

Application Ref: NP/18/0666/FUL

Case Officer Andrew Richards
Applicant Mr K Launders
Agent Mr A Vaughan-Harries, Hayston Development & Planning
Proposal Section 73A application for the sub-division of host dwelling to include a linked holiday let unit
Site Location Ty Gwyn, Marloes, Haverfordwest, Pembrokeshire, SA62 3BE
Grid Ref SM79000858
Date Valid 16-Jan-2019 **Target Date** 12-Mar-2019

This application is before the Development Management committee as the views of Marloes Community Council are contrary to your officer's recommendation.

Consultee Response

Marloes Community Council: Refuse
PCNPA Park Direction: Support in principle
PCC Transportation and Environment: Conditional consent

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.

Several letters of objection have been received which raise the following matters:

- Sub-division of the rear of the site for residential and business
- Highway safety
- Loss of landscaping
- Loss of amenity
- Impact on visual amenity
- Over development of the site
- Loss of privacy

The above matters have been addressed in the main report below.

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 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest
LDP Policy 11 - Protection of Biodiversity
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 35 - Visitor Economy
LDP Policy 37 - Self-Catering Development
LDP Policy 45 – Affordable housing
LDP Policy 53 - Impacts on traffic
PPW10
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG12 - Parking
SPG22 - Seascape Character
SPG23 - Enabling Sustainable Development in Welsh NPAs
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 11 - Noise
TAN 12 - Design
TAN 13 - Tourism
TAN 18 - Transport
TAN 23 - Economic Development

Constraints

Special Area of Conservation - within 500m
Potential for surface water flooding
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Background and History

The application site is located on the outskirts of Marloes and accessed off the C3102 road which leads through Marloes to Martin's Haven. The existing site comprises an existing residential dwelling known as Ty Gwyn which has previously been sub-divided to provide a holiday let unit within the eastern end of the building and four parking spaces have been created within the front garden area. To the rear the existing garden is retained and in an area beyond the garden a static caravan and a small Polytunnel are located.

No planning history has been identified for this site. The application has been submitted following an enforcement investigation.

Current Proposal

Retrospective planning permission is sought for the retention of the sub-division of the existing residential dwelling to provide a separate holiday let unit together with the associated four parking spaces.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Affordable Housing
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping

Policy, Principle of Development and Impact on National Park:

The site lies within the Rural Centre of Marloes as defined by Policy 6 of the Local Development Plan (LDP). Policy 37 of the LDP allows for holiday lets on brownfield sites within centres provided that there is not an identified need for affordable housing or the site is inappropriate for affordable housing. The proposal is for the retention of the sub-division of the existing residential dwelling to a separate holiday let unit and can therefore be considered to be on a brownfield site. There is a need for affordable housing within Marloes, however, given the proximity and relationship of the holiday let to the existing dwelling it is not considered appropriate for affordable housing, therefore, the principle of a holiday let at this location is considered acceptable.

Correspondence has been received which raises concerns on the proposal and its impact on the visual amenity of this area of the National Park. Officers consider that under the current proposal the only external changes on the site which required formal planning permission would be the four parking spaces within the front garden.

There is very little external change which would be visible to the surrounding landscape and would not be considered to have an adverse impact on the visual amenity of this area of the National Park. As such, the development will be in keeping with the aims of the LDP in that the development will conserve and enhance the existing character of the site and the special qualities of this area of the National Park.

Affordable Housing:

Whilst the new holiday let unit in use terms comprises a C3 (residential) use, the proposed unit would be subject to an occupancy condition to control the proposed holiday let use (subject to approval). As above, given the proximity and relationship with the existing dwelling, the new unit is not considered suitable for affordable housing. No affordable housing requirement is therefore required under LDP Policy 45 Affordable housing.

Siting and Sustainable Design:

The holiday let unit and associated parking spaces are considered to be appropriately sited within this Rural Centre and the design changes are supported by officers.

Correspondence has been received which raises concerns with the development being considered to constitute overdevelopment of the site. Given that the sub-division of the dwelling carried out previously only included internal works and that the current proposal does not include any other extensions to the existing building, with the only operational development being the creation of the car parking, officers do not consider that the current proposal constitutes overdevelopment of the existing site in this instance.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. Several letters have been received which raise concerns on the loss of amenity, loss of privacy and also further sub-division of the site at the rear to provide an additional residential unit and business use.

The Community Council raise concerns with noise nuisance, waste handling, the retention of the existing static caravan and its potential for use as a further separate unauthorised residential unit on this site.

The current proposal seeks retention of the sub-division of the existing residential property to an additional holiday let unit and four additional parking spaces to the front. Officers do not consider that this proposal results in any greater loss of privacy to neighbouring properties.

The correspondence indicates that a previous fence and trees had been removed which has led to an increase impact on privacy. It is noted that the local planning

authority under the '*Hedgerow Regulations 1997*' would not have any control on the loss of these boundary treatments in this instance. The applicant or any adjoining neighbour could erect a boundary treatment up to two metres high on any boundary which does not front a highway under permitted development regulations to prevent any overlooking.

With regard to the loss of amenity, whilst the use of the existing property may have intensified through the potential to rent out part of the building as a holiday let and this may lead to some increase in occupation, the scale of the development is not considered to result in a significant amount of disturbance so as to adversely affect residential amenity, if any excessive nuisance results from the use this could be controlled through separate legislation by Pembrokeshire County Council Public Protection Section.

It is noted that there is an existing timber shed at the rear of the garden area and a further static caravan and a Polytunnel sited on land at the rear of the garden which are all associated with the existing dwelling known as Ty Gwyn. These ancillary structures exist and are located within the red line of the application site, but are not mentioned within the description of the application.

Officers noted when carrying out a site visit that the static caravan has been converted into a small workshop, with the timber shed and Polytunnel used for storage. However, the concerns raised by objectors with the potential for their use as an additional residential unit on this site are shared by officers in this instance.

Whilst officers note that these structures may have a lawful right to remain on this site, planning conditions could be imposed to control their use as ancillary structures linked to the residential dwelling known as Ty Gwyn and to restrict any other uses including ancillary residential occupation.

As such, it is considered that the current proposal, subject to conditions, together with the relevant controls on use of outbuilding structures indicated above would not result in any greater loss of amenity and privacy to neighbours in this instance.

Highway Safety and Access:

Correspondence has been received which raises concerns in regard to the increase in the parking spaces to the front of the site, loss of turning arc to enter the lane and the resulting impact on visibility for vehicles entering and leaving the application site and the adjacent lane which serves Greenacre and land to the rear of Ty Gwyn.

The existing accesses to the building will be retained as part of the current application and four parking spaces have been created to the front of the dwelling. Pembrokeshire County Council Transportation and Environment section note that the existing dwelling will be reduced to two bedrooms and the holiday let unit just has one bedroom.

As such, there will be an overall reduction in bedrooms due to the added kitchen and lounge rooms for the holiday let, and thus there will not be a significant increase in

traffic. The concerns on highway safety are not shared by the highways officer, who supports the current proposal subject to a planning condition to ensure that the parking spaces are provided before the development is brought into use. As this application is retrospective, officers consider it appropriate to impose a condition requiring the retention of the parking spaces at all times.

Landscaping:

Correspondence has been received which raises concerns on the loss of the previous landscaping along the western boundary which included several small trees and a timber fence. As mentioned above the *Hedgerow Regulations 1997* do not apply to any hedgerow within the curtilage of, or marking a boundary of the curtilage of a dwelling-house. In addition the removal of the former boundary timber fence would not have required permission. The current boundary treatments to the rear of the site are considered to be appropriate in this instance.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 10, December 2018) and having regard to all material considerations it is considered that the retention of the existing development will provide a new holiday let unit on brownfield land within a rural centre at a location which is not suitable for affordable housing, which is supported. The development will be in keeping with the aims of the LDP in that the development will conserve and enhance the existing character of the site and the special qualities of this area of the National Park. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of policies 1, 6, 8, 10, 11, 15, 29, 30, 31, 32, 35, 37, 45 and 53 of the Local Development Plan.

Recommendation

Approve subject to the following conditions:

1. The development shall be carried out in accordance with the following approved plans and documents:
Drawing Reference 01C (Received 18.04.2019)
Drawing Reference 02A (Received 12.11.2018)
Drawing Reference 03A (Received 12.11.2018)
Planning Statement and Justification Report (Received 21.11.2018)
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).
2. The parking spaces shown on drawing reference 01C (Received 18.04.2019) shall be constructed within 3 months of the date of this permission and

thereafter shall be used for no purpose other than parking.

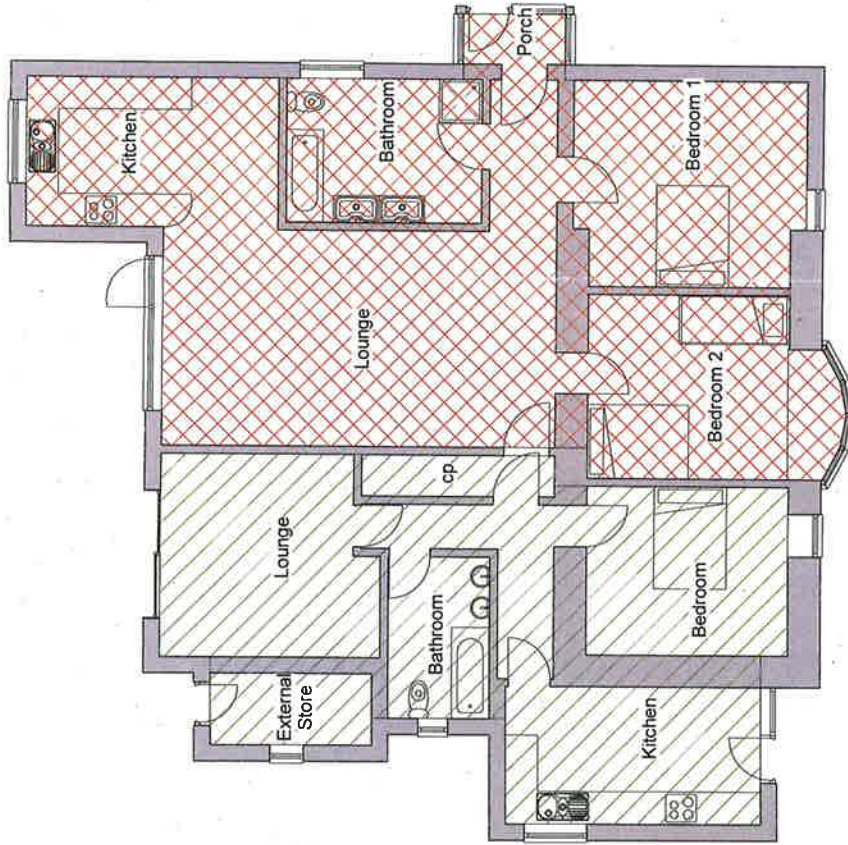
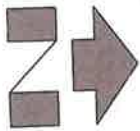
Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

3. The holiday let unit hereby approved shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: In order to ensure that the accommodation is occupied solely for holiday letting purposes only and not for any other residential purpose. Policy: Local Development Plan – Policy 37 (Self Catering Development).

4. The existing ancillary structures identified on drawing reference: 01C (Received 18.04.2019) shall not be used at any time other than as ancillary use for the property known as Ty Gwyn and at no time shall be used for any commercial use or residential occupation.

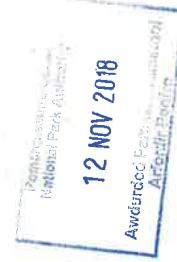
Reason: In order to ensure that the structures are used as ancillary use only and not for any residential or commercial use. Policy: Local Development Plan, Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).



Original Ty Gwyn Dwelling

Linked Holiday Let

AP 18 6 66



The Planning Studio, Hayston Bridge
 Johnston, Haverfordwest
 Pembrokeshire SA62 3HU
 01437 891 817
 07515 851 704
 andrew@haystonplanning.co.uk
 www.planningpembrokeshire.co.uk

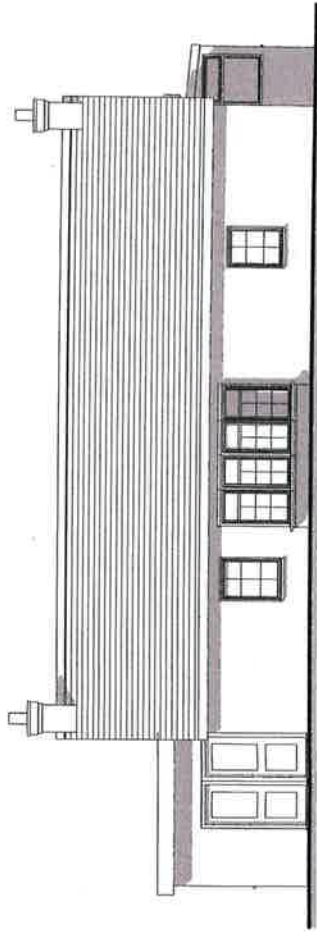
No.	Description	Date

Sub-division of Ty Gwyn to Linked Holiday Let (In retrospect)
Ty Gwyn, Marloes, Haverfordwest, Pembrokeshire
 for
 Mr Kevin Launder

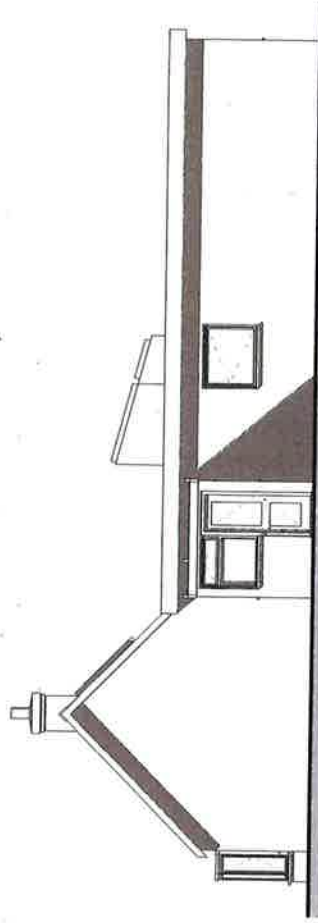
Floor Plan

Project number	AVH - 493
Date	30.10.2018
Drawn by	
Checked by	
Scale	1 : 100

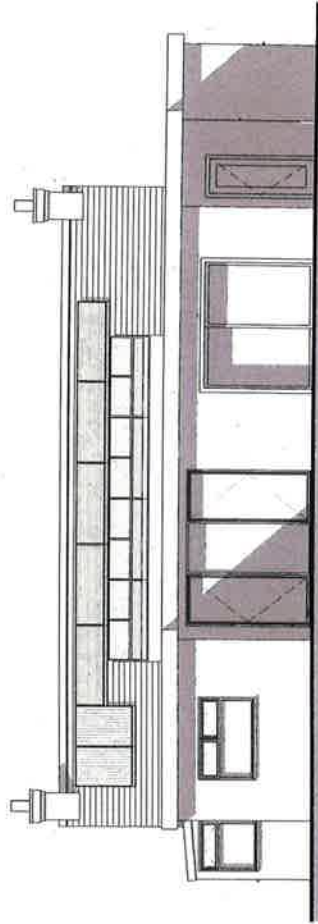
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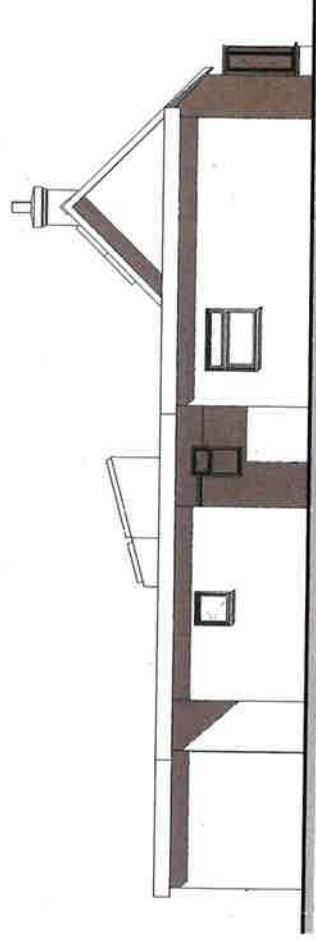
North Elevation



West Elevation



South Elevation



East Elevation

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The Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HJ
01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

No.	Description	Date

Sub-division of Ty Gwyn to Linked Holiday Let (In retrospect)
Ty Gwyn, Marloes, Haverfordwest, Pembrokeshire
for
Mr Kevin Launders

Elevations

Project number	AVH - 493
Date	30.10.2018
Drawn by	
Checked by	

03a

Scale 1 : 100