

**Application Ref: NP/16/0536/FUL**

<b>Case Officer</b>	Caroline Bowen		
<b>Applicant</b>	Mr & Mrs A Case		
<b>Agent</b>	Mr A Vaughan-Harries, Hayston Development & Planning		
<b>Proposal</b>	Two storey dwelling in garden		
<b>Site Location</b>	18, Wheelers Way, Manorbier, Tenby, Pembrokeshire, SA70 7TU		
<b>Grid Ref</b>	SS08019800		
<b>Date Valid</b>	06-Oct-2016	<b>Target Date</b>	22-Mar-2017

**Officer's Appraisal**

Members will recollect that at the Development Management Committee meeting held on the 14<sup>th</sup> December 2016, members resolved that the application be deferred to the next available meeting to allow further discussions with the applicant regarding design and the effects on the amenity of neighbouring properties, and for officers to suggest suitable conditions. The deferral was also intended to provide an opportunity for the applicant to submit a unilateral undertaking regarding payment of a commuted sum.

The site description and main land use considerations identified for this proposal are referred to in the original officer's report for this application attached at Appendix A. These considerations are not repeated in this report.

Amended plans and a draft unilateral undertaking have since been submitted. The amended plans reduce the overall height of the dwelling house by 1m, the repositioning of a window on the front elevation of No.18 Wheelers Way and propose a repositioned parking area and driveway to the south western corner of the site rather than the north western corner as previously proposed.

**Previous conclusion**

Officers consider that the proposed dwelling would not be acceptable at this location as it is shown that the size of the proposed dwelling plot would be out of keeping to that of neighbouring plots in the immediate street scene.

Whilst the proposed design and external materials to be used would be considered to be in keeping with the relatively modern appearance of the existing dwellings at Wheelers Way, the size of the plot and its proximity to neighbouring properties is considered to result in insufficient private garden and amenity space for a three-bedroom dwelling and would materially harm the existing amenity and privacy enjoyed by the immediate neighbours.

Whilst recognising that varying density can make places interesting, the character at this location is of a looser density, and officers consider that new development should take account of the prevailing relationship of buildings to landscape. The spaces around dwellings and buildings are equally as important to a streetscape as

those structures themselves, and, in this countryside-edge location, the space and openness is considered important to maintain. As such, officers consider that the proposal cannot be supported and the recommendation is of refusal.

### **Previous recommendation**

That the application be refused:

1. The proposed development – by virtue of its scale, the plot size and the proximity of the site to neighbouring properties would result in a lack of private garden space to the new dwelling, to the detriment of the residential amenities of the future occupants of the development. As such, the proposal would be contrary to Policies 15 (Conservation of the Pembrokeshire Coast National Park - criteria 'b' and 'c'), and 30 (Amenity – criterion 'b') of the Pembrokeshire Coast National Park Local Development Plan.
2. The proposed development by virtue of its siting and plot size would be out of character with the existing built form and open character at this location resulting in a harmful and inappropriate development to the detriment of the existing character and appearance of the locality. As such, the proposal would be contrary to policies 8 (Special Qualities criterion 'b' and 'c') and 15 (Conservation of the Pembrokeshire Coast National Park - criteria 'b' and 'c'), of the Pembrokeshire Coast National Park Local Development Plan.
3. The application fails to deliver the required on-site affordable housing, contrary to the requirements of Policy 6 (Rural Centre - criterion 'a') and Policy 45 (Affordable Housing - criterion 'd') as well as guidance contained within Supplementary Planning Guidance – Affordable Housing (Adopted November 2014) and Technical Advice Note 2 (Planning and Affordable Housing).

### **Matters arising from the meeting of 14<sup>th</sup> December 2016;**

- **The impact of the proposed dwelling on the amenity of neighbouring properties.**

At the December meeting, members considered that the application site was an infill plot, but that the proposed dwelling needed to be acceptable in terms of design and impact on neighbouring properties. The agent has provided amended plans, which propose;

- The retention of the proposed dwelling on the footprint originally proposed.
- The re-location of the access/parking area to the south-west corner of the plot (adjacent to the applicant's driveway).
- The reduction in height of the dwelling from 8.0 metres to 7.0 metres.
- The incorporation of 18 Wheelers Way into the red line, the alteration of the glazing to the front north facing windows to become obscure glazing, and the insertion of a new first floor window to the east facing side elevation.

In addition, the required unilateral undertaking for the provision of an affordable housing contribution has been submitted to the Authority. Due to current personal circumstances, the agreement is not yet signed, however officers would recommend that a period of 3 months be agreed to allow for the completion of the agreement.

The proposed alterations address concern in respect of mass and height, which is now to be subservient to Nos. 18 and 19 Wheelers Way. The distance between the main frontage of the neighbour at No. 19 to the blank elevation of the new plot is 16 metres and this is considered to be an acceptable separation.

As the separation distance between the new dwelling boundary and the front elevation of No. 18 would be 6.6 metres, amendments are proposed to the fenestration of No. 18 which would ensure that sufficient privacy can be maintained for current and future occupants of the properties. This entails the obscure glazing of the windows to the front elevation of No. 18, and a further new window to the side of No. 18 to retain daylight to the internal space.

In respect of the proposed driveway and access, this is moved adjacent to the existing drive, which lessens the impact on the turning head arrangement and the neighbouring property, 19 Wheelers way.

Following the re-consultation of the amended plans, no objections were received from statutory consultees. A letter of concern was received from neighbouring properties, who – in summary – remained concerned at the proposal for the following reasons;

- There would be an impact on No. 19 as the building has been moved closer
- The reduction in height does not mitigate for the impact of the dwelling.
- Welcome the views regarding spaces around dwelling and buildings being equally important to a streetscape as those structures themselves and that in this countryside edge location, the space and openness is considered important to maintain.
- Still feel that this proposal is insensitively and unsympathetically sited within the landscape and incompatible within its location in between the two dwellings (in a front garden).
- Within the planning documents, the agent makes reference to “residential estate” and “urban environment”. Wheelers Way is neither, being a cul-de-sac surrounded by fields in a rural environment.

## **Conclusion**

It is considered that the proposed amendments sufficiently address the issues of design and amenity raised at the previous meeting. The application site falls within a Rural Centre, where the principle of residential development is acceptable. The plot is considered to adequately accommodate a detached dwelling, together with adequate parking, turning and private amenity space for the household. It is considered that the amended application makes adequate provision to respect current levels of amenity and privacy to neighbouring dwellings; and the applicant has provided an agreement to provide a contribution toward affordable housing

provision. The proposal would meet the policy requirements of the Pembrokeshire Coast National Park Local Development Plan, and, in light of this, the application can be recommended for approval

### Recommendation

That the application be delegated to the Chief Executive/Director of Planning /Team Leader to grant planning permission subject to the interested person(s) completing a Unilateral Undertaking in respect of the provision of affordable housing within 3 months of this decision; and subject to the following conditions;

1. The development shall begin not later than five years from the date of this decision.  
**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: PO1 Rev A, PO2 Rev A, PO3 Rev A, PO4, PO5 Rev A and PO6 dated 13<sup>th</sup> January 2017. The windows marked in red on the approved plan are to be obscure glazed, and shall be retained as such thereafter.  
**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. Following site clearance and prior to the commencement of any construction work, site profiles of the external ground and internal finished floor levels shall be set out on site for approval by the National Park Authority. The works shall thereafter be carried out and retained in accordance with the approved plans.  
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan - Policies 1 (National Park Purposes and Duty), Policy 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).
4. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
  - i) the parking of vehicles of site operatives and visitors;
  - ii) loading and unloading of plant and materials;
  - iii) storage of plant and materials used in constructing the development;
  - iv) measures to control the emission of dust and dirt during demolition and construction; and**Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory

standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

5. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include:
- Indications of all existing trees, hedges and hedgebanks on the land (including spread and species);
  - Identify any trees whose canopies overhang the site;
  - Identify trees and hedgebanks to be retained;
  - Identify trees and hedgebanks (including any sections) to be removed;
  - Set out measures for the protection of retained trees, hedges and hedgebank on and immediately adjacent to the site throughout the course of development.
  - Details of additional soft landscape works including:
    - Planting plans
    - Written specifications (including cultivation and other operations associated with plant and grass establishment)
    - Schedules of plants noting species
    - Plant supply sizes
    - Proposed numbers/densities where appropriate; and
    - Implementation programme (including phasing of works where relevant).

**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

6. Any access gates shall be hinged and stopped to open only away from the highway

**Reason:** To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan- Policy 53 (Impacts on Traffic).

7. Before any housing construction work is commenced, adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.

**Reason:** To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan- Policy 53 (Impacts on Traffic).

8. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the dwelling is first occupied, and thereafter retained for that purpose.  
**Reason:** To ensure the satisfactory provision of parking facilities, and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan – Policy 53 (Impacts on Traffic)
9. No surface water and/or land drainage shall be allowed to connect (either directly or indirectly) to the public sewerage system.  
**Reason:** To protect the integrity of the Public Sewerage system. Policy: Local Development Plan - Policy 32 (Surface Water Drainage), and Planning Policy Wales Edition 9.
10. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.  
**Reason:** To preserve the character of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty) and 15 (Conservation of the Pembrokeshire Coast National Park).
11. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2, 5 and 40 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.  
**Reason:** To preserve the character of the area. Policy: Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.
12. The first floor bedroom and bathroom windows on the front elevation of 18 Wheeler's Way as shown on drawing No. P06 shall be re-glazed with obscure glass prior to the beneficial occupation of the dwelling house hereby approved and shall be retained as such.  
**Reason:** In the interests of residential amenity. Policy: Local Development Plan – Policy 30 (Amenity)

#### Informatives.

The Highway Authority requires further consent to be sought for the crossing of the Highway verge/footway under Section 184 of the Highways Act 1980. The work must be undertaken by an approved contractor.

Parc Cenedlaethol Arfordir Penfro  
Pembrokeshire Coast National Park



## PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY

<b>Application Ref</b>	NP/16/0536/FUL		
<b>Case Officer</b>	Caroline Bowen		
<b>Applicant</b>	Mr & Mrs A Case		
<b>Agent</b>	Mr A Vaughan-Harries, Hayston Development & Planning		
<b>Proposal</b>	Two storey dwelling in garden		
<b>Site Location</b>	18, Wheelers Way, Manorbier, Tenby, Pembrokeshire, SA70 7TU		
<b>Grid Ref</b>	SS08019800		
<b>Date Valid</b>	06-Oct-2016	<b>Target Date</b>	22-Mar-2017

### Summary

This application is reported to the Development Management Committee at the request of a Member of the Authority.

Full planning permission is sought for a detached dwelling, to be constructed on the front garden of an existing dwelling, located on the eastern outskirts of Manorbier. The application site falls just within the Rural Centre Boundary for Manorbier, as defined for the purposes of the Local Development Plan.

Following consultation, no objections have been received from statutory consultees. A letter of objection has been received from neighbours, which, in summary, raises concerns in respect of access, highway safety, the relationship between the size of the proposed dwelling and the size of the proposed plot, and the impact of the development on amenity, privacy and aspect.

Following detailed consideration of the application – which is a re-submission following a refusal of planning permission earlier in 2016, under the Authority's delegated powers - it is noted that the application plot is smaller in scale than the original neighbouring plots; and that the proposed siting and orientation of the property – lying between, and being faced by, two existing dwellings - would result in an insufficient level of private amenity space for a two-storey, 3 bedroom property. Therefore, whilst the site falls within the rural centre boundary, and the design and external materials to be used would be considered to be in keeping with the relatively modern appearance of the existing dwellings on Wheelers Way, officers consider that the proposal would result in a detrimental impact on residential amenities for both neighbouring properties and future occupants of the proposed dwelling and cannot be supported. The recommendation is therefore one of refusal.

### Consultee Response

**Manorbier Community Council:** Supporting

**PCNPA - Park Direction:** No further comments to add to comments made on previous refused application, 16-0326.

**PCNPA - Tree and Landscape Officer:** Further information is required to allow for an informed response to be made however a condition in respect of Landscaping and Tree Protection could be applied to any planning permission granted to ensure that the necessary information is made available prior to the commencement of the development.

**MOD:** No objection

**Dyfed Archaeological Trust:** No objection

**Dwr Cymru Welsh Water:** Conditional Consent

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

**PCNPA - Tree and Landscape Officer:** Conditional Consent

**Manorbier Community Council:** Approve

**PCNPA - Ecologist:** No adverse comments

**Natural Resources Wales:** No adverse comments - to make with regards to the proposed development. Please note that this does not rule out the potential for the proposals to affect other interests, including environmental interests of local importance.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

### Public Response

The application has been appropriately advertised in accordance with the statutory requirements. A letter of objection has been received from neighbours to the application, raising the following concerns;

- Our road was constructed approximately in the 1960's and in modern day standards is very narrow and as a result two cars cannot pass each other. For this to take place either cars pull into driveways or wait at the turning head. In addition, the turning head is used on a daily basis by a minibus for school pick up and drop off, weekly by the refuse lorries and very frequently by delivery lorries of all kinds not to mention cars. These large vehicles regularly back onto private driveways in order to make way for other vehicles... ..we feel that allowing another driveway to be created on this area would increase the risk of an accident occurring at present our two driveways (No. 17 and 19) converge, but adding another driveway in the same area would significantly increase the risk that 3 vehicles could reverse at the same time into the same space.
- Whilst the application has created 2 parking spaces, it would be quite possible that a 3-bedroom house may attract a 3 car family and naturally visitors from time to time. The result would be that these additional cars would create an on street parking problem and increase the risk of an accident occurring in an already tight turning area.



- The development is out of scale with the plot size and out of character with the street scene. This would change the outlook of the whole street with its large gardens and open countryside views.
- We are concerned that this new development is 16 metres from the front of the property at No. 19. This would reduce significantly, light afforded to this property. Surely this would be the case for the applicants' property too? In addition, the new development would afford no privacy as both No. 18 and 19 would look directly into both garden areas.

### **Policies considered**

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

LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 06 - Rural Centres  
LDP Policy 08 - Special Qualities  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
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  
PPW9 Chapter 03 - Making and Enforcing Planning Decisions  
SPG08 - Affordable Housing  
TAN 12 - Design

### **Constraints**

Special Area of Conservation - within 500m  
LDP Mineral Safeguard  
Historic Landscape  
Safeguarding Zone  
Hazardous Zones  
LDP Centre:50pc aff housing;30 units/ha  
Recreation Character Areas

### **Officer's Appraisal**

#### **Background**

The application site is located to the easternmost edge of Wheelers Way, and is part of the front garden to No.18 - the last dwelling on the southern flank of the cul-de-sac. There is no existing access to the proposed plot itself. A new access will be created, retaining the existing access to the north-west corner of No. 18 for use by that dwelling alone.

The plot falls within an existing residential cul-de-sac, which has a distinct character. The relatively modern large properties are set out in two 'rows' and have generous front and rear gardens. The application site itself is currently laid out as domestic lawned garden, with a mature hedge and timber fencing to the boundary. There is a very gentle rise in ground level up to the north.

### **History**

- NP/16/0326/FUL – Proposed two storey dwelling in garden. Refused.

Pre-application advice was originally sought on the proposal, and officers advised that whilst the principle of housing within the rural centre was acceptable, it was considered that there was insufficient space to accommodate an additional dwelling within the front garden of No.18 without having a significant adverse impact on the host dwelling and other adjoining dwellings within the estate.

### **Constraints**

- LDP Centre 50pc affordable housing; 30 units/ha density
- LDP Mineral Safeguard
- Historic Landscape
- Safeguarding Zone
- Hazardous Zones
- Recreation Character Areas

### **Current Proposal**

Full planning permission is sought for the creation of a single detached dwelling, by dividing the front garden of No. 18 Wheelers Way; together with the creation of a new separate access for the new dwelling

The new dwelling will be two storey in scale, and sited centrally on the plot. The new access will entail creating an opening to the existing western boundary hedge, and creating a short pull-in area leading to a hardstanding to the front of the new dwelling which will accommodate 2 cars. A garden area will be retained to the rear of the house, and a new 1.8m close board timber fence will be erected to the northern and southern plot boundaries. To the eastern boundary, the close boarded fence will be 1.2 metres in height.

### **Key Issues**

The application raises the following planning matters: -

- Policy
- Siting and design
- Amenity and Privacy
- Access and parking
- Landscaping
- Drainage/Water issues
- Other material considerations

### *Policy*

The site lies within the Rural Centre boundary of Manorbier as defined under Policy 6 of the Pembrokeshire Coast National Park Local Development Plan. As such, the principle of a dwelling in this location is acceptable.

On proposals for single residential dwellings, Policy 45 (d) states that to deliver affordable housing, the Authority will - as part of the overall housing provision - seek a commuted sum to help with the delivery of affordable housing. For this proposal, the commuted sum is levied at £250 per square metre of gross internal floor space. The applicant indicates in the planning statement that the proposal will result in a contribution of £28,500, and whilst there is written confirmation that a legal agreement will be entered into, the agreement has not yet been forwarded to the Authority.

### *Scale, siting and design*

Policy 15 refers to the conservation of the Pembrokeshire Coast National Park, with criteria (b) and (c) resisting development that would be insensitively and unsympathetically sited within the landscape, and would introduce or intensify a use which is incompatible with its location. The scale of the new property is two-storey, and, when viewed against the wider street scene, the new property would be comparable in height. However, the proposed plot is smaller in size than the prevailing plot sizes at this location, and thus, officers consider that the creation of a new dwelling would be out of keeping with the existing plot sizes and site characteristics, which are particularly well-defined within this cul-de-sac. The new dwelling would not have sufficient private garden space, as the new dwelling will be sited between two existing dwellings with their main elevations looking toward the new property and plot, and the amount of garden space proposed for the three-bedroom property is considered to be insufficient in area. Officers note that the applicant proposes close board fencing to provide privacy however, on a plot of this size, this is likely to result in a cramped, restricted appearance, which would be at odds with the open nature of the street scene.

### *Amenity and Privacy*

Policy 30 seeks 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.

Whilst the proposed dwelling would be considered compatible with the existing use of the site, the plot size is such that the siting of a new dwelling, together with off-street parking and garden space would result in a development that would not be in keeping with its surroundings, and result in a proposal that would be considered harmful to the character of the developed setting.

In respect of privacy, the new dwelling will sit between Nos. 18 and 19 on part of the front garden of No.18, and the new dwelling will have blank elevations to both the north and the south. The distance between the front elevation of No. 18 and the new dwelling is 10 metres, and to No. 19, the separation is 16

metres. However, both existing properties have upstairs windows which will look over the plot and No. 18 will overlook the boundary of the proposed dwelling at a distance of 7 metres. It is considered, therefore, that there is insufficient separation between the existing properties and the new property to ensure that there would be adequate private garden space to the new plot.

#### *Access and parking*

Following consultation, the Highways Authority recommended conditional consent, advising that '*...a good provision for off-street parking is offered with this application. The proposed one metre verge is important and will help when large vehicles use the turning head. The kerbs will need to be lowered which requires a further notice of consent...*'

#### *Landscaping*

The application site does not fall within a Conservation Area, and there are no tree preservation orders on the application site. The accompanying planning statement states that the conifers along the site frontage will be removed, together with one garden specimen tree. To compensate for this, supplementary planting is proposed within the plot and along the peripheries to strengthen amenity and privacy. The Authority's Tree and Landscape Officer has recommended conditional consent, requiring further details in respect of the hedge bank construction details, retained hedge protection and site specific details of proposed landscaping and new planting.

#### *Biodiversity*

Following consultation, the Authority's Ecologist had no comments to make in respect of the proposal.

#### *Drainage/Water issues*

Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site.

Both Natural Resources Wales (NRW) and Welsh Water have been consulted as to the impact of the proposal on the water and drainage environment. NRW has raised no objection to the proposal. Welsh Water has raised no objection to the proposal subject to a condition concerning drainage.

#### *Other material considerations*

Following the earlier refusal in 2016, the applicant has submitted a planning statement with this resubmission. This document is available to view in full on the planning file but can be summarised as follows;

- In determining the application, the need for any new development to mirror that of the surrounding properties in terms of plot size was overemphasized.
- The proposed dwelling is designed as a focal feature property acting as a 'full stop' to the development of the estate, and forms a nice vista to complete the buildings within the cul de sac.

- The proposed dwelling has been deliberately designed not to reflect any of the architectural features of the surrounding properties. A hipped roof property with a projecting gable wing at the front is a welcoming feature at the end of the cul de sac reflecting a more traditional approach to design.
- The reduced garden size of the new property still would meet minimum requirements, and a variety of garden sizes meets different market demands. It should also be noted that living on a residential estate (irrespective of size of plots) inevitably results in an element of overlooking of neighbouring properties. This is an inevitable consequence of living in an urban environment.
- There is an example of development with reduced amenity and garden space at the end of Hounsell and Gray Avenues, nearby.
- The officers' report dismissed the Community Council's support as not being a material consideration. This is disrespectful to the Community Council.

### **Conclusion**

Officers consider that the proposed dwelling would not be acceptable at this location as it is shown that the size of the proposed dwelling plot would be out of keeping to that of neighbouring plots in the immediate street scene.

Whilst the proposed design and external materials to be used would be considered to be in keeping with the relatively modern appearance of the existing dwellings at Wheelers Way, the size of the plot and its proximity to neighbouring properties is considered to result in insufficient private garden and amenity space for a three-bedroom dwelling and would materially harm the existing amenity and privacy enjoyed by the immediate neighbours.

Whilst recognising that varying density can make places interesting, the character at this location is of a looser density, and officers consider that new development should take account of the prevailing relationship of buildings to landscape. The spaces around dwellings and buildings are equally as important to a streetscape as those structures themselves, and, in this countryside-edge location, the space and openness is considered important to maintain. As such, officers consider that the proposal cannot be supported and the recommendation is of refusal.

In respect of the original response from Manorbier Community Council, it had advised on the original application that it supported the proposal, but noted the high cost to the applicant of the affordable housing contribution. The original officer report stated that *'The Authority's scheme of delegation states that where the officer recommendation is contrary to the Community Council view, the application is reported to committee. However, this is in the case where the Community Council view is a material planning consideration. In this instance, the view of support is not substantiated, therefore, the application will be determined under the Authority's approved scheme of delegation.'*

It was clear from the response that whilst support was indicated, no clear reasoning for the recommendation was provided, thus officers were unable to

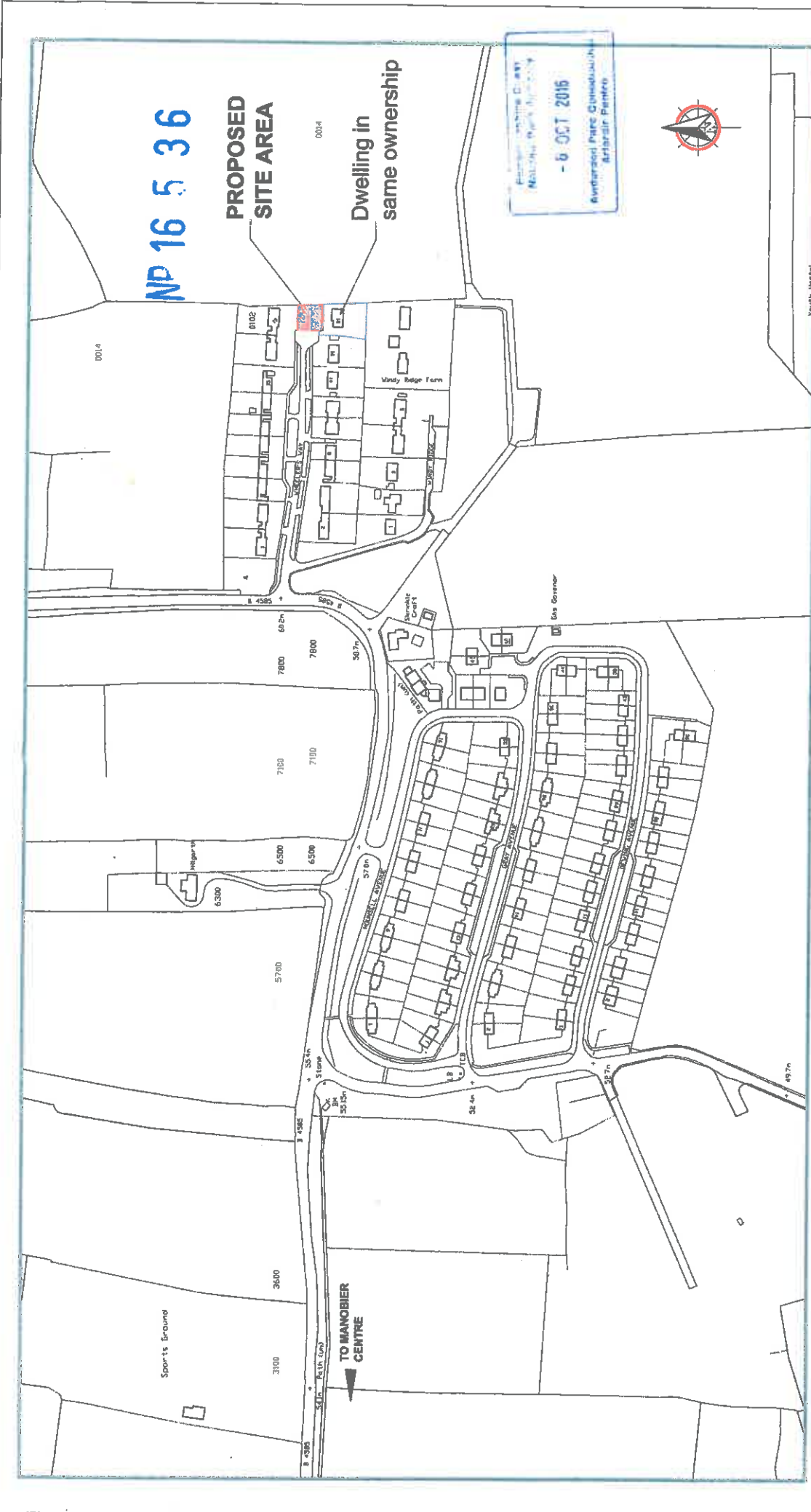
judge whether the support was based on land use planning reasons. The Authority's adopted scheme of delegation is clear in that;

*'Any application that is to be determined contrary to the view expressed by the Community Council, where that view is a material planning consideration. The only reason for bringing an item to Committee in these circumstances should be based on a material planning consideration. The comment 'support' or 'object as it is retrospective' would not be judged a sufficient reason to bring an item to Committee if the officer recommendation was contrary.'*

### **Recommendation**

That the application be refused.

1. The proposed development – by virtue of its scale, the plot size and the proximity of the site to neighbouring properties would result in a lack of private garden space to the new dwelling, to the detriment of the residential amenities of the future occupants of the development. As such, the proposal would be contrary to Policies 15 (Conservation of the Pembrokeshire Coast National Park - criteria 'b' and 'c'), and 30 (Amenity – criterion 'b') of the Pembrokeshire Coast National Park Local Development Plan.
2. The proposed development by virtue of its siting and plot size would be out of character with the existing built form and open character at this location resulting in a harmful and inappropriate development to the detriment of the existing character and appearance of the locality. As such, the proposal would be contrary to policies 8 (Special Qualities criterion 'b' and 'c') and 15 (Conservation of the Pembrokeshire Coast National Park - criteria 'b' and 'c'), of the Pembrokeshire Coast National Park Local Development Plan.
3. The application fails to deliver the required on-site affordable housing, contrary to the requirements of Policy 6 (Rural Centre - criterion 'a') and Policy 45 (Affordable Housing - criterion 'd') as well as guidance contained within Supplementary Planning Guidance – Affordable Housing (Adopted November 2014) and Technical Advice Note 2 (Planning and Affordable Housing).



Revision	Description	Date
01	LOCATION PLAN	
<p><b>Client:</b> Mr &amp; Mrs CASE</p> <p><b>Project / Site:</b> PROPOSED DETAILED PLANNING APPLICATION FOR NEW DWELLING WITHIN FRONT GARDEN AREA OF No.18 WHEELERS WAY, MANOBIER.</p> <p><b>Drawing Number:</b> P01</p> <p><b>Scale:</b> 1:2500</p> <p><b>Date:</b> MAY 2016</p>		

**Hayston**  
Developments & Planning Ltd

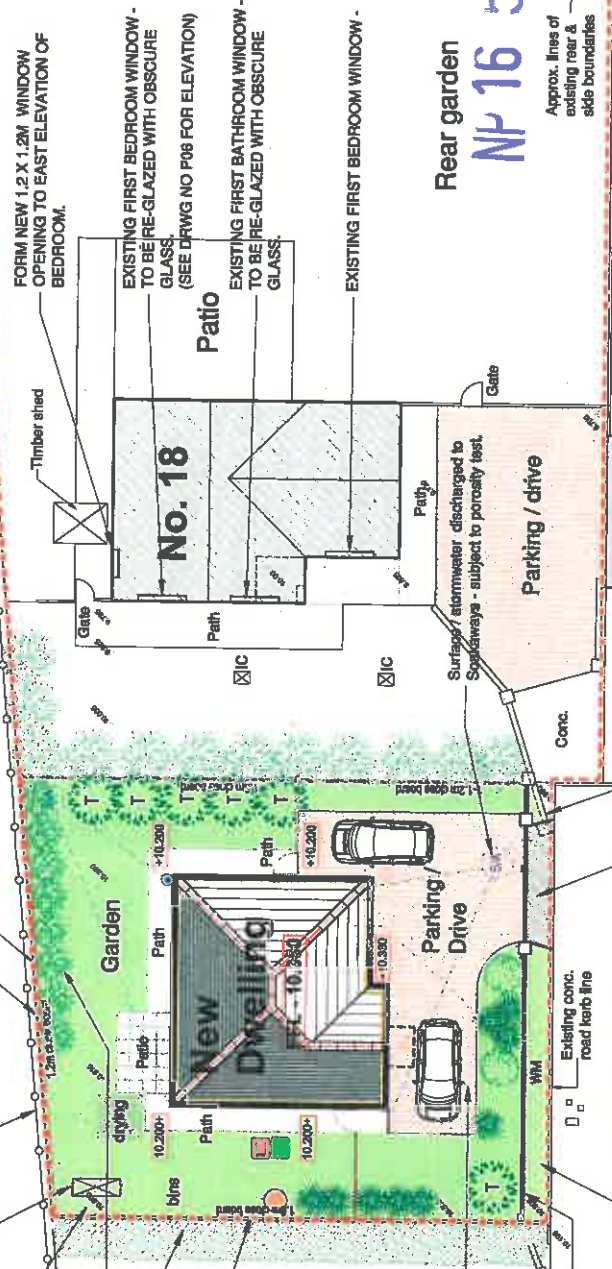
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**LOCATION PLAN** Scale 1:2500





Existing stock proof fence maintained and protected.  
 Oil storage tank, 1.8m from building; 780mm from hedge  
 Existing site levels shown thus.  
 Existing conifers retained & trimmed back in width / height.  
 Existing hedge line protected.  
 Existing close boarded fence replaced with new 1.8m high timber fence  
 Drive / Parking area for 2no. car spaces



Approx. position / outline of adjacent detached garage  
 Existing stone pier / wall reduced in length with pier re-built on line of new wall.  
 1m grass / landscaped verge maintained for possible service strip  
 Existing conc. road kerb line  
 Existing turning head / site road  
 Site road  
 New drop kerb access into plot  
 New block rendered front wall / piers across frontage linking with existing wall to No.18  
 Existing conc. road kerb line  
 Conc.  
 Adj. driveway  
 16  
 Approx. position / outline of adjacent detached garage  
 13 JAN 2017  
 Approved Part 2 Development

**Proposed Dwelling Areas**  
 Garden area = 313m<sup>2</sup>  
 Ground Floor area = 57m<sup>2</sup>  
 First Floor area = 57m<sup>2</sup>  
 Total Dwelling floor area = 114m<sup>2</sup>

**NR 16 336**

**PROPOSED SITEPLAN** Scale 1:200



**ROAD VIEW IN CONTEXT** Scale 1:200

**LANDSCAPING**

- Paving/turning area paved with permeable (sude) brick or block pavements
- Drive apron - Tarmac finish
- Patio - concrete paving slab or previous finish.
- Grassed garden areas to dwelling.
- New grassed earth bank 900mm high with native planting on top
- Variety of native amenity shrubs types To be agreed.
- New semi-mature tree
- 1.8 / 1.2m new close boarded fence

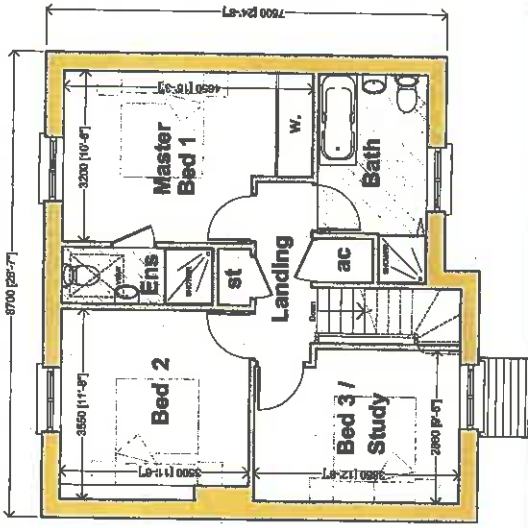


Rev A W/ASUS RESUBMISSION INCLUDING 12.1.17  
 HOUSE / ROAD HEIGHT REDUCTION

Revision	Description	Date
0		
1	PROPOSED SITE LAYOUT	
Client: Mr & Mrs CASE.		
Project No: PROPOSED DETAILED PLANNING APPLICATION FOR NEW DWELLING WITHIN FRONT GARDEN AREA OF No.18 WHEELERS WAY, MANOBIER.		
Drawing Number: <b>P03</b>	Revision: <b>A</b>	Scale: 1:200
		Date: MAY 2016

**Hayston Developments & Planning Ltd**  
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 www.haystondp.co.uk

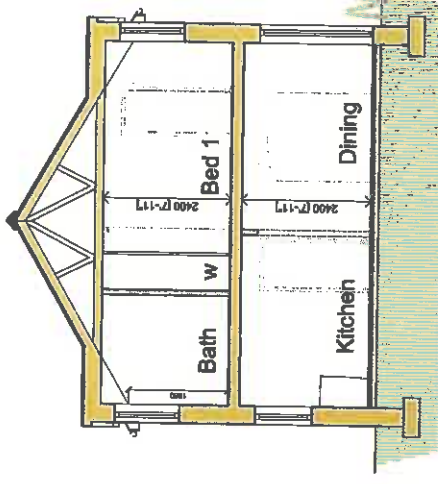




**FIRST FLOOR LAYOUT**  
scale 1:100



16 5 36



**SECTION**  
scale 1:100

Penrithshire Coast  
National Park Authority

13 JAN 2017

Awdurdod Parc Cenedlaethol  
Arfordir Penrith

**Proposed Dwelling Areas -**  
Garden area= 313m<sup>2</sup>  
Ground Floor area = 57m<sup>2</sup>  
First Floor area =57m<sup>2</sup>  
Total Dwelling floor area= 114m<sup>2</sup>

Rev A VARIOUS REVISIONS ADDED, INCLUDING  
ROOF/ROOF HEIGHT REDUCTION 12.1.17

Revision	Description	Date
01	PROPOSED FLOOR PLANS / SECTION	

Client: **Mr & Mrs CASE.**

Project File: **PROPOSED DETAILED PLANNING APPLICATION FOR NEW DWELLING WITHIN FRONT GARDEN AREA OF No.18 WHEELERS WAY, MANOBIER.**

Drawing Number: **P04** Scale: 1:100 Date: MAY 2016

0 10 20 30 40 50 60 70mm 1:1

**A3 ORIGINAL DRAWING SIZE**

Scale 1:100

**PROPOSED FLOOR LAYOUTS / SECTION**

**GROUND FLOOR LAYOUT**  
scale 1:100

Facing brick chimney stack, with clay pot. Brick type to be agreed

White Upvc or painted timber fasciae/soffit boards

Upvc rainwater gutters/downpipes

Slated porch canopy roof on gallow brackets

Half glazed upvc / timber painted entrance doors

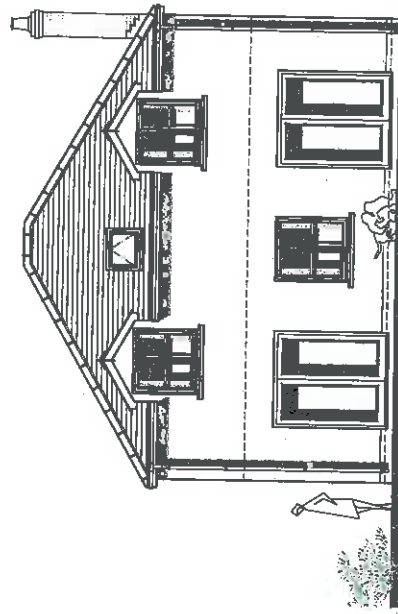
Terra-cotta or Blue/black Concrete interlocking ridge tiles

Concrete interlocking tiles - type & colour to be agreed with PCNP

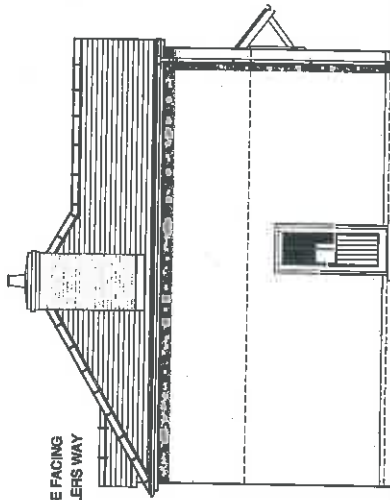
White Upvc or timber painted double glazed windows and doors

Smooth or roughcast painted render wall finish

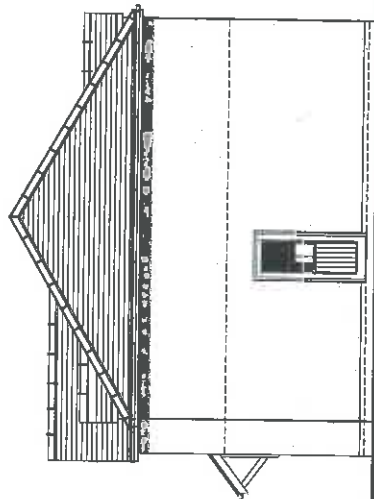
Raised smooth render bands where indicated



**REAR (East) ELEVATION**  
scale 1:100



**SIDE (North) ELEVATION**  
scale 1:100



**SIDE (South) ELEVATION**  
scale 1:100

NOTE:  
BLANK GABLE FACING  
No.18 WHEELERS WAY  
DWELLING

NP 16 5 3 6

Pembrokeshire Council  
Pembrokeshire Park Authority  
13 JAN 2017  
Awarded Plans Certificate  
Architect Planning

Rev A RIDGE / ROOF HEIGHT REDUCED:  
DORMER ROOF/ ADDD 12.1.17

Revision	Description	Date
1	PROPOSED ELEVATIONS	

Client: **Mr & Mrs CASE.**

Project File: **PROPOSED DETAILED PLANNING APPLICATION FOR NEW DWELLING WITHIN FRONT GARDEN AREA OF No.18 WHEELERS WAY, MANOBIER.**

Drawing Number	Revision	Scale
<b>P05</b>	<b>A</b>	1:100
	Date	MAY 2016

0 10 20 30 40 50 60 70mm  
1:1  
**A3 ORIGINAL DRAWING SIZE**

**PROPOSED ELEVATIONS**

Item 5a)

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