

Application Ref: NP/21/0060/FUL

Case Officer Kate Attrill
Applicant Mr & Mrs Saber
Agent Mr G Gavin Oliver, Billystudio Architects
Proposal Replacement dwelling
Site Location Morwennau, Poppit, Cardigan, Pembrokeshire, SA43 3LP
Grid Ref SN15134849
Date Valid 25-Jan-2021 **Target Date** 09-Jun-2021

This application is being brought to the Development Management Committee due to the Community Council recommendation differing to that of the Officers.

Consultee Response

St Dogmaels Community Council: Objecting
PCC - Transportation & Environment: Conditional Consent
Dwr Cymru Welsh Water: Conditional Consent
PCNPA Planning Ecologist: Observations
Dyfed Archaeological Trust: No objection
PCNPA Tree and Landscape Officer: No objection
PCC - Drainage Engineers: Observations

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, both site notice and neighbour letters were sent.

Two letters of representation have been received concerning:

- Overlooking & impact on privacy and amenity
- Lack of detail on levels at front of property
- Lack of information as to field boundary structures or structural retaining walls

These issues are considered further in the 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 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

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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 46 - Housing

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG05 - Sustainable Design

SPG06 - Landscape

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

Historic Landscape

Safeguarding Zone

Hazardous Zones

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Site and Context

The site lies on rising land overlooking Poppit Sands and above the National Park car park. The site lies in an exceedingly prominent position in the landscape of the National Park and the route of the coastal path lies alongside the development site.

Relevant Planning History

PA/20/0038 Replacement dwelling proposal

Description of Proposal

The current proposal has been subject to a number of design iterations at pre-application stage before this formal application was submitted.

The existing single storey dwelling is of a prefab asbestos construction, and features two bedrooms and two reception rooms.

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The proposed dwelling features four bedrooms at ground floor level, and an upstairs kitchen and dining/living area. The levels of the existing dwelling are being proposed to be lowered to allow for an additional floor.

The proposed dwelling is listed as having a corrugated, or tiled roof, upvc or composite windows, with rendered or composite clad walls. It features a recessed first floor triangular window at first floor level, with another triangular window on the south eastern elevation.

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
- Access and Parking
- Landscaping & Biodiversity
- Land Drainage

Policy:

The site lies within the open countryside as defined by the Pembrokeshire Coast National Park adopted Local Development Plan (LDP) and Policy 7 is the relevant strategic policy which allows for release of land depending: *on the character of the surroundings, and the pattern of development in the 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 introducing or intensifying a use which is incompatible with its location. 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 LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

Parts of the Pembrokeshire Coast National Park are still relatively undeveloped with minimal impact of lighting on the night sky. Policy 9 seeks to conserve that character and limit the impact of lighting which could negatively impact on the special qualities of the National Park.

The design of the proposed dwelling is intended to be read as a 'dormer bungalow' whilst having dropped the ground levels to insert an additional floor which is only

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marginally higher than the existing dwelling. The detail of landscaping and levels to the frontage will be key to how the dwelling is read in the landscape, and this is proposed to be conditioned for the submission of further detail.

The design is considered to be sufficiently in keeping with the scale and form of dwellings in the locality, whilst offering a contemporary 'take' on that form that it can be considered to not harm the special qualities of the National Park.

As such the proposed development is considered to comply with Policies 8, 9, 14 and 29 of the LDP.

Amenity and Privacy:

Policy 30 of 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.

The site of the proposed replacement dwelling does lie on land rising above three adjacent residential properties at a lower level. The closest two of these properties lies approximately 40 metres to the North West, whilst the property most visible to the east lies 46 metres away (window to window).

The case officer has visited the site and observed that there is a degree of existing overlooking between these two properties. Standing adjacent to the bay window on the south eastern elevation of Morwennau, there is a clear view across the field to the rear elevation and patio area at Briar Bank.

Whether an additional first floor window at first floor level will exacerbate overlooking to such an extent as to be refusable is what the received objections hinge on.

There is undoubtedly a perception of increased overlooking, due to the additional height of the replacement dwelling, but in planning terms, a distance of 20 metres is considered adequate to protect normal levels of privacy between the frontages of buildings. In this case there is a distance of 46 metres between windows, and this is not considered sufficient grounds on which to refuse this application.

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

Access and Parking:

The Highways Department of PCC has been consulted in respect to any potential impact on traffic or highway safety and their comments read as follows:

Currently there is minimal provision for off-street parking, with a narrow lean-to garage that is clearly very awkward to get to with a modern vehicle. The pedestrian gateway is also difficult to use safely. The proposal will see the vehicle access moved to be combined with the pedestrian access, and there will be a wide driveway with parking for two cars. This new layout will include a parallel "standing bay" where a delivery van, visitor car or the post van can pull over enough so that passage along the narrow lane is not impaired for other vehicles. The open access area will also be beneficial as a place where walkers, many starting or finishing the Coast Path walk, can stand back

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momentarily when a passing vehicle comes down or up the hill, as is (could be) the original access location.

The improvements are enough to cover the 45% increase in bedroom space. There is no Highways verge at all, so strictly no Highway verge crossing that would require a License (Section 184 Highways Act 1980) from Streetcare section of the Highway Authority for the wider access. Having the two access points both open early on will help provide space for during the demolition and the building works and with material storage.

Subject to a condition ensuring the parking spaces are provided prior to occupation of the replacement dwelling, the Highway Authority had no objection to the proposals. The proposed development is therefore considered to comply with Policies 59 & 60 of the LDP.

Landscaping & Biodiversity

The Authority's Tree and Landscape Officer has been consulted with regards to the submitted arboricultural report and tree protection measures, and subsequent further information provided on the 17th March 2021. Provided the development is carried out in accordance with the submitted details, no further conditions were requested.

To comply with Planning Policy Wales (2018) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

The PCNPA Ecologist has been consulted with the proposals and has made the following comments:

'A bat roost for a very low number of common pipistrelle bats (1) has been confirmed to be using the attached garage proposed for demolition as a night roost and a black bird nest was identified using one of the outbuildings also proposed for demolition. Both a bird box and a bat box have been proposed as mitigation for the loss of these ecological features, however, no biodiversity enhancements have been proposed on top of the required mitigation.

I recommend that the submitted drawings are updated with at least one more feature for bat roosting and one more feature for bird nesting to ensure compliance with the Environment (Wales) Act 2016. '

Revised plans incorporating enhancement were received on the 29th March and the Ecologists' further response as to their acceptability will be verbally reported to Committee.

Land Drainage:

The Drainage Engineers at Pembrokeshire County Council have been consulted with the development proposals and have raised no objection.

They have confirmed that SAB consent will be required for this development.

Conclusion

Notwithstanding the objection received, the proposed development is considered to comply with all relevant LDP policies and the application is therefore recommended for approval subject to appropriate conditions.

Recommendation

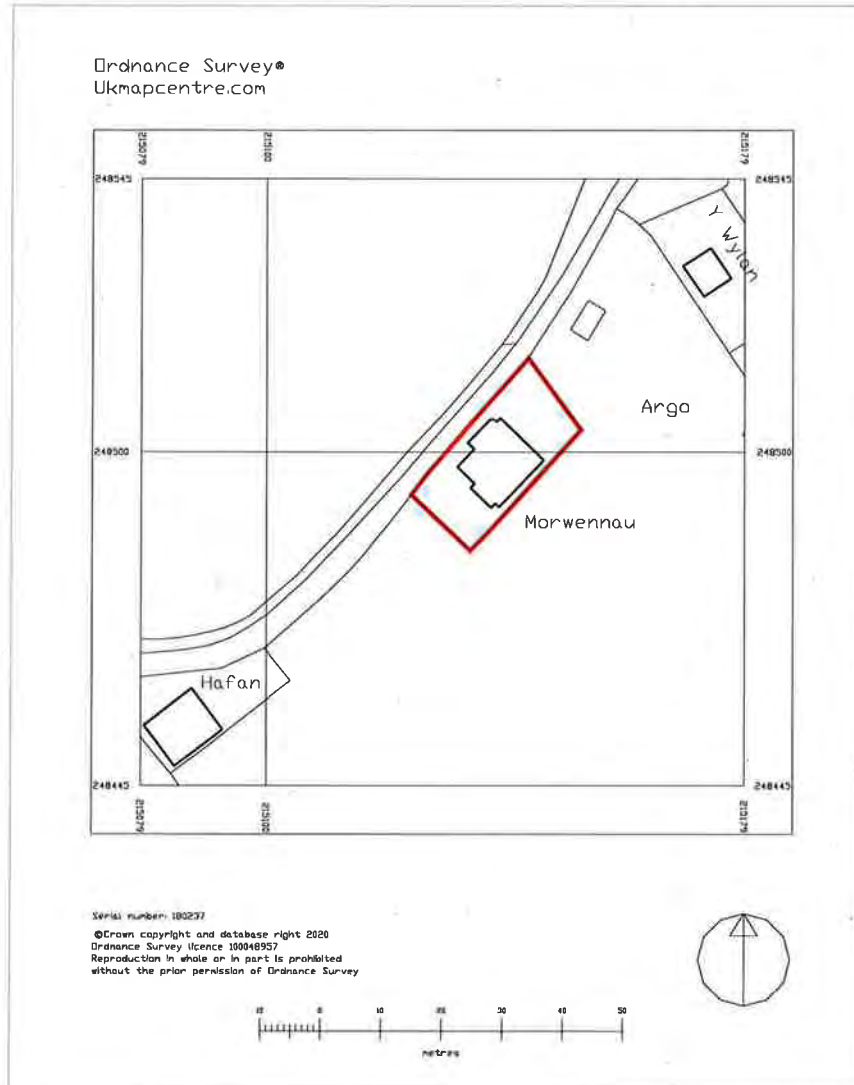
APPROVE, subject to the following conditions:

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:
Proposed Elevations 0155-PL-05
Proposed Plans 0155-PL-03
- BS5837 Tree Report Morwennau, Poppit
- Drawing Proposed development tree survey plan
- Drawing No. JR-1232 – Topographic survey
- Drawing No. 01550-PL-03
- Drawing No. 155-PL-15 Tree 3 and STP plan – 17.03.21
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. 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 within the curtilage of the dwellinghouse), no development of Parts 1 and 2 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 and the Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.
4. A sample of the proposed external materials shall be submitted for approval, in writing, by the National Park Authority prior to the commencement of works on site. The 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 architectural character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

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5. No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the local planning authority, to include a section showing the section as existing and proposed running north-east to south-west. The development shall be carried out in accordance with the approved details.: In order to be clear on the levels of the development approved to provide for 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 **Reason** Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

6. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).



PROPOSED Location Plan
 1:1250

billystudio

Architects

1st floor Studio The Old Sables
 43 St. Mary Street
 Cardiff
 SA1 3HA

www.billystudio.co.uk

Client : Mr and Mrs Saber	Job title : 'Morwennau' - New / replacement dwelling	Site Address : 'Morwennau', Poppit, SA43 3LP	Status : PLANNING	Title : Proposed Location plan	Drawing No : 0155-PL-02	Scale : 1:1250	Date : Jan 21
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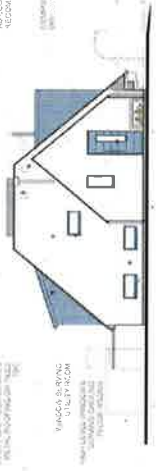


PROPOSED North-east elevation (front)
1:100

PROPOSED South-east elevation (field side)
1:100

1. EXISTING ROOF TO BE REFINISHED WITH SHINGLES
2. NEW ROOF TO BE CONSTRUCTED WITH SHINGLES
3. EXISTING FLOORING TO BE REFINISHED
4. NEW FLOORING TO BE CONSTRUCTED
5. EXISTING WALLS TO BE REFINISHED
6. NEW WALLS TO BE CONSTRUCTED
7. EXISTING WINDOWS TO BE REFINISHED
8. NEW WINDOWS TO BE CONSTRUCTED
9. EXISTING DOORS TO BE REFINISHED
10. NEW DOORS TO BE CONSTRUCTED
11. EXISTING PAINT TO BE REFINISHED
12. NEW PAINT TO BE CONSTRUCTED
13. EXISTING LANDSCAPING TO BE REFINISHED
14. NEW LANDSCAPING TO BE CONSTRUCTED

NOTE
PROPOSED EXTERNAL LIGHTING, FEATURE OR SECURITY TO BE SPECIFIED AND INSTALLED IN STRICT ACCORDANCE WITH ECOLOGISTS RECOMMENDATIONS



PROPOSED South-west elevation (rear)
1:100



PROPOSED North-west elevation (road side)
1:100

EXISTING ROOF TO BE REFINISHED WITH SHINGLES
NEW ROOF TO BE CONSTRUCTED WITH SHINGLES
EXISTING FLOORING TO BE REFINISHED
NEW FLOORING TO BE CONSTRUCTED
EXISTING WALLS TO BE REFINISHED
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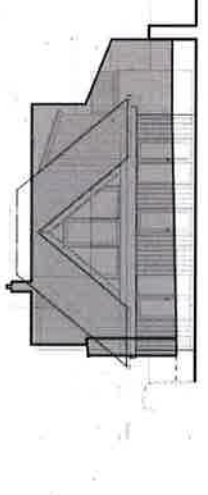
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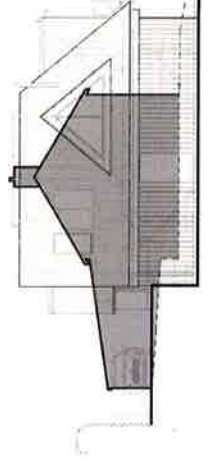
PROPOSED North-west elevation (road side) - AS SEEN FROM ROAD LEVEL
1:100

EXISTING DWELLING TO REMAIN
NEW DWELLING TO BE CONSTRUCTED
EXISTING PORCH TO BE REFINISHED WITH STONE CLADDING
NEW PORCH TO BE CONSTRUCTED WITH STONE CLADDING
EXISTING ROOF TO BE REFINISHED WITH SHINGLES
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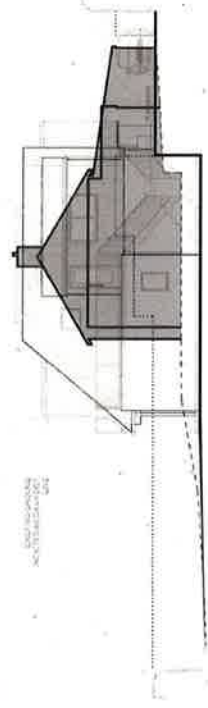
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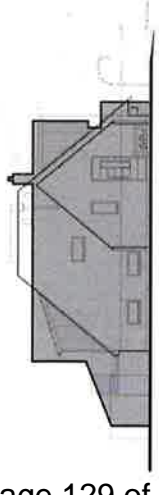
PROPOSED North-east elevation (front) / HIGHLIGHTING EXISTING DWELLING
1:100



PROPOSED South-east elevation (field side) / HIGHLIGHTING EXISTING DWELLING
1:100

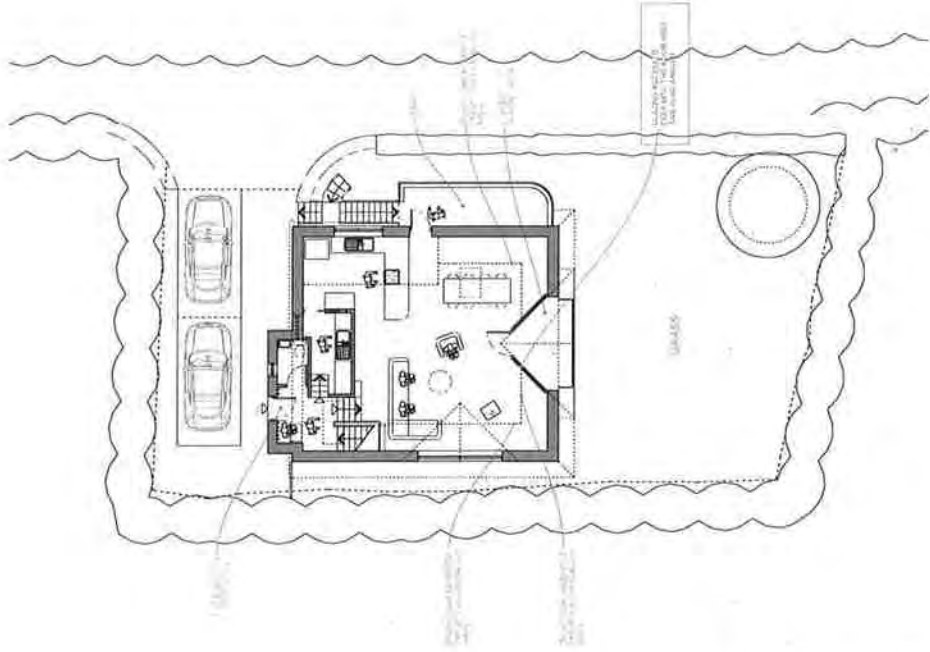


PROPOSED North-west elevation (road side) / HIGHLIGHTING EXISTING DWELLING
1:100

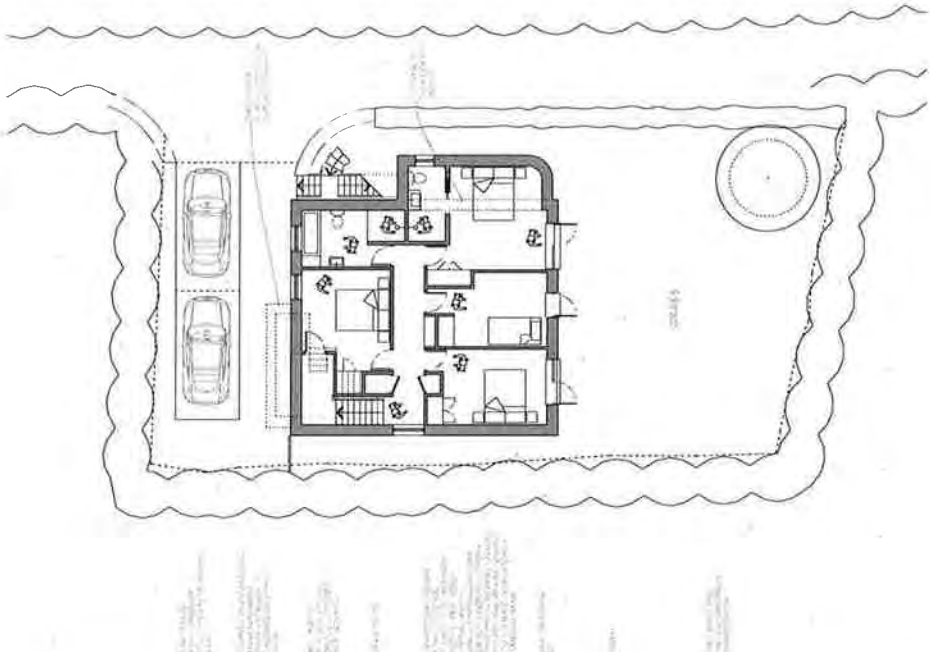


PROPOSED South-west elevation (rear) / HIGHLIGHTING EXISTING DWELLING
1:100

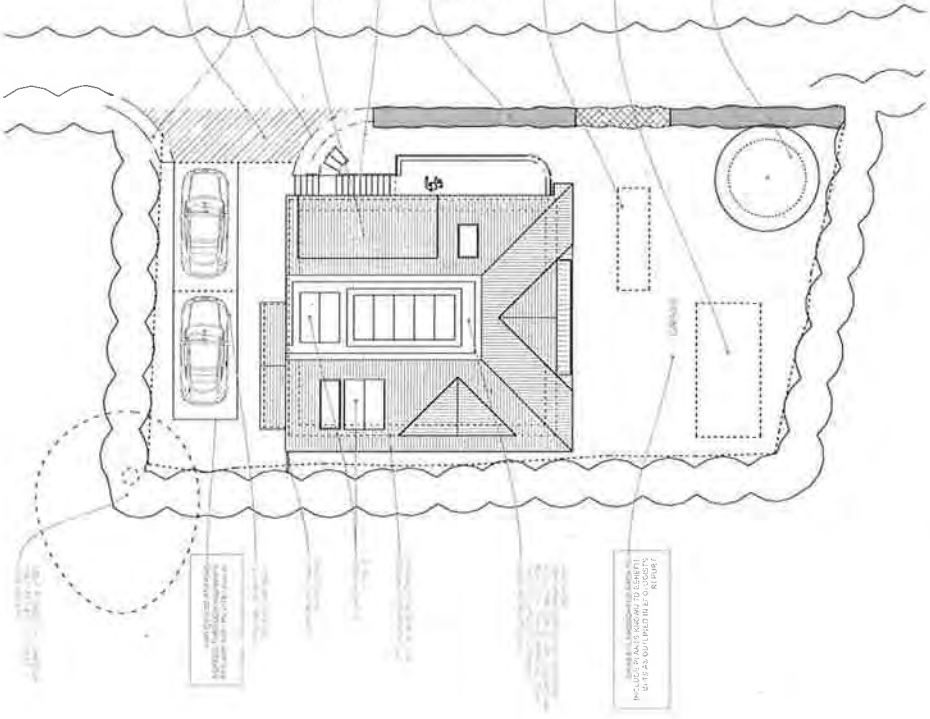
1. All dimensions are in feet and inches unless otherwise noted.
 2. All areas are to be finished to match the existing conditions.
 3. All areas are to be finished to match the existing conditions.
 4. All areas are to be finished to match the existing conditions.



PROPOSED First floor plan
 1:100



PROPOSED Ground floor plan
 1:100



PROPOSED Site plan / Deck floor / roof plan
 1:100



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Project Name	Project No.	Scale
Client Name	Client No.	Sheet No.
Architect Name	Architect No.	Date
Designer Name	Designer No.	Project Location
Checker Name	Checker No.	Project Description
Approver Name	Approver No.	Project Status