

## Item 5 - Report on Planning Applications

**Application Ref: NP/14/0518**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN13590492
<b>Applicant</b>	Mr DJ Beynon
<b>Agent</b>	Mr D Brown, Mango Planning & Development Ltd
<b>Proposal</b>	Change of use of Thomas Memorial Chapel to a single dwelling, change of use of part of the ground floor of the Manse from Class A2 to residential. Erection of a dwelling to the rear of the Chapel and partial demolition of The Manse and Chapel to provide off-street parking & associated works
<b>Site Location</b>	The Manse & Thomas Memorial Chapel, High Street, Saundersfoot, Pembrokeshire, SA69 9EJ
<b>Case Officer</b>	Andrew Richards

**Summary**

The application has been reported to the Development Management Committee as a Departure from the Local Development Plan with a recommendation of conditional approval.

The application site is located to the north east of High Street within the village of Saundersfoot and forms part of a continuous Conservation Area frontage and is also part of the retail centre. The existing site contains a disused chapel, vacant retail unit and first floor residential apartment within existing manse building. The current application seeks approval for the change of use of Thomas Memorial Chapel to a single dwelling, change of use of part of the ground floor of the Manse from an A2 use to residential. In addition to the provision of a new dwelling to the rear of the Chapel and partial demolition of The Manse and Chapel to provide off-street parking & associated works.

The proposal is considered to be in accordance with the Local Development Plan (LDP) (when read as a whole). Whilst the proposed scheme does not meet the criteria set out in policy 50 of the LDP, officers consider that based on the information provided, and in the interests of protecting the vitality and viability of Saundersfoot there are material considerations in this instance which on balance are considered to outweigh the policy objection. This view is taken as the loss of retail on this site is not considered to be a significant loss to the overall provision of retail within the retail centre and the proposal also provides an opportunity for residential accommodation in a sustainable location which will contribute to the vitality, viability and diversity in this area of the village.

The proposal is considered to preserve the setting of the adjacent Rose Cottage, a listed building and also retains the character of the group of buildings within the street scape that forms part of the Conservation Area. The proposal will also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposal is an

## Item 5 - Report on Planning Applications

---

acceptable departure from policy 50 of the LDP and can be supported subject to appropriate conditions.

### **Consultee Response**

**Saundersfoot Community Council:** Approve - Subject to concerns that the new house being built was very large, ensure that roads are kept clean and tidy, already busy road, party to a Traffic Management Plan.

**Coal Authority:** No objection

**Dwr Cymru Welsh Water:** Conditional Consent - Plus Advisory Notes

**Natural Resources Wales:** No objection

**PCC - Ecologist:** No objection

**PCC - Transportation & Environment:** Conditional Consent

**PCNPA - Buildings Conservation Officer:** Conditional Consent

**PCNPA - Park Direction: Recommend Refusal** - The development is considered to be unacceptable in principle due to lack of information to enable the Authority to consider the viability of the community facility and A2 unit as a going concern.

**Dyfed Archaeological Trust:** Conditional Consent

### **Public Response**

A site notice was posted and letters forwarded to the adjoining occupiers in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Four letters of objection have been received from neighbouring properties during the consultation period and the issues raised are listed below:

- Loss of on-street parking
- Impact on pedestrian footway from vehicles entering and exiting the site and construction material
- Overdevelopment of the site
- Impact on privacy
- Extent of excavation may impact on existing boundary treatments
- Drainage of surface water
- Need to control construction times, quantity of skips to front of site, access and unloading of material to protect neighbours amenity
- Impact on biodiversity
- Land stability and impact on neighbours property
- Loss of views
- Congestion from construction traffic
- Height of development exceeds that of the existing chapel
- Lack of detail on west elevation
- Housing not in a design to meet the needs of the area
- Loss of open green space to rear of site

## Item 5 - Report on Planning Applications

---

- Site unsuitable for people with certain disabilities to live there long term
- Lack of affordable housing
- Impact on the areas character and amenity

The material considerations raised above have been addressed in the main report below.

### **Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty  
 LDP Policy 04 - Saundersfoot Local Centre  
 LDP Policy 08 - Special Qualities  
 LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest  
 LDP Policy 11 - Protection of Biodiversity  
 LDP Policy 14 - Protection of Buildings of Local Importance  
 LDP Policy 15 - Conservation of the Pembrokehire Coast National Park  
 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 48 - Community Facilities and Infrastructure Requirements  
 LDP Policy 50 - Town and District Shopping Centres  
 LDP Policy 52 - Sustainable Transport  
 LDP Policy 53 - Impacts on traffic  
 PPW7 Chapter 03 - Making and Enforcing Planning Decisions  
 PPW7 Chapter 04 - Planning for Sustainability  
 PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
 PPW7 Chapter 06 - Conserving the Historic Environment  
 PPW7 Chapter 08 - Transport  
 PPW7 Chapter 09 - Housing  
 PPW7 Chapter 10 - Planning for Retailing and Town Centres  
 PPW7 Chapter 12 - Infrastructure and Services  
 PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

## Item 5 - Report on Planning Applications

---

SPG05 - Sustainable Design  
 SPG06 - Landscape  
 SPG08 - Affordable Housing  
 SPG11 - Coal Works - Instability  
 SPG12 - Parking  
 SPG13 - Archaeology  
 SPG17 - Conservation Area Proposals  
 TAN 02 - Planning and Affordable Housing  
 TAN 05 - Nature Conservation and Planning  
 TAN 12 - Design  
 TAN 15 - Development and Flood Risk  
 TAN 18 - Transport

### **Officer's Appraisal**

#### **Background and History**

The application site is located to the north east of High Street within the village of Saundersfoot and forms part of a continuous Conservation Area frontage and is also part of the retail centre. The existing site contains a disused chapel, vacant retail unit and first floor residential apartment within the existing manse building. The existing buildings have not been maintained for some years and are in need of repair. The frontage of the site is also viewed in context with adjacent structures which form a strong and characterful group of buildings, with the existing topography falling down to the beach with buildings heights also stepping down. The street has a mix of uses and this all contributes to the vitality and diversity of this area of Saundersfoot. On-street parking spaces are also located to the front of the site and these provide short stay provision for shoppers.

No recent planning applications have been found on this site.

#### **Constraints**

- Special Area of Conservation – within 500m
- Special Protection Area – within 500m
- LDP Designation
- Biodiversity Issue
- Rights of Way Inland – within 50m
- LDP Centre – 60% affordable housing with minimum density of 30 units/ha
- Recreational character Areas
- Surface Coal
- High Coal Risk

## Item 5 - Report on Planning Applications

---

- Listed Building – within 10m
- Conservation Area

### **Current Proposal**

The current application seeks approval for the creation of two new dwellings in addition to the extension of an existing dwelling currently located at first floor within the Manse. The proposal will involve several different elements and these are as explained below.

The proposed change of use of the chapel will facilitate a 4 bedroom dwelling set across three floors with the chapel requiring partial demolition of the rear wing to accommodate part of the wider development. The dwelling will have two en-suite bedrooms and a utility room with direct access from a designated disabled parking space at ground floor level. At first floor the proposal will provide a further two en-suite bedrooms and a large family dining/kitchen area, which provides direct access on to an amenity area. The second floor provides a large living area from which a balcony can be accessed.

Within the Manse at ground floor level the proposal will require the demolition of the rear extension and left hand window bay to provide a vehicle access through to the off street parking space, which will be covered to facilitate a new amenity area at first floor level to serve the dwelling. The existing use of the ground floor unit being A2 will require change of use to C3 to form the new dining room with kitchen to the rear to serve the residential accommodation on the first and second floors. The proposal also includes a new wall and railings to form a new front boundary. At first floor the proposal provides a family room, living room, two bedrooms and a family bathroom with access to the external amenity space provide via the family room. The second floor accommodates a further two bedrooms and a bathroom, with new fenestration provided to the front and rear roof slopes together with a new gable window and chimney.

The proposal also includes a complete new build dwelling within the rear of the site, which is accessed via a stairway from the off street parking area. The dwelling will be inverted so that the ground floor comprises a hall, utility room and wet room together with a communal resident's multi-gym and fitness room and garden and cycle store. First floor provides two bedrooms, bathroom and open plan kitchen/dining and family room with access out onto a lower amenity area. The second floor is provided over two levels with a further two bedrooms both en-suite at the lower level and a lounge and balcony area at the higher level with access out on to the remaining rear garden area.

### **Key Issues**

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on Retail Centre
- Affordable Housing

## Item 5 - Report on Planning Applications

---

- Impact on the setting of the Conservation Area, adjacent Listed Building and character of the Chapel and Manse
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage
- Other Material Considerations

### *Policy, Principle of Development and Impact on Retail Centre:*

The site and existing buildings are located within Saundersfoot Local Centre as defined in the Local Development Plan (LDP). Policy 4 of the LDP relates specifically to Saundersfoot and sets out the types of development that may be permitted within the Centre. This includes housing to meet the needs of the local area. It also requires developments to contribute to the protection and enhancement of the village's special qualities.

The site is also located within the village's retail centre and Conservation Area. There is an existing retail unit within the ground floor of the manse and the existing chapel is defined as a community facility. Policy 48 relates to community facilities and infrastructure requirements and policy 50 relates to Town and District Shopping Centres.

Dealing firstly with the loss of the Church as a 'Community Facility', LDP Policy 48 'Community Facilities and Infrastructure Requirements' states (in criterion b) that the loss of a community facility will not be permitted except where a suitable replacement or enhanced facility is to be made available or where it can be shown the facility is no longer required or is not commercially viable. When considering a new use, an employment use or affordable housing will be prioritised.

Whilst it can be considered that the facility is no longer required at this location, where this is the case LDP Policy 48 then prioritises other employment uses or affordable housing as suitable alternatives.

The application has detailed that the existing church has not been used for services since March 2012 or any other community facility uses and the Church fellowship has now been relocated to Manorbier due to the poor state of the building and declining congregation numbers. It is also worth noting that Saundersfoot now benefits from the new Regency Hall community centre which currently caters for a vast range of community facilities with disabled access ramps to the building, adjacent parking and modern multi-use areas. Therefore, it is considered that the use of the site as a community facility is unlikely to be continued given the lack of other community uses showing an

## Item 5 - Report on Planning Applications

---

interest in the site during the marketing exercise and also the competition from the Regency Hall development which is in close proximity to this site.

The proposal also details how a marketing exercise has been undertaken on the existing properties over an acceptable period of time for other employment uses and it is considered that sufficient evidence has been provided to conclude that there are no other viable employment uses for these buildings at this time. The evidence also looked at the possibility of office use in detail and what is required for basic office facilities as a basic requirement; access for disabled, parking for staff and visitors and high speed broadband facilities are sought. Whilst the site may be located within the centre of Saundersfoot it is not considered that the site would offer the best chance to meet the first two requirements with the third requirement being enabled in the short term.

In respect of affordable housing provision this is detailed further on in the report. However the application has been appropriately assessed and the assessment proves that the development would not be viable if a requirement for on-site provision or off-site contribution to affordable housing were imposed. As such it is difficult to envision that the whole site would be suitable for affordable housing and officers have concluded that there is no realistic prospect of this policy preference being delivered at this site.

To conclude, the proposed development is considered acceptable in terms of policy 48.

In respect of the loss of the A2 unit within the Manse, LDP Policy 50 states that, within district shopping centres, classes A1, A2, A3, B1, C1, D1 or D2 will be permitted. This policy seeks to maintain the vitality and vibrancy of shopping centres within the National Park.

The current proposal involves the change of use of the existing A2 unit to form part of the residential dwelling, and the proposal is therefore not supported by Policy 50 of the LDP given that C3 use class is not listed above. However, it is also worth noting that the existing building's which are currently within the High Street all have a varied mix of ground floor uses which are as follows:

- A1 – 8
- A2 – 2
- A3 – 2
- C1 – 1
- C3 – 4
- D1 – 1

It is noted that references to PPW chapters within the submitted planning statement suggest residential development can be considered acceptable in town centre locations. Paragraph 10.2.4 of PPW states that *although “retailing should continue to underpin town, district, local and village centres it is only one of the factors which contribute towards their well-being. Policies should encourage a diversity of uses in centres”*. In addition, paragraph 10.2.5

---

## Item 5 - Report on Planning Applications

---

provides that in existing centres (of which the site forms part), the restoration of redundant buildings which are worthy of retention can make them suitable for re-use for a variety of retailing, commercial, entertainment, cultural or residential purposes.

PPW, Chapter 10.3.17 goes on to state that “*some sites in urban areas may be suitable for housing development that could help bring vitality to urban centres. Where vacant offices and retail premises in existing shopping centres seem unlikely to be used again for these purposes, authorities should encourage conversion to other appropriate uses*”.

It is relevant that a marketing exercise has been undertaken on the existing properties over an acceptable period of time for other employment uses and it is considered that sufficient evidence has been provided to conclude that there are no other viable employment uses for these buildings at this time. It is considered that on balance, the proposal for residential use at this location will not have an adverse impact on the retail centre of Saundersfoot as a whole and can therefore be supported in principle, notwithstanding policy 50.

### *Affordable Housing:*

Policy 2 of the LDP requires consideration of the need for affordable housing where new units of residential accommodation are proposed and Policy 45 of the LDP seeks to deliver affordable housing in the National Park. It is recognised that there is a need for affordable housing within Saundersfoot, and the threshold for negotiating provision of units is two or more residential units. The current proposal for two new units of residential accommodation meets this threshold. Therefore on-site provision will be sought unless it is proved that the proposed scheme is unviable for on-site provision of affordable housing. Where a scheme is considered to be unviable for such provision a financial contribution towards affordable housing in the local area will be sought.

The agent has submitted an economic viability assessment for the proposal which details viability issues with the proposal in respect of on-site affordable provision and also off site contributions. This information submitted has been appropriately assessed through the three dragons tool kit and the assessment proves that the development would not be viable if a requirement for on-site provision or off-site contribution to affordable housing were imposed, and therefore the proposed scheme will not be required to either provide affordable housing or contribute towards affordable housing in the local area.

### *Impact on the setting of the Conservation Area, adjacent listed building and character of the Chapel and Manse:*

To the immediate east of the site lies Rose Cottage which is a Listed Building; and this together with the chapel and manse structures form a strong and characterful group within the Conservation Area, being historic and of architectural importance. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires consideration be given to the special



Item 5 - Report on Planning Applications

---

desirability of preserving or enhancing the setting of listed buildings. The character of the group is considered to be retained and this is further re-enforced with the re-instated chimney and railings features within the current proposal. The treatment of the chapel façade is sensitive with the addition of new windows being legible insertions. The loss of the ground floor bay on the manse is not considered to detract from the existing street scene, and these alterations together with the new dormer window features are considered to add to the overall architectural character of the street scape.

In terms of the development to the rear, the impact on the Conservation Area will be negligible as it will be hardly visible from close and medium-range public vantage points. Whilst it is noted that some of the roof-scape will be visible from higher land to the south and south west this will be viewed in the context of existing development along Wogan Lane and Church Terrace. Therefore the current proposal will preserve the character and appearance of the Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Dyfed Archaeological Trust along with the Authority's Building Conservation Officer both support the proposal subject to conditions relating to photographic survey of the existing buildings, detailed drawings for fenestration on the front elevations and also the proposed front railings.

*Siting and Sustainable Design:*

Policy 29 of the LDP refers to sustainable design and expects all 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. Policy 31 of the LDP refers to minimising waste requiring development to minimise, re-use and recycle waste generated during demolition and construction. Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site. The current siting, scale, form, design and materials proposed are considered to be acceptable and also incorporate sustainable elements within both its design and construction materials, which in this instance are considered to be appropriate in terms of sustainability.

*Amenity and Privacy:*

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive. Letters of objection raise issues on privacy, extent of excavation and loss of open green space to rear of site.

## Item 5 - Report on Planning Applications

---

The existing site contains a disused chapel, vacant retail unit and first floor residential apartment within this large plot and the proposal for change of use is not considered to result in any harmful impact upon the amenity and privacy currently enjoyed by neighbouring properties. This view is taken given the careful design solutions adopted from the applicant to take account of neighbour's privacy. In respect of the extent of excavation works and the loss of open green space to the rear of the site, it is considered that these elements are acceptable in planning terms and can be supported.

### *Highway Safety and Access:*

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The application includes a new vehicle access into the site through the demolition of the left hand side ground floor bay window within the manse. The new access will lead via a new archway access into the middle of the site where two new disabled parking spaces and a turning area is provided.

The Highways Authority at the County Council has been consulted on the application, and they considered that the overall floor areas and general traffic generation from the site will not increase.

It is stated that there has been a vehicle access to the manse site for some time but has not been used all the time since the laying of the half hour parking bays within the street. Whilst it is noted that the site falls within "Zone 1" as identified within the LDP Parking Guidelines where "nil" parking can be accepted, the proposed two disabled parking bays are considered to be acceptable in this instance.

However, it is considered that there could be road safety dangers if more than two cars try to park within the site. The response also indicates that pedestrian visibility is available with further views gained through the new proposed railings and exit visibility for drivers entering the traffic flow is acceptable. Therefore, the proposal is supported subject to conditions relating to detailed information on the creation of the new vehicle access and full alterations to the parking bay area on High Street, any access gates to be set back from the carriage way and parking and turning shall be completed and retained for no other use.

### *Landscaping:*

The proposal includes new areas of hard and soft landscaping within the site area and this is considered to be acceptable in principle and can be supported. However, the proposed scheme does not include detailed information in respect of the specific details of any proposed landscaping, boundary treatments or protection to existing trees and hedges adjoining the site and it is considered that planning condition(s) be imposed on any consent issued to cover these aspects.

Item 5 - Report on Planning Applications

---

*Biodiversity:*

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

PCC Ecologist has commented on the application stating that the protected species report submitted confirms that whilst there is evidence of bats in the surrounding area, no evidence of bats was found within the building. Both NRW and the Ecologist advise that the mitigation measures submitted are considered to be acceptable. The Ecologist also advises that given the location of the site and high potential for bats present in the surrounding area any proposed external lighting should be agreed in writing with the National Park Authority. Condition(s) will be added to any consent issued to cover these aspects. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

*Land Stability:*

The site lies in a High Coal Risk Area, whereby Planning Policy Wales confirms that the responsibility for determining the extent and effects of unstable ground remain with the developer, and that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and / or landowner (paragraphs 13.9.1 and 13.9.2 respectively). The Coal Authority is a statutory consultee for development within defined coal mining areas, and there is a duty on the National Park Authority to consider ground stability issues when determining applications within these areas.

The application was originally supported with a Coal Mining Report and the Coal Authority raised a substantive concern on the proposal. However, the appropriate Coal Mining Risk Assessment Desk Study Report has now been submitted and considered by The Coal Authority. After having considered the Report they do not raise objections to the current proposal but do advise that more detailed considerations of ground conditions and/or foundation design may be required under building regulations.

*Land Drainage:*

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'); policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site. The proposal provides new roof areas within the site and the application has not detailed how surface water runoff from these areas will be discharged with foul water directed to the mains foul sewer. Natural Resources Wales (NRW) and Dwr Cymru Welsh Water (WW) have been consulted as part of the application process and both support the

## Item 5 - Report on Planning Applications

---

proposal subject to conditions relating to surface water discharge from the site.

### **Conclusion**

The proposal is considered to be in accordance with the Local Development Plan (LDP) (when read as a whole). Whilst the proposed scheme does not meet the criteria set out in policy 50 of the LDP, officers consider that based on the information provided, and in the interests of protecting the vitality and viability of Saundersfoot there are material considerations in this instance which on balance are considered to outweigh the policy objection. This view is taken as the loss of retail on this site is not considered to be a significant loss to the overall provision of retail within the retail centre and the proposal also provides an opportunity for residential accommodation in a sustainable location which will contribute to the vitality, viability and diversity in this area of the village.

The proposal is considered to preserve the setting of the adjacent Rose Cottage, a listed building and also retains the character of the group of buildings within the street scape that forms part of the Conservation Area. The proposal will also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposal is an acceptable departure from policy 50 of the LDP and can be supported subject to appropriate conditions.

### **Recommendation**

Approve subject to conditions relating to:

- Timing of works
- In accordance with approved drawings
- Photographic record on existing buildings
- Detailed drawings on fenestration and railings required
- Details of external materials and colours
- Detailed information on the creation of the new vehicle access and full alterations to the parking bay area on High Street
- Access gates to be set back from the carriage way
- Parking and turning shall be completed and retained for no other use.
- External lighting scheme
- Land drainage runoff
- Surface water discharge
- Landscaping and boundary treatments including protection measures
- Construction method statement
- Remove permitted development rights on Schedule 2, Part 1

Notes: 01/09/2014 21:08:00

24 SEP 2014

NP 14 5 18

REV	DESCRIPTION	DATE

**RICS**  
**D Hywel Rees MRICS FCIOB**  
**CHARTERED SURVEYOR**  
*Building Design and Planning Consultant*  
 Unit 6, Tindle House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707JY    Mobile 07971 123466

Client:  
**Mr DAVID BEYNON**  
 11 Scandinavia Heights, Saundersfoot SA69 9PE

Project:  
**PROPOSED REDEVELOPMENT OF  
 THE CHURCH, MANSE AND REAR GARDEN -  
 HIGH STREET, SAUNDERSFOOT,  
 PEMBROKESHIRE SA69 9EJ**

Drawing Title:  
**PROPOSED  
 SITE LOCATION PLAN**

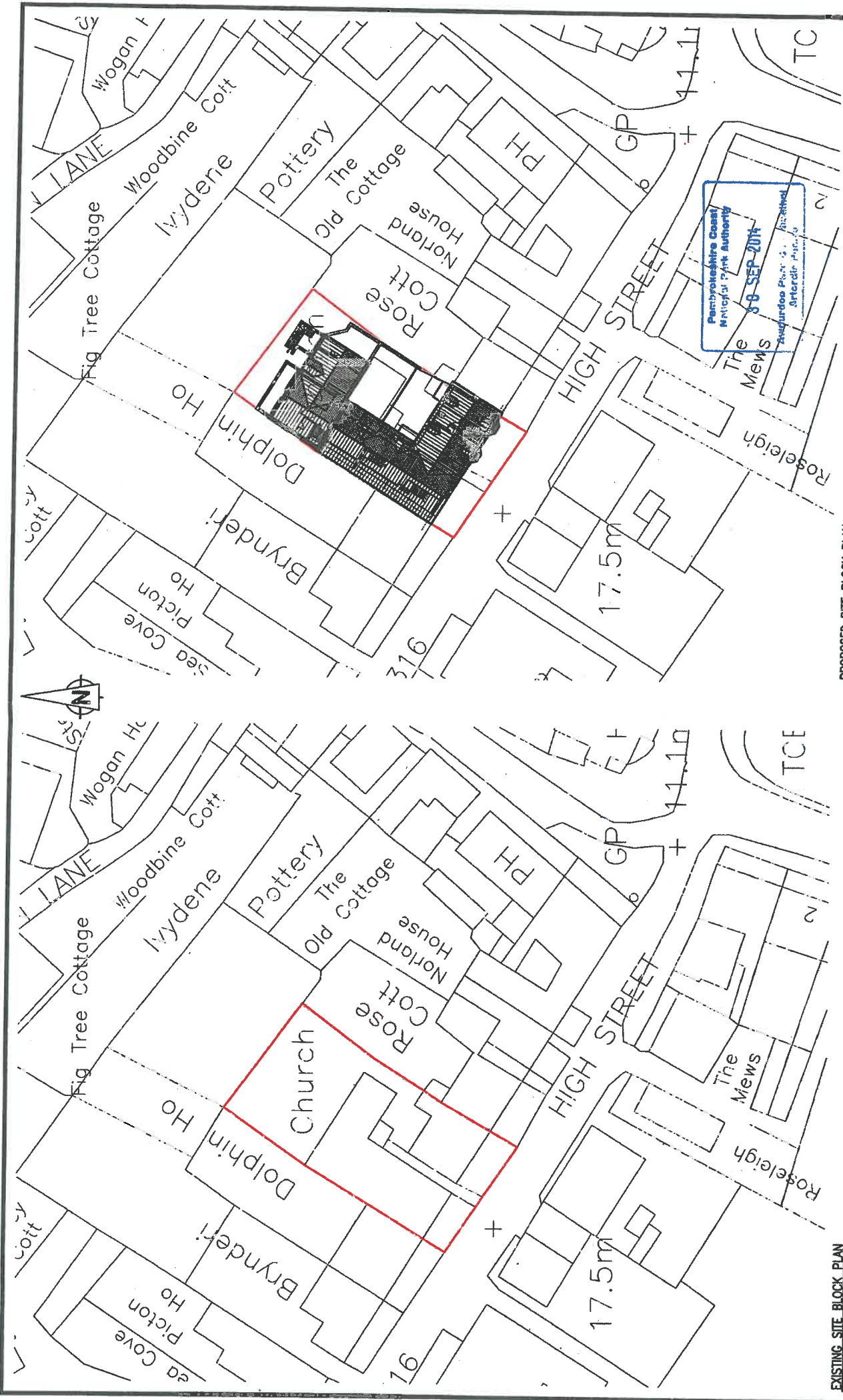
Scale: 1:1250    Date: MAY 2014

Drawing Number: **20385/18**    Revision:



SITE LOCATION PLAN





PROPOSED SITE BLOCK PLAN

EXISTING SITE BLOCK PLAN

<p><b>Project:</b>                  PROPOSED REDEVELOPMENT OF                  THE CHURCH, MANSE AND REAR GARDEN -                  HIGH STREET, SAUNDERSFOOT,                  PEMBROKESHIRE SA69 9EJ</p>	
<p><b>Drawing Title:</b>                  EXISTING AND PROPOSED                  SITE BLOCK PLANS</p>	<p><b>Client:</b>                  MR DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE</p>
<p><b>Scale:</b>                  1:500</p>	<p><b>Drawing Number:</b>                  20385/19</p>
<p><b>Date:</b>                  SEPTEMBER 2014</p>	<p><b>Mobile:</b>                  07971 123466</p>
<p><b>RICS</b>                  CHARTERED SURVEYOR                  Building Design and Planning Consultant                  Unit 6, Tindle House,                  Warren Street, Tenby,                  Pembrokeshire SA707JY</p>	
<p><b>D Hywel Rees MRICS FCIOB</b></p>	

Notes: 29/05/2014 22:41:37

REV. DESCRIPTION DATE

24 SEP 2014

NP 14 5 18

**RICS**  
**D Hywel Rees MRICS FCIQB**  
**CHARTERED SURVEYOR**  
*Building Design and Planning Consultant*  
 Unit 6, Tindle House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707JY Mobile 07971 123466

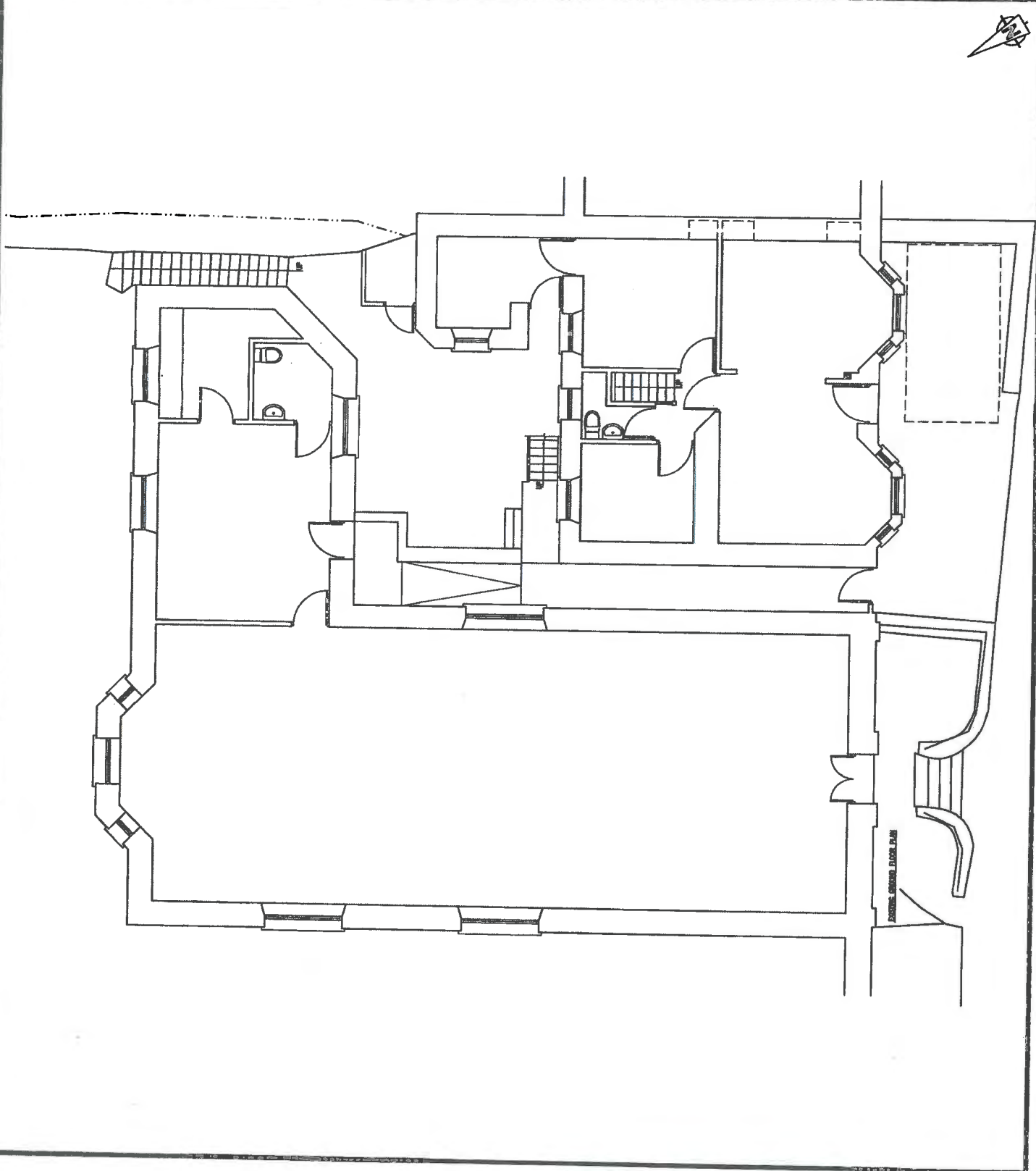
Client:  
**Mr DAVID BEYNON**  
 11 Scandinavia Heights, Saundersfoot SA69 9PE

Project:  
**PROPOSED REDEVELOPMENT OF  
 THE CHURCH, MANSE AND REAR GARDEN -  
 HIGH STREET, SAUNDERSFOOT,  
 PEMBROKESHIRE SA69 9EJ**

Drawing Title:  
**EXISTING  
 GROUND FLOOR PLAN**

Scale: 1:100 Date: MAY 2014

Drawing Number: **20385/01** Revision:



20/05/2014 22:41:33

Notes:


  
**D Hywel Rees MRICS FCIOB**  
**CHARTERED SURVEYOR**  
 Building Design and Planning Consultant  
 Unit 6, Tindie House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707JY      Mobile 07971 123466

REV.	DESCRIPTION	DATE

24 SEP 2014

NP 14 5 18

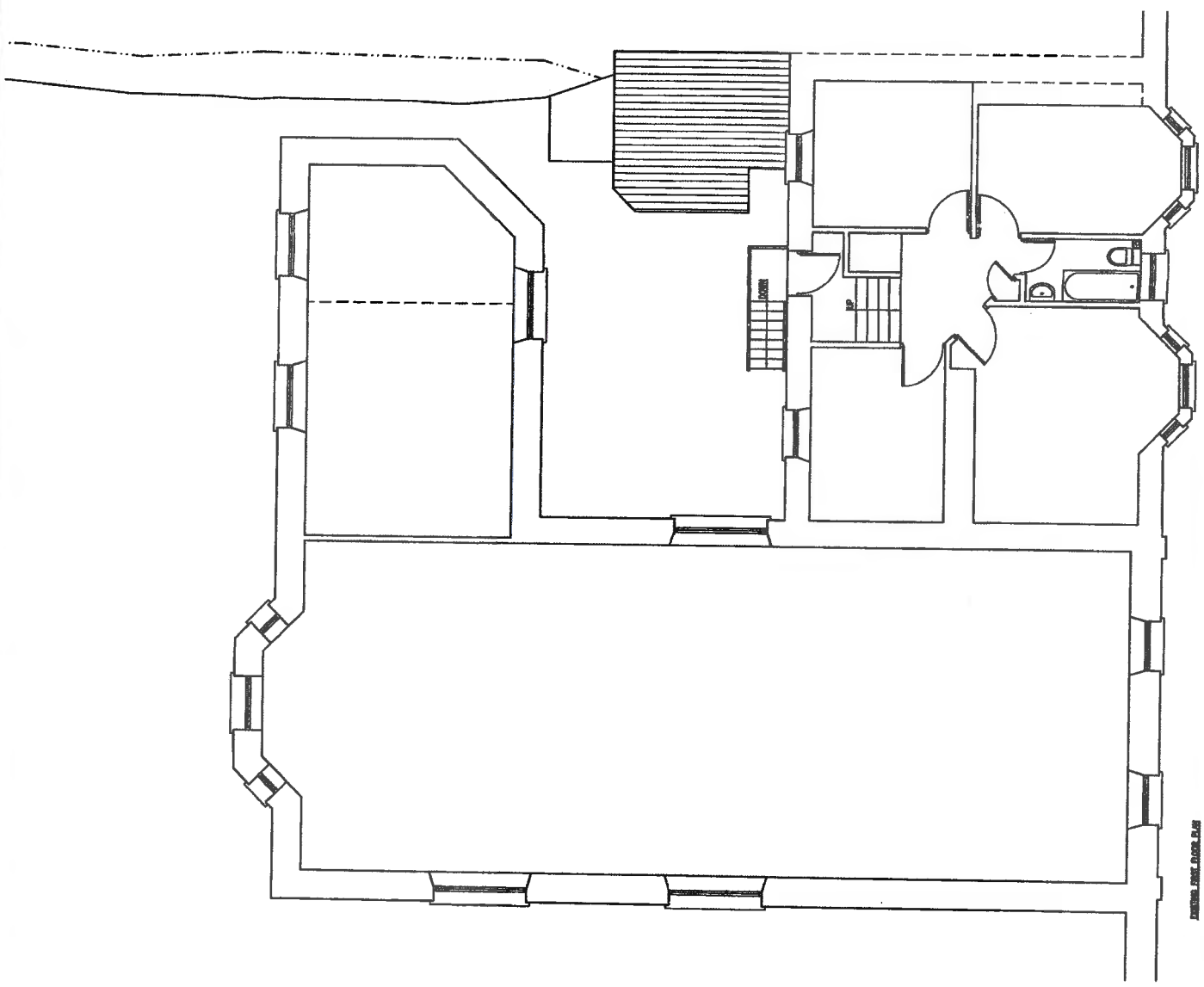
Client:  
**Mr DAVID BEYNON**  
 11 Scandinavia Heights, Saundersfoot SA69 9PE

Project:  
**PROPOSED REDEVELOPMENT OF  
 THE CHURCH, MANSE AND REAR GARDEN -  
 HIGH STREET, SAUNDERSFOOT,  
 PEMBROKESHIRE SA69 9EJ**

Drawing Title:  
**EXISTING  
 FIRST FLOOR PLAN**

Scale: 1:100      Date: MAY 2014

Drawing Number: **20385/02**      Revision:

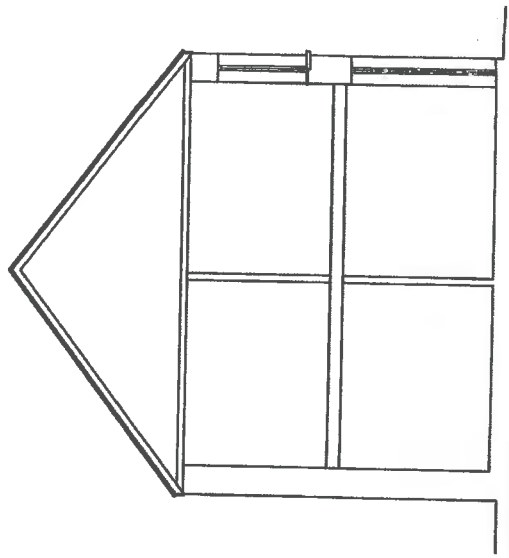
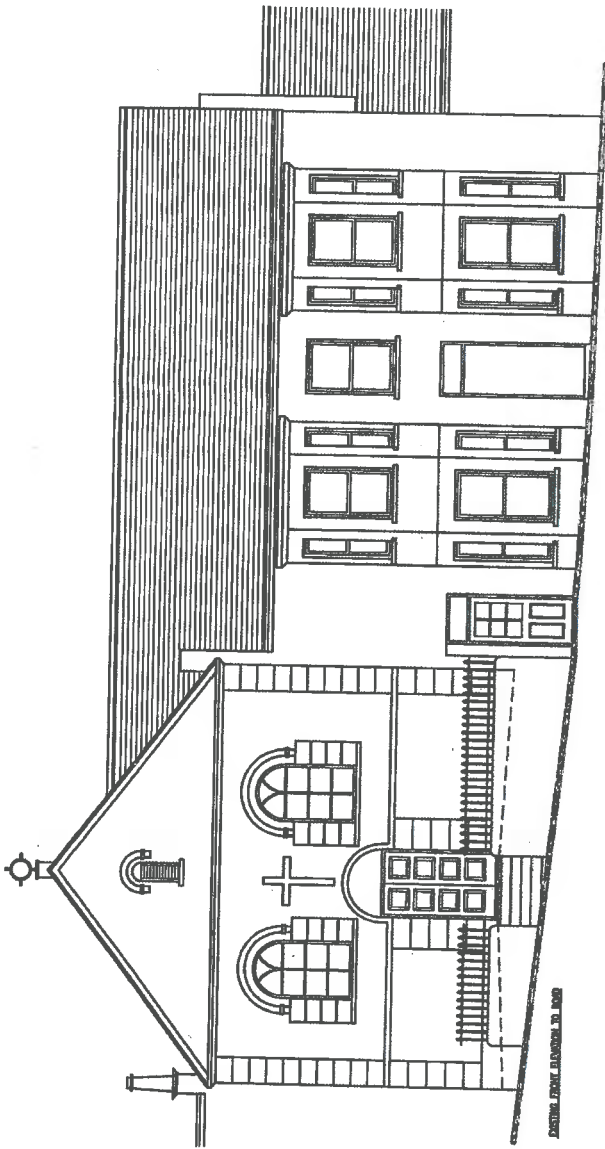


EXISTING FIRST FLOOR PLAN



Notes:

29/09/2014 22:11:25

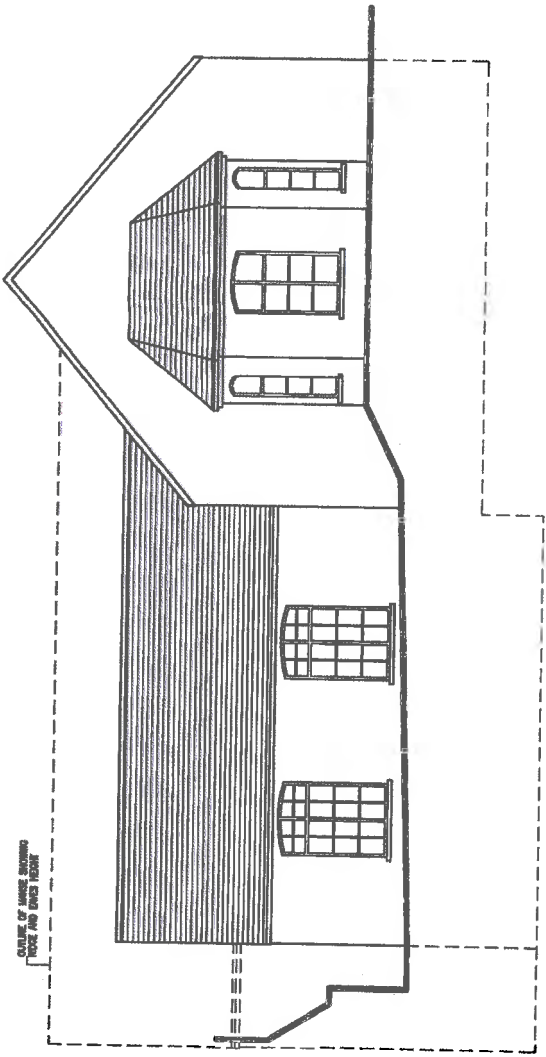


24 SEP 2014  
 No 14518

REV	DESCRIPTION	DATE
	<p><b>D Hywel Rees MRICS FCIOB</b>  <b>CHARTERED SURVEYOR</b>                      Building Design and Planning Consultant                      Unit 6, Tindle House,                      Warren Street, Tenby,                      Pembrokeshire SA707JY      Mobile 07971 123466</p> <p><b>RICS</b></p>	
	<p>Client:  <b>Mr DAVID BEYNON</b>                      11 Scandinavia Heights, Saundersfoot SA69 9PE</p>	
	<p>Project:  <b>PROPOSED REDEVELOPMENT OF                      THE CHURCH, MANSE AND REAR GARDEN -                      HIGH STREET, SAUNDERSFOOT,                      PEMBROKESHIRE SA69 9EJ</b></p>	
	<p>Drawing Title:  <b>EXISTING                      FRONT ELEVATION &amp; TYPICAL SECTION</b></p>	
	<p>Scale: 1:100      Date: MAY 2014</p>	
	<p>Drawing Number: <b>20385/03</b>      Revision:</p>	

Notes:

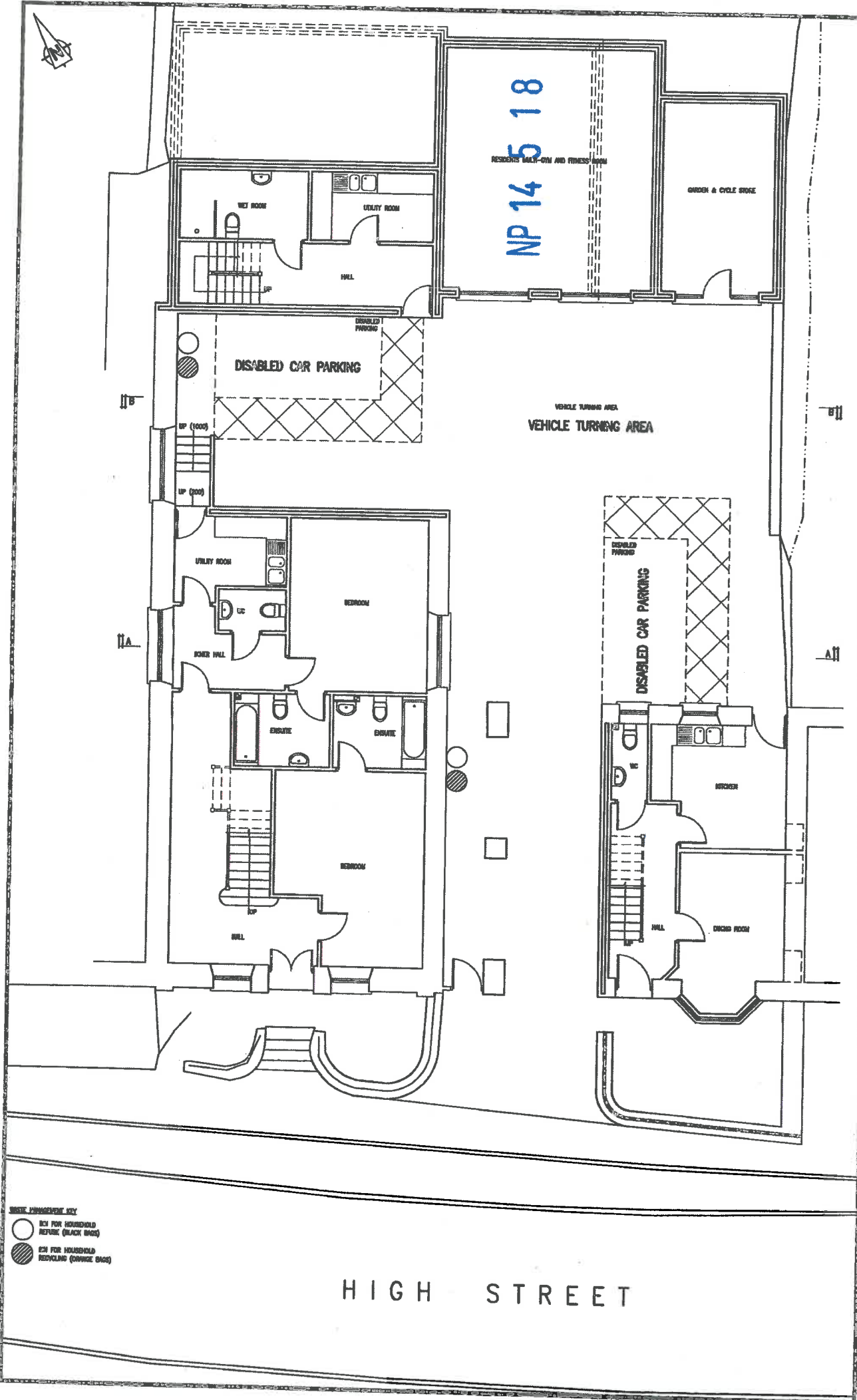
29/05/2014 22:45:39



24 SEP 2014

NP 14 5 18

REV.	DESCRIPTION	DATE
	<p><b>D Hywel Rees MRICS FCIOB</b>  <b>CHARTERED SURVEYOR</b>            Building Design and Planning Consultant            Unit 6, Tindle House,            Warren Street, Tenby,            Pembrokeshire SA707JY      Mobile 07971 123466</p> <p><b>RICS</b></p> <p>Client:  <b>Mr DAVID BEYNON</b>            11 Scandinavia Heights, Saundersfoot SA69 9PE</p> <p>Project:  <b>PROPOSED REDEVELOPMENT OF            THE CHURCH, MANSE AND REAR GARDEN -            HIGH STREET, SAUNDERSFOOT,            PEMBROKESHIRE SA69 9EJ</b></p> <p>Drawing Title:  <b>EXISTING            REAR ELEVATION</b></p>	
Scale: 1:100		Date: MAY 2014
Drawing Number: <b>20385/05</b>		Revision:



**WASTE MANAGEMENT KEY**  
 ○ CH FOR HOUSEHOLD REFUSE (BLACK BAGS)  
 ● CH FOR HOUSEHOLD RECYCLING (ORANGE BAGS)

HIGH STREET

Project: PROPOSED REDEVELOPMENT OF THE CHURCH, MANSE AND REAR GARDEN - HIGH STREET, SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ

24 SEP 2014

Drawing Title: PROPOSED GROUND FLOOR PLAN  
 Client: Mr DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE

Scale: 1:100

Date: MAY 2014

Drawing Number: 20385/06



D Hywel Rees MRICS FCIOB

CHARTERED SURVEYOR

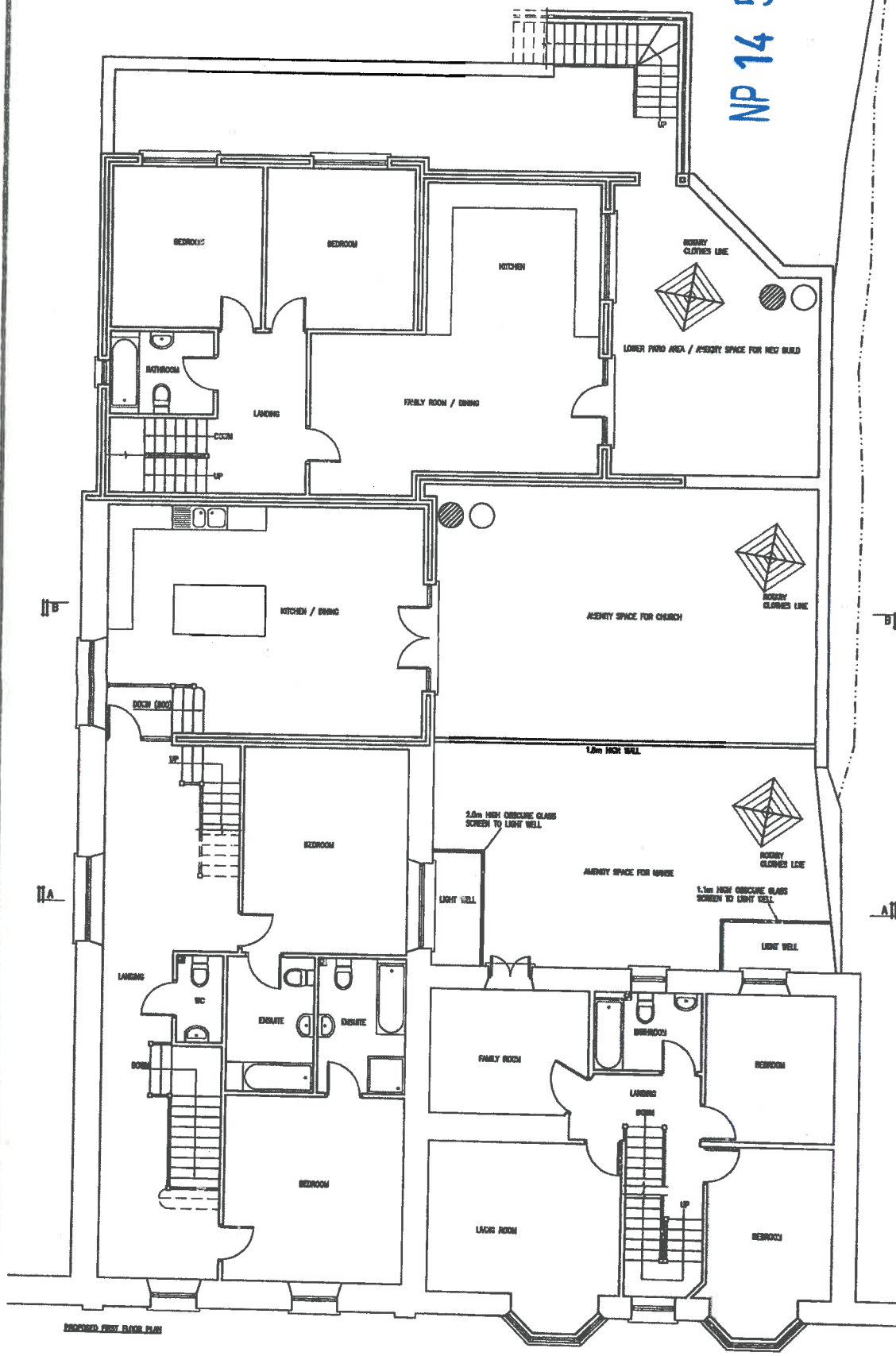
Building Design and Planning Consultant

Unit 6, Tindle House, Warren Street, Tenby, Pembrokeshire SA707JY

Mobile 07971 123466

NP 14 5 18

- WASTE MANAGEMENT KEY**
- BIN FOR HOUSEHOLD REFUSE (BLACK BAGS)
  - BIN FOR HOUSEHOLD RECYCLED (ORANGE BAGS)



PROPOSED FIRST FLOOR PLAN

Project:  
**PROPOSED REDEVELOPMENT OF  
 THE CHURCH, MANSE AND REAR GARDEN -  
 HIGH STREET, SAUNDERSFOOT,  
 PEMBROKESHIRE SA69 9EJ**

24 SEP 2014

Drawing Title:  
**PROPOSED  
 FIRST FLOOR PLAN**

Client:  
**MR DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE**

Scale: 1:100

Date: MAY 2014

Drawing Number: 20385/07

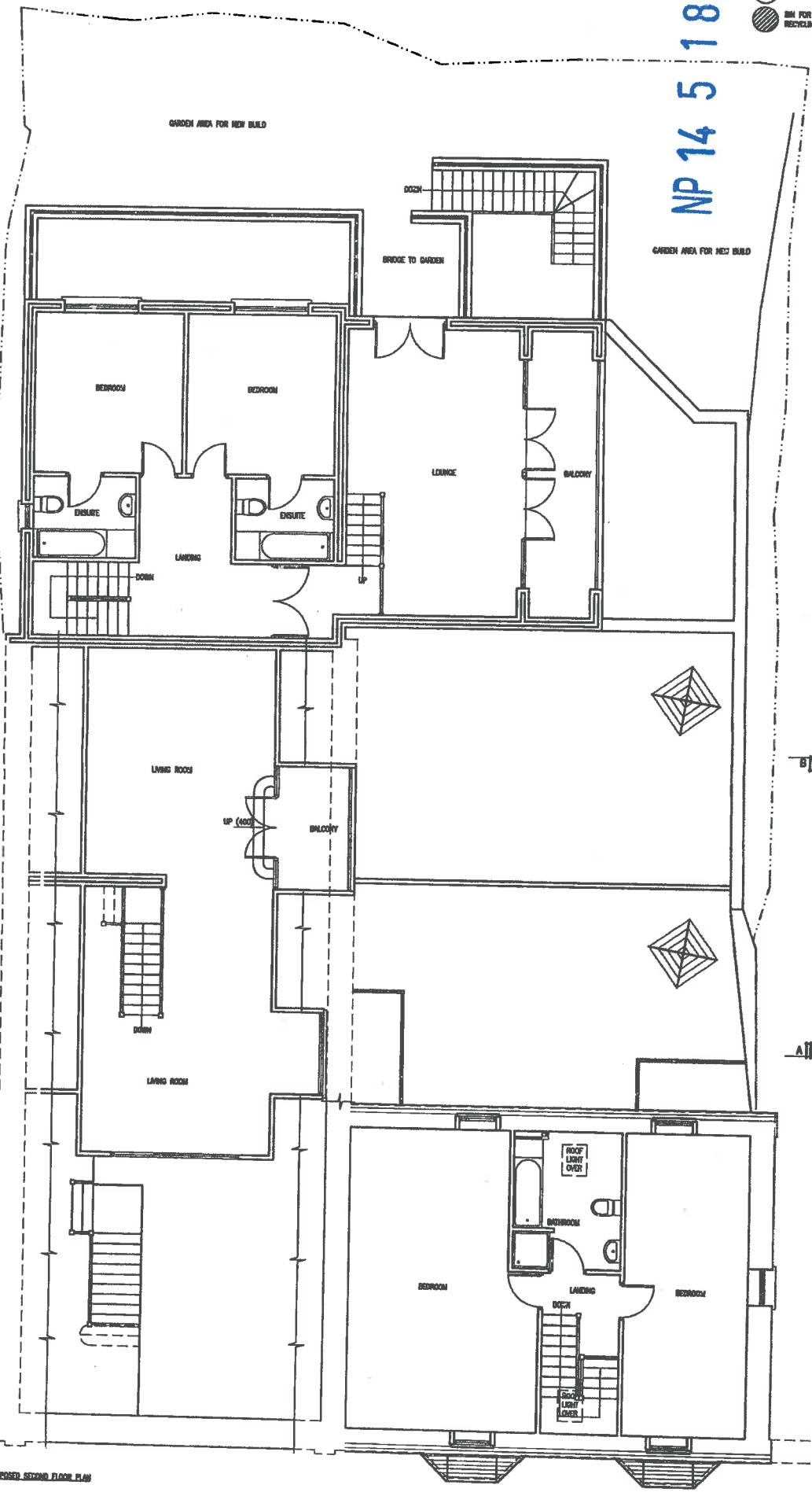


**D Hywel Rees MRICS FCIOB**  
**CHARTERED SURVEYOR**  
 Building Design and Planning Consultant  
 Unit 6, Tindle House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707JY

Mobile 07971 123466

NP 14 5 18

- WASTE MANAGEMENT KEY
- BM FOR HOUSEHOLD REFUSE (BLACK 0/25)
  - BM FOR HOUSEHOLD RECYCLING (ORANGE 0/25)



Project: **PROPOSED REDEVELOPMENT OF THE CHURCH, MANSE AND REAR GARDEN - HIGH STREET, SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ**

24 SEP 2014

Drawing Title: **PROPOSED SECOND FLOOR PLAN**

Client: **Mr DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE**

Scale: 1:100

Date: MAY 2014

Drawing Number: **20385/08**



**D Hywel Rees MRICS FCIOB**  
**CHARTERED SURVEYOR**  
 Building Design and Planning Consultant  
 Unit 6, Tindle House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707JY

Mobile 07971 123486

PROPOSED SECOND FLOOR PLAN

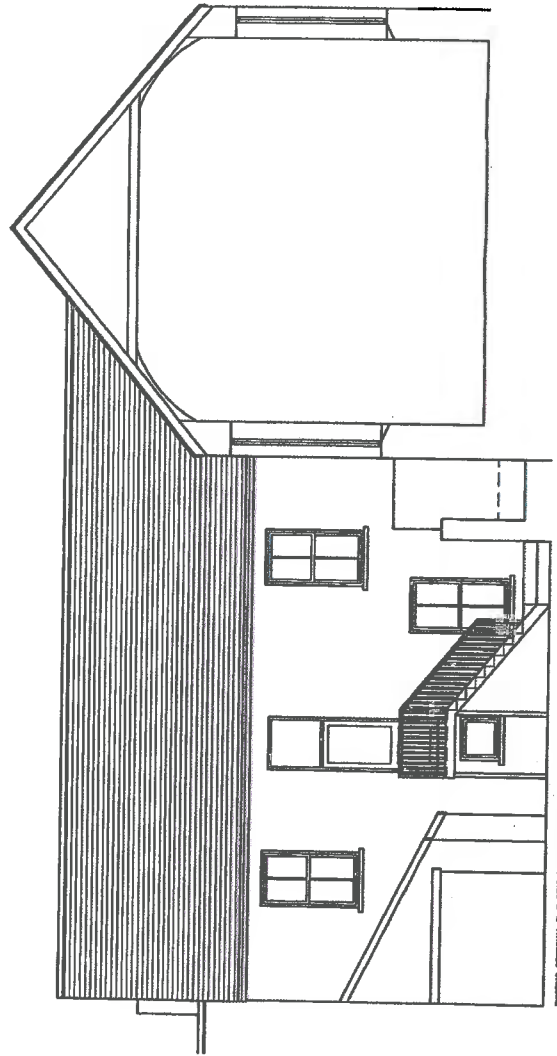
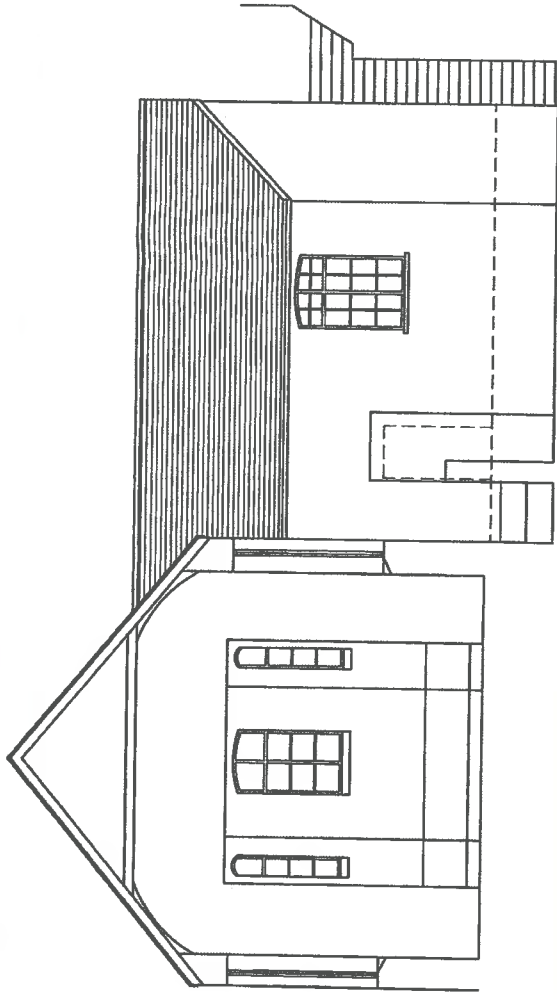




Notes: 01/06/2014 15:18:31

<p>24 SEP 2014</p> <p>NP 14 5 18</p>	<p>DATE</p>
--------------------------------------	-------------

<p>REV. DESCRIPTION</p>	<p>DATE</p>
<p><b>RICS</b>  <b>D Hywel Rees MRICS FCIQB</b>  <b>CHARTERED SURVEYOR</b>  <i>Building Design and Planning Consultant</i>          Unit 6, Tindle House,          Warren Street, Tenby,          Pembrokeshire SA707JY      Mobile 07971 123466</p>	
<p>Client:  <b>Mr DAVID BEYNON</b>          11 Scandinavia Heights, Saundersfoot SA69 9PE</p>	
<p>Project:  <b>PROPOSED REDEVELOPMENT OF          THE CHURCH, MANSE AND REAR GARDEN -          HIGH STREET, SAUNDERSFOOT,          PEMBROKESHIRE SA69 9EJ</b></p>	
<p>Drawing Title:  <b>EXISTING          REAR SECTIONAL ELEVATIONS A-A &amp; B-B</b></p>	
<p>Scale: 1:100</p>	<p>Date: MAY 2014</p>
<p>Drawing Number: <b>20385/04</b>      Revision:</p>	



Notes: 01/09/2014 21:07:50

REV DESCRIPTION DATE

NP 14 3 18

**RICS**  
 D Hywel Rees MRICS FCIQB  
 CHARTERED SURVEYOR  
 Building Design and Planning Consultant  
 Unit 6, Tindle House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707JY Mobile 07971 123466

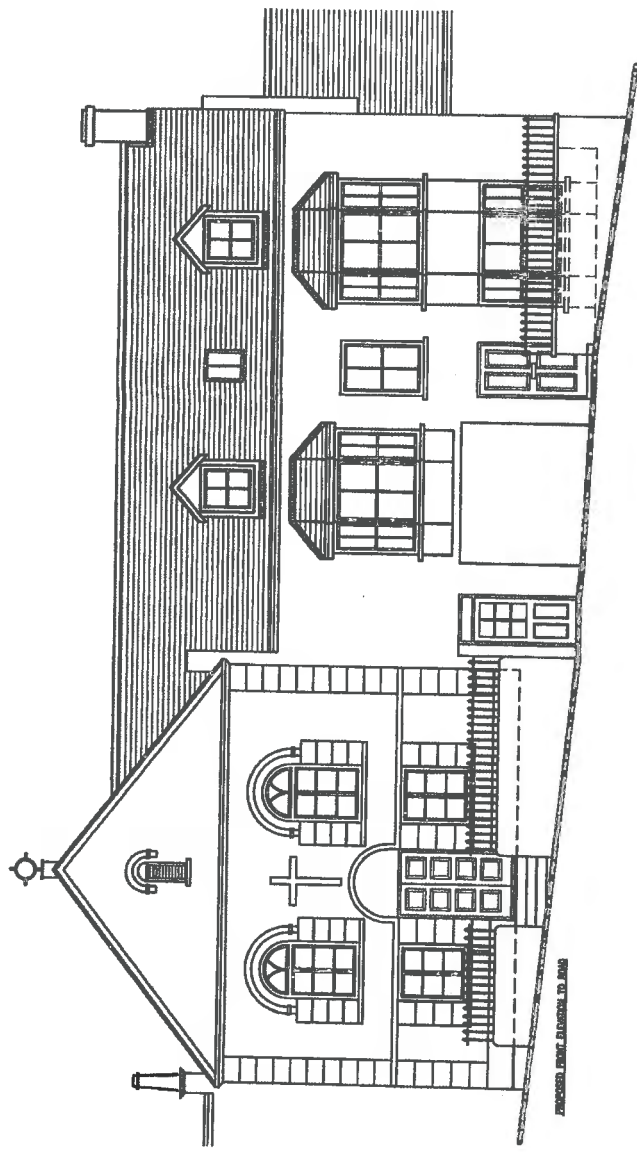
Client:  
 Mr DAVID BEYNON  
 11 Scandinavia Heights, Saundersfoot SA69 9PE

Project:  
 PROPOSED REDEVELOPMENT OF  
 THE CHURCH, MANSE AND REAR GARDEN -  
 HIGH STREET, SAUNDERSFOOT,  
 PEMBROKESHIRE SA69 9EJ

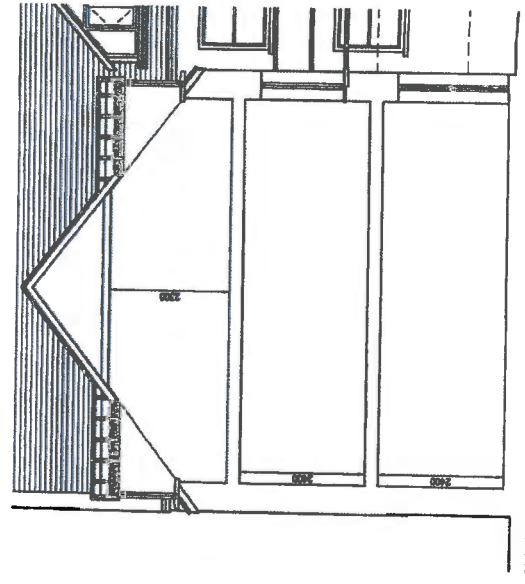
Drawing Title:  
 PROPOSED  
 FRONT ELEVATION & TYPICAL SECTION

Scale: 1:100 Date: MAY 2014

Drawing Number: 20385/09 Revision:




**EXTERNAL FINISHES**  
 ROOF  
 NATURAL SLATES TO MATCH EXISTING.  
 WALLS  
 SMOOTH RENDER TO RECEIVE COLOURWASH FINISH  
 TO MATCH EXISTING.  
 WINDOWS / DOORS  
 HARDWOOD TIMBER PAINTED TO MATCH EXISTING.



24 SEP 2014



<p>D Hywel Rees MRICS FCIQB  <b>CHARTERED SURVEYOR</b>          Building Design and Planning Consultant          Unit 6, Tindle House,          Warren Street, Tenby,          Pembrokeshire SA707JY</p>	<p>          Scale: 1:50          Date: MAY 2014          Drawing Number: 20385/10</p>	<p>Drawing Title:  <b>PROPOSED          FRONT ELEVATION TO ROAD</b></p> <p>Client:  <b>Mr DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE</b></p>	<p>24 SEP 2014</p>	<p>Project:  <b>PROPOSED REDEVELOPMENT OF          THE CHURCH, MANSE AND REAR GARDEN -          HIGH STREET, SAUNDERSFOOT,          PEMBROKESHIRE SA69 9EJ</b></p>
--	---	--	--------------------	--

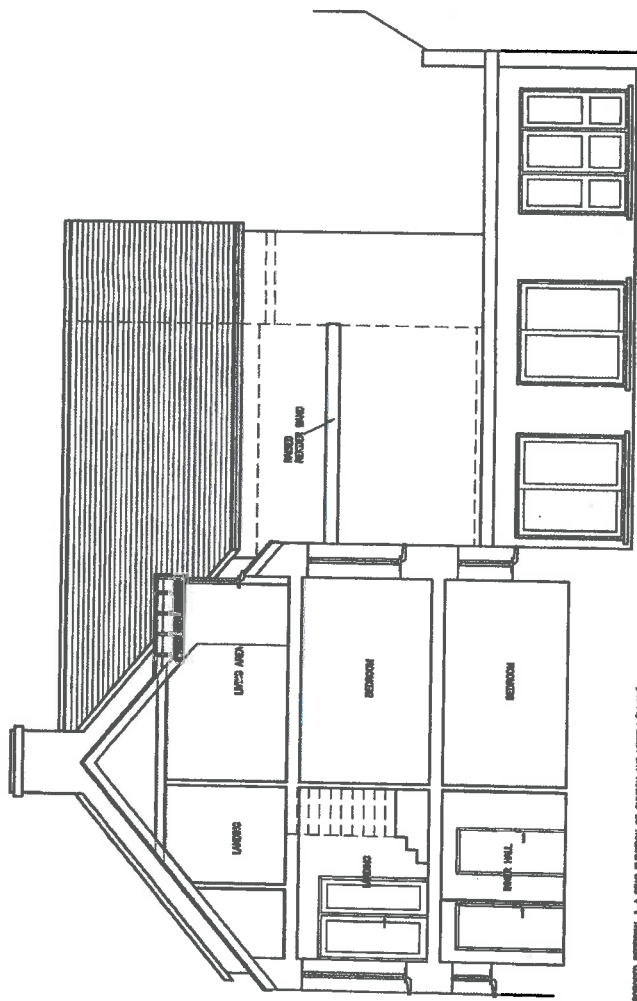
PROPOSED FRONT ELEVATION TO ROAD



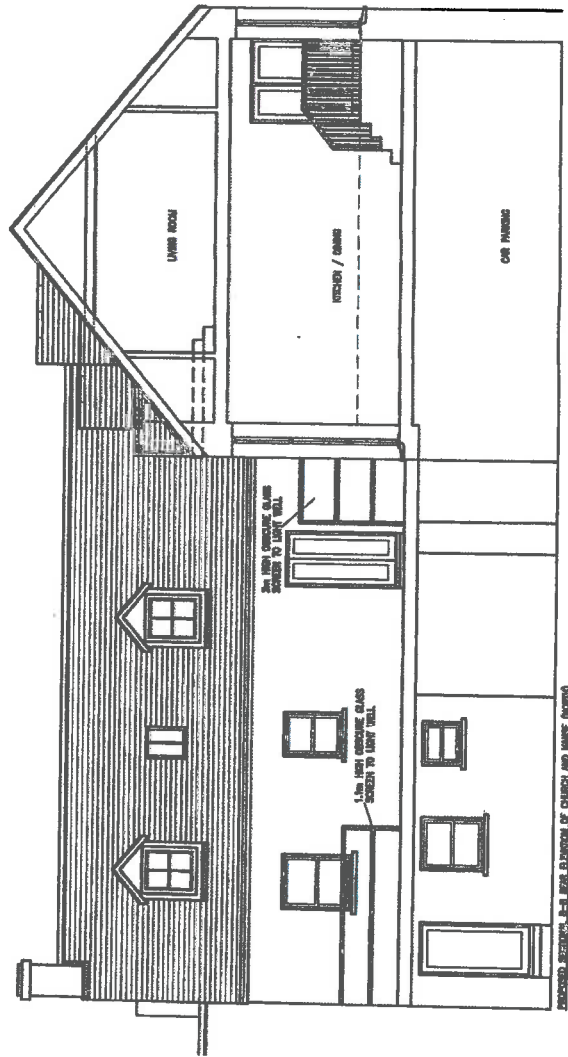
Notes: 01/09/2014 21:38:01

NP 14 5 18

REV	DESCRIPTION	DATE
<p><b>D Hywel Rees MRICS FCIOB</b>  <b>CHARTERED SURVEYOR</b>  <i>Building Design and Planning Consultant</i>  Unit 6, Tindle House,  Warren Street, Tenby,  Pembrokeshire SA707JY    Mobile 07971 123466</p>		
<p><b>RICS</b></p>		
<p>Client:  <b>Mr DAVID BEYNON</b>  11 Scandinavia Heights, Saundersfoot SA69 9PE</p>		
<p>Project:  <b>PROPOSED REDEVELOPMENT OF THE CHURCH, MANSE AND REAR GARDEN - HIGH STREET, SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ</b></p>		
<p>Drawing Title:  <b>PROPOSED REAR SECTIONAL ELEVATIONS A-A &amp; B-B</b></p>		
<p>Scale: 1:100</p>		<p>Date: MAY 2014</p>
<p>Drawing Number: <b>20385/11</b></p>		<p>Revision:</p>



REAR SECTIONAL ELEVATION A-A (SEE ELEVATION OF CHURCH AND MANSE DRAWING)



REAR SECTIONAL ELEVATION B-B (SEE ELEVATION OF CHURCH AND MANSE DRAWING)

24 SEP 2014

Notes: 01/09/2014 21:08:03

NP 14 5 18

REV | DESCRIPTION

DATE

D Hywel Rees MRICS FCIOB

CHARTERED SURVEYOR

Building Design and Planning Consultant

Unit 6, Tindle House,

Warren Street, Tenby,

Pembrokeshire SA707JY

Mobile 07971 123466



Client:

Mr DAVID BEYNON

11 Scandinavia Heights, Saundersfoot SA69 9PE

Project:

PROPOSED REDEVELOPMENT OF

THE CHURCH, MANSE AND REAR GARDEN -

HIGH STREET, SAUNDERSFOOT,

PEMBROKESHIRE SA69 9EJ

Drawing Title:

PROPOSED

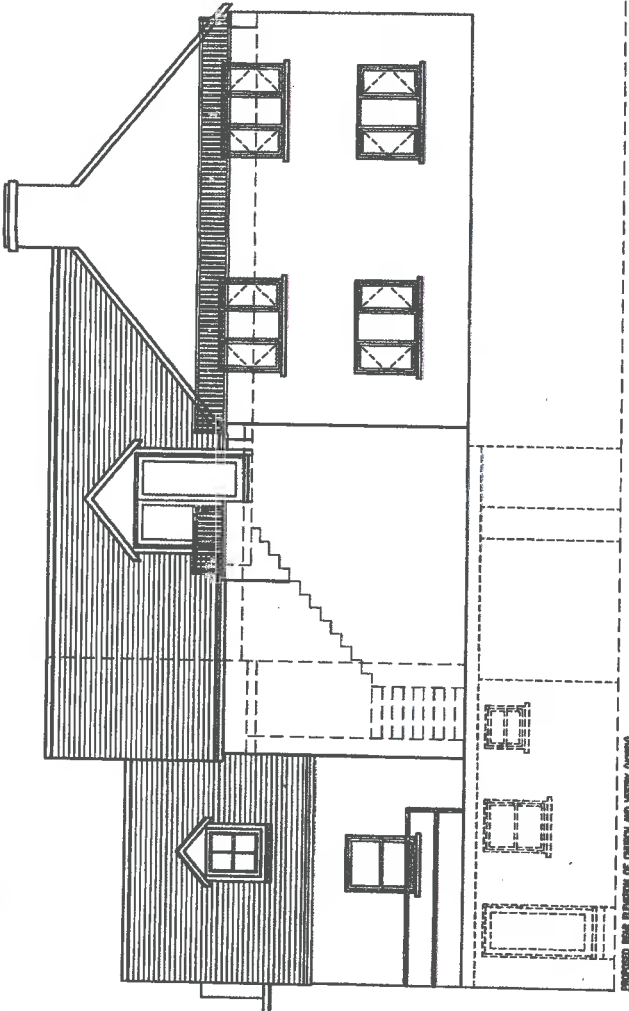
REAR & EAST ELEVATIONS

Scale: 1:100

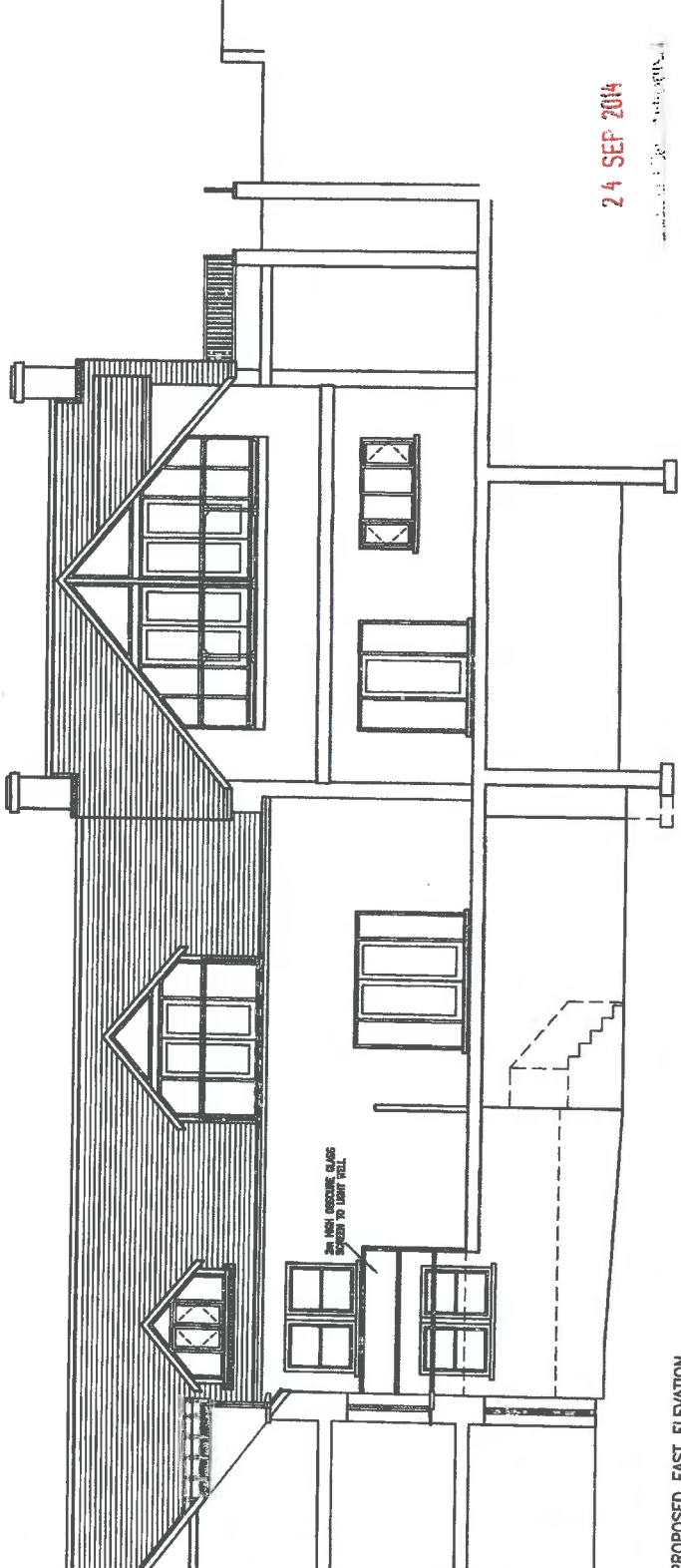
Date: MAY 2014

Drawing Number: 20385/12

Revision:



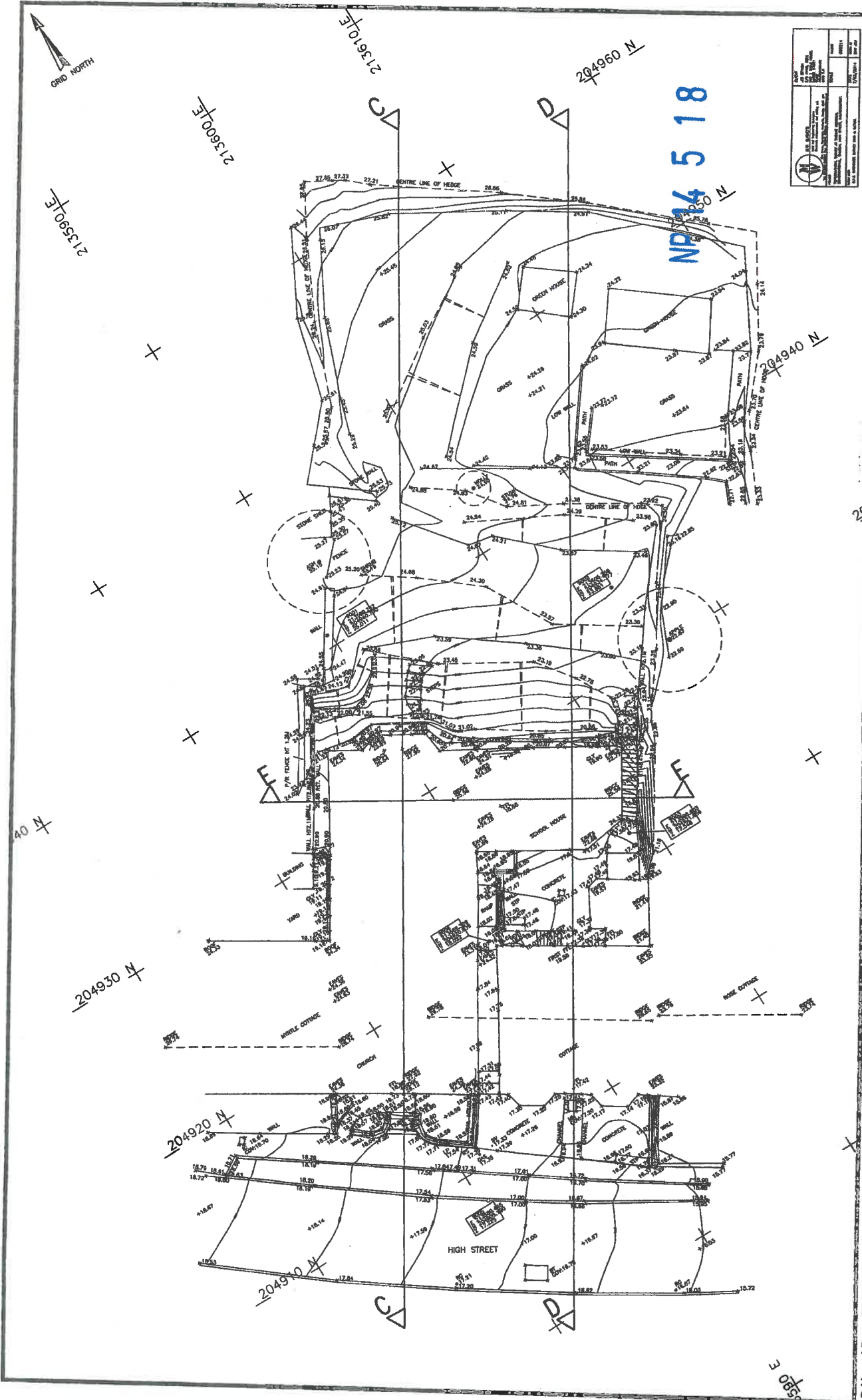
PROPOSED REAR DEVELOPMENT OF CHURCH AND REAR GARDEN



2m LAND ORSCURE CLASS  
MARKED TO LIMIT WALL

24 SEP 2014

PROPOSED EAST ELEVATION



DATE	24 SEP 2014
DRAWN BY	[Name]
CHECKED BY	[Name]
SCALE	1:200
PROJECT	PROPOSED REDEVELOPMENT OF THE CHURCH, MANSE AND REAR GARDEN - HIGH STREET, SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ
CLIENT	MR DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE
PROJECT NO.	20385/13
DATE	MAY 2014
SCALE	1:200
PROJECT	EXISTING SITE SURVEY PLAN
CLIENT	MR DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE
PROJECT NO.	20385/13
DATE	MAY 2014
SCALE	1:200
PROJECT	EXISTING SITE SURVEY PLAN
CLIENT	MR DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE

**RICS**

**D Hywel Rees MRICS FCIOB**  
**CHARTERED SURVEYOR**  
 Building Design and Planning Consultant  
 Unit 6, Tindle House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707 JY

**Scale:** 1:200

**Date:** MAY 2014

**Drawing Number:** 20385/13

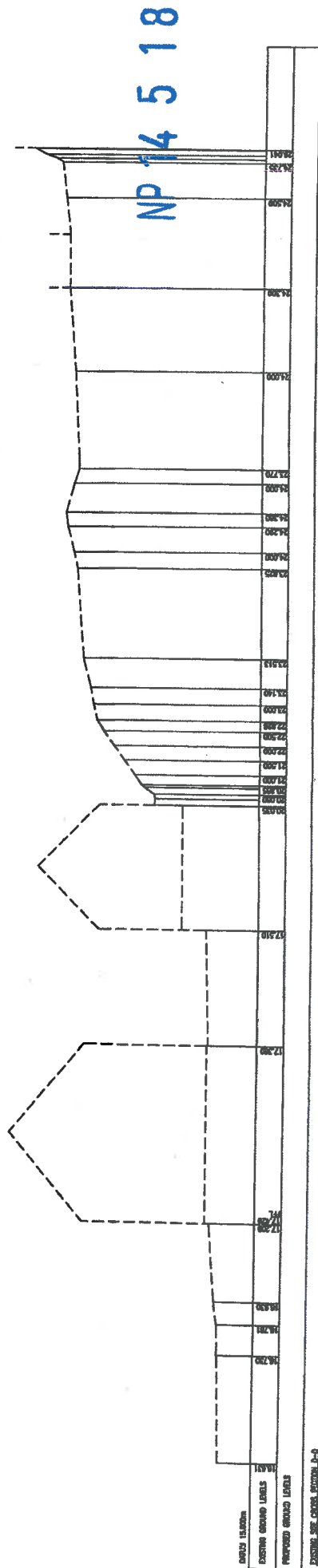
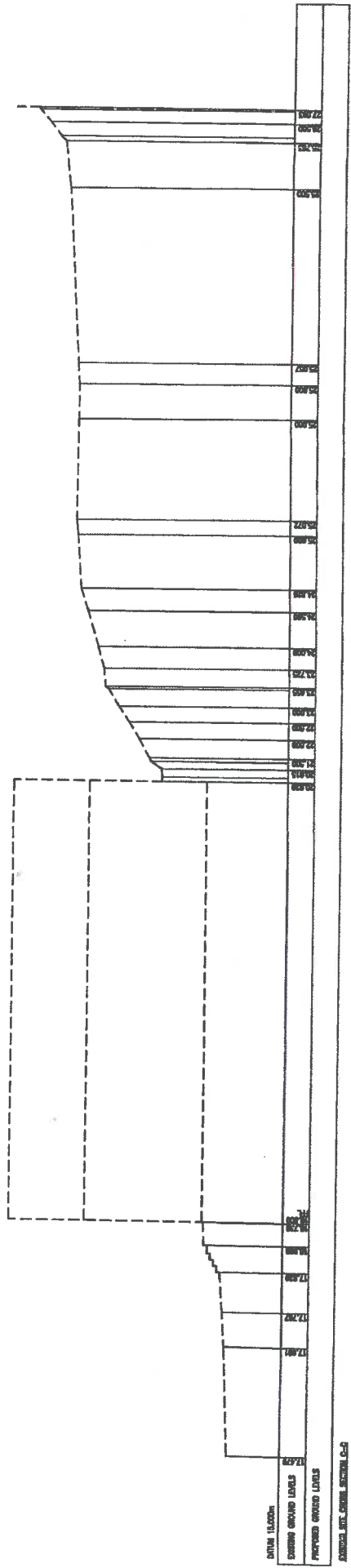
**Mobile:** 07971 123466


**24 SEP 2014**

**EXISTING SITE SURVEY PLAN**

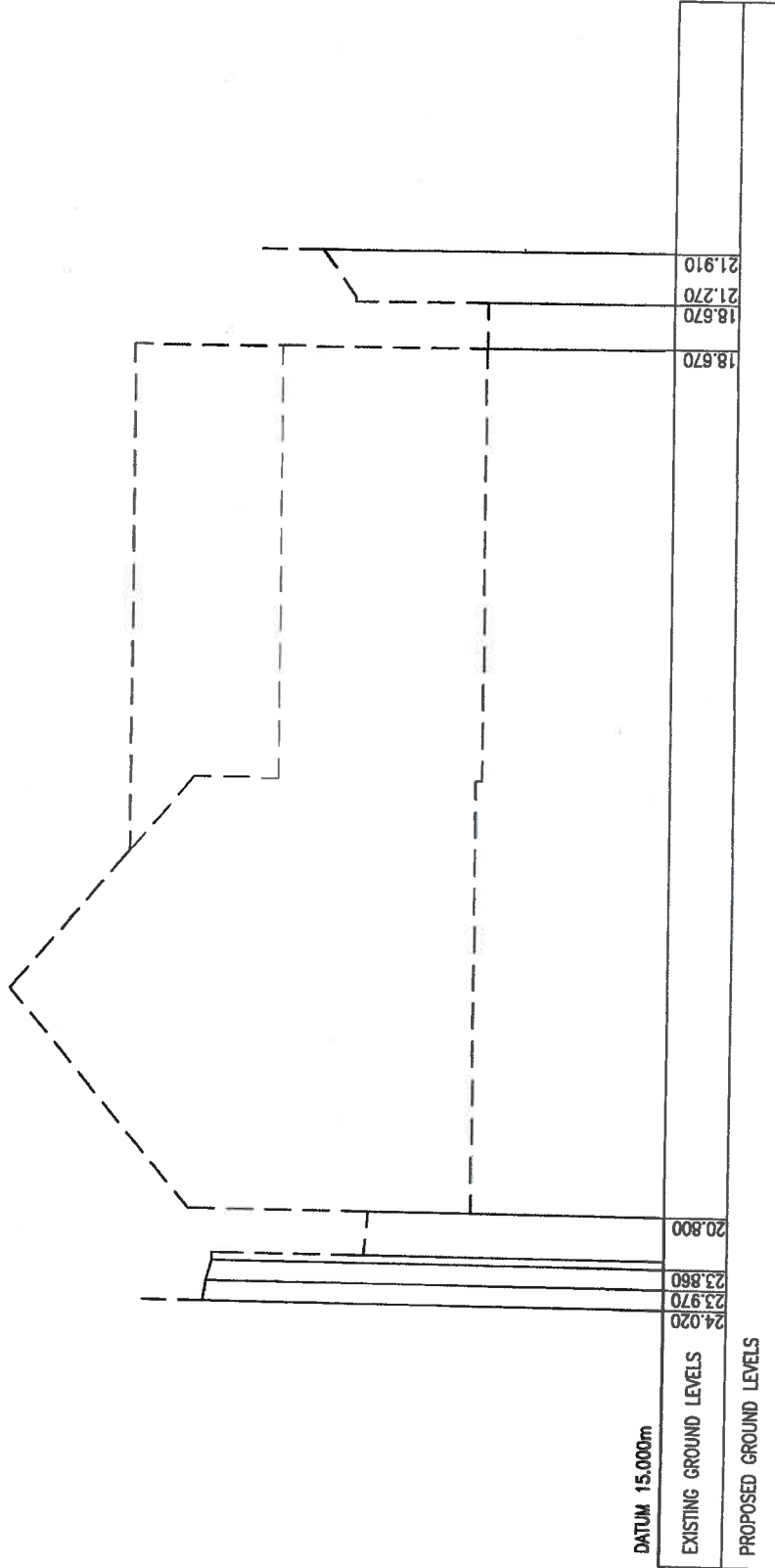
**Client:** Mr DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE

**Project:** PROPOSED REDEVELOPMENT OF THE CHURCH, MANSE AND REAR GARDEN - HIGH STREET, SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ



 <p><b>D Hywel Rees MRICS FCIOB</b>  <b>CHARTERED SURVEYOR</b>          Building Design and Planning Consultant          Unit 6, Tindle House,          Warren Street, Tenby,          Pembrokeshire, SA707 JY</p>	Scale: 1:200 Date: MAY 2014 Drawing Number: 20385/14	Drawing Title: EXISTING SECTIONS C-C & D-D Client: Mr DAVID BEYNON - 11 Scandinavia Heights - Saundersfoot SA69 9PE	Project: PROPOSED REDEVELOPMENT OF THE CHURCH, MANSE AND REAR GARDEN - HIGH STREET, SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ
	24 SEP 2014		

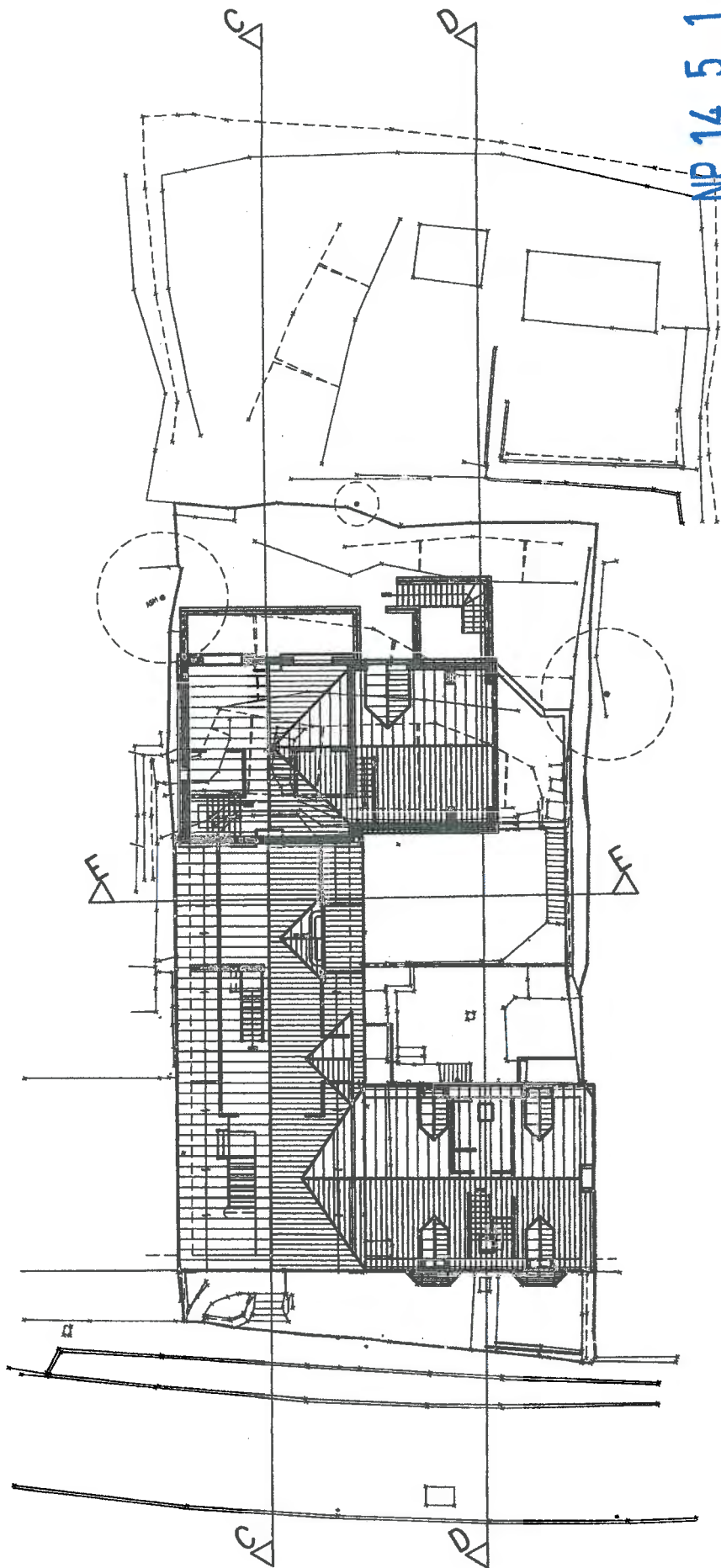




NP 14 5 18

EXISTING SITE CROSS SECTION E-E

<p><b>D Hywel Rees MRICS FCIOB</b>  <b>CHARTERED SURVEYOR</b>                  Building Design and Planning Consultant                  Unit 6, Tindle House,                  Warren Street, Tenby,                  Pembrokeshire SA707JY</p>	<p>Scale: 1:100</p>	<p>Drawing Title:                  EXISTING                  SECTION E-E</p>	<p>Project:                  PROPOSED REDEVELOPMENT OF                  THE CHURCH, MANSE AND REAR GARDEN -                  HIGH STREET, SAUNDERSFOOT,                  PEMBROKESHIRE SA69 9EJ</p>
	<p>Date: MAY 2014</p>	<p>Client:                  Mr DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE</p>	<p>24 SEP 2014</p>
<p>Mobilis 07971 123466</p>	<p>Drawing Number: 20385/15</p>		



**D Hywel Rees MRICS FCIOB**  
**CHARTERED SURVEYOR**  
 Building Design and Planning Consultant  
 Unit 6, Tindie House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707JY



Mobile 07971 123466

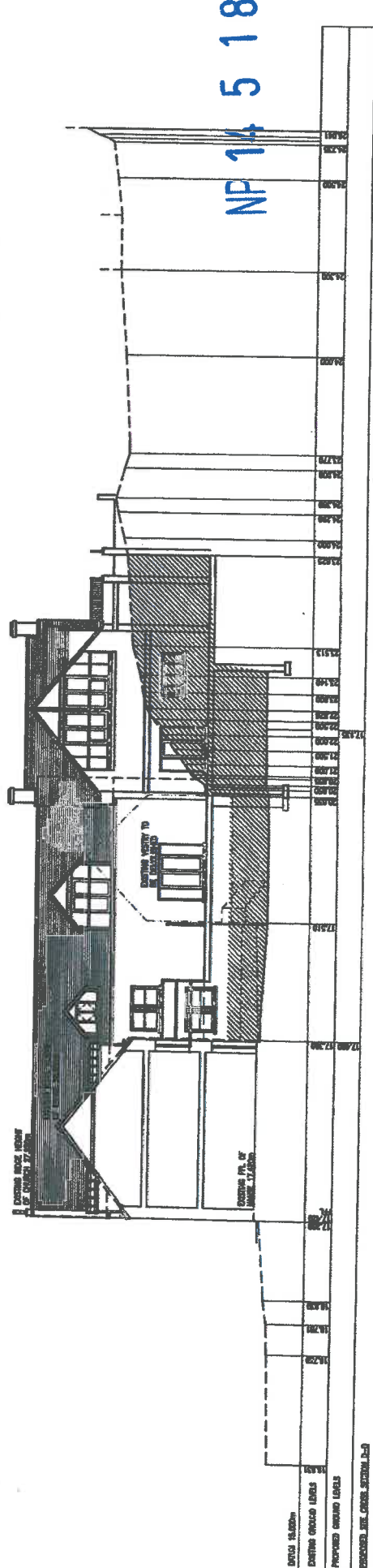
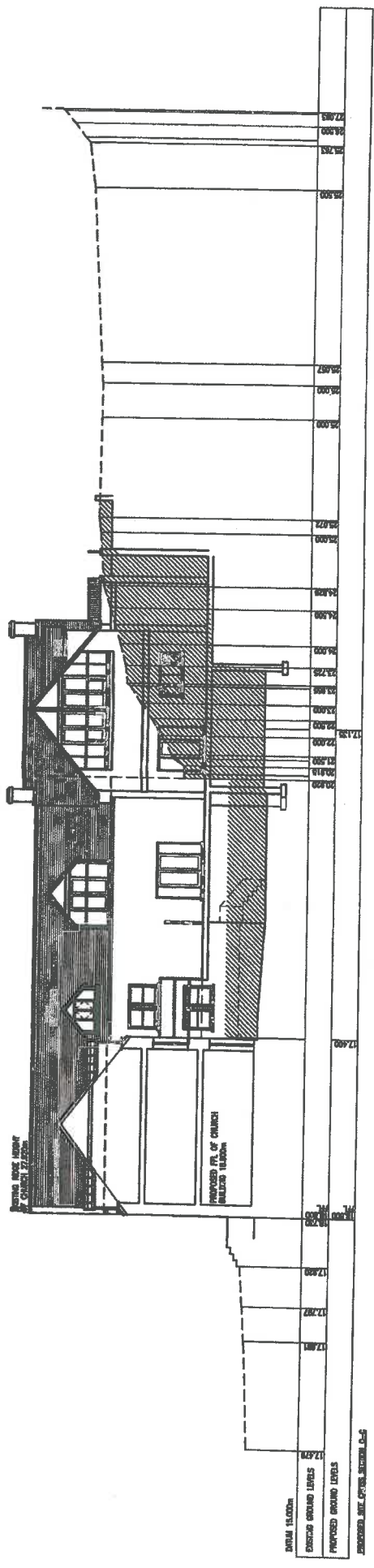
Scale: 1:200  
 Date: MAY 2014  
 Drawing Number: 20385/16

Drawing Title:  
**PROPOSED  
 SITE PLAN**  
 Client:  
**Mr DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE**

21 SEP 2014

Project:  
**PROPOSED REDEVELOPMENT OF  
 THE CHURCH, MANSE AND REAR GARDEN -  
 HIGH STREET, SAUNDERSFOOT,  
 PEMBROKESHIRE SA69 9EJ**

NP 14 5 18



NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING No. 20385/14 (EXISTING SECTIONS C-C & D-D) AND DRAWING No. 20385/13 (EXISTING SITE SURVEY PLAN)

24 SEP 2014

Project: PROPOSED REDEVELOPMENT OF THE CHURCH, MANSE AND REAR GARDEN - HIGH STREET, SAUNDERSFOOT, PEMBROKESHIRE SA69 9EJ

Drawing Title: PROPOSED SECTIONS C-C & D-D SHOWING EXCAVATION WORKS REQUIRED TO UNDERTAKE PROPOSED DEVELOPMENT  
 Client: Mr DAVID BEYNON - 11 Scandinavia Heights, Saundersfoot SA69 9PE

Scale: 1:200  
 Date: MAY 2014  
 Drawing Number: 20385/17



D Hywel Rees MRICS FCIOB  
 CHARTERED SURVEYOR  
 Building Design and Planning Consultant  
 Unit 6, Tindle House,  
 Warren Street, Tenby,  
 Pembrokeshire SA707JY  
 Mobile 07971 123466