

Application Ref: NP/20/0325/FUL

Case Officer	Kate Attrill		
Applicant	Mr & Mrs Cooksley		
Agent	Ms V Coombs, Loyn & Co Architects		
Proposal	Alterations and extension to existing property including drainage and landscaping works. Demolition of existing garage and erection of replacement garage		
Site Location	Rhigian, Dinas Cross, Newport, Pembrokeshire, SA42 0SS		
Grid Ref	SN03523907		
Date Valid	26-Jun-2020	Target Date	23-Oct-2020

The application is referred to Committee at the request of the Chair of Development Management Committee through the extended delegation scheme process.

Consultee Response

Natural Resources Wales: Conditional consent
PCC - Drainage Engineers: Standard advice
PCNPA Tree and Landscape Officer: Conditional Consent
PCNPA Access Manager: Conditional Consent
PCC - Public Protection: No adverse comments
CADW - Protection & Policy: No adverse comments
Dwr Cymru Welsh Water: No adverse comments
Newport Town Council: Recommend Refusal

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, a site notice was erected adjacent to the main road at the end of the lane.

Newport Town Council have made the following general points:

Aberhigian is a beautiful unspoilt bay

The proposal causes significant visual intrusion. The proposal does not respect the sense of remoteness and tranquility.

The choice of materials is not sympathetic.

The following issues cause particular concern:

- 1) The increased height of the proposed dwelling
- 2) The appearance of the north elevation and, in particular, the extent of glazing on this elevation
- 3) The appearance of the proposed dwelling viewed from the coast path, particularly from the path south of Aberhigian
- 4) Significant Light pollution, particularly from the north elevation
- 5) The mass of the roof
- 6) The size of the proposed dwelling
- 7) The choice of materials

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>

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 52 - Housing Mix

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW10

SPG05 - Sustainable Design

SPG06 - Landscape

SPG22 - Seascape Character

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 23 - Economic Development

TAN 24 - The Historic Environment

Constraints

LDP Mineral Safeguard

Biodiversity Issue

Historic Landscape

Rights of Way Inland - within 50m

Ancient Monument - within 500m

ROW Coast Path - within 10m

Potential for surface water flooding

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Officer's Appraisal

Site and Context

The site lies approximately 1.5 miles to the west of Newport, accessed from the A487 along an unmade track which is also a public footpath.

The existing dwelling is a stone and rendered cottage under a slate roof which has been significantly extended in the past, with forward, rear and side extensions.

Relevant Planning History

PA/19/0116 Pre-application query regarding principle of current proposals – Supported

Description of Proposal

The application proposes to re-model the existing dwelling by extending to two storey where the footprint is currently single storey and to echo and extend the roof shape into a twin gable with a glazed and raised roof over the original stone face of the cottage.

One gable features a glazed end on the northern elevation which faces towards the sea, whilst the other is timbered. The design retains some traditional elements and incorporates a strong element of contemporary architecture. The ground floor area is slightly reduced as a result of the removal of the front conservatory from the existing footprint, while the first floor goes from providing two bedrooms at present to 6 proposed.

The materials for the dwelling as extended are proposed to be a metal standing seam zinc roof, timber cladding, natural stone and aluminium glazing.

A replacement single storey timber garage with standing seam metal roof, open car port/boat store and bat mitigation building is also proposed on the same site as an existing car port to the north east of the dwelling at the gateway from the track. No alterations are proposed to the existing access to the main road.

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
- Amenity and Privacy
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage

Policy:

The site lies in the open countryside, and as such the primary strategic policy is Policy 7 of LDP2 which does not prevent residential extensions and alterations but refers in the subtext at 4.45 that this provided that buildings needing 'to be of a form, bulk and general design which are in keeping with their surroundings'.

Planning Policy Wales at 3.3. states that: 'good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.

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

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'c' and 'd' resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of LDP1 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The proposed design is striking and is a very contemporary take on a traditional building, whilst respecting local character and materials. Part of the submitted application considered long and short distance views into and out of the site, and as such demonstrated that there will not be a significant impact on the character of the landscape as a result of the proposed scheme.

Whilst Newport Town Council have expressed a number of concerns over the design of the proposed dwelling, having viewed the site from both the coastal path and within the site itself, the case officer does not agree that the proposals will cause either significant visual detriment due to the height (which will be seen against a backdrop of landscape rather than on a skyline), nor light pollution as there is no proposed external lighting.

Whilst one first floor gable end is fully glazed, this is recessed behind a balcony, and an overhanging roof at a depth of 2.1 metres and although this may be visible at night, given the distance between the coastal path and the likelihood of the coastal path being used at dusk, this is not considered to be of significant detriment. It is understood

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that there is a sensitivity to light pollution within Newport as a result of previous permissions in Newport in much more visible locations, but this is not considered to be a significant issue in this landscape context. An excerpt from the Design and Access statement is attached to this report to illustrate the point.

The difference between the ridge height of the existing dwelling and proposed is 1.55 metres, which is not considered to be significant. The materials, stone, timber cladding and zinc sheet metal sheeting are considered to be sympathetic both to the existing dwelling and the character of the area.

Given the scale of the proposed development, a condition relating to materials being approved has been suggested along with another condition to remove permitted development rights. There is an existing summerhouse which provides additional sleeping accommodation for the house, so proposing a removal of permitted development rights to extensions and outbuildings would be reasonable in this case.

As such the proposed development is considered to comply with Policies 8, 14 and 29 of LDP2.

Amenity and Privacy:

Policy 30 of the LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

There is an adjacent farmhouse some 35 metres to the south west of the proposed development, but this is partially screened by existing farm buildings and trees. No objections to the proposals have been received from neighbouring properties, but having considered the potential impacts, the proposed development is not likely to result in overlooking or privacy due to the intervening land form, agricultural buildings and vegetation.

As such the proposed development is considered to comply with Policy 30 of the LDP2.

Landscaping:

To comply with Planning Policy Wales (2018), section 6, Technical Advice Note (TAN) 5 and Technical Advice Note (TAN) 10, Planning Authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.

Trees, hedges and hedgebanks are considered in regard to 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.

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The Tree and Landscape Officer has been consulted with regard to the proposals and has no objection subject to the imposition of appropriate conditions.

Biodiversity:

Both the PCNPA Ecologist and NRW were consulted with the proposals.

Natural Resources Wales expressed concerns over the detail submitted and further information was received to address this.

NRW's final comments received on the 29th September read as follows:

The Ecological Impact Assessment report states that low numbers of soprano pipistrelle bats and *Myotis* bats were observed roosting in the main building, in addition evidence of night roosting by low numbers of greater and lesser horseshoe bats were also observed in the storage shed located East of the main house. While there are also records of barbastelles foraging close to the site. Furthermore, the report states that dormice have been recorded 868-metres from the site in connected habitat, and that suitable habitat for dormice exists onsite. In addition, it is noted that a stream runs along the western boundary of the site and there are historical records of otter 842-metres from the site.

We welcome the submission of the proposed garage plans for the site, which show provision of a space for night roosting bats. We also note and welcome that no external lighting is proposed for the site.

As stated in our previous response letter, dated 7 September 2020, we note that the redline site boundary included the access track to the site. However, no details of any proposals for the access road have been provided, beyond the landscape plan making reference to elements of the access track being '*in poor condition and needing attention.*'

As mentioned above, the Ecological Impact Assessment report also states that there is a dormouse record with 1 km of the site and that suitable habitat for dormice is present on site. Therefore, we advise that we are re-consulted should the scope of the works change to include works to the access track and adjacent vegetation. In addition, we advise that the applicant seeks a European Protected Species licence from Natural Resources Wales under Regulation 55 of The Conservation of Habitats and Species Regulations 2017, before any works on site commence that may impact upon bats.

We do not consider that the development is likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range, provided the scheme is implemented in-line with the submitted documents.

Therefore, we do not object to the proposal but in accordance with the 'Dear Chief Planning Officer (CPO)' letter issued by Welsh Government on 1st March 2018, we request that the following informative is attached to any planning permission granted by your Authority:

A European protected species (EPS) Licence is required for this development.

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The PCNPA Ecologist has made the following comments:

The application site is 3.46km from Felin Llwyngwair SSSI which is part of the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation (SAC) and roughly 580m from the West Wales Marine SAC. As a competent authority under the Habitats Regulations we have to consider the impacts of development on the features for which the European site is designated and where necessary undertake a Test of Likely Significant Effect (TLSE). However, it is considered that this development proposal will not likely impact on the SAC features.

Although close to West Wales Marine SAC, the proposal is relatively small scale and highly unlikely to result in any impacts upon the adjacent watercourse. The proposal also involves improvements to the existing foul water treatment system. Although a horseshoe bat was recorded on site (a designating species of the Pembrokeshire Bat Sites SAC), the activity survey showed no evidence of day roosting and it was concluded that the storage shelter on site is being used as a night perch by a very low number of horseshoe bats. This roosting opportunity will be mitigated for in the garage/shelter.

It is therefore considered not likely that the development will cause any adverse effects including sediment transfer and deposition, turbidity, noise, visual presence, physical disturbance, sediment transfer and nutrient transfer. There will be no reduction in the area of the habitat within the SAC and there will be no direct or indirect change to the physical quality of the environment (including the hydrology) of the habitats within the site. There will be no loss of flight lies or foraging or commuting areas and the loss of the night perch for the single horseshoe bat will be mitigated for. There is unlikely to be any ongoing disturbance to species or habitats for which the site is notified or changes in species composition or population size of any feature and there are no pathway to effects.

Therefore, on this occasion a full TLSE has not been undertaken.

Land Drainage:

SAB consent has been applied for and granted by Pembrokeshire County Council for this scheme.

Conclusion

The proposed extensions and alterations are considered to comply with all relevant local and national policies and the application is therefore recommended for approval subject to appropriate conditions.

Recommendation

APPROVE, subject to the following conditions:

Conditions/Reasons

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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:
'Developed Landscape Design (Stage 3), Rhigian, Newport, Pembrokeshire (RHI_003 Rev A), dated July 2020, by SEED_landscape design ltd,
Proposed Garage Roof Plan (1839/S114), dated August 2020, by LOYN + CO Architects,
Proposed Garage South Elevation (1939/S205), dated August 2020, by LOYN + CO Architects,
Proposed Garage West Elevation (1839/S206), dated August 2020, by LOYN + CO Architects and
Plan entitled: 'Open access store area emulates current garage store features for horseshoe bats; with free flight access into a roof void area.'
Ecological Impact Assessment Report, Rhigian, Newport, Pembrokeshire (Ref: WWE19174 ECIA REV B), dated 30/06/2020 by Wildwood Ecology Ltd,
Existing Drawings (1839 Rhigian), dated May 2020, by LOYN + CO Architects,
North Facing Elevation (1938/S204)', dated May 2020, by LOYN + CO Architects,
Proposed First Floor Plan (1839/S102), dated May 2020, by LOYN + CO Architects,
Proposed Ground Floor Plan (1839/S101), dated May 2020, by LOYN + CO Architects,
Proposed Roof Plan (1839/S103), dated May 2020, by LOYN + CO Architects,
South Facing Elevation (1839/S202), dated May 2020, by LOYN + CO Architects,
West Facing Elevation (1839/S203), dated May 2020, by LOYN + CO Architects,
Aboricultural impact assessment and method statement for Rhigian, Newport, Pembrokeshire SA42 0SS (Ref: PC19-205)', dated 19/12/19, by Tree Consultants Wales,
Tree Protection Plan (PC19-205-TPP), dated 19/12/19, by Tree Consultants Wales.
RHI_003 Rev A July 2020

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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning

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authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:

Arboricultural Method Statement

Landscaping details

Arboricultural observation and adherence confirmation

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 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

4. Prior to the construction of the dwellings hereby approved details of the external finishes and colours shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

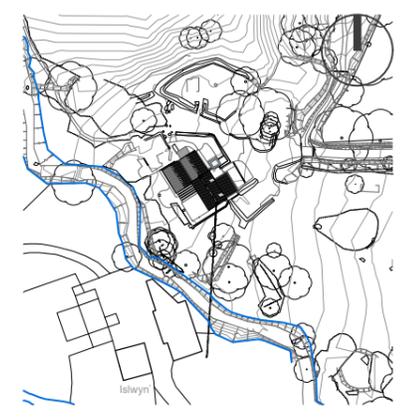
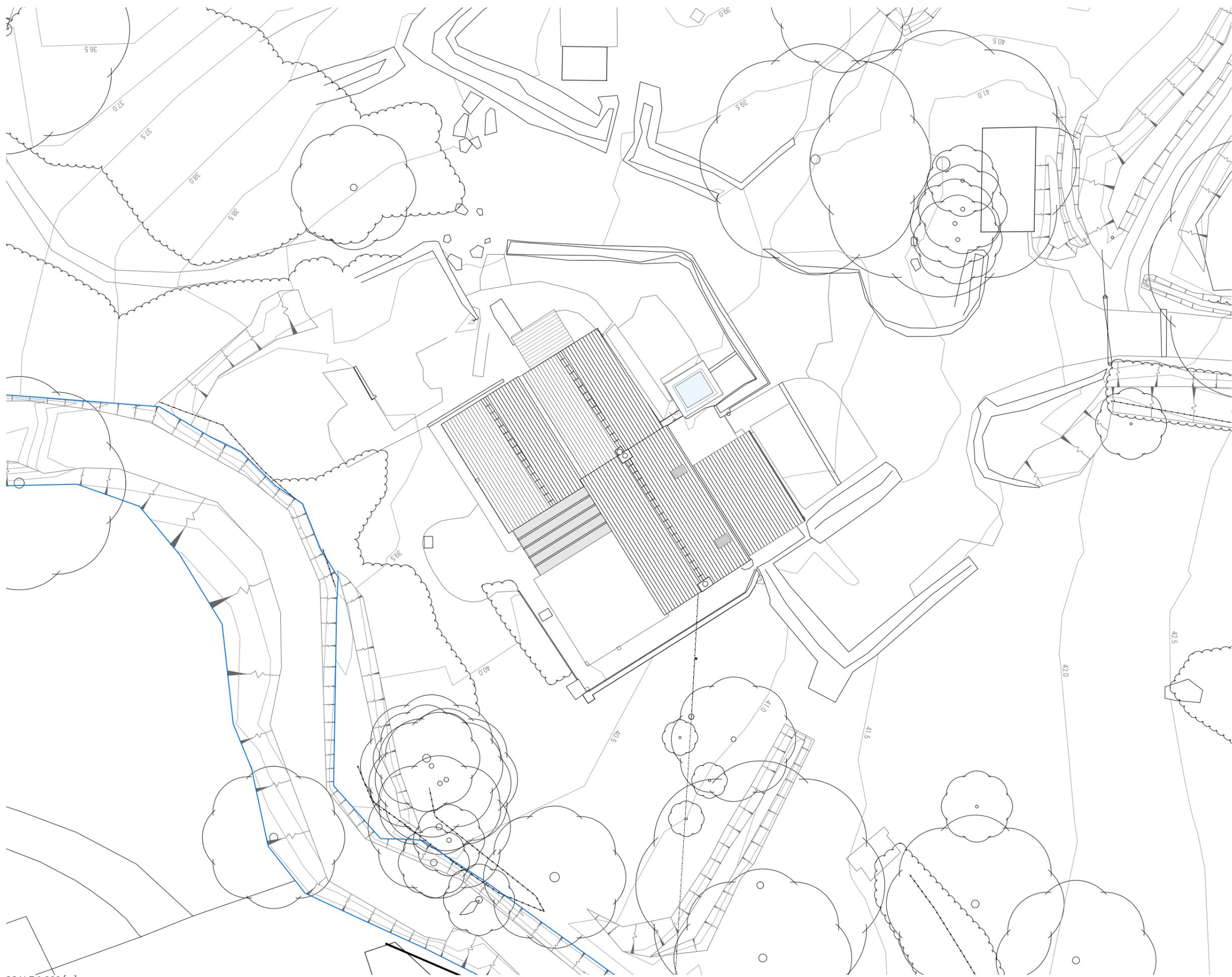
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

5. 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, ancillary out-buildings, minor operations and to development for the siting of a caravan within the curtilage of the dwelling house), no development of Parts 1, 2 and 5 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 2 - Policies 1(National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

6. Before development commences details of any external illumination, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.



1839/E104

RHIGIAN, NEWPORT
PEMBROKESHIRE

EXISTING
ROOF PLAN

1:200@A3 MAR 19

LOYN + CO
ARCHITECTS



1839/E200

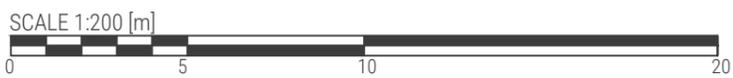
RHIGIAN, NEWPORT
PEMBROKESHIRE

EXISTING
NORTH ELEVATION

1:100@A3 MAR

19

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1839/E203

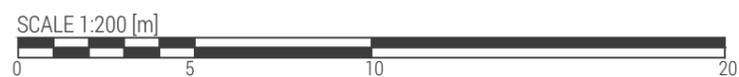
RHIGIAN, NEWPORT
PEMBROKESHIRE

EXISTING
WEST ELEVATION

1:100@A3 MAR 19

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88 Gloucester Street, Newport, NP23 5EJ | loyn.co.uk
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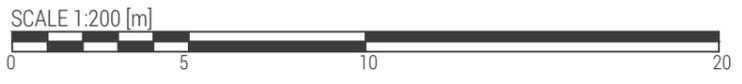


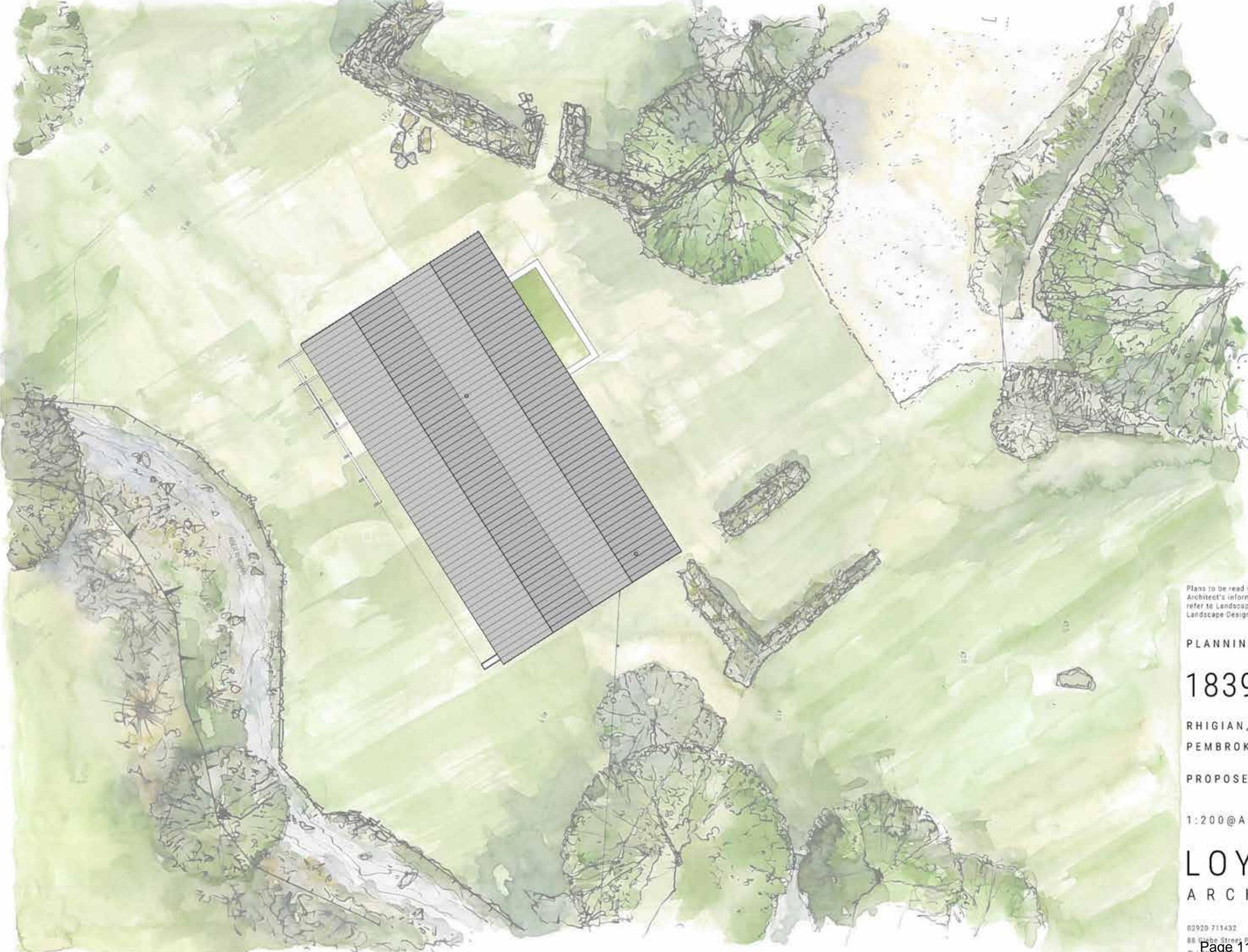
1839/E201

RHIGIAN, NEWPORT
PEMBROKESHIRE

EXISTING
EAST ELEVATION
1:500/1:200@A3 MAR 19

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Plans to be read in conjunction with Landscape Architect's information. For Landscaping Scheme refer to Landscape Architect's 'Developed Landscape Design' document

PLANNING

1839/S103

RHIGIAN, NEWPORT
PEMBROKESHIRE

PROPOSED ROOF PLAN

1:200@A3 MAY 20

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ARCHITECTS

02920 711432 | architecture@loyn.co.uk
88 Globe Street, Newport, NP23 5EF | loyn.co.uk
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MATERIAL KEY:

- 1 Metal Roof - Dark grey Zinc standing seam.
- 2 Timber Cladding - Dark stained timber cladding
- 3 Hit and miss dark stained timber cladding to West Elevation
- 4 Natural Stone - Stone/gabion walls to match existing
- 5 Slimline aluminium glazing - dark frame
- 6 Balustrade - slim metal uprights with top bar



PLANNING

1839/S204

RHIGIAN, NEWPORT
PEMBROKESHIRE

NORTH FACING
ELEVATION

1:200@A3 MAY 20

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88 Glebe Street Penarth CF64 1EF | loyn.co.uk
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MATERIAL KEY:

- 1 Metal Roof - Dark grey Zinc standing seam
- 2 Timber Cladding - Dark stained timber cladding
- 3 Hit and miss dark stained timber cladding to West Elevation
- 4 Natural Stone - Stone/gabion walls to match existing
- 5 Slimline aluminium glazing - dark frame
- 6 Balustrade - slim metal uprights with top bar
- 7 Concrete plinth



PLANNING

1839/S203

RHIGIAN, NEWPORT
PEMBROKESHIRE

WEST FACING
ELEVATION

1:200 @ A3 MAY 20

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MATERIAL KEY:

- 1 Metal Roof - Dark grey Zinc standing seam.
- 2 Timber Cladding - Dark stained timber cladding
- 3 Hit and miss dark stained timber cladding to West Elevation
- 4 Natural Stone - Stone/gabion walls to match existing
- 4a Existing Wall - back off render to reveal stonework - to be assessed on site - may need to remain rendered depending on quality of stonework beneath.
- 5 Slimline aluminium glazing - dark frame
- 6 Bolustrade - slim metal uprights with top bar



PLANNING

1839/S201

RHIGIAN, NEWPORT
PEMBROKESHIRE

EAST FACING ELEVATION
1:200 @ A3 MAY 20

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