
Application Ref: NP/14/0152

Application Type	Outline
Grid Ref:	SM85681273
Applicant	Mr & Mrs G Davies
Agent	Mr Andrew Vaughan-Harries, Hayston Development & Planning
Proposal	Exception site for an affordable house (Outline)
Site Location	Penberry, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UH
Case Officer	Liam Jones

Summary

This application has been reported to the Development Management Committee following a request received from a member of the Authority.

This application is a re-submission following refusal of an almost identical scheme proposing an exception site of an affordable house (outline) within the garden of Penberry, Little Haven (NP/13/0038). This application was refused by the Authority under delegated powers on 21 March 2013. The considerations of the application remain the same although the applicant has indicated in the submitted Design and Access Statement that the revised application incorporates a possible single storey dwelling with only glazed windows on the west elevation, additional planting and/or a timber fence on the western boundary and removal of the static caravan.

The site is located outside the Centre boundary of Little Haven as identified in the Local Development Plan and positioned between a National Park owned car park and two existing dwelling houses served off Blockett Lane. Whilst there is an identified need for affordable housing in the area the suitability of this site for housing has previously been considered as part of the Local Development Plan process and not considered to be suitable. Notwithstanding this an assessment of the merits of the scheme has been undertaken taking into account the proposal for an affordable dwelling.

In considering the merits of the scheme it is determined that the site forms an important setting of mature vegetation with a steep landform outside the Centre boundary. The development of the site would involve the erosion of these qualities and subsequently impact unacceptably on the character and appearance of the National Park. In addition the relationship between the proposed site and existing residences is considered to be unacceptable in that any dwelling and its subsequent amenity space will result in a loss of privacy and light to existing neighbouring occupiers. Furthermore the access proposed to serve the dwelling is not considered to be acceptable in view of its impact upon and relationship with the existing car park. In view of this the scheme is not considered to meet the aims of policies 1, 7, 8, 15, 29, 30, 44, 45 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and advice contained within Technical Advice

Note 6: Planning for Sustainable Rural Communities (July 2010) and as such is recommended for refusal.

Consultee Response

The Havens Community Council: Objecting - Councillors do not support this application as it is outside the LDP and access through the boat or car park is unacceptable.

PCNPA - Park Direction: Objecting - Site is outside the Centre boundary for Little Haven. The site has been judged with regard to its potential to accommodate development through the Local Development Plan process and found not to be appropriate. There is no change to this position and the site remains isolated from the village and other neighbouring properties both visually and physically.

Estates Officer - Copy of letter sent to applicant 24 March 2014 referring to the access into the proposed site. The letter states "That the existing access that we permit you across our car park is personal to you only, is permissive and may be rescinded at any time. As such, the existing arrangement is not one that you could or should rely upon to provide the means of access referred to within your planning application".

Natural Resources Wales: No objection

Ministry of Defence: No objection

PCC - Head of Public Protection: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

Dyfed Archaeological Trust: No adverse comments

Coal Authority: No adverse comments

Conservation Officer: No adverse comment

Public Response

The application was advertised by a site notice displayed at the site on 15th April 2014 and also in the local press. Letters were also forwarded to the nearest neighbouring properties and to date 3 No. letters of objection have been received. Details of the letters are contained within the application file and the key planning concerns are as follows;

- Site is outside the settlement limits of Little Haven and the application for an exception site is not within the spirit of the principles of providing affordable housing.
- Impact upon amenity of The Dell and Faulker by reason of overshadowing with an unacceptable loss of privacy.
- Direct overlooking impacting upon amenity.

- Garden of Penberry (formerly known as Hillcroft) is noted in the Little Haven Conservation Area Proposals SPG as being an 'important green setting' to the car park. i.e. one of six areas designated as important to the setting and character of the Conservation Area. Proposed access, driveway and dwelling site are all located within this important green setting.
- Proposals indicate a very substantial amount of excavation and grading of earth is necessary to accommodate a building on the proposed plateau site - further erosion of the 'important green setting'.
- A dwelling in this location would be a dominant feature when seen from St Brides Road.
- The valley in which this is proposed is an area of particular beauty for the whole of the village and any building would set a precedent for future development.
- Access would have to be through a car park that is already overflowing in the summer.

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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 44 - Housing

LDP Policy 45 – Affordable housing

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW6 Chapter 04 - Planning for Sustainability

PPW6 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW6 Chapter 06 - Conserving the Historic Environment

PPW6 Chapter 09 - Housing

SPG05 - Sustainable Design

SPG06 - Landscape
SPG08 - Affordable Housing
SPG12 - Parking
SPG17 - Conservation Area Proposals
TAN 02 - Planning and Affordable Housing
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design

Officer's Appraisal

Background

This application has been submitted following a previous refusal for an almost identical scheme proposing an exception site of an affordable house (outline) within the garden of Penberry, Little Haven (NP/13/0038). This application was refused by the Authority under delegated powers on 21 March 2013.

Prior to that application the Authority considered and refused an application for planning permission for the erection of a single dwelling at the site in 2007 (NP/07/185).

In addition to the application history of the site, in 2008 its suitability for residential purposes was also considered as part of the Local Development Plan process although it was ruled out on the basis of development intruding into the distinctive steep and wooded valley sides which give a strong sense of place to the village and be damaging to the special qualities of the National Park. Furthermore there was not considered to be an appropriate means of access into the site. The Authority dealt with a pre-application enquiry for the site in 2011 advising that the principle of development of the site for 2 affordable housing units would not be acceptable

Relevant Planning History

Planning records for the site indicate that 'Penberry' was previously named 'Hillcroft' and has been subject to some planning history. The most recent application at the site (NP/13/0038) was for the erection of a new affordable house at the site as an exception site. Prior to this, in 2007, an application for a new open market dwelling was refused by the Authority (NP/07/185). The history is as follows;

- NP/13/0038 - Garden of Penberry, Little Haven -Exception site for an affordable housing (Outline) - Refused - 21 March 2013
- NP/07/185 – Penberry, Little Haven – Proposed building plot – Refused – 21 June 2007
- NP/05/342 – Hillcroft Cottage, Little Haven – Demolish dwelling & build new residential dwelling – Approved – 10 November 2005

- NP/98/258 – Hillcroft, Little Haven – Remove flat roof to garage and replace with pitched roof for workshop – Approved – 18 August 1998
- NP/89/159 – Hillcroft, Blockett Lane, Little Haven – Extension to form porch – Approved – 10 April 1989

Constraints Issue

- Special Area of Conservation – within 500m
- Technical Advice Note 15
- Biodiversity Issue
- Coal Standing Advice Area
- Safeguard Zone
- Hazardous Zones
- Conservation Area

Current Proposal

The application proposes, in outline with all matters reserved, an exception site for an affordable house. The land is positioned to the west of 'Penberry' and 'Hillcroft Cottage' and presently used as garden land serving the owners of Penberry. The site also lies to the immediate east of the Little Haven National Park Car Park.

Illustrative plans have been submitted to indicate the proposed access to the plot would be across an existing car park and the dwelling to be 1.5 storeys in height with scale parameters being 6.5m to 11m in width, 9m to 12m to length and 5.5m to 7.5m in height. The proposed materials include blue/black composite roof slates, roughcast render, vertical emphasis windows and interlocking ridge tiles.

Notwithstanding these plans the submitted Planning Report with Design and Access Statement, as a result of this application being a re-submission from a previous refusal, indicates that the revised application incorporates a possible single storey dwelling with only glazed windows on the west elevation, additional planting and/or a timber fence on the western boundary and removal of the static caravan.

Details of offer of Affordable House

Whilst details within the application are limited the application is for an 'exception site for an affordable house'. The Design and Access Statement submitted suggests the following as potential occupiers of the dwellings which would be contained in a Section 106 Agreement that reflects the current SPG on Affordable Housing;

- Individuals who have continuously lived within the Sustainable Community area as their principal residence for the previous 3 years.

- Individuals who have lived within the Sustainable Community for 5 years out of the past 10 years.
- Individuals who have previously lived in the Sustainable Community with their family, for at least 5 years, and have a parent or close family member (child, brother or sister) living in the Sustainable Community.
- Have a parent or close family member (child, brother or sister) living in the Sustainable Community Area, for whom they will either provide essential support to or receive essential support from.
- Individuals who are in employment on a permanent contract in the Sustainable Community Area or applicants who have an offer to take up employment on a permanent contract in the Sustainable Community Area but cannot take up the offer because of the lack of affordable housing.

The application has also been supported with the following information;

- Code for Sustainable Homes Pre-Assessment Report
- Transport Statement
- Tree Report

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity, Special Qualities of the National Park and impact upon Conservation Area
- Affordable Housing
- Sustainability
- Amenity and Privacy
- Highway Safety, Access and Parking
- Water and drainage
- Trees and Landscaping
- Contaminated Land
- Other Material Considerations

Policy and Principle of Development

The site lies outside a defined centre within the Local Development Plan and as such the key starting point in policy terms is Policy 7 – Countryside.

Policy 7 states “Outside the identified Centres of the Local Development Plan area development will only be permitted where (a) it constitutes sensitive infilling of small gaps or minor extensions (ie rounding off) to isolated groups of dwellings.... Priority will be given to meeting affordable housing needs. Release of land will depend on the character of the surroundings, the pattern of development in the area and the accessibility to the Centres”.

In view of this the key consideration is firstly whether the proposed site for a dwelling can be considered sensitive infilling of a small gap or minor extension to an isolated group of dwellings. The policy determines that priority will be given to meeting affordable housing needs although release of land will depend on the character of the surroundings, pattern of development and accessibility.

The site is located at the southern edge of Little Haven and at the bottom of a steep bank which forms part of the backdrop of the village along the valley which runs south from the village. It would appear that the plot has been created by cutting into the bank and levelling to form a hard surface with an access point positioned alongside the National Park car park. Although these works would have been unauthorised at the time and required the benefit of planning permission it would appear that the works are now immune from enforcement action by virtue of being operations undertaken more than four years ago. Correspondence received from neighbouring occupiers suggests this work was carried out approximately ten years ago where before this it was a grassy bank and the remains of the old mill leat. Unfortunately the Authority did not become aware of these works within the four years of being undertaken and the works are now lawful in planning terms.

The site is positioned lower than the existing dwellinghouse at 'Penberry' and an adjacent property 'Hillcroft Cottage' and higher than the property to the immediate west known as 'Faulknor'. There is an existing static caravan on the land subject of the application which the Authority is advised by the owner is being used only as overspill accommodation to the applicant's property only. The use of a caravan within the curtilage of a residential dwelling, provided that its use remains ancillary to that of the main dwelling i.e. as overspill accommodation and infrequent use, it would not amount to requiring planning permission. This position could change, however, if for example the caravan was used in a different way i.e. as a holiday let or for full time residential use. Much is dependent, therefore, on the facts appertaining to the use at the time of any investigation.

The site is clearly outside the Centre boundary of Little Haven and within an area of undeveloped land which rises to the properties at the top of the bank which have developed in a sporadic way. The properties at the top of the bank, Penberry and Hillcroft Cottage are both visually and physically detached from the main built-up area of the village and their access is via the centre of the village and along Blockett Lane. There is no direct physical link between the two areas and the proposed site is thus in an isolated position between the two and near a group of two properties which have been developed alongside the car park.

The applicant's Design and Access Statement suggests that as the proposal is between the residences of Penberry, Hillcroft, Faulknor and The Dell and abuts the National Park car park it can be considered as 'rounding-off/infill'.

The supporting text to Policy 7 identifies the term 'infill' as involving development for one or two units of a size compatible with its setting in a

small gap in an otherwise continuous, built up frontage. The position of the application site does not lie within a continuous or built up frontage and actually lies in a divorced position to both Penberry and Hillcroft Cottage and at a raised level to Faulknor and The Dell. The site has no existing building frontage and lies in an area of countryside.

In respect of the term 'rounding off' the supporting text to Policy 7 explains that this is where development would complete or consolidate the built up perimeter. This would usually be apparent for properties along the boundary of a Centre where a small gap may offer an infilling opportunity. The proposed dwelling is not on the edge of the settlement and would not round off an existing built up perimeter.

In summary and in view of the position of the site in a somewhat divorced location to Penberry and Hillcroft Cottage and at a raised level to Faulknor and The Dell it cannot be reasonably held that this would offer an opportunity to sensitively infill a small gap or a minor extension i.e rounding off to an isolated group of dwellings. As such the principle of the scheme to erect a single dwelling cannot be supported through the Local Development Plan Policy.

Of further material consideration to this application is that the Local Development Plan, adopted in 2010 considered this same site for its suitability for development/allocation and determined that it would not be suitable. The inspector visited the site during the Examination of the Plan but did not recommend any change that the site should be included in the plan. The Authority determined that "Development of this site would intrude into the distinctive steep and wooded valley sides which give a strong sense of place to the village and be damaging to the special qualities of the National Park. There is not an appropriate means of access into the site." (Background Paper – Site Criteria, Appendix 3b, 10th December 2009, page 12).

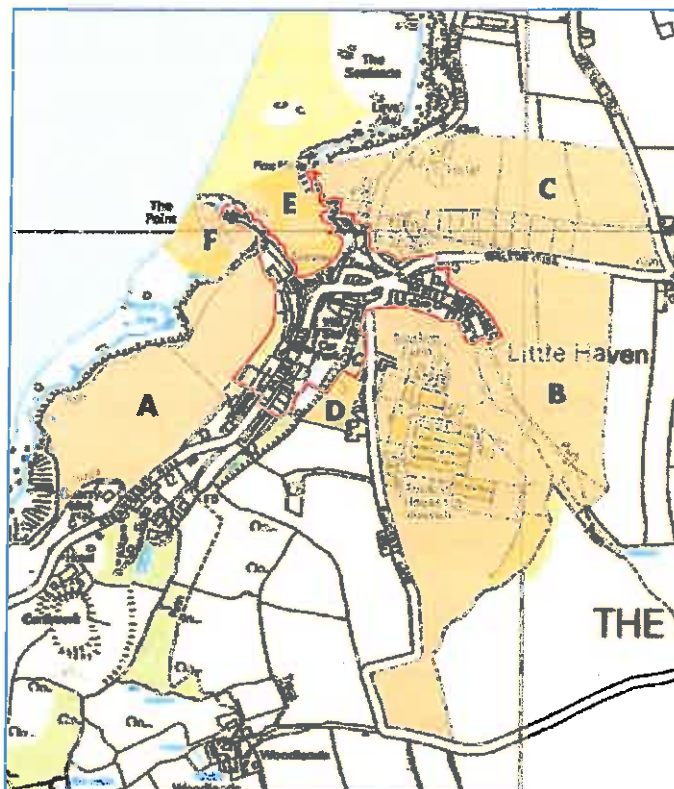
Visual Amenity, Special Qualities of the National Park and impact upon Conservation Area:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. 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. Criteria 'c', 'd' and 'e' resist development that would introduce or intensify a use which is incompatible within the landscape, development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and development which loses or fails to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP

seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

Little Haven is a compact linear village contained within a steep wooded valley. The wooded valley sides are locally distinctive giving a strong sense of place. The steep landform and mature vegetation cover to the settlement edges do contain some development although erosion of these features through further development would be damaging to the special qualities of the National Park. As already documented above the site is located on a steeply sloping area of wooded land to the east of Little Haven car park although on the boundary of the Little Haven Conservation Area. The importance of the open space is documented in the Supplementary Planning Guidance – Little Haven Conservation Area Proposals (pages 8 and 29). Area D, as shown on figure 1 below, is noted as being an important green setting to car park.



The introduction of a single new dwelling, albeit against the backdrop of the sloped sides of the surrounding land and the associated cutting in to the bank as shown on the indicative plans, would involve an unacceptable incursion into the unspoilt countryside to the detriment of visual amenity and the special qualities of the National Park. This would be against the ethos of the National Park in protecting its special landscapes from development which would not conserve or enhance the natural beauty of the National Park.

Furthermore the dwelling would be visible along points of St Brides Road to the north and west of the site. The dwelling would fail to harmonise with, or enhance, the landform in this location rising above the built form of Faulkner introducing new built development into an otherwise unspoilt landscape buffer between the countryside and Little Haven. As such the scheme would fail to

meet the aims of Policy 1, Policy 8, Policy 15 criteria (a), (b), (c) and (d), Policy 29 criterion (a) and Policy 30 criteria (b) and (d).

Affordable Housing:

LDP Policy 7 only allows consideration of the erection of housing where the site lends itself to development (i.e for rounding off or infill or being essential for agriculture). The Policy identifies that 'priority will be given to meeting affordable housing needs' but then does not state that affordable housing would be allowed as an exception to the policy criteria.

Policy 45 also refers to affordable housing and is supported by Supplementary Planning Guidance (SPG) entitled Affordable Housing. This provides a policy aimed at delivering affordable housing in the National Park as part of the overall housing provision. Criterion (b) of the policy states that the National Park will allow the 'exceptional' release of land within or adjoining Centres for affordable housing to meet an identified local need although criterion (c) then states that where this need has been identified to prioritise affordable housing in countryside locations through filling in gaps or rounding off or through conversion. As identified in earlier paragraphs the site is not considered to offer an infill or rounding off opportunity.

It is accepted in National Policy through Planning Policy Wales that the exceptional release of land should meet the needs of local people in perpetuity and that sites must meet all the other criteria against which a housing development would be judged. (paragraph 9.2.23, Planning Policy Wales, Edition 6 March 2014).

In this instance whilst the Common Housing Register shows a waiting list for 6 dwellings in The Havens Community Council area (2013) the scheme cannot be considered as an 'exception' due to the site not being appropriate for development for the reasons set out above. There is a demand for affordable housing throughout the National Park but this should not override the principle of other policies contained within the LDP targeting the protection of the National Park from adverse development.

Sustainability:

Both national and local Development Plan Policy requires sustainable design to be an integral part of the development process. Policy 29 of the Local Development Plan expects all proposals for development to demonstrate an integrated approach to design and construction, whilst Policy 32 requires sustainable drainage systems for the disposal of surface water. Policy 31 requires the minimisation of waste, requiring development to minimise, re-use and recycle waste generated through demolition and construction. The application has been supported by a Code for Sustainable Homes Pre-Assessment Report. This states that the dwelling will meet a Code Level 3 rating. Subject to the standard conditioning requiring compliance with these levels, the proposal is acceptable in terms of the sustainable requirements of national and local Policy requirements.

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 nearest neighbouring properties, 'Faulknor' and 'The Dell' lie to the immediate west of the application site and the indicative siting of the proposed dwelling shows the proposed dwelling would be positioned approximately 4.6m from the boundary with these properties.

These residential properties are very close to the boundary and a lower level than the application site. The proximity and the near on two storey nature of the proposal (albeit with the acknowledgement that this is a reserved matter) would result in an oppressive, dominant and detrimental impact on the neighbouring properties, with a loss of their amenity and privacy.

The applicant has indicated that the dwelling could take the form of a single storey dwelling and that fencing could be erected along the boundary. Whilst this is noted the submitted indicative details remain to show a two storey dwelling. Notwithstanding any views which could be shielded by fencing or landscaping due to the elevated nature of the proposed dwelling and its position there would be a sense of overlooking created that would be difficult to mitigate against.

Furthermore the fact that the dwelling would be single storey as opposed to two stories or one and a half stories would not override the fact that the dwelling would be harmful to the landscape character of the site. The dwelling would be visually intrusive in the location proposed and this fails to accord with Policy 30 criterion 'd'.

In view of these concerns which are also raised by the property owners through consultation the scheme proposed would impact unacceptably upon amenity and privacy. As such the scheme is contrary to Policy 30 and particularly criteria (b) and (d) in that the development would be of a scale incompatible with its surroundings and be visually intrusive.

Highway Safety, Access and Parking:

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The submitted information shows that access to the proposed dwelling would be across an existing car park owned by this Authority. In regard to highway safety considerations the Highway Authority raise no objection to the scheme subject to adequate facilities for parking and turning being made available within the curtilage of the site.

Accepting that the access itself may not impact upon safety on the public highway the access is across an existing heavily used car park particularly during summer season. Furthermore the scheme would effectively require the removal of two to three bays of parking to facilitate an unhindered access into the development site. Whilst any future acceptance of an access to serve a dwelling would be a matter outside the consideration of this planning

application and between the National Park Authority as landowner and the applicant a material consideration lies with the suitability of access across the car park and whether this itself would result in more vehicle movements and potential conflict within the car park.

In considering this particular site as part of the LDP process the Authority determined that 'there is not an appropriate means of access into the site'. The Highway Authority at the time of consultation in 2008 stated "Access from Blockett Lane is not feasible at all due to gradients and Blockett Lane is at capacity. Whilst access through the car park, and any lost spaces is an issue for PCNPA to deal with; accepting any dwellings is not really compatible with safety within the car park, with traffic driving through and delivery vehicles needing to turn". The submitted Transport Statement suggests that as an estimate there would be between 6 and 8 private car journeys across the site per day along with 1 to 2 journeys on foot or bicycle.

Policy 53 states that 'development will be permitted where appropriate access can be achieved' and gives instances where access will be considered inappropriate including generating unacceptable impacts on congested areas, traffic being generated at inappropriate times, unacceptable impact on road safety and where significant environmental damage would be caused and cannot be mitigated.

Taking into account the likely additional vehicular movements a new dwellinghouse would attract i.e for daily use, deliveries, construction etc... the removal of two to three parking bays and the likely disturbance to be caused to the car park users the access is not considered to be appropriate and the scheme fails to comply with the aims of Policy 53.

Water and Drainage:

Policy 32 of the Local Development Plan requires development to incorporate sustainable drainage systems for the disposal of water on site. The scheme indicates that foul drainage would be dealt with by connection to a mains sewer and on-site soakaways would be provided to deal with rainwater run-off. No objections have been raised by Welsh Water or Natural Resources Wales subject to conditions dealing with foul and surface water discharges. As such there are no objections to raise on water drainage aspects and subject to the reserved matters agreement the scheme would comply with the aims of Policy 32. However this would not override the principle objections to the scheme already identified above.

Trees and Landscaping:

With regard to trees and landscaping the site is positioned amongst a number of mature trees as identified in the submitted Tree Survey. Subject to the retention and protection of these trees and additional planting there would be no objection to the scheme on these grounds. However this would not override the principle objections to the scheme already identified above.

Contaminated Land:

It has been noted that historically quarrying has been undertaken throughout the general area and the closest recorded quarry to the proposed site is located 230m to the south west. Given that there is no recorded information all potentially filled land areas are regarded of being of concern whether they are former ponds, drainage ditches or mineral extraction works. In view of this the Local Authority Environmental Health section has been consulted on the scheme. They advise that a former works that manufactured cement, lime and plaster products is located 75m to the west of the proposed site. A residential development with garden represents a very vulnerable receptor and as such have stated that would be no objection subject to a suitable condition which would deal with any contamination in or around the site. This could adequately be dealt with as part of a future reserved matters application, however this would not override the principle objections to the scheme already identified above.

Other Material Considerations:

In respect of potential archaeology Dyfed Archaeological Trust have no objection to raise to the scheme and there are no identified protected species in the area which would require further information or studies at outline stage.

In this revised submission the applicant puts forward reasons for the development in that it would not prejudice the special qualities of the National Park. The reasons include advising that a caravan has been on this site for over thirty years and can remain or be replaced. Whilst it is noted that a caravan has been on site for at least the past 10 years this cannot be used as an argument to suggest that its replacement with a new dwelling would be acceptable. Residential occupiers will often site a caravan or garden building within the confines of their garden to provide additional living space or storage. These may sometimes be obtrusive structures but the Authority has no control over their siting and as such is unable to control their design. Accepting that caravans within gardens can be replaced with dwelling houses would have an adverse impact upon the National Park both in terms of principle of development and lead to issues of access and amenity. Furthermore a caravan is a moveable structure and does not bring the same long term visual impacts that a dwelling would.

The appellant argues that as the site is within the curtilage of Penberry that the 'qualities of tranquillity and remoteness' as supported in Policy 8 (criteria 'a') do not apply to this already developed location. It can be noted that only some of the land is actually developed (the level gravel surface) and much of the surroundings is accommodated by mature trees and a green embankment. As explained in earlier paragraphs this land is locally distinctive and gives a strong sense of place. The steep landform and mature vegetation cover to the settlement edges do contain some development although erosion of these features through further development, as is depicted in the indicative plans through further cutting in to the bank, would be damaging to the special qualities of the National Park.

Conclusion

In conclusion it has been identified through the application that the site forms an important setting which includes a distinctive steep and wooded valley side which gives a strong sense of place to the village. The development of the site would involve the erosion of these qualities and subsequently impact unacceptably on the character and appearance of the National Park. In addition the relationship between the proposed site and existing residences is considered to be unacceptable in that any dwelling and its subsequent amenity space will result in a loss of privacy and potentially light to existing neighbouring occupiers. Furthermore the access proposed to serve the dwelling is not considered to be acceptable in view of its impact upon and relationship with the existing car park.

Whilst the scheme is proposed as affordable housing and there is a recognised need for such housing in the area this need should not outweigh the principle aims of protecting the special character and qualities of the National Park from adverse development.

In view of the above the scheme is not considered to meet the aims of policies 1, 7, 8, 15, 29, 30, 44, 45 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010), National Policy in the form of Planning Policy Wales (Edition 6, February 2014) and advice contained within Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010) and as such is recommended for refusal.

Recommendation

The application be refused for the following reasons:

Reasons

1. The proposed site by virtue of its location outside a defined Centre boundary and the urbanising impact of the development proposed upon the existing distinctive valley side, which gives a strong sense of place to the village, is not considered to comprise sensitive infilling or rounding off and would be harmful to the character of the area and damaging to the special qualities of the National Park. Whilst a need for affordable housing in the area has been identified this is not considered to be a suitable site for a dwelling house given that the scheme would neither conserve nor enhance the natural beauty, wildlife and cultural heritage of the Park. As such the proposal is contrary to Policy 1 (National Park Purposes and Duty), Policy 7 (Countryside), Policy 8 (Special Qualities) (criteria 'a', 'c' and 'd'), Policy 15 (Conservation of the Pembrokeshire Coast National Park) (criteria 'a', 'b', 'c' and 'd'), Policy 44 – (Housing) and Policy 45 (Affordable Housing) of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010), Supplementary Planning Guidance - Little Haven Conservation Area Proposals (Adopted 12 October 2011) as well as National Policy contained in Planning Policy Wales (Edition 6, November 2014).

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2. The proposed site is at a higher level than the nearest adjoining residences at 'Faulkner' and 'The Dell' and lies in proximity to the private amenity spaces of these properties. As such by virtue of the relationship between the proposed site and the adjoining properties 'Faulkner' and 'The Dell' any proposed dwelling will result in an oppressive, dominant and detrimental impact on the neighbouring properties, with a loss of their amenity and privacy. As such the proposal is contrary to Policy 30 (Amenity) (criteria 'b' and 'd') of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

 3. The proposed access to the site is across an existing car park. The proposed dwelling and its associated vehicular use will result in the loss of two to three existing car parking spaces, result in a higher volume of traffic negotiating through the car park and lead to a potential conflict between users of the proposed dwellinghouse and existing car park. Furthermore there is no future security as to the provision of an access to the dwelling through the Car Park. As such the access proposed is not considered to be appropriate and the traffic and vehicular movements are likely to have an unacceptable impact on the car park and traffic flows at peak times. As such the scheme fails to comply with Policy 53 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

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SETTLEMENT BOUNDARY

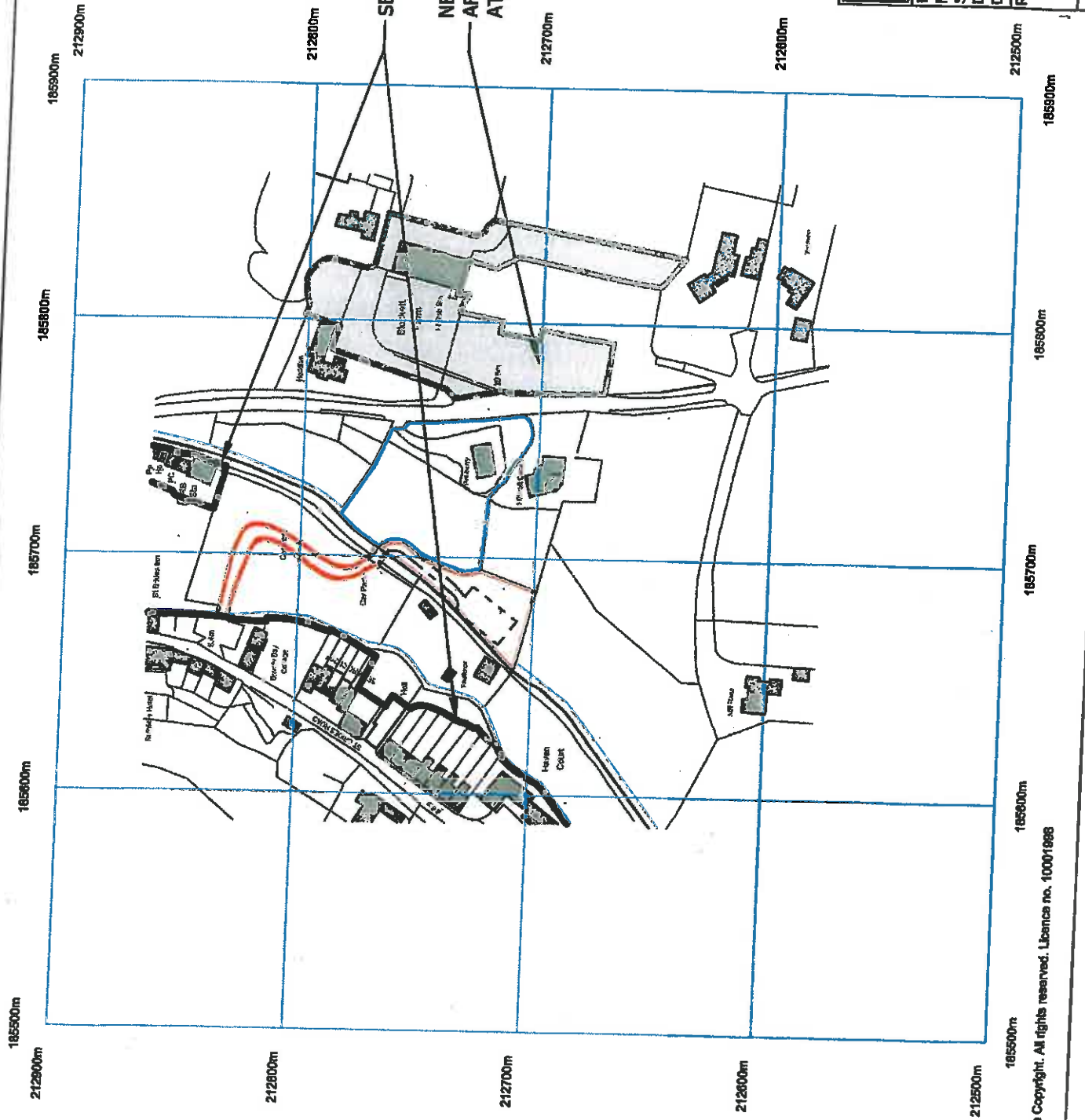
NEW MIXED DEVELOPMENT OF AFFORDABLE AND MARKET HOUSING AT BLOCKETT FARM

Permitted Development Certificate
19 MAR 2014



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Site: Proposed affordable unit adjacent to Penberry, Little Haven Client: Gill & Gerald Davies	Drugs: Location plan File: Penberry Scale: 1:2500 Date: 23/08/11 Drg no: lp@2500	Dm: MDH REV: B	Date:
Drawings by Sireline Design Services Ltd 07626 705493 www.sireline.org.uk			



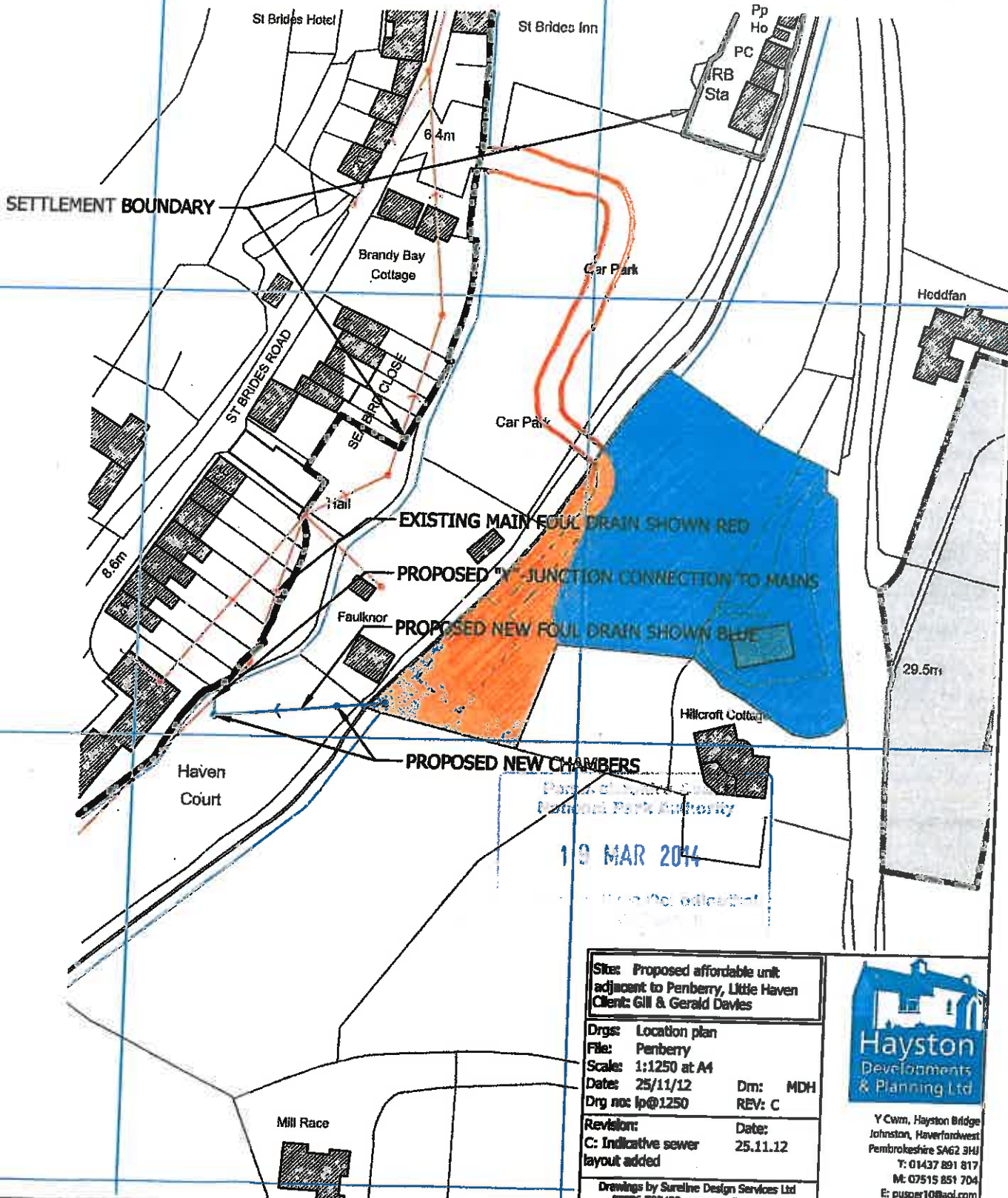


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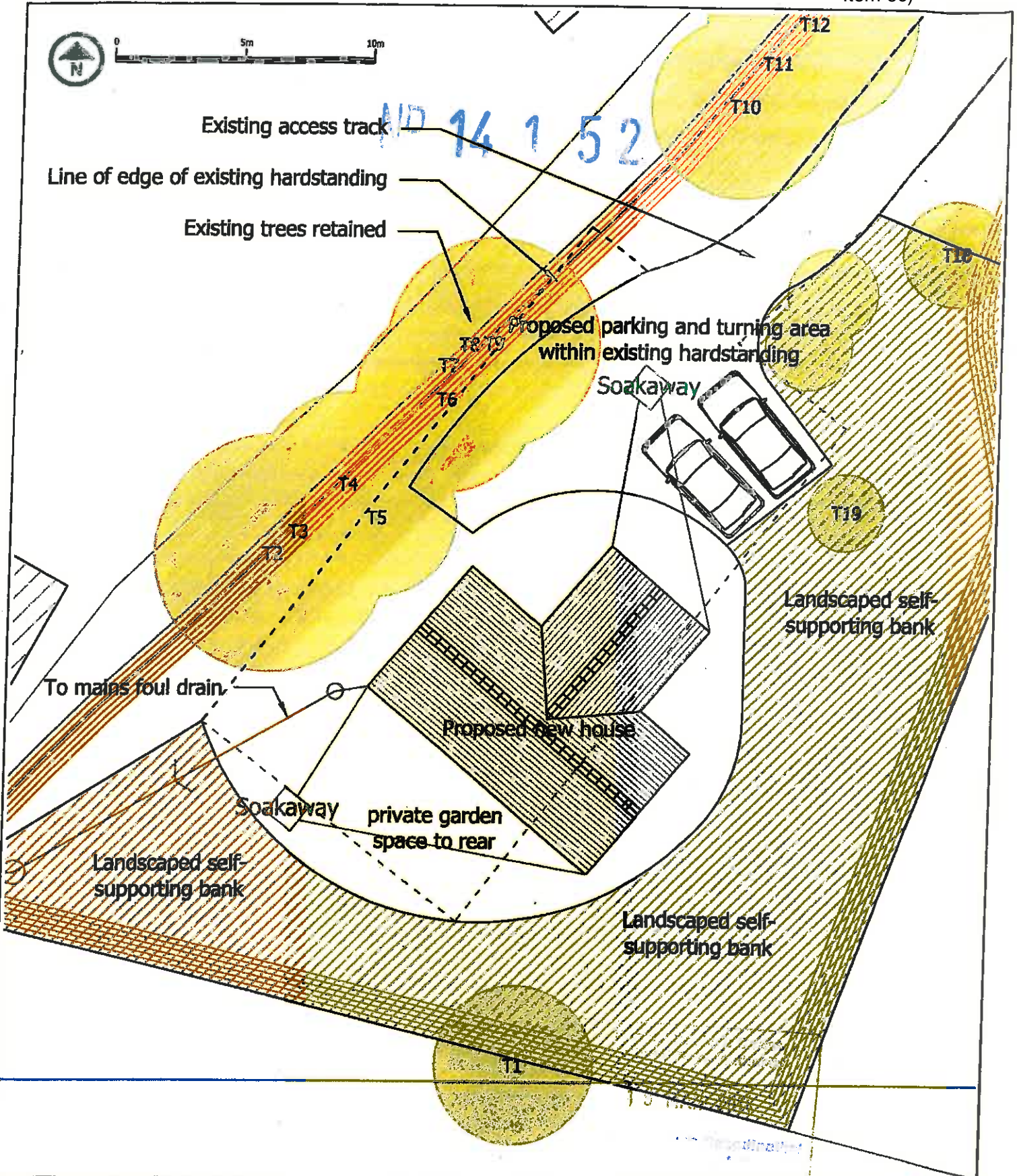


19 MAR 2014

Site: Proposed affordable unit adjacent to Penberry, Little Haven	
Client: Gill & Gerald Davies	
Drgs: Location plan	
File: Penberry	
Scale: 1:1250 at A4	
Dates: 25/11/12	Dm: MDH
Drg no: lp@1250	REV: C
Revision:	Date:
C: Indicative sewer layout added	25.11.12
Drawings by Sureline Design Services Ltd 07826 705493 www.sureline.org.uk	

Hayston
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Scale parameters:

- Width:** 6.5 - 11.0 metres
- Length:** 9.0 - 12.0 metres
- Height:** 5.5 - 7.5 metres (1.5 storey)

Ground levels left undisturbed near base of trees to protect roots.

Tree Protection Areas established around base with diameter equivalent to crown spread and kept clear of building materials and plant.

Site: Proposed affordable unit adjacent to Penberry, Little Haven
 Client: Gill & Gerald Davies

Drgs: Indicative block plan
 File: Penberry
 Scale: 1:200 at A4
 Date: 25/11/12 Dm: MDH
 Drg no: bp@200 REV: C

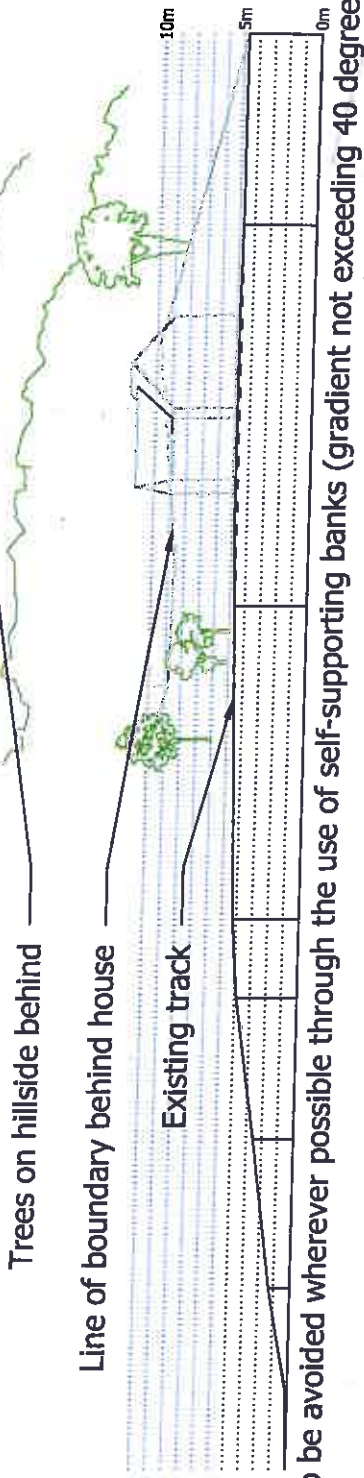
Revision: Date:
 C: Sewer layout amended 25.11.12

Drawings by Sureline Design Services Ltd



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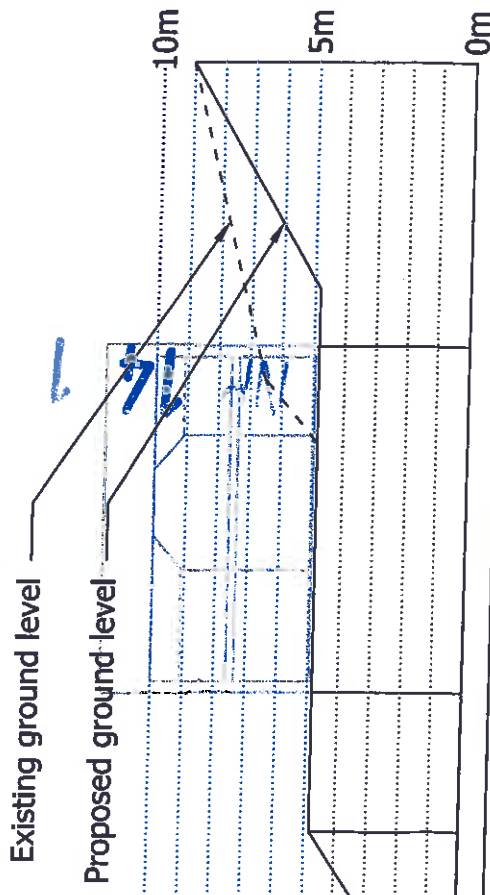
Section A--A (1:500):



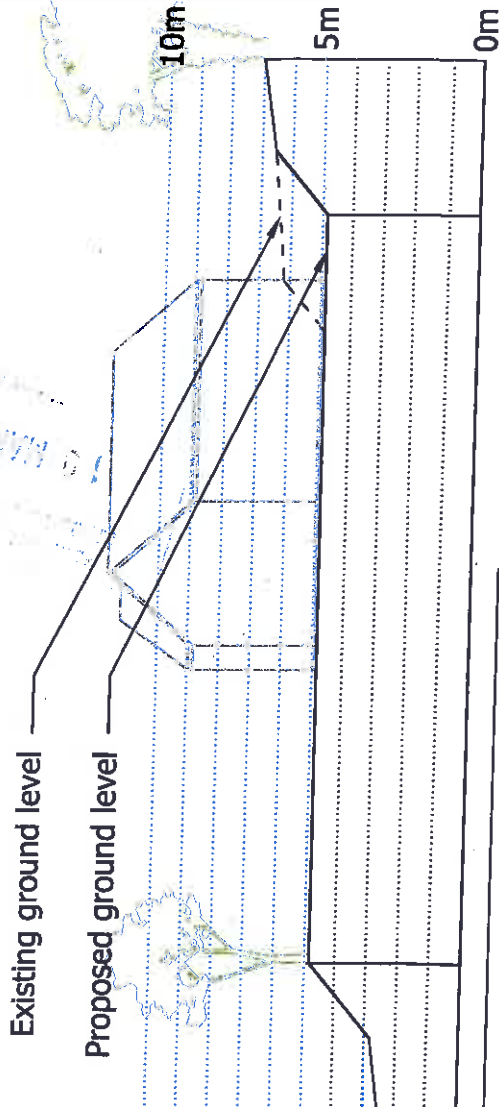
Retaining walls to be avoided wherever possible through the use of self-supporting banks (gradient not exceeding 40 degrees).

Banks to be land-scaped with suitable native flowers, shrubs etc; e.g. scented herbaceous planting such as lavender, rosemary, mint etc near the house with ferns and wild flowers further up the banks.

Section B--B (1:250):



Section C--C (1:250):

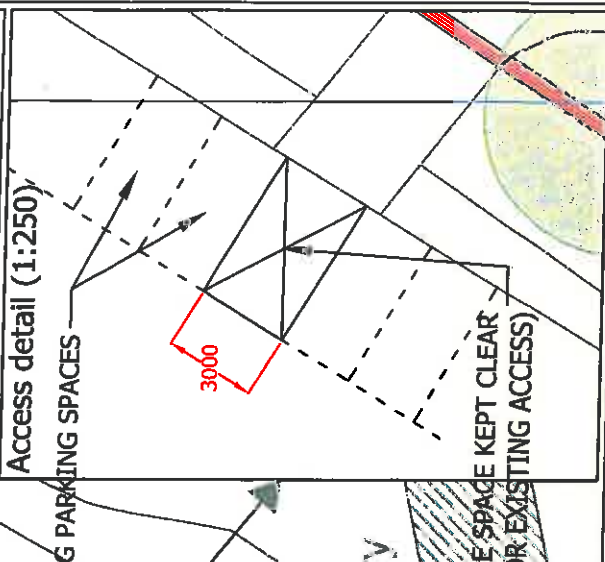


<p>Site: Proposed affordable unit adjacent to Penberry, Little Haven Client: Gill & Gerald Davies</p>	<p>Drgs: Site sections, elevation File: Penberry Scale: 1:500, 1:250, 1:200 Date: 06/08/11 Drm: MDH Drg no: sec@500 REV: A Revision: Date:</p>
<p>Drawings by Sureline Design Services Ltd 07826 705493 www.sureline.org.uk</p>	

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REF:	TREE TYPE:	TRUNK Ø
<i>(Trunk diameters calculated from circumference at 1.5m above g.l.)</i>		
T1	Sycamore (Acer Pseudoplatanus)	1000 mm
T2	Sycamore (Acer Pseudoplatanus)	450 mm
T3	Sycamore (Acer Pseudoplatanus)	300 mm
T4	Sycamore (Acer Pseudoplatanus)	450 mm
T5	Sycamore (Acer Pseudoplatanus)	200 mm
T6	Sycamore (Acer Pseudoplatanus)	250 mm
T7	Sycamore (Acer Pseudoplatanus)	200 mm
T8	Sycamore (Acer Pseudoplatanus)	200 mm
T9	Sycamore (Acer Pseudoplatanus)	450 mm
T10	Sycamore (Acer Pseudoplatanus)	450 mm
T11	Sycamore (Acer Pseudoplatanus)	300 mm
T12	Ash (Fraxinus Excelsior)	400 mm
T13	Sycamore (Acer Pseudoplatanus)	200 mm
T14	Sycamore (Acer Pseudoplatanus)	500 mm
T15	Sycamore (Acer Pseudoplatanus)	500 mm
T16	Sycamore (Acer Pseudoplatanus)	500 mm
T17	Copper Beech (Fagus Sylvatica Purpurea)	450 mm
T18	Birch (Betula)	150 mm
T19	Apple (Malus)	75 mm

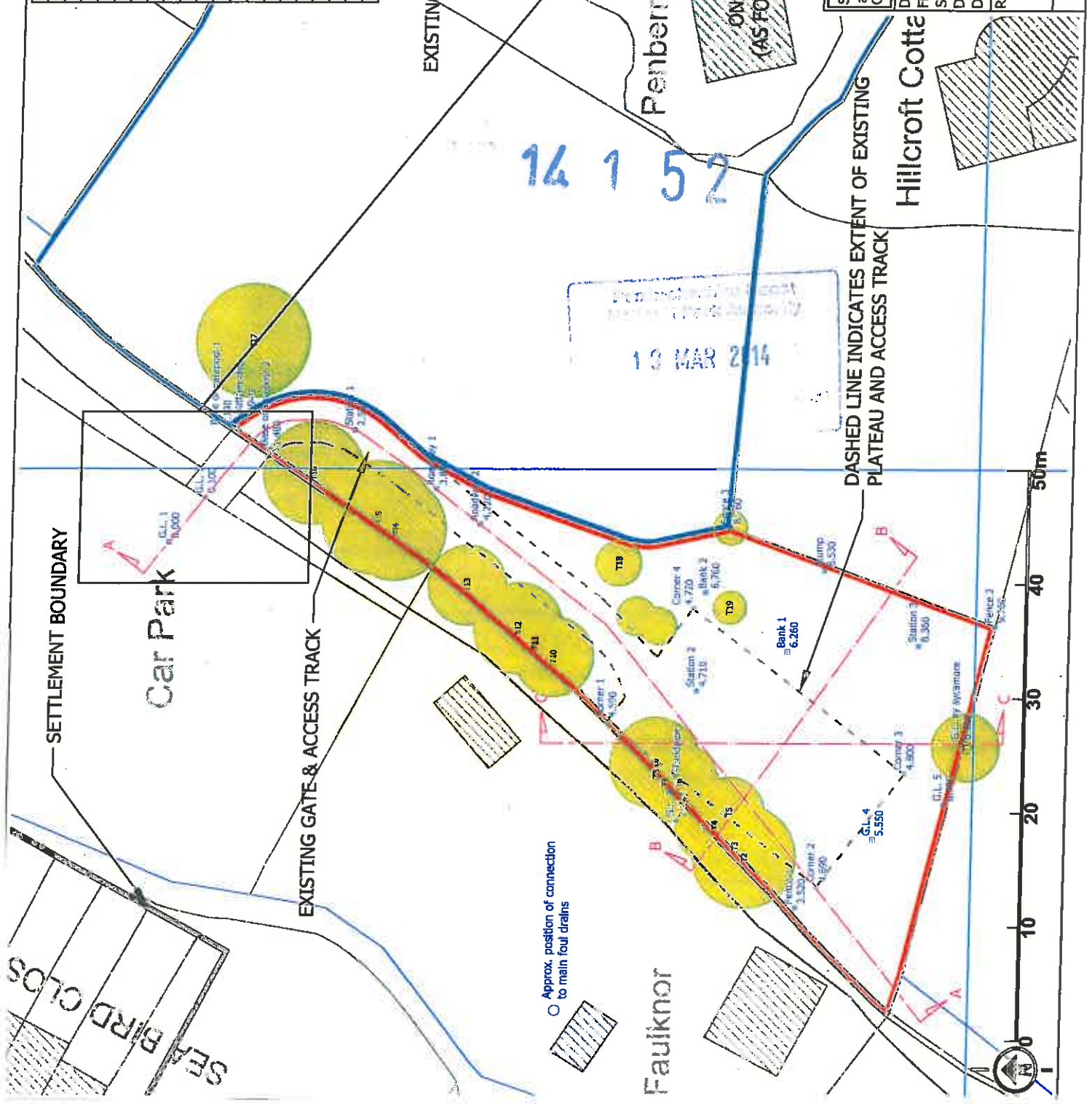


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Client: Gill & Gerald Davies

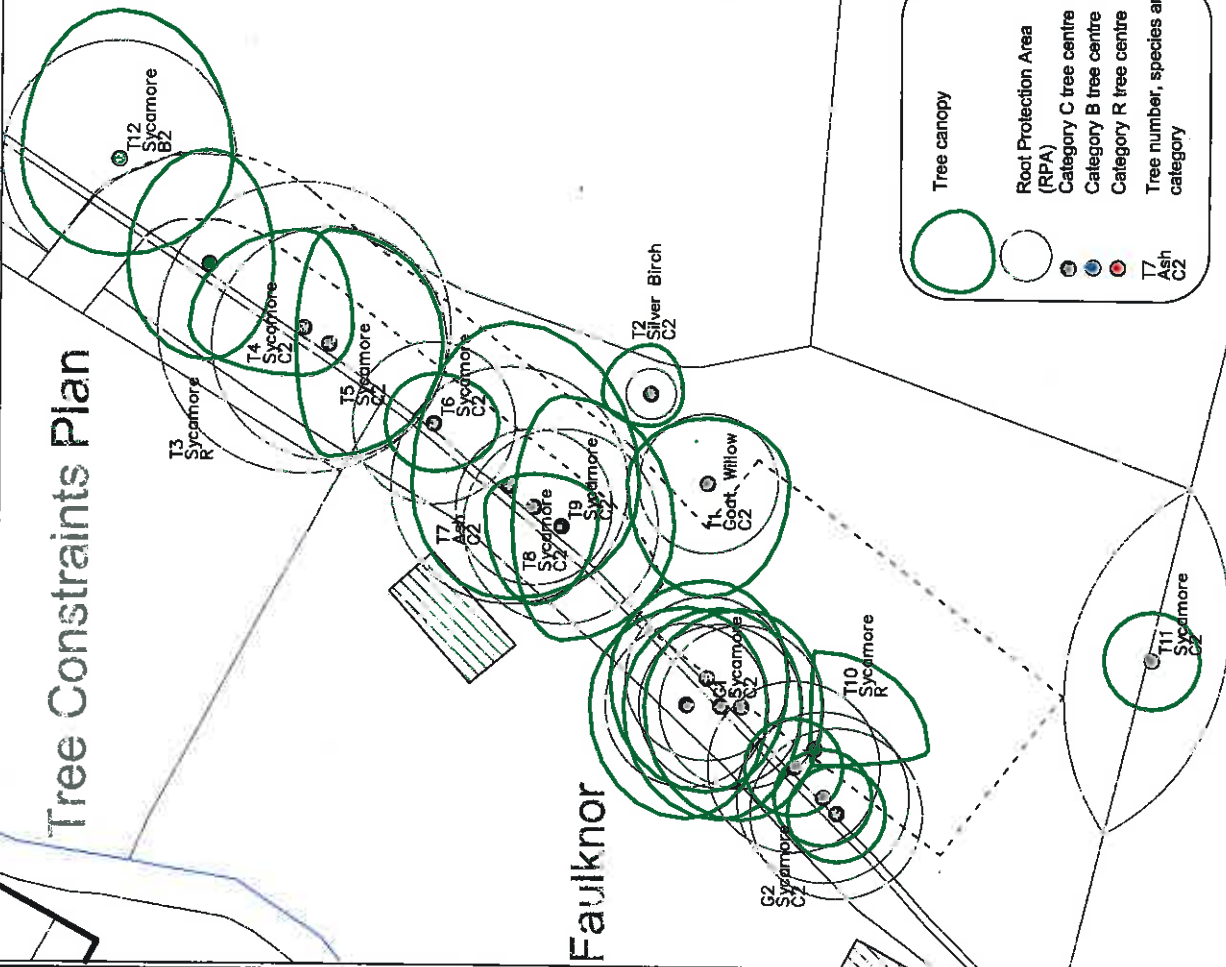
Drgs: Site plan
File: Penberry
Scale: 1:500 (access detail 1:250)
Date: 06/08/11 Dtm: MDH
Drg no: sp@500 REV: A
Revision: Date:

Drawings by Sureline Design Services Ltd
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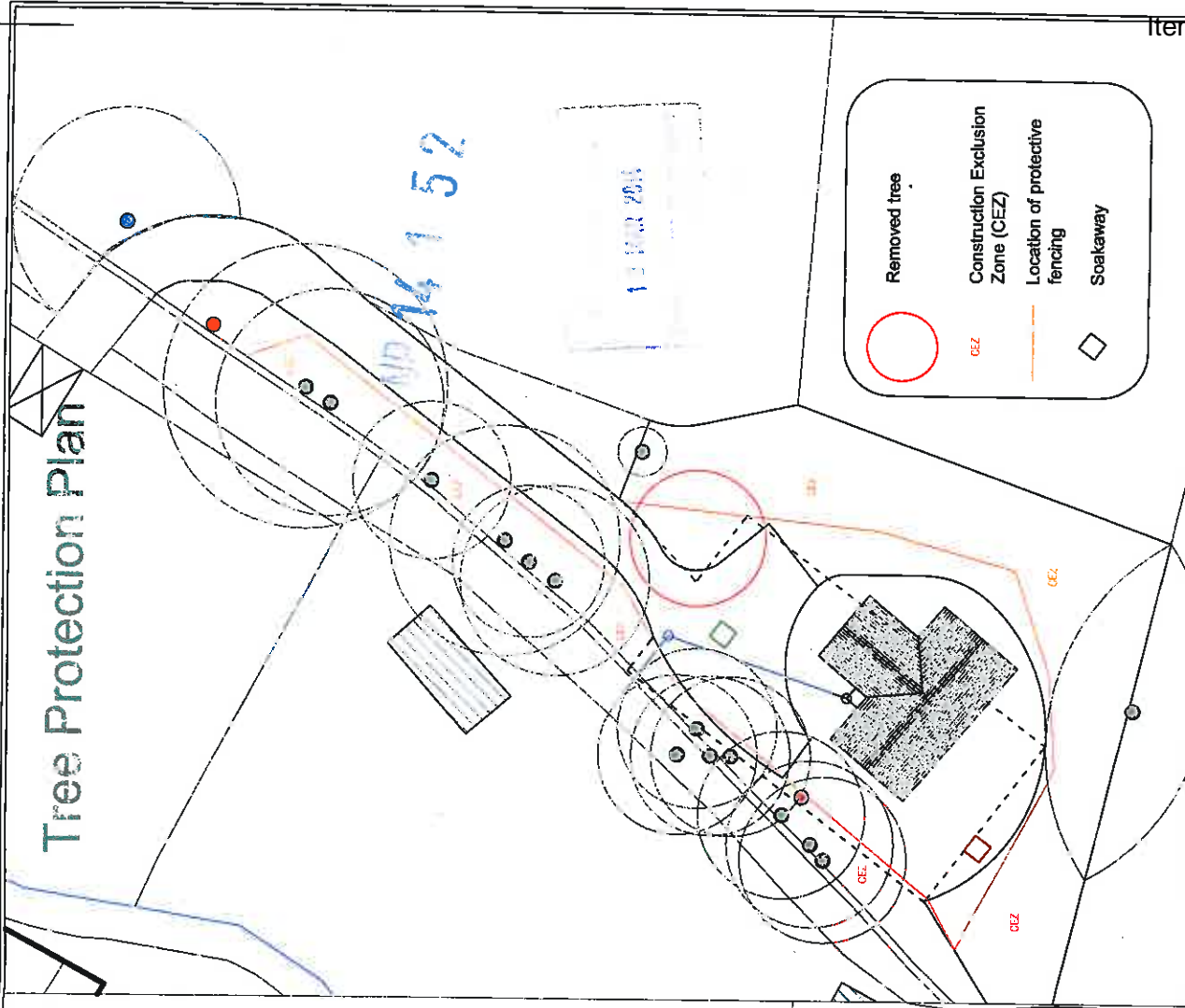


Tree Constraints Plan

Faulknor



Tree Protection Plan



Paul Cleaver Associates Limited
 Arboricultural Consultancy
 Tel: 01437 890 666 Fax: 01437 899 888

DRAWING TITLE
 Penberry Little Haven Pembrokehire
 Not printed to a scale

PROJECT TITLE
 Tree Constraints and Protection Plan

CAD REF.

DATE: 02/01/14

Item 6c)