

Application Ref: NP/17/0665/FUL

Case Officer	David Griffiths		
Applicant	Mr M Lewis		
Agent	Mr I MacRae		
Proposal	Partial demolition of existing boundary wall. Construction of new vehicular access and new boundary wall		
Site Location	Hilston, Parrog Road, Newport, Pembrokeshire, SA42 ORG		
Grid Ref	SN05423927		
Date Valid	03-Jan-2018	Target Date	27-Feb-2018

The application is referred to the Development Management Committee for determination as the officer's recommendation differs to that of the Newport Town Council.

Consultee Response

PCC - Transportation & Environment: No objection

PCNPA Buildings Conservation Officer: Conditional Consent

Dyfed Archaeological Trust: No adverse comments

Newport Town Council: Recommend Refusal

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No public response has been received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 03 - Newport Local Centre

LDP Policy 08 - Special Qualities

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokeshire 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 53 - Impacts on traffic

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

Pembrokeshire Coast National Park Authority
Development Management Committee – 14th March 2018

PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW9 Chapter 06 - Conserving the Historic Environment

PPW9 Chapter 08 - Transport

SPG05 - Sustainable Design

SPG06 - Landscape

SPG12 - Parking

SPG13 - Archaeology

SPG17 - Conservation Area Proposals

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 24 - The Historic Environment

Constraints

LDP Mineral Safeguard

Historic Landscape

LDP Centre:70pc aff housing;30 units/ha

Recreation Character Areas

Article_4_Directions

Landscape Character Assessment

Seascape Character Assessment

Officer's Appraisal

Site and Context

The application site relates to a two storey, semi-detached dwelling house located on the western side of Parrog Road and within the settlement boundary of Newport. The application site is also located within the Newport Conservation Area. The host dwelling has a natural stone façade and looks out onto Parrog Road with a small forecourt area to the front which is enclosed by a low rendered wall and metal railings. To the side of the property is a garden area which is bounded on the roadside by a pointed stone wall with white quartzite coping. There is an existing pedestrian gate within the garden wall that provides access off Parrog Road to the side garden. The Parrog Road slopes gently down in a northern direction and directly opposite the application site are a row of 1960's local authority housing with an assortment of frontages set back off the road.

Relevant Planning History

11/318 – Demolition of part boundary wall & rebuild to allow off road parking.
Withdrawn 26th September 2011

14/0453 – Rear single storey kitchen extension. Approved 8th October 2014

Description of Proposal

Planning permission is sought for the partial demolition of a stone boundary wall along the roadside frontage in order to create a vehicular access and off-street parking to serve the residential property. The proposed works include the removal of an existing section of the roadside boundary wall (measuring approximately 3.7 metres in length) in order to create the vehicular access. It is also proposed to lower the height of a further 7.3 metre section of wall to the south to a maximum height of 900mm in order to create a visibility splay. A new boundary wall is proposed which will be set back from the lowered outer wall. The new wall will be built using the reclaimed surplus stone from the outer wall also incorporating the quartz coping stones to match both the height and finish of the existing wall. A small planted bedding area will be formed between the lowered outer wall and the new retaining wall. The proposed gates are to be of a timber 'ledge and brace' design whilst the surface of the drive to the front of the gates will be of porous asphalt.

A section of wall on the southern side of the dwelling forecourt is also set to be altered by removing the existing stone wall and replacing it with low railings to match existing forecourt railings which are found along the front. This is proposed to facilitate better visibility southwards when exiting onto Parrog Road.

It is claimed by the applicant's agent that the proposed vehicular access and parking arrangements are being sought as one of the applicants residing at the dwelling house suffers from ill health and that by providing the off-street parking arrangements will greatly benefit their personal circumstances.

This planning application has been made in response to pre-application advice sought from both this authority and the highways authority which considered the proposed development acceptable.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Impact on Conservation Area
- Amenity and Privacy
- Access and Parking and Impact on Highway Safety

Policy and Principle of Development:

The application site relates to a residential property located within the Newport Local Centre as defined by the adopted Local Development Plan (LDP) and therefore Policy 3 (Newport Local Centre) is relevant in this instance. This policy sets out the types of development that may be appropriate in such locations and seeks to ensure that developments contribute to the protection and enhancement of the town's special qualities. The proposed development relates to the provision of an access and parking within the existing residential property and as such, is considered to be acceptable in principle.

Siting, Design and Impact upon the Special Qualities of the National Park:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priority to ensure that these special qualities will be protected and enhanced. Of particular relevance is Policy 15 of the LDP which states that development will not be permitted if it causes significant visual intrusion (criterion a); failing to harmonise with, or enhance the landform and landscape character of the National Park (criterion d); losing or failing to incorporate traditional features (criterion e). Furthermore, Policy 29 of the LDP states that all proposals will be expected to demonstrate an integrated approach to design and construction.

The scale and design of the proposed scheme is considered to be acceptable and will not result in any adverse visual intrusion to the immediate or wider street-scene. The original line of the boundary wall will be retained, albeit at a lower level, and the stone re-used in the construction of the new realigned wall together with its quartzite coping finish which is considered to respect the character of the immediate area and ensuring its identity is retained.

Impact on Conservation Area:

The application site is situated within the Newport Conservation Area and is identified within the Newport and Newport Parrog Conservation Areas Proposals supplementary planning guidance as having key curtilage/frontage and containing walling with quartzite coping which is considered a local feature to the area.

Newport Town Council have referred to comments previously made that the wall was one of the few remaining examples of a traditional stone boundary wall within the conservation area and for that reason should be maintained.

In view of the above, the authority's Building Conservation Officer has been consulted in respect of the proposed development and has not raised any objection. He has commented that the scheme as submitted is in line with that as discussed favourably with him at pre-application stage and that the proposal retains the sense of enclosure as far as possible, with the original line of the boundary wall being retained. The proposed gates to the new access are also considered to be of an acceptable design.

The Buildings Conservation Officer is satisfied that the proposed scheme has been carefully considered so as to preserve the character and appearance of the Newport Conservation Area as far as possible, and therefore supports the application subject to a condition being attached to any approval given ensuring the existing stonework is reused and that a sample of both masonry and copings be approved on site before construction of the new section of wall is commenced.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

The proposed development is not considered to have a detrimental impact on the existing amenity of the host property or on the residential amenity and privacy of neighbouring properties. As such, the proposed development is considered to comply with policy 30 of the LDP.

Access and Parking and Impact on Highway Safety:

Policy 53 of the LDP states that development will be allowed where appropriate access can be achieved and does not have an unacceptable impact on road safety.

The Highways Authority has been consulted in respect of the proposed development and has confirmed that they have no objections on highway grounds to the plans as submitted.

As such, the proposed development is considered to comply with the requirements of Policy 53 (Impacts of Traffic) of the LDP.

Conclusion

Notwithstanding the objection raised by Newport Town Council, it is concluded that following consideration of the policies contained within the adopted Local Development Plan and having regard to all material considerations, the proposed development will not result in an adverse visual impact on the conservation area or on the special qualities of the National Park, nor will it have any detrimental impact on the surrounding amenity. The application is therefore recommended for approval subject to the appropriate conditions.

Recommendation

APPROVE, 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:
Drawing 1(Block Plan) (received 08/11/2017)
Drawing 2 (Proposed Road Elevation) (received 08/11/2017)
Drawing 3 (Sight Lines) (received 08/11/2017)
Drawing 4 (Location Plan) (received 03/01/2018)
Drawing 5 (Existing Road Elevation) (received 08/11/2017)
Drawing 6 (Existing Block Plan) (received 08/11/2017)
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. A sample panel of suitably pointed stonework shall be prepared on site for inspection and approval, in writing, by the National Park Authority. The reclaimed stone from the existing boundary wall shall be incorporated into the new wall. The works shall thereafter be carried out and retained in accordance with the approved details.
Reason: 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), 15 (Conservation of the Pembrokeshire Coast National Park) 29 (Sustainable Design) and 30 (Amenity).

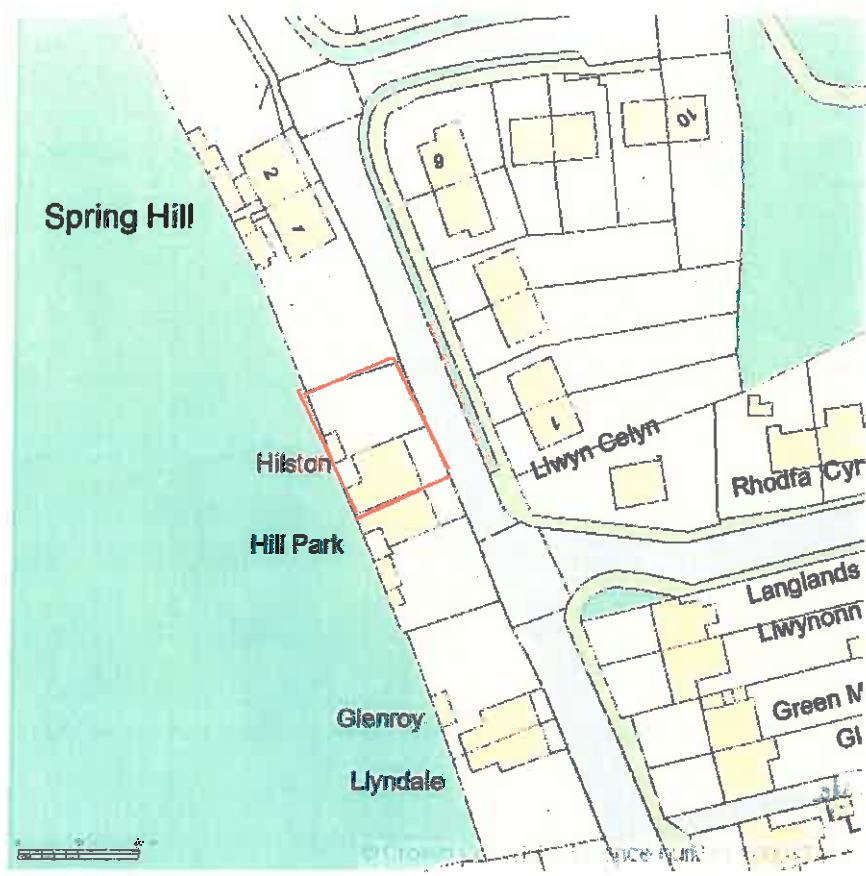
4. Full details and/or colour sample of the proposed finish to the gates hereby approved shall be submitted to the National Park Authority for approval, in writing, prior to the commencement of the works on site. The development thereafter shall be carried out and retained in accordance with the approved 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).

5. The visibility splay shown on Drawing no. 3 shall be maintained free of any obstruction exceeding 0.9m in height for as long as the development exists.

Reason: In the interest of road safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

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Drawing 4

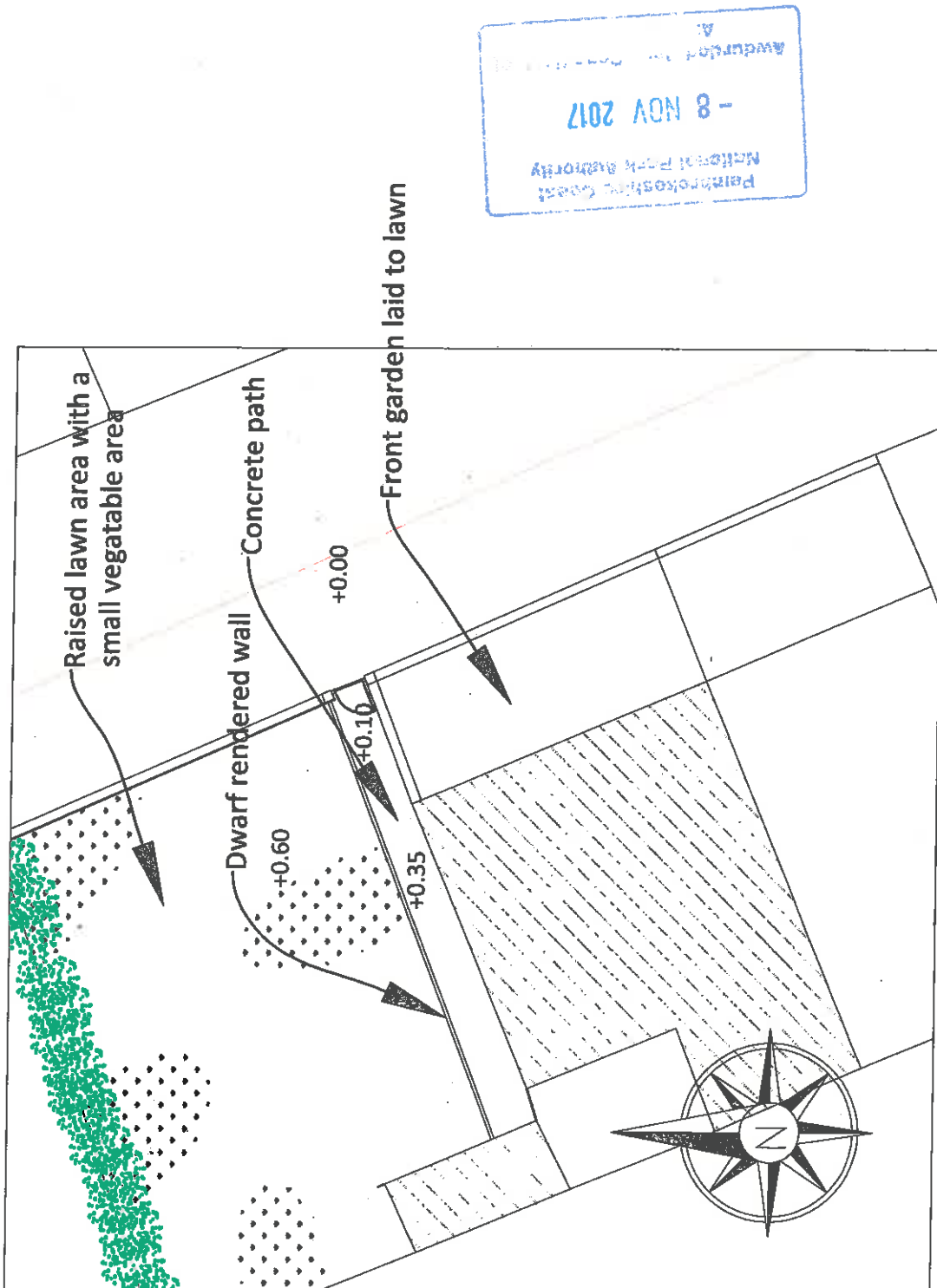
Location Plan Scale 1:1250

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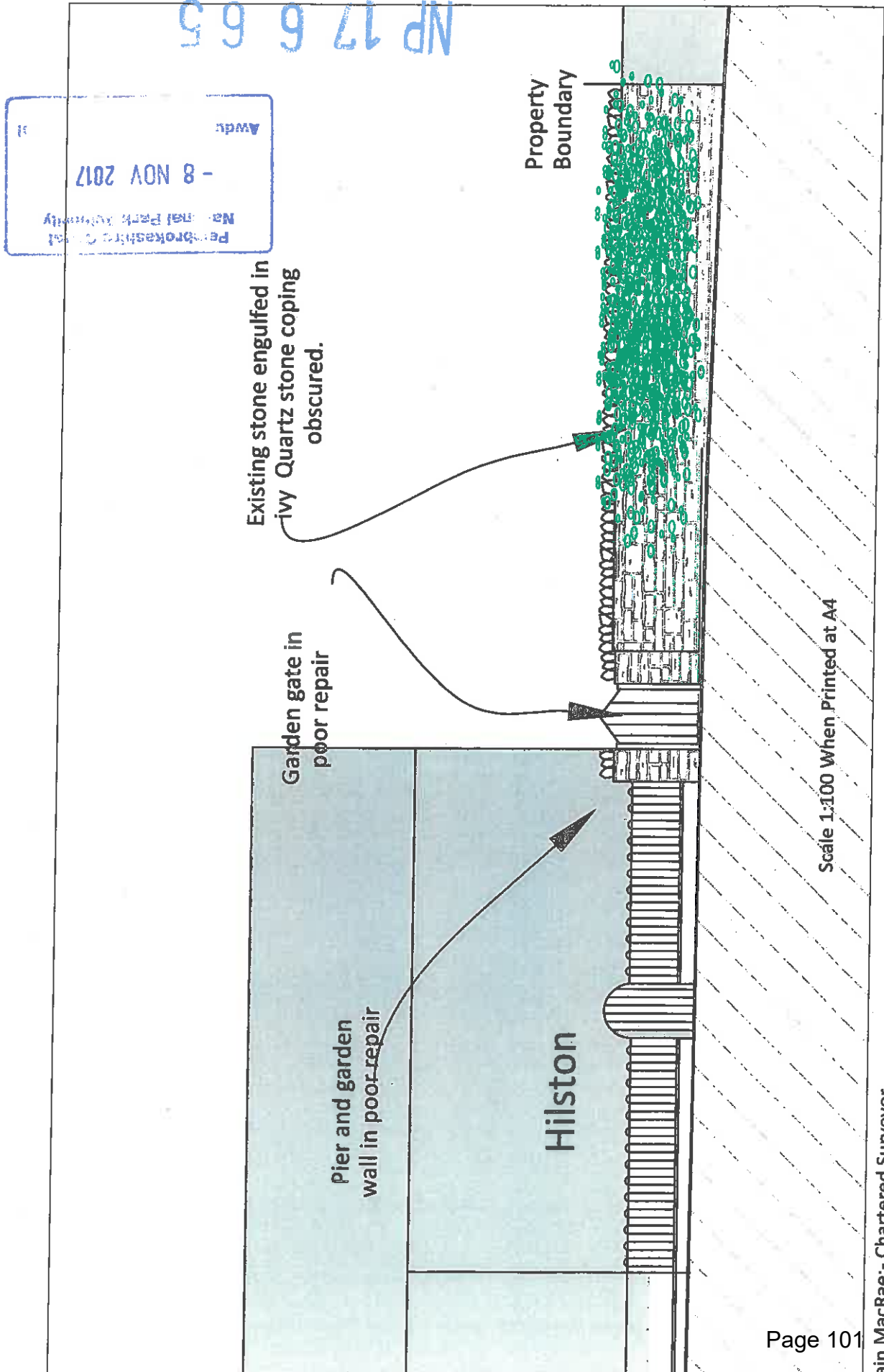
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Scale 1:200 When Printed at A4

Drawing 6 Existing Block Plan
Proposed New Entrance and Off-road Parking at
Hilston, Parrog Road, Newport
October 2017

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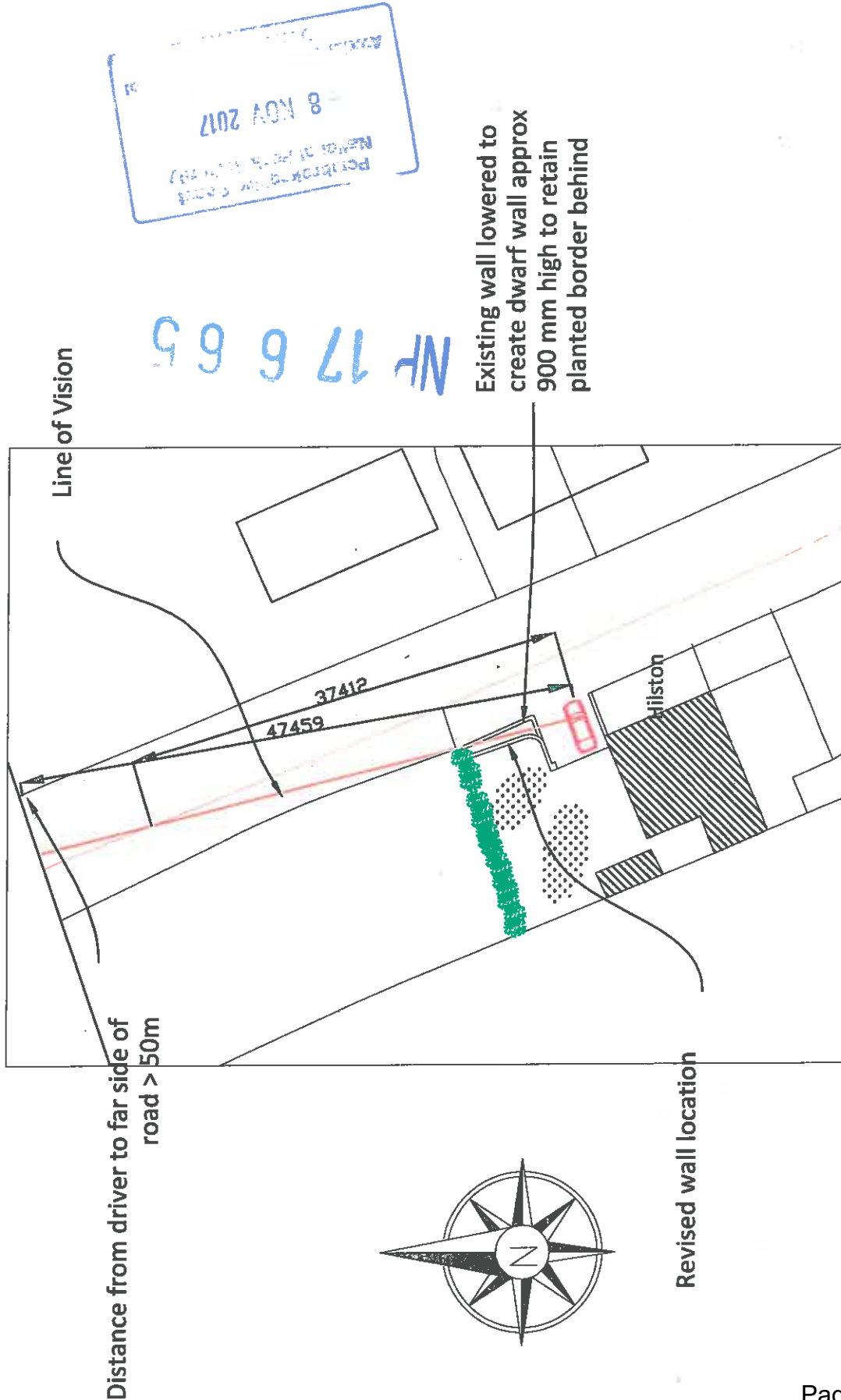
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Drawing 5 Existing Road Elevation
 Proposed New Entrance and Off-road Parking at
 Hilston, Parrog Road, Newport
 October 2017

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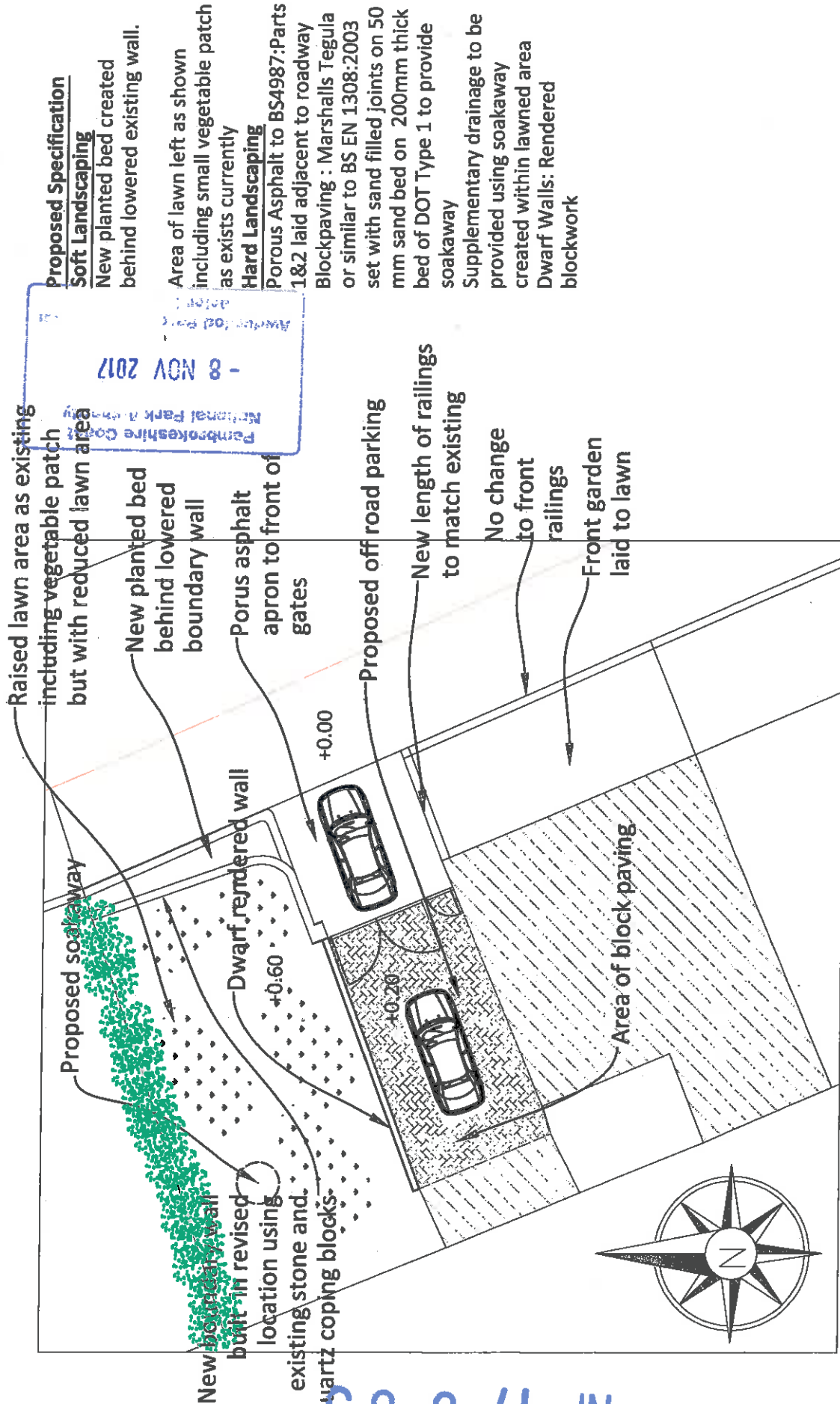


Existing wall lowered to create dwarf wall approx 900 mm high to retain planted border behind

Scales 1:500 When Printed at A4

Drawing 3 Sight Lines
Proposed New Entrance and Off-road Parking at
Hilston, Parrog Road, Newport
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Proposed Specification

Soft Landscaping

New planted bed created behind lowered existing wall.

Area of lawn left as shown including small vegetable patch as exists currently

Hard Landscaping

Porous Asphalt to BS4987:Parts 1&2 laid adjacent to roadway
 Blockpaving : Marshalls Tegula or similar to BS EN 1308:2003 set with sand filled joints on 50 mm sand bed on 200mm thick bed of DOT Type 1 to provide soakaway

Supplementary drainage to be provided using soakaway created within lawned area
 Dwarf Walls: Rendered blockwork

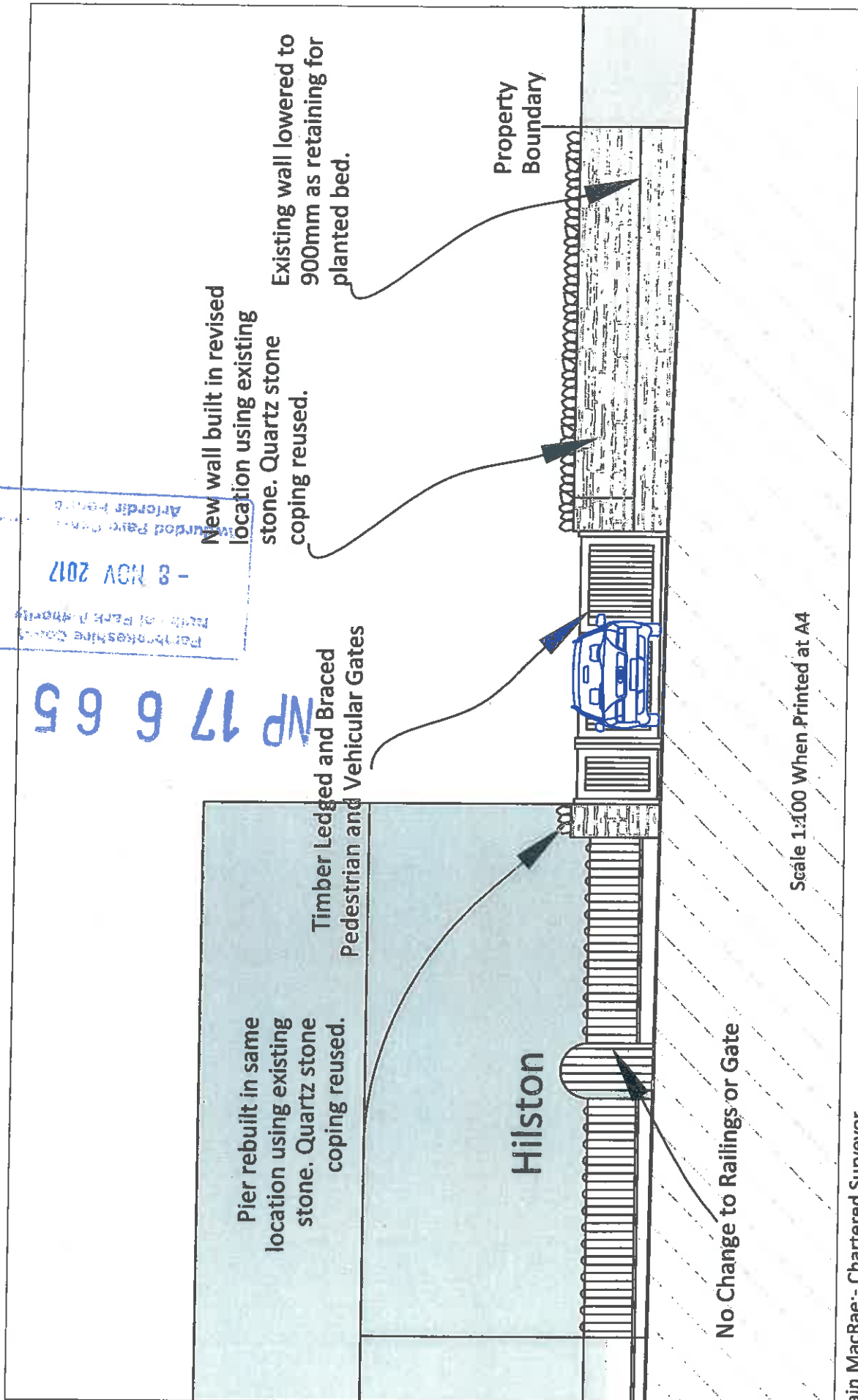
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 National Park Agency
 Pembroke Park
 Pembroke Park

Scale 1:200 When Printed at A4

Drawing 1 Block Plan
 Proposed New Entrance and Off-road Parking at
 Hillston, Parrog Road, Newport
 October 2017

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NF 17 6 65



Drawing 2 Proposed Road Elevation
 Proposed New Entrance and Off-road Parking at
 Hilston, Parrog Road, Newport
 October 2017

Scale 1:100 When Printed at A4

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