  
 Path: Concrete  
 Fencing: Grey concrete block

17 DEC 2011

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The first amended plans (17<sup>th</sup> December 2013) introduced additional detailing regarding the highway access, parking and turning areas introduced and reduced the rear extension by 0.6m. The following response was received:

- 1 letter from the occupier of 44 Goat Street. Advises that whilst they are pleased to see a few concessions, a reduction of 600mm to the rear, is hardly much of a change and feel the house is too big for the site, too flashy and showy for the part of St Davids where it will stand and in no way affordable as a work/live unit

### **Amended Plans received 18<sup>th</sup> February 2014**

The final set of amended plans received (which are the subject of consideration and are included as an appendix to this report) introduced further changes to the scheme namely to remove a gate which could prevent access to the rear parking area, addition of gable chimneys, removal of garden terrace and reduction in the scale of rear extension. The following responses were received:

- 1 letter received from occupier of 44 Goat Street. The letter explains that they appreciate their views being taken into account and approve of the additional information (Revision A), note the use of box sash traditional wooden windows and approve, appreciate the improved roof lines reduction in height/roof pitch and the addition of chimneys, appreciate the shortening of the rear extension, removal of ugly hip roof to allow for parking at the rear of the proposed dwelling. Further comments received advise that they think the upper garden will look better without the terraced area and gates. Suggest the use of gravel, not paving, as this will allow plants to grow through. Low wall will look right, but question the fussy planting and think clean lines will look better. Although downstairs bay windows reflect the architecture they look fussy and over the top in the modern pseudo Victorian design. To conclude think these plans are a great improvement. However, would still prefer to see a pair of low key understated cottages, reflecting the style of 37 as it once was.
- 1 letter received from occupier of 65 Goat Street. Regrets that the amended plans do not propose any solution to ongoing concerns about the safety of pedestrians (and motorists) in the immediate area of this proposed expansion of the existing built environment. Introduction of a new vehicle entrance/exit to/from the proposed residential unit would seem reckless. The double-bends between the junctions of Goat Street with Deanery Hill and Catherine Street, combined with the obligatory sharing of the very narrow – almost one-lane in width – highway by walkers and drivers alike in the absence of any pavements, often also having to negotiate parked vehicles, makes it a very hazardous area of St Davids. Cannot agree that the plans should be accepted unless further consultation with the Highways Authority can be arranged.



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### **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>

Circular 61/96 - Conservation Areas  
LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 05 - St Davids Local Centre  
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 03 - Making and Enforcing Planning Decisions  
PPW5 Chapter 06 - Conserving the Historic Environment  
PPW5 Chapter 09 - Housing  
SPG05 - Sustainable Design  
SPG08 - Affordable Housing  
SPG12 - Parking  
TAN 02 - Planning and Affordable Housing  
TAN 12 - Design  
TAN 22 - Planning for Sustainable Buildings

### **Officer's Appraisal**

#### **Background**

The application site relates to the side garden and parking area of No. 39 Goat Street in St Davids. The property is an end of terrace dwelling, one and a half stories in height which joins a run of traditional stone and rendered faced cottages in the St Davids Conservation Area. The building has been modified from its original design with a two storey rear extension and small single storey rear conservatory. The application site adjoining the dwelling is presently used for parking purposes and the land to the rear used for additional garden purposes.

The site was subject to an application made in September 2012 for a single dwelling which was subsequently refused by the Authority under delegated powers on 30<sup>th</sup> October 2012 (NP/12/0440). The application was refused due to the development failing to integrate sympathetically with the street scene

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and Conservation Area and its design being inappropriate. Furthermore its position, close to the boundaries of No's 39 and 47, was considered to represent overbearing development which would impact upon amenity. Additional reasons for refusal related to the lack of an archaeological study and insufficient information to demonstrate the development would contribute to affordable housing.

This current application was submitted in an attempt to overcome the concerns and reasons for refusal documented at that time which were as follows:

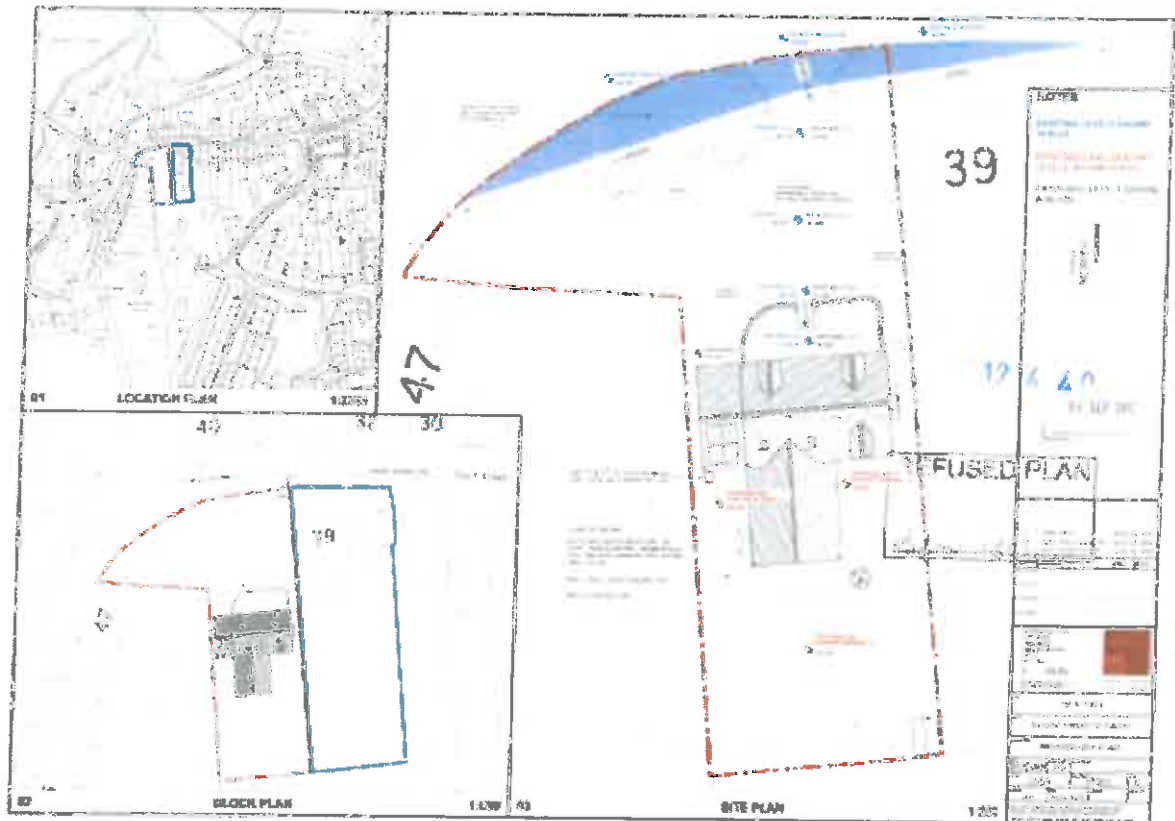
1. The proposed dwelling by virtue of its positioning, raised form and failure to integrate sympathetically with the street scene is considered to be an inappropriate form of development, which would be harmful to the character and appearance of the immediate street scene and St Davids Conservation Area. Furthermore the proposed dormer windows and side projecting chimney are alien features in the street scene and fail to complement the existing built form of the St Davids Conservation Area. The proposed development is, therefore, contrary to Policies 1, 8, 15 and 30 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010), St Davids Conservation Area Appraisal Supplementary Planning Guidance and the advice contained within Planning Policy Wales 4<sup>th</sup> Edition (February 2011).
2. By reason of its size, height, siting and direct proximity to the boundary with No's 39 and 47 Goat Street, it is considered that the proposed dwelling would represent an overbearing form of development that would unacceptably impact upon the residential amenities of the neighbouring occupiers by reason of a loss of light and amenity. It would therefore conflict with and be contrary to the aims of Policy 30 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).
3. Given the proximity of the proposed development within the core of the important medieval ecclesiastical centre of St Davids and close to several nationally important scheduled ancient monuments, it is considered likely that the application site may contain features of archaeological significance. An archaeological field evaluation has not been submitted and it has, therefore, not been demonstrated that the development would adequately preserve any features of archaeological significance. The proposal is therefore contrary to Policy 8 criterion (d) of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010), the guidance contained within Planning Policy Wales 4<sup>th</sup> Edition (February 2011) and the advice in Welsh Office Circular 60/96.
4. Insufficient information has been received to adequately demonstrate that the development would contribute to the delivery of affordable housing through payment of a commuted sum. Accordingly the application fails to meet the requirement of Policy 45 criterion (d) and

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the advice contained in the Pembrokeshire Coast National Park Supplementary Planning Guidance – Affordable Housing (Adopted March 2011).

### Refused Application Plans

Below is an indication of the plans submitted and refused as part of application NP/12/0440:



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### History

- NP/12/0440 – 39 Goat Street, St Davids – New residential unit – 1 ½ storey – Refused – 30<sup>th</sup> October 2012
- NP/67/86 - 39 Goat Street, St Davids – Rear Extension – Approved – 29<sup>th</sup> April 1986
- NP/327/74 - 39 Goat Street, St Davids – Alterations and additions – Approved – 3<sup>rd</sup> December 1974

### Constraints

- Historic Landscape
- Biodiversity
- Safeguarding Zone
- Rights of Way Inland – within 50m
- Recreation Character Areas
- Tree Preservation Orders – within 10m

### Current Proposal

The application proposes the erection of a single dwelling on the site. The initial scheme submitted proposed a two storey dwelling, in line with No. 39 and fronting the street. The dwelling was proposed to include a side lean to

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extension and a large two storey rear wing extension from the host dwelling. The rear extension proposed an integral ground floor garaging and a raised deck from the upper floor of the dwelling leading to the rear garden area. Concerns were raised by officers, the highway authority and St Davids City Council. These concerns related to some aspects of the design, particularly the rear extension and the lack of information on access and parking to serve the dwelling.

Following a period of discussion and negotiation the applicant has now presented a revised scheme of development.

The revised scheme again proposes a dwelling sited to the west of 39 Goat Street and occupies part of the area which is currently occupied by a hardstanding and lawn some 6.4m from the existing dwelling. The dwelling proposed is positioned in line with the existing building line presented by the street along Goat Street and would occupy only a small proportion of the overall plot.

The main proportion of the dwelling measures 9.5m wide by 7m deep. It includes a rear two storey element measuring 6m wide by 3.5m deep as well as a side lean-to extension measuring 3.3m wide by 4.3m deep. The dwelling measures 7m in height with a pitched roof which would be lower than the adjoining dwelling 39 Goat Street.

Land to the front and side (west) would be retained as grass whilst a new access would be created into the plot from the front. This access would have a 5% gradient and the area and visibility splays would be 25m to the west and 20m to the east. Two parking spaces would be retained to serve the occupiers of 39 Goat Street, a shared driveway area and visitor parking space and then additional spaces to accommodate two parking spaces for the occupiers of the new dwelling. Land to the rear of the site, at a higher level, is proposed to be retained as a grass area although new concrete steps would be provided to provide the access to this level.

Internal accommodation comprises of a living room, kitchen/dining room, sunroom, utility and porch on the ground floor and three bedrooms, ensuite and bathroom on the first floor.

Materials comprise of:

Main walls:	Panted Roughcast Render
Roofs:	Natural Slate with Slate butt ridge tiles
Glazed Openings:	Painted timber frames, double glazed
Roof lights:	Conservation Roof lights, double glazed
Doors:	Panel Timber
Joinery:	Timber
Rainwater goods:	Black uPVC gutters and downpipes

The application was supported with the following information:

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- Design & Access Statement
- Code for Sustainable Homes Pre-Assessment Report
- Tree Report

In addition to the above the applicant has committed to provide a commuted sum towards Affordable Housing. An amended Unilateral Undertaking, to account for the revision in the floor area as a result of reducing the size of rear extension, is currently being produced.

### Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity, Conservation Area and Special Qualities of the National Park
- Neighbouring Amenity and Privacy
- Highway Safety, Access and Parking
- Affordable Housing
- Sustainability
- Historic Environment
- Trees and Landscaping
- Water Drainage
- Biodiversity

#### *Policy and Principle of Development*

The site lies within the Centre boundary of St Davids and as such the principle of residential development of the site is considered to be acceptable in view of policies 5 and 44 of the Local Development Plan ('LDP').

#### *Visual Amenity, Conservation Area and Special Qualities of the National Park*

The site lies within the St Davids Conservation Area and as such new proposals need to fit comfortably within the context of the proposed site to conserve and enhance the character of the area. The Adopted Supplementary Planning Guidance (SPG) 'St Davids Conservation Area Proposals' states "*it is important that new development respects the character of the Conservation Area in terms of scale, materials and detail*" (page 28). Policies 5, 8, 15 and 30 of the LDP reinforce the need for development to be of a suitable scale and to fit with its surroundings to protect the special qualities of the National Park.

Policy 5 provides land use priorities for St Davids City as a Local Centre and criterion 'e' identifies that developments should "*contribute to the protection and enhancement of the City's special qualities*". Policy 8 is a strategic policy which seeks to ensure that the special qualities of the National Park are protected and enhanced with criterion 'd' identifying a priority that the 'historic environment is protected and where possible enhanced'.

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Policy 15 of the LDP 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. It further resists development that would not be compatible with its location (criterion 'c'), fail to harmonise with, or enhance the landform and landscape character of the National Park (criterion 'd'), and/or fail to incorporate important traditional features (criterion 'e'). In addition Policy 29 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a') and Policy 30 seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

With regard to context the site presently forms the side and rear garden of No. 39 Goat Street and is a relatively large and underused plot of land. It is understood that the plot was occupied by houses on the 1889 O.S map. The site is elevated approximately 1m above road level and then an additional 1.6m to the rear plot above the parking area.

The dwelling proposed would sit comfortably within the street scene in line with the building line presented by No's 37 and 39 Goat Street. Its style and appearance would be in keeping with the traditional building approach dictated by the near and wider areas. Its design includes the addition of traditional sliding sash windows, ground floor bay windows which reflect the character of other properties along Goat Street and other traditional finishes to the roof and wall areas. The small side lean-to is an honest and subservient addition that will form a small visual break to the main proportion of the dwelling whilst the rear extension has been reduced quite considerably from its initial proposal which measured 8.3m in depth to a new revised depth of 3.5m. The applicant has also introduced two gable end chimneys which further reinforce the traditional approach taken to the design. The Building Conservation Officer has been consulted throughout the application and the requests of incorporating timber sash windows and chimneys have been included in the revised scheme. As such there is no objection on grounds of its impact upon the character of the Conservation Area.

The dwelling, parking and garden areas proposed are considered to result in an acceptable scheme which will integrate sympathetically with the surrounding area and would complement the character of the Conservation Area. The concerns of St Davids City Council as well as those received from neighbouring occupiers have been noted and indeed the applicant has introduced alterations from the initial scheme put forward, however, the concerns regarding the dwelling having a detrimental visual and environmental impact on the surrounding area are not considered to be sustainable reasons to refuse the application on this basis. It is the view of officers including the Building Conservation Officer that the design and siting of the dwelling is appropriate and that the scheme complies with policies 5, 8, 15 and 30 of the LDP.

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### *Neighbouring Amenity and Privacy*

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supporting text at paragraph 4.136 explains that the policy aims *“to protect the amenity enjoyed in people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity”*.

On receipt of the initial scheme officers were concerned with the extent of the rear wing extension of the property. This was in relation to the impact this would likely have on the adjoining neighbouring occupiers amenity particularly No. 47 Goat Street. Although there were no upper floor windows proposed in the extension element (apart from two Velux roof windows) the sheer massing of the wall created as a result of the extension and its close relationship with the boundary resulted in a development that would likely harm amenity.

Due to the reduction in length of the extension from 8.3m to 3.5m, the change in levels between the gardens (No. 47 garden being higher than ground level of proposed dwelling) and position of the dwelling towards the front of the site the impact has now been removed and is acceptable. The development will there have no harmful impact upon the amenity of neighbouring occupiers and will comply with the aims of Policy 30.

### *Highway Safety, Access and Parking*

Policy 53 of the LDP refers to the potential traffic impacts of proposed development. Development will only be permitted where appropriate access can be achieved and the policy lists instances of where access would be considered inappropriate.

The dwelling would be served by a new access and parking and turning would be provided to the side and rear. The creation of the access itself will require excavation of an area of the land to the front of the site. Following this a driveway to a 5% gradient would be created along with visibility sight lines achieved to either side of the access.

Whilst accepting that concerns have been raised from St Davids City and from neighbouring occupiers the Authority has consulted with the Highway Authority of Pembrokeshire County Council for their expert opinion on the scheme. The Highway Authority offer no objection to the arrangement as proposed on the revised drawing subject to conditions to require no growth or obstruction to visibility over 1m above the level of the crown of the adjacent carriageway within the approved visibility splay, provision of adequate areas for parking and turning during the construction phase, the retention of the parking and turning to serve the development and a condition requiring the trapping of surface water to prevent it flowing onto the public highway and a further condition for surfacing of the drive for a minimum of 5m behind the edge of the carriageway.

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## Item 6 - Report on Planning Applications

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The dwelling will provide an access which will have suitable visibility splays, sufficient parking will be provided for the new dwelling and existing dwelling and sufficient turning area will be provided to the rear of the property to ensure vehicles can leave the site in a forward gear. Subject to the conditions suggested by the Highway Authority and ensuring that the route to the rear of the site remains free of obstruction it is considered that the development is acceptable on highway safety grounds. As such the development complies with policy 53.

### *Affordable Housing*

The Local Development Plan seeks to deliver affordable housing throughout the National Park through new residential developments and advice in this respect can be found in the Adopted Supplementary Planning Guidance 'Affordable Housing'. Policy 45 criterion 'd' of the LDP seeks a commuted sum to help with this delivery on housing developments below the threshold of 2 units.

In this instance, as the application was submitted on 20<sup>th</sup> August 2013 (before the date of 1<sup>st</sup> October 2013 when the payment increased to £250) a payment of £150 per square metre of the property floor space will be required<sup>1</sup>. The applicant is in the process of producing a Unilateral Undertaking to commit to the payment of this contribution as part of the development. The contribution payable is £24,150 and this would be required to be provided prior to first occupancy of the dwelling.

As such subject to satisfactorily completing the Unilateral Undertaking the development will provide a contribution to Affordable Housing in the area in compliance with the aims of policy 45.

### *Sustainability*

Policy 29 of the LDP refers to sustainable design and expects and proposals for development to demonstrate an integrated approach to design and construction in terms of 'a' place and local distinctiveness, 'b' environment and biodiversity, 'c' community cohesion and health, 'd' accessibility, 'e' energy use, 'f' energy generation, 'g' materials and resources, 'h' water and drainage, 'i' waste and 'j' resilience to climate change.

The application has been supported with a Code for Sustainable Homes pre-assessment report that demonstrates the proposal will meet a Code III standard in accordance with Technical Advice Note 22. Through the Design and Access Statement the applicant explains that the importance in adopting the energy hierarchy has been considered in development of the design with objectives to reduce energy demand and improve efficiency. An efficient heating system will be installed with suitable thermostats, low energy lighting fittings and a solar PV panel is proposed on the roof of the dwelling. As a result the scheme is considered to meet the requirements of Policy 32 and Welsh Government Technical Guidance.

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<sup>1</sup> In accordance with paragraph 10.4 of the PCNPA Affordable Housing SPG

## Item 6 - Report on Planning Applications

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### *Historic Environment*

The proposed site lies within the core of St Davids, an important medieval ecclesiastical centre, and possibly within the confines of a medieval burgage plot. The site also lies close to several nationally important scheduled ancient monuments. Following the refusal of an application in 2011 at this site the applicant recognised that a future submission would require an archaeological evaluation. As such this submission has been supported with an archaeological evaluation prepared by Dyfed Archaeological Trust in May 2013.

The summary to the report identifies that the settlement of St Davids and activity in the local vicinity can probably be traced back to the early medieval period. Goat Street itself, formerly known as 'Ship Street', is likely to have medieval origins, and although the intensity of development along the street is unclear for that period, by the 18<sup>th</sup> and 19<sup>th</sup> centuries the street frontage appears well developed. Map sources from the 19<sup>th</sup> and early 20<sup>th</sup> century show two adjoining dwellings with attached outbuildings occupying the area encompassed by the planned footprint of the proposed dwelling. In light of the archaeological potential for this area an archaeological evaluation was commissioned to assess the character, extent, date, state of preservation and significance of any surviving archaeological deposits in advance of a decision being made on this application.

A single trench was excavated, 15m long, 1.8m wide, across the footprint of the proposed dwelling and targeting the buildings shown on historic mapping. Under a relatively thin covering of topsoil (between 0.12m to 0.3m) heavily truncated remains of 19<sup>th</sup> and early 20<sup>th</sup> century building deposits were recorded, lying directly on top of natural fragmented bedrock deposits. These remains consisted of floor layers from two adjoining internal rooms, traces of two possible wall lines, a spread of mortar and a posthole. Other features recorded within the trench appear to relate to relatively modern tree or shrub disturbance. No remains of any earlier (i.e. pre late post-medieval) archaeological features or deposits were recorded within the confines of the trench. The recorded 19<sup>th</sup> and 20<sup>th</sup> century remains suggest the former buildings that once occupied the site were demolished and cleared to near foundation levels.

Following consultation with Dyfed Archaeological Trust as part of the current submission the Authority has been advised that a watching brief shall be undertaken in connection with the development to the standards laid down by the Institute for Archaeologists. A condition is suggested requiring the local planning authority to be informed in writing, at least two weeks prior to the commencement of development, of the name of the said archaeologist. In view of this the proposal and suggested meets the aims of Policy 8 criterion 'd) of the LDP, advice in Welsh Office Circular 60/96 and Planning Policy Wales (Edition 6, March 2014).

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### *Trees and Landscaping*

The application has been supported with a Tree Report to identify the existing vegetation cover at the site. The site is occupied by two groups of Leyland cypress trees to the raised part of the garden which shade a magnolia tree. The report identifies that all trees will be required to be removed to facilitate the development but also for good management. The trees identified are poor looking non-native specimens than do not add to the visual amenity of the area. The report puts forward a landscaping plan which includes planting of shrubs in wall bend, Escallonia along the rear (south west) boundary and a birch species (*Betula ulilis Jackquemontii*) to the west of the dwelling.

The Authority's Tree and Landscape Officer has considered the details and whilst supportive of the measures considers that native hedgerow planting with a greater mix of species is likely to minimise future risk of a single species failing. As such, given the loss of trees on the site and the need to provide for a suitable form of landscaping across the site a detailed scheme of landscaping to provide for new trees and hedgerows at the site should be required by condition in this instance in accordance with the aims of policies 8 and 15.

### *Water Drainage*

The scheme includes the retention of a large garden area to the rear of the site and the applicant advises that all hard landscaping materials will be specified to meet a sufficient level of permeability. The application form identifies that foul sewage is to be disposed of via the mains sewer whilst surface water is to be disposed of via a soak away. Welsh Water raise no objection to this arrangement subject to conditions requiring foul and surface water to be discharged separately, no surface water to connect to the public sewerage system and no land drainage to be permitted to discharge into the public sewerage system.

Subject to a suitable condition to deal with matters of water drainage and particularly the materials to be used on the surfaces of the site, the development is considered to be acceptable on grounds of water drainage.

### *Biodiversity*

The application form does not identify that the site accommodates any protected species that would be present on the development site and has not been identified in the history of this site. Notwithstanding this the dwelling itself is proposed to be erected on an existing maintained lawn area adjoining a hard standing. The dwelling is positioned away from trees and habitats and there is considered to be no reasonable likelihood that there are protected species which could be disturbed by the development. Whilst some non-native trees specimens will be removed the development offers the opportunity to provide enhanced native planting. As such the development meets the aims of Policy 11.

## Item 6 - Report on Planning Applications

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### **Conclusion**

It has been accepted that the principle of a new dwelling at the site is acceptable; however, a previous attempt to provide for a suitable approach in design terms was unacceptable (NP/12/0440). The revised scheme put forward addresses the previous reasons for refusal in that it provides for a suitably sited and traditionally designed dwelling which will complement the character of the St Davids Conservation Area. It results in a dwelling which will not harm neighbouring amenity and will fit proportionally within this end plot. The upper garden area will be retained along with opportunities for new landscaping to complement the development. Highway safety concerns have been addressed through the provision of suitable visibility splays, driveway and parking to serve both the new dwelling and existing dwelling. An archaeological evaluation was undertaken prior to submission of the application and the applicant is committed to providing for an affordable housing contribution through a commuted sum.

As such the scheme is considered to be acceptable subject and will accord with policies 1, 5, 8, 11, 15, 29, 30, 31, 32, 44, 45 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted 2010) and the aims of National Policy in the form of Planning Policy Wales (Edition 6, March 2014).

### **Recommendation**

The application be delegated to the Head of Development Management, Director of Park Direction and Planning or the Chief Executive to issue planning permission subject to first receiving a completed and agreed Unilateral Undertaking committing to the payment of a Commuted Sum for Affordable Housing Contribution in line with the Adopted SPG and suitably worded conditions to deal with the following planning matters:

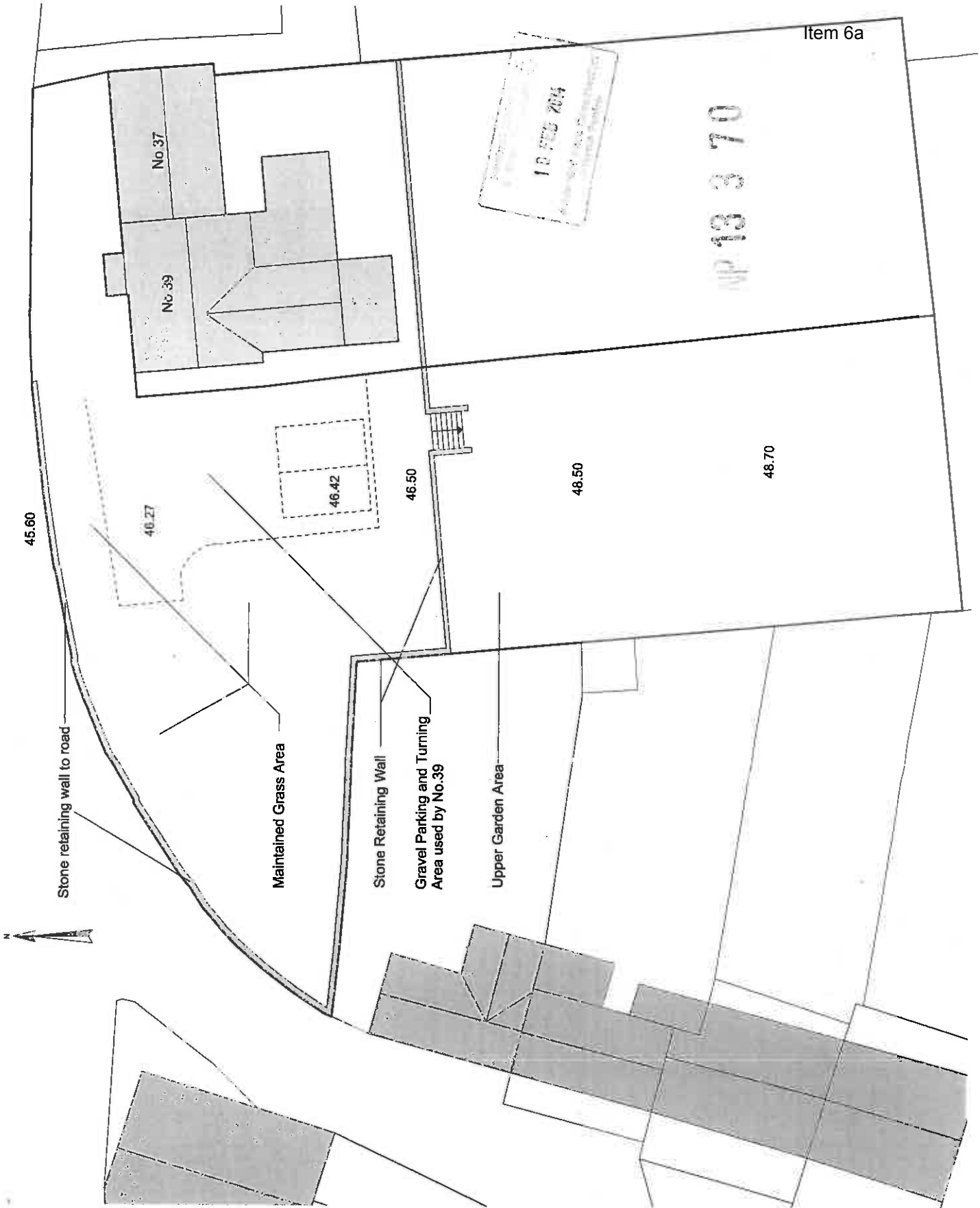
### **Conditions**

- Time limit to implement
- In accordance with the amended plans received 18<sup>th</sup> February 2014
- Code for Sustainable Homes conditions
- Water drainage conditions to deal with foul and surface discharges
- Highway safety conditions (to include no obstruction to visibility splays, retention of parking and turning area, suitable areas for parking during construction phase and surface water to be trapped so as not to flow onto public highway)
- Archaeology Watching Brief condition
- Removal of Permitted Development rights relating to alterations and extensions to the dwelling
- Any electricity or telephone supplies to be by underground cables
- Landscaping conditions
- Site Levels to be agreed
- Samples of materials

**Location Plan**  
Scale 1:1250



**Existing Site Plan**  
Scale 1:200



Application Site: Land besides No. 39 Goat Street,  
St Davids, SA62 6RF

<p><b>WATERSMANS LANE</b> THE SCREEN PEMBROKE Pembrokeshire Wales SA71 4NU Tel: 01323 818172 www.watersmans.com</p>		<p>1000 1 501 1 A</p>
<p>Client: Mr S Lynes</p>	<p>Proposed New Dwelling at Land adjacent to 39 Goat Street</p>	<p>Date: 21/11/13</p>
<p>Drawing: Location Plan &amp; Existing Site Plan</p>	<p>Scale: As shown at A3/16 8C</p>	<p>1000 1 501 1 A</p>

10 FEB 2014

NP 13 3 70

Item 6a



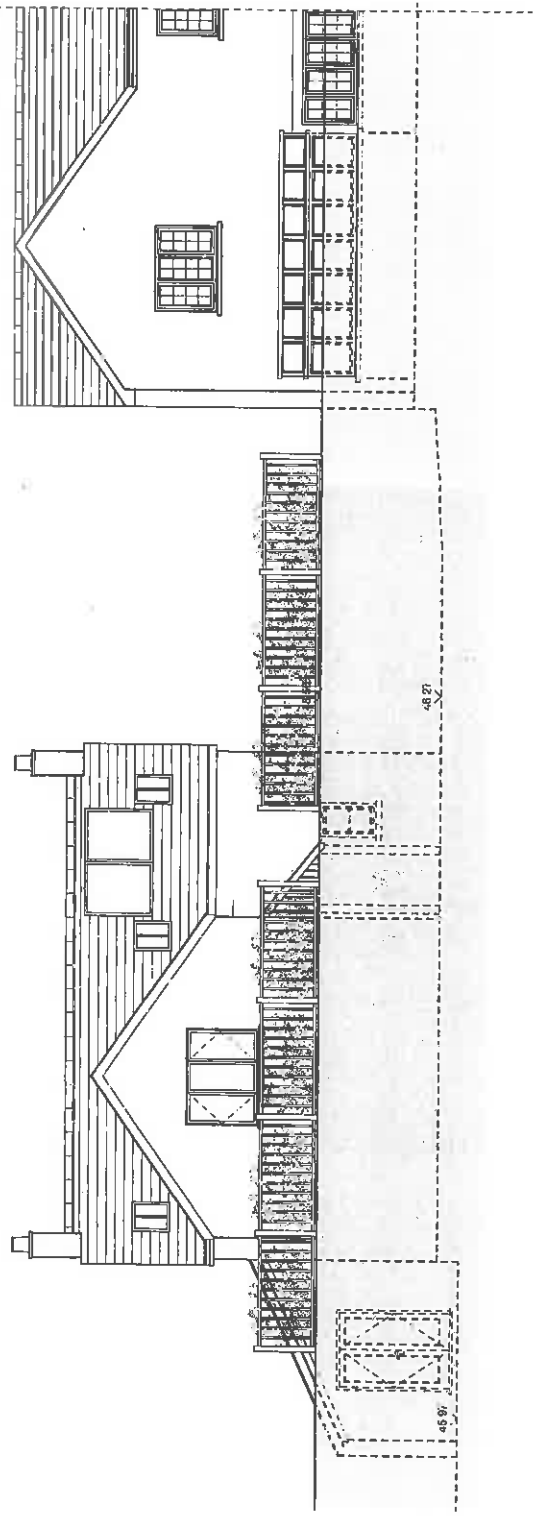
Photo 1: Timber fence of No.47 screening boundary of site



North (Goat Street) Elevation



South Elevation



Schedule of External Building Finishes:

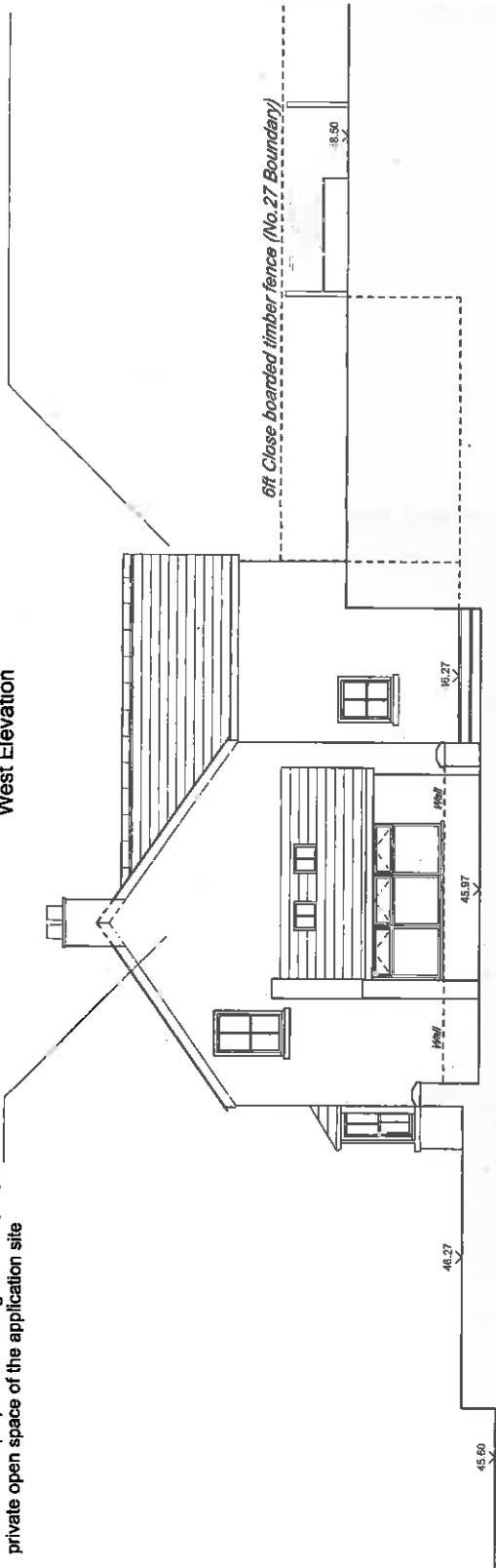
- Main Walls; Painted Roughcast Render
- Roofs; Natural Slate with Slate butt ridge tiles
- Glazed Openings; Painted timber frames, double glazed
- Rooflights; Conservation Rooflights, double glazed
- Doors; Panel Timber
- Joinery; Timber
- Rainwater goods; Black uPVC gutters and downpipes

Author	Mr S Lynas
Client	Proposed New Dwelling at Land adjacent to 39 Goat Street
Scale	1:100 of A2 by A3
Date	July 13
Drawn	Proposed North & South Elevations
Job No.	1009
Plot No.	F
Sheet No.	1009 F

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 architects  
 TEL: (01843) 824772  
 FAX: (01843) 823239  
 E-mail: [enquiries@watermans.co.uk](mailto:enquiries@watermans.co.uk)

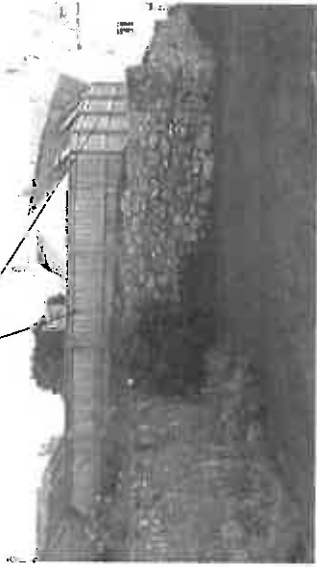
Gable end of proposed dwelling overlooks the private open space of the application site

West Elevation

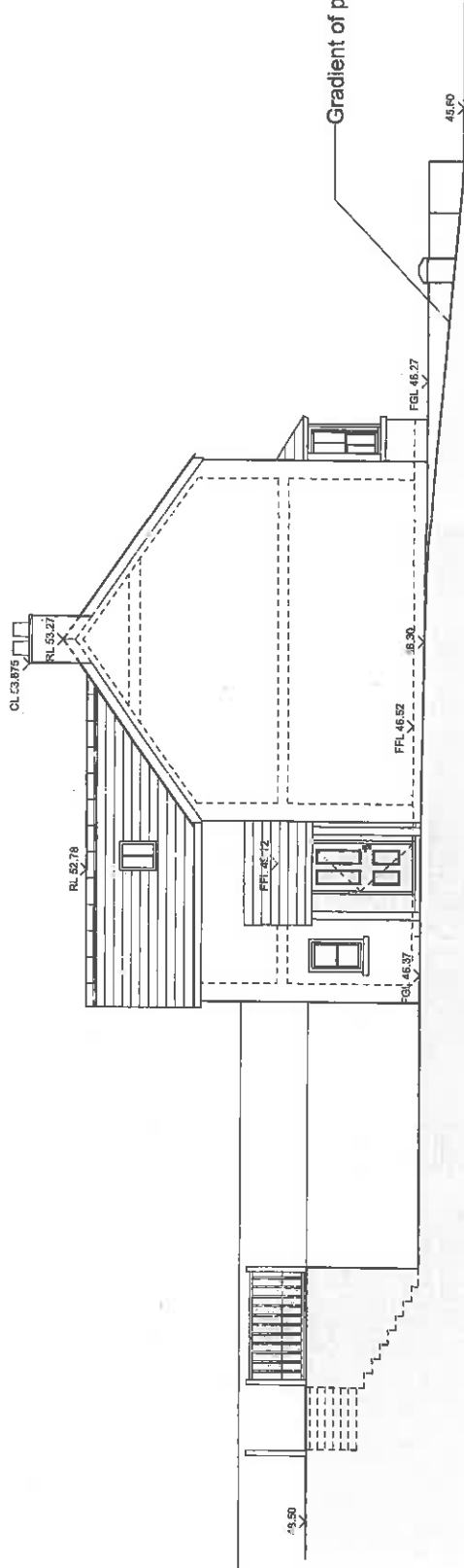


No glazing to the west of rear of the proposed dwelling to prevent overlooking No.47.

Photo 2: Existing Timber fence of No.47 screens the western boundary of the site and prevents overlooking between neighbouring dwellings



East Elevation & Typical Section



HP 19 3 70

Reference	19/03/2014
Client	Mr S Lynas
Project	Proposed New Dwelling at Land adjacent to 39 Goat Street
Drawn	Proposed East & West Elevations and Typical Section
Scale	1:100
Date	19/03/2014
By	BC

Item 6a

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Email: info@watermans.co.uk

Client: Mr S Lynas  
Proposed New Dwelling at Land adjacent to 39 Goat Street  
Proposed East & West Elevations and Typical Section  
Scale: 1:100  
Date: 19/03/2014  
By: BC



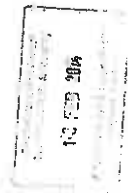


Proposed Site Plan Revision F  
Scale 1:200



EXISTING TARMAC ACCESS TO BE RETAINED AND SERVED AS AN ENTRANCE ONLY ROUTE FOR NO.39. THIS SPACE TO PROVIDE CAR PARKING FOR 2 NO. CARS

SHARED DRIVEWAY AREA & VISITOR PARKING SPACE



NP 13 3 7 0

**SOFT LANDSCAPING:**

- 1 *Escallonia* shrubs to form a medium height hedge along the western boundary to provide screening/privacy. Ref. *Arboret's report by Tree Works*
- 2 New tree cluster to consist of native specimen; *Betula utilis*, *Jacquemontii* Ref. *Arboret's report by Tree Works*
- 3 Existing upper garden to be retained (no trees, apart from Leyland cypress trees and Magnolia tree are to be lost as a result of this application) Ref. *Arboret's report by Tree Works*
- 4 New planted area introduced to soften the changes in levels; Low growing Heathers, Conifers & trailing plants over the wall (Cultars of *Calluna vulgaris*, *Juniperus sabina*, *Tamariscifolia* and *Cultars of Ivy*, *Hebra helix*) Ref. *Arboret's report by Tree Works*

**HARD LANDSCAPING:**

- 5 Gravel or Permeable paving to path and courtyard
- 6 \*NOTE REMOVED\*
- 7 Tarmac driveway and vehicle turning and parking area

**DRAINAGE:**

- 8 Foul drainage to connect to mains sewer system
- 9 Surface water run-off from the driveway will be discharged into a deco drain as shown, connected to soakaway on-site

**BOUNDARY TREATMENTS:**

- 10 Stone retaining wall that forms the road boundary to be retained. Wall areas within the Visibility Splays to be restricted to a maximum height of 1m
- 11 Rear Stone retaining walls to be retained as existing
- 12 Low level stone wall to form courtyard area
- 13 New open 1.1m H vertical timber fences to be provided to protect against falling (designed to meet minimum Building Regulation Standards)

(1) *Escallonia* shrubs to form a medium height hedge along the western boundary to provide screening/privacy. Ref. *Arboret's report by Tree Works*

14 \*NOTE REMOVED\*

**ENERGY:**

- 15 Solar PV/Hot water panel array to be located on South facing roof (indicative area of 4 sq.m shown)

**PARKING:**

- 16 2 No. parking space located to rear of proposed dwelling
- 17 1 No. visitor parking space located within shared driveway area
- 18 2 No. parking spaces located in front of No.39

Date: 12 FEB 2024  
 Proposed New Dwelling at Land adjacent to 39 Gool Street  
 Drawn: Proposed Site Plan  
 Scale: 1:200  
 Date: July 23