

**Application Ref: NP/20/0233/FUL**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr P Royston		
<b>Agent</b>	Mr O Argent, Argent Architects		
<b>Proposal</b>	Partially retrospective application for dual- pitch- roofed outbuilding with natural slate roof, rendered walls and patio doors and circular window, with natural slate roof.		
<b>Site Location</b>	The Wigwam, Freshwater East, Pembroke, Pembrokeshire, SA71 5LF		
<b>Grid Ref</b>	SS02059830		
<b>Date Valid</b>	29-Apr-2020	<b>Target Date</b>	03-Feb-2021

This application is before committee as the officer recommendation of approval is contrary to the views of Lamphey Community Council and at the request of the Chair through the extended delegation scheme.

**Consultee Response**

**Lamphey Community Council:** Refusal as the application is retrospective in nature

**PCNPA Tree and Landscape Officer:** Conditional consent

**PCNPA Planning Ecologist:** Conditional consent

**PCC Transportation and Environment:** No objections

**PCC Drainage Engineers:** Conditional consent + SAB approval not required

**Natural Resources Wales:** No objection

**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.

One letter has been received which raises the following concerns:

- Overdevelopment of the site
- Insufficient parking provision and highway issues

The above concerns 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>

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 10 - Sites and Species of European Importance

Pembrokeshire Coast National Park Authority  
Development Management Committee – 27<sup>th</sup> January 2021

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LDP2 Policy 11 - Nationally Protected Sites and Species  
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park  
LDP2 Policy 29 - Sustainable Design  
LDP2 Policy 30 - Amenity  
LDP2 Policy 31 - Minimising Waste  
LDP2 Policy 32 - Surface Water Drainage  
LDP2 Policy 34 - Flooding and Coastal Inundation  
LDP2 Policy 60 - Impacts of Traffic  
PPW10  
SPG05 - Sustainable Design  
SPG06 - Landscape  
SPG12 - Parking  
SPG22 - Seascape Character  
SPG23 - Enabling Sustainable Development in Welsh NPAs  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 15 - Development and Flood Risk  
TAN 18 - Transport

### **Constraints**

Local Nature Reserve - within 25m  
NPA Property - within 25m  
Special Area of Conservation - within 500m  
Rights of Way Inland - within 50m  
ROW Coast Path - within 10m  
Potential for surface water flooding  
Recreation Character Areas  
Affordable Housing Submarkets  
Seascape Character Areas

### **Officer's Appraisal**

#### **Planning History**

- NP/20/0211/S73 – Variation of condition 2 of NP/18/0463/FUL to omit extension off north elevation – Cancelled 30.04.2020
- NP/19/0353/S73 - Variation of condition no. 2 of NP/18/0463/FUL to omit extension off north elevation, changes to fenestration, retention of lean-to on west facade, replacement of concrete roof tiles with slate and pitched roof over the garage – Approved 20.09.2019
- NP/18/0463/FUL - External alteration comprising removal of existing bay window and conservatory, creation of balcony on existing flat roof

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single storey part of house and amended fenestration. Construction of single storey mono pitch double garage – Approved 20.08.2018

### **Current Proposal**

Planning approval is sought for the partially retrospective dual pitch roofed outbuilding with natural slate roof, rendered walls and patio doors and circular window, with natural slate roof replacing the dwelling's existing concrete tiled roof

### **Key Issues**

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding
- Other Material Considerations

#### *Policy, Principle of Development and Impact on National Park:*

The site lies within the Countryside as defined within the Local Development Plan 2 (LDP2). The principle of the development is considered acceptable and the proposed scheme is considered to meet the policies of the LDP2. It is also considered that the development would have no adverse harm upon visual amenity, the character and appearance of the proposed host building or wider amenities and complies with the aims of policies 8, 14 and 30 of the Local Development Plan 2.

#### *Siting and Sustainable Design:*

Correspondence has been received which raises a concern on the current proposal resulting in overdevelopment of the existing site.

The proposed siting of the works within this site is considered to be acceptable and have a scale, form, mass and detailed design which is in-keeping within this area and provides additional accommodation which will meet modern standards of sustainable design. In respect of the concerns raised on over development, these concerns are not shared by officers as the development scale of the built form on this site with the current proposal included will not exceed over 20% of the site area. Therefore, no concerns are raised on over development of the 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. Given the nature of the current

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proposal and its location sited away from neighbouring properties it is considered that the privacy and amenity of neighbours will be protected along with the character and amenity of the site and the surrounding area.

### *Highway Safety and Access:*

Correspondence has been received which raises concerns on insufficient parking provision and highway issues.

Pembrokeshire County Council Transportation and Environment section has indicated that the property is over 100 metres from the County Road junction and accessed along one of the shared private roads through the Dunes. There will still be a good provision for parking, with turning, either within the gates, or out onto the shared road. There will be no added dangers on the County Road caused by the extended living accommodation at this property. Therefore, no objections are raised on the current proposal in terms of highway grounds. As such, this response is considered to outweigh the concerns raised on insufficient parking provision and highway issues.

### *Landscaping:*

The proposed scheme does not include detailed information in respect of a tree protection plan with root protection areas and construction exclusion zones identified together with new soft landscaping details. Therefore, a planning condition will be imposed to ensure that all this information is agreed prior to works commencing on site.

### *Biodiversity:*

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

The authority's ecologist has indicated that no evidence of bats was found in the property or emerging from any of the structures. Therefore, subject to conditions relating to a biodiversity enhancement scheme to provide a minimum of two features for bat roosting and/or bird nesting is required to be agreed together with external lighting details prior to the works commencing on site. In addition, an informative will be added to inform the applicant of their duties in respect of wild birds.

### *Land Drainage and Flooding:*

PCC Drainage Engineers have been consulted as part of the application and support the application subject to the discharge of surface water being directed to new soakaways or other form of sustainable drainage system. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be

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required, which should be agreed in writing with the local planning authority. They have also indicated that SAB approval is not required in this instance.

### *Other Material Considerations:*

Lamphey Community Council raises concerns on this application on the following grounds:-

“Permission was asked for, and granted, for a double garage in the south west corner of the plot. No garage door has been provided on the north elevation as should have been constructed according to the approved plans. Also a French window has been added to the south elevation together with a terrace. This suggests the owners never intended to construct a garage, but instead always planned it to be additional accommodation.

By constructing something different to what they applied for permission to build, they have blatantly and intentionally disrespected the planning process. We can only speculate as to why they didn't originally apply for what they wanted to build, but one likely reason could be that they didn't think they would be granted permission. So now they want to use the “back door” route of a retrospective application to get what they always intended. It is felt that if this retrospective application is approved it will encourage others to use the same ploy, to go ahead and build whatever they want, and then ask for forgiveness / permission afterwards.” As such Lamphey Community Council request that the application is refused for the above reasons.

Officers have considered the views raised by the community council and do not consider that these raise significant material considerations which would outweigh the support given within the main report above.

### **Conclusion**

Following consideration of the policies contained within the Local Development Plan 2 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 development offers an opportunity to provide a new dwelling with a sustainable design and provides modern living accommodation. The development will be in keeping with the aims of the LDP2 in that the development and 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, 7, 8, 14, 29, 30, 31, 32, 34 and 60 of the Local Development Plan 2.

### **Recommendation**

Approve subject to the following conditions

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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:

Drawing Reference: 52/E001 (Received 29.04.2020)

Drawing Reference: 52/E002B (Received 29.04.2020)

Drawing Reference: 52/E101C (Received 29.04.2020)

Drawing Reference: 52/E102B (Received 29.04.2020)

Drawing Reference: 52/E301C (Received 29.04.2020)

Drawing Reference: 52/E302C (Received 29.04.2020)

Drawing Reference: A3621/54/302C (Received 29.04.2020)

Bat Survey Report (Received 08.06.2020)

**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 further development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:

- Tree survey relating to the trees on site and any trees adjacent to the site that may be a constraint.

- Details of any remedial works necessary to the trees and landscape features in regard to the development, good arboricultural practice and health and safety.

- Any landscaping proposed on site to enhance the proposed development.

**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), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

4. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure that effective drainage facilities are provided for

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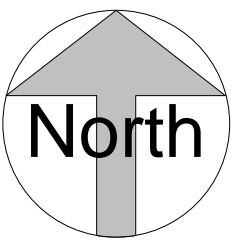
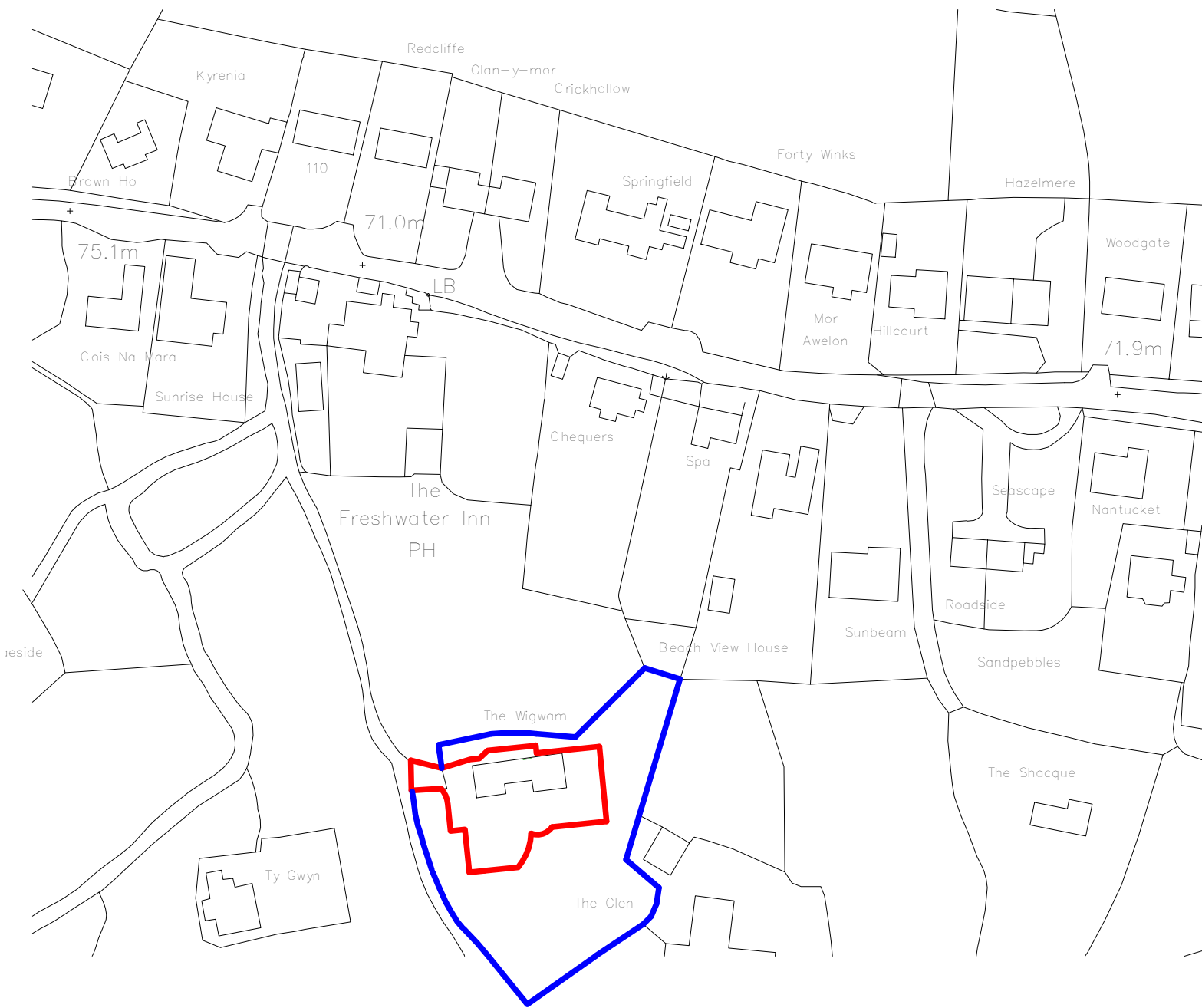
the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design).

5. A biodiversity enhancement scheme to include provision of a least two features for bat roosting and/or bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

**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), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

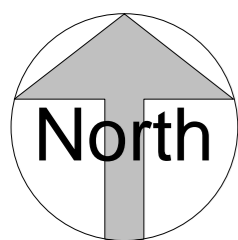
6. Any external lighting to be installed within the site shall be kept to a minimum and must be low level, downward facing, hooded and on a short PIR activated timer. The scheme shall avoid conflict with the ecological enhancement measures and shall be implemented as approved.

**Reason:** To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

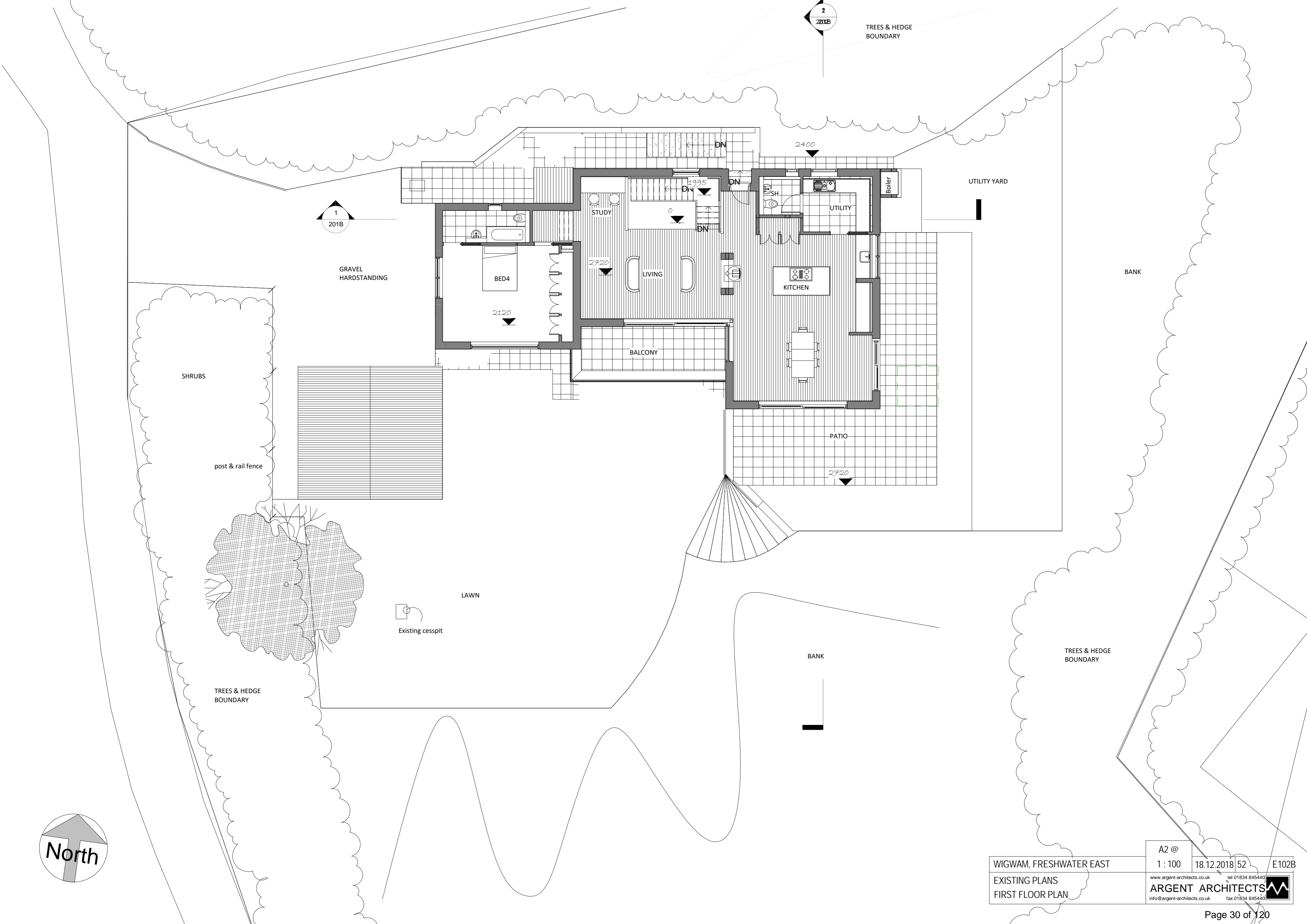


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1 : 1250	18.12.2018	52	E001
WIGWAM, FRESHWATER EAST			
EXISTING PLANS			
SITE LOCATION PLAN			
www.argent-architects.co.uk		tel 01834 845440	
<b>ARGENT ARCHITECTS</b>			
info@argent-architects.co.uk		fax 01834 845440	





WIGWAM, FRESHWATER EAST	A2 @	18.12.2018	52	E002B
EXISTING PLANS	1 : 200			
BLOCK PLAN	www.argent-architects.co.uk	tel 01834 845440		
	info@argent-architects.co.uk	fax 01834 845440		



WIGWAM, FRESHWATER EAST

EXISTING PLANS  
FIRST FLOOR PLAN

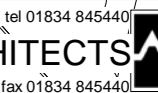
A2 @

1 : 100

18.12.2018 52

E102B

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2  
201B

TREES & HEDGE  
BOUNDARY

1  
201B

GRAVEL  
HARDSTANDING

GALLERY  
double height

GALLERY  
double height

Base unit storage  
with worktop

SHRUBS

ANCILLARY  
OUTBUILDING

BED 3

BED 1

BED 2

post & rail fence

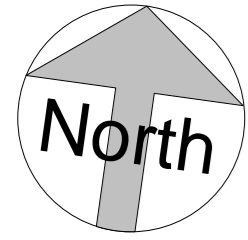
LAWN

Existing cesspit

BANK

TREES & HEDGE  
BOUNDARY

TREES & HEDGE  
BOUNDARY

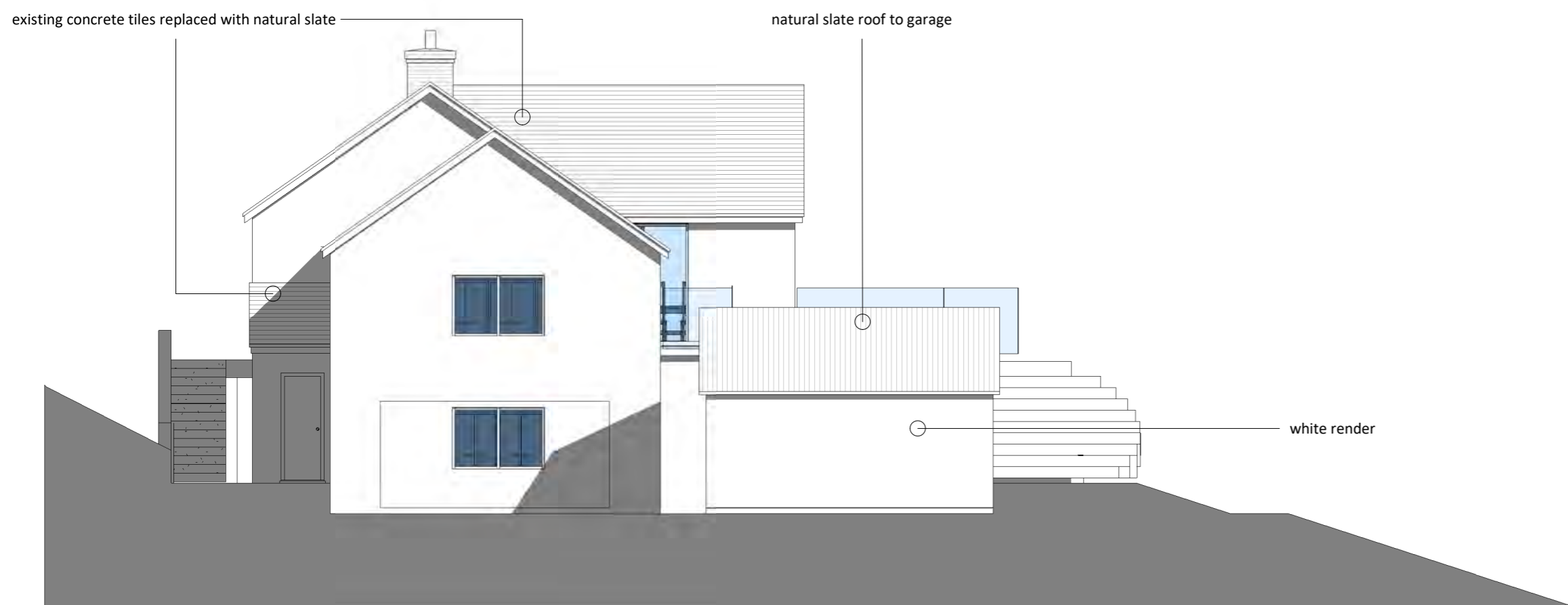


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EXISTING PLANS GROUND FLOOR PLAN	www.argent-architects.co.uk	tel 01834 845440			
	info@argent-architects.co.uk	fax 01834 845440			

**3D View 1 south exterior**



**South**  
1 : 100



**West**  
1 : 100



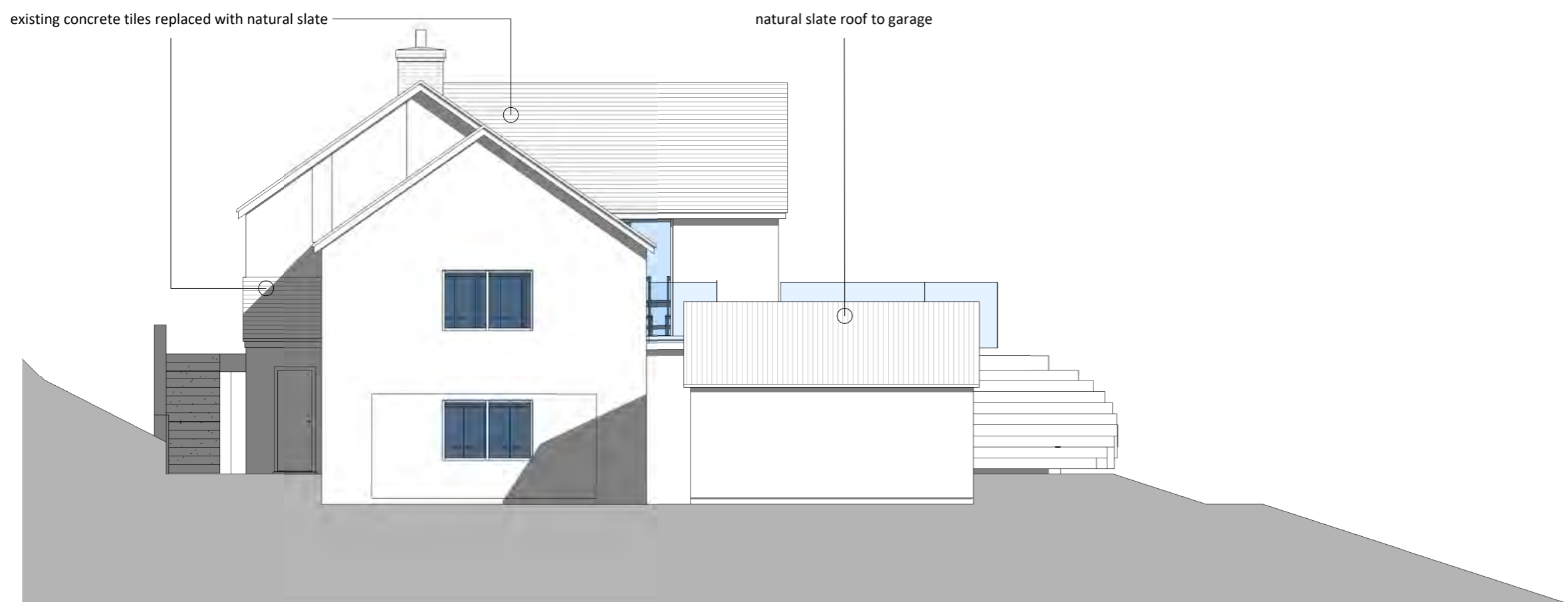
**3D View 2 west exterior**

WIGWAM, FRESHWATER EAST	A2 @ 1 : 100	18.12.2018	A3621 54 302C
PROPOSED PLANS S&W ELEVATIONS	www.argent-architects.co.uk info@argent-architects.co.uk	tel 01834 845440	<b>ARGENT ARCHITECTS</b> fax 01834 845440



**South**

1:100



**West**


1:100

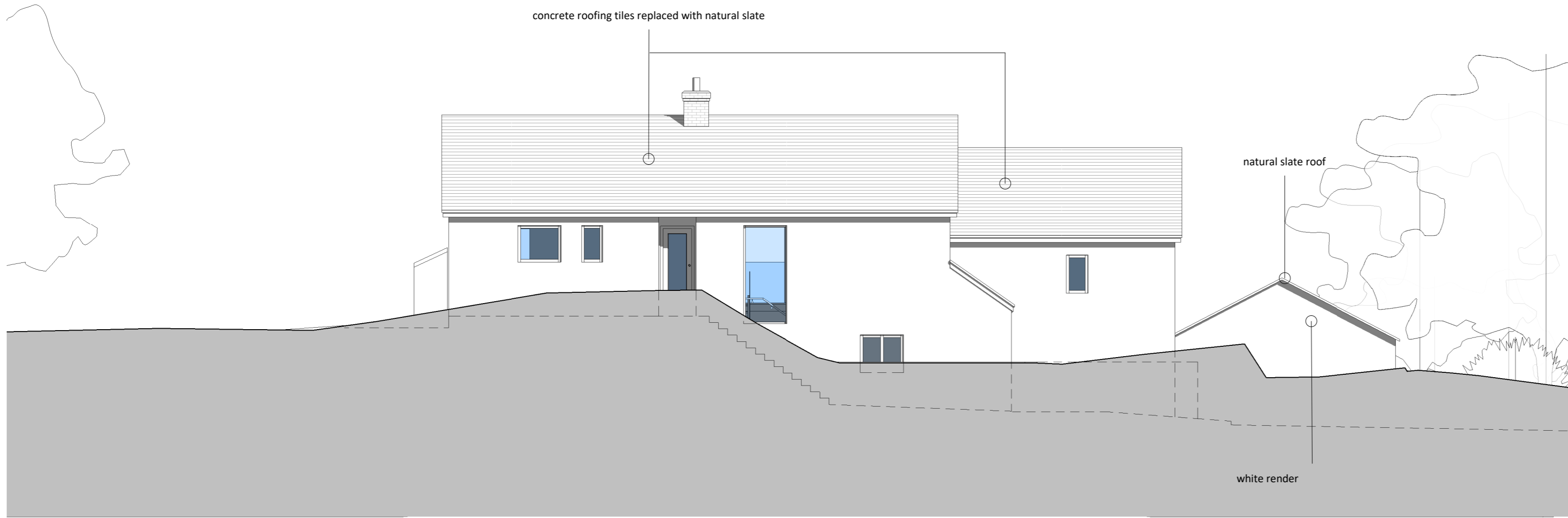


**3D View South Exterior**

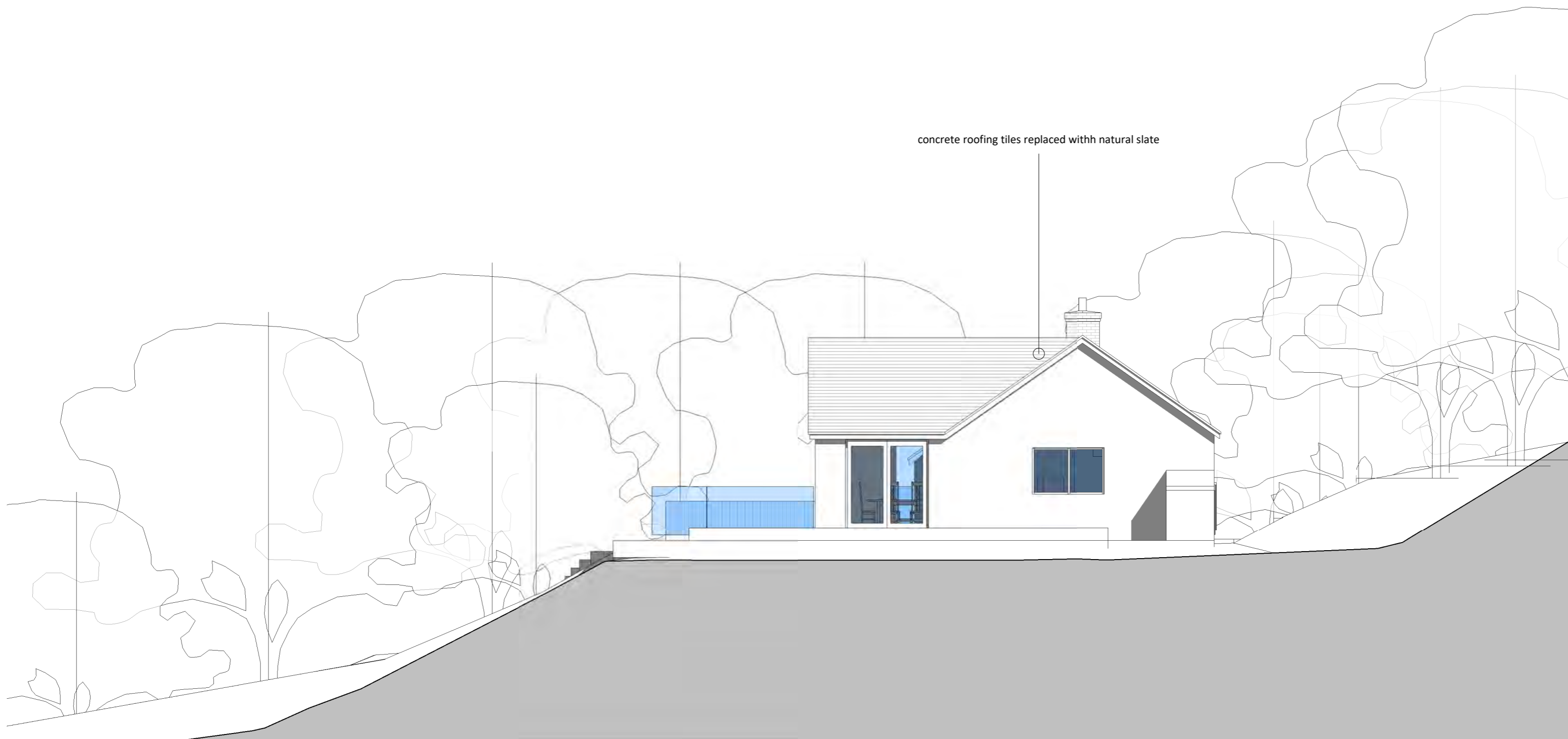


**3D View West Exterior**

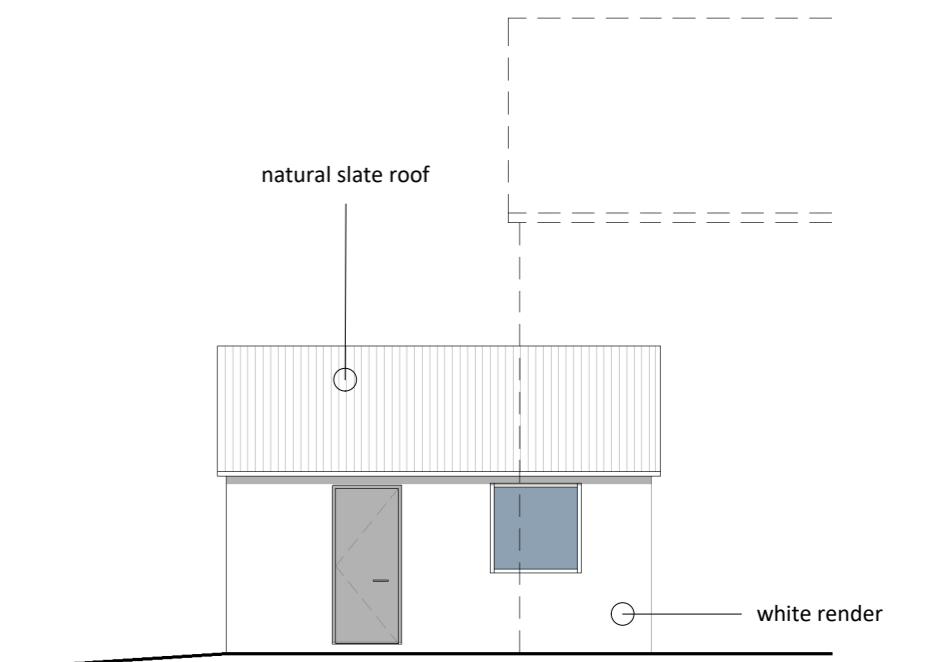
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S&W ELEVATIONS			
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**North**  
1 : 100



**East**  
1 : 100



East elevation of outbuilding

**MATERIAL FINISHES**

- ROOF: NATURAL SLATE
- RW GOODS: ALUMINIUM
- WINDOWS: ALUMINIUM
- DOORS: TIMBER
- WALLS: PAINTED RENDER WITH BRICK CHIMNEY

	A2 @			
WIGWAM, FRESHWATER EAST	1 : 100	18.12.2018	52	E301C
EXISTING PLANS N&E ELEVATIONS	www.argent-architects.co.uk info@argent-architects.co.uk	tel 01834 845440 fax 01834 845440		