

Item 5 - Report on Planning Applications

Application Ref: NP/21/0080/CAC

Case Officer	Rob Scourfield		
Applicant	Mr D Hughes		
Agent	Hyde & Hyde Architects		
Proposal	New replacement residential dwelling.		
Site Location	Bettws Bach, Parrog, Newport, Pembrokeshire, SA42 0RX		
Grid Ref	SN04663968		
Date Valid	10-Feb-2021	Target Date	21-Apr-2021

The application is being reported to the Development Management Committee in tandem with NP/20/0574 (new replacement residential dwelling).

Consultee Response

Newport Town Council: support

PCNPA Planning Ecologist: the comments received in response to the accompanying planning application are considered relevant here with regard to the requirement for a NRW species licence.

Dyfed Archaeological Trust: no adverse comment

Natural Resources Wales: conditions suggested (landscaping, lighting) not considered relevant in the context of proposed demolition.

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

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 08 - Special Qualities

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

PPW11

TAN 24 - The Historic Environment

Constraints

Historic Landscape

Rights of Way Inland - within 50m

ROW Coast Path - within 10m

NPA Foreshore - within 25m

Potential for surface water flooding
Recreation Character Areas
Article_4_Directions
Affordable Housing Submarkets
Seascape Character Areas
Conservation Area Newport
Landscape Character Area

Officer's Appraisal

This is an application for conservation area consent for the demolition of the dwelling known as Bettws Bach, Parrog, Newport.

The demolition is required to allow the construction of replacement dwelling that is being considered under NP/20/0574. The existing later C20 dwelling is not of high architectural, aesthetic or historic merit – and it is considered that the proposed demolition would preserve the character and the appearance of the conservation area. Consent for the proposed demolition is therefore recommended, subject to a conditional requirement that NP/20/0574 goes ahead.

Background & Description

Bettws Bach is a later C20 dormer dwelling located between Bryn-y-don and Bettws, set within a deep plot above the coast path. The property, accessed via Feidr Brenin to the south is detailed with render, tiled roof and casement windows (including flat-roofed dormers). Old photos show that the property was originally clad in timber.

Relevant Planning History

NP/05/0648

Current Proposal

The proposal seeks the demolition of a building within the conservation area, this to allow development, which is under consideration (ref. NP/20/0574).

Key Issues

The application raises the following planning matters:-

- Legislative/policy requirements
- Impact of the demolition on the conservation area
- Control of demolition
- Biodiversity

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Legislative/Policy Requirements

S. 72 of the 1990 Listed Buildings and Conservation Areas Act refers to the control of demolition of buildings in conservation areas. TAN 24 states that applications for consent to demolish buildings within a conservation area should be assessed with a general presumption in favour of retaining buildings which make a positive contribution to the character and appearance of the conservation area. In cases where a building makes little or no such contribution, it is advised that a Planning Authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for redevelopment. The merits of any proposed development are material considerations in deciding whether consent should be given for the demolition of an unlisted building in a conservation area.

The accompanying application proposes a detailed scheme of development, which will be considered by the Authority's Development Management Committee.

Impact of the development on the conservation area

The demolition of the building is not considered to affect the character and appearance of the conservation area. The dwelling is typical of its period, has no special intrinsic character and makes little in the way of a positive contribution to the conservation area or its setting.

Control of demolition

It is a policy requirement that demolition should not take place until a contract for carrying out redevelopment work has been made and planning permission granted. As a result, a condition has been suggested that restricts demolition until a proposal for redevelopment has been approved and contracted.

Biodiversity

The PCNPA Ecologist advises that as bats were found to be using the property (both historic and present), a NRW species licence will be required.

Conclusion

The demolition is required to allow the development of the site for a dwelling that is being considered under planning application NP/20/0574. It is concluded that the proposed demolition would not harm either the character or appearance of the conservation area.

Recommendation

That conservation area consent be granted, subject to the approval of the planning application NP/20/0574 (including the approval of all associated reserved matters), and 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:

P01A

P02A

P03A

P09A

P10A

Heritage Impact Survey

Biodiversity Survey and Report

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. The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works for which planning permission has been granted under reference NP/20/0574 (including all associated reserved matters approval) has been made. The demolition works shall not take place more than 3 months before the commencement of these works. **Reason:** To ensure a proper standard of development and appearance in the interests of conserving the character and appearance of the conservation area.

4. No 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:-

- Protection of any trees on and immediately adjacent to the site for the duration of the development
- Details of any proposed landscaping
- Details of the implementation of the landscaping scheme

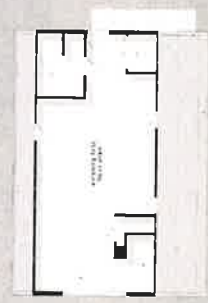
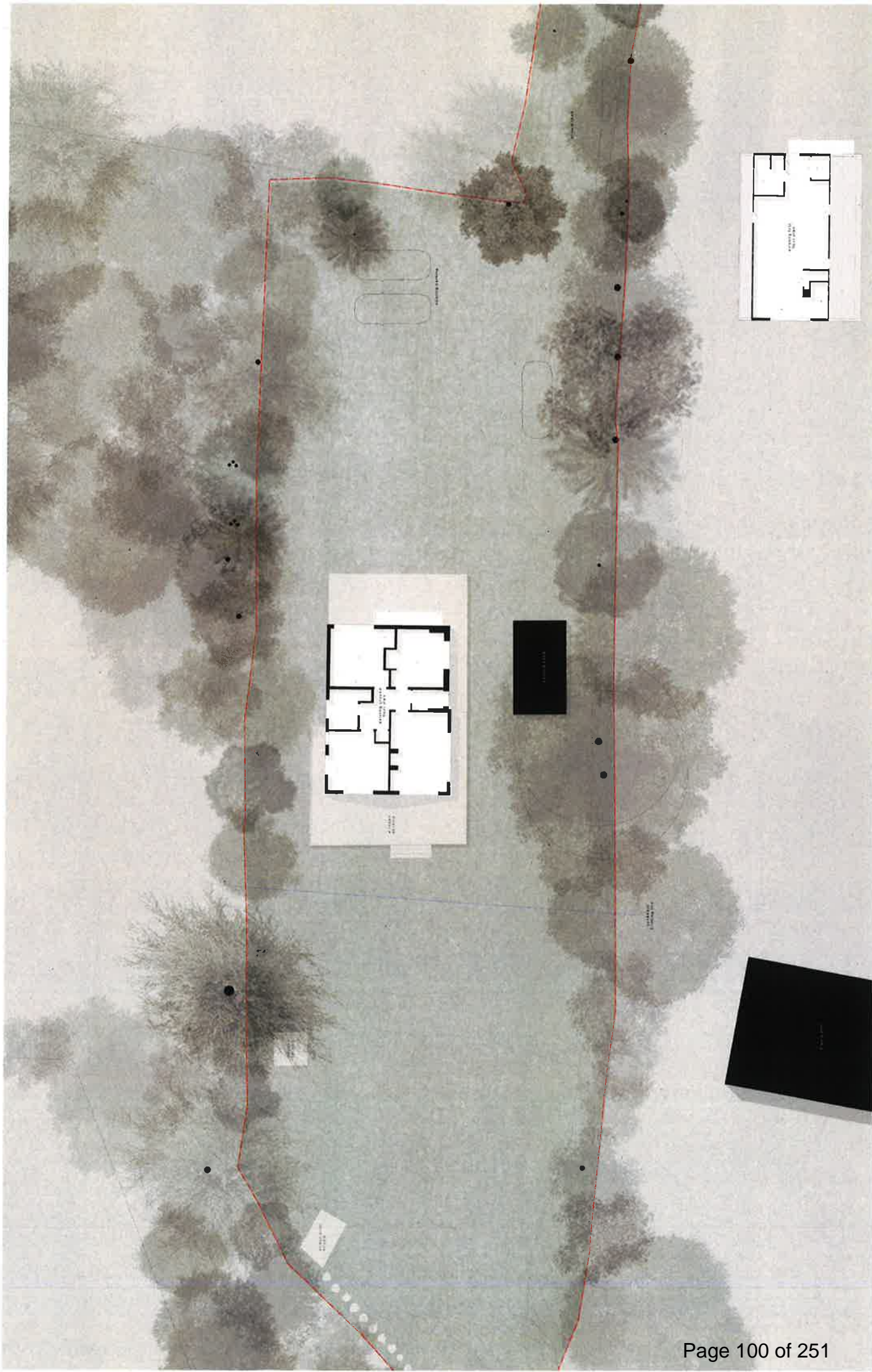
Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

5. Prior to commencement of works, this Authority shall be provided with a copy of a licence that has been issued to the applicant by Natural Resources Wales pursuant to the Conservation of Habitats and Species

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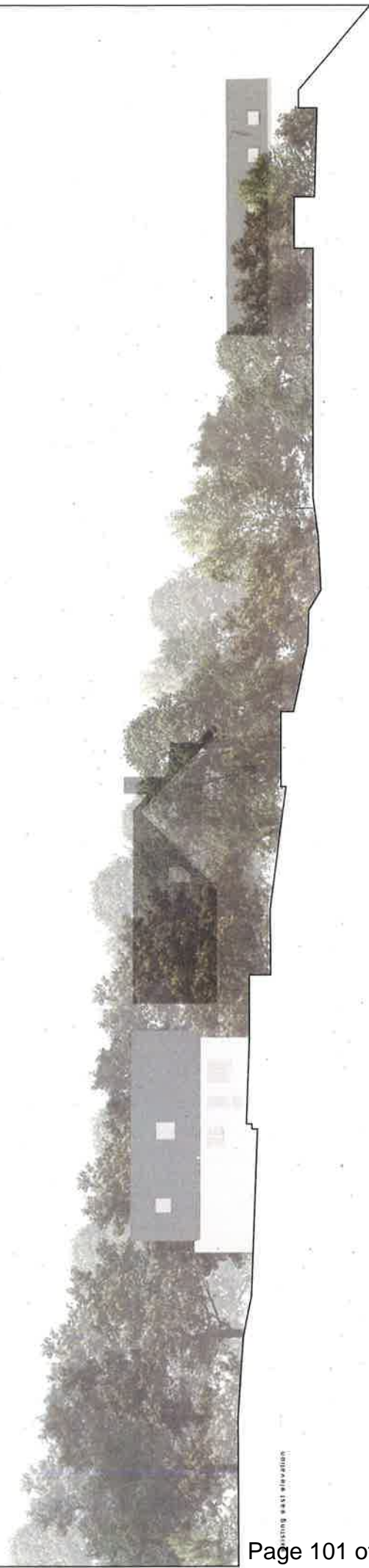
Regulations (2017) authorising the specified works to proceed.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park)





existing north elevation



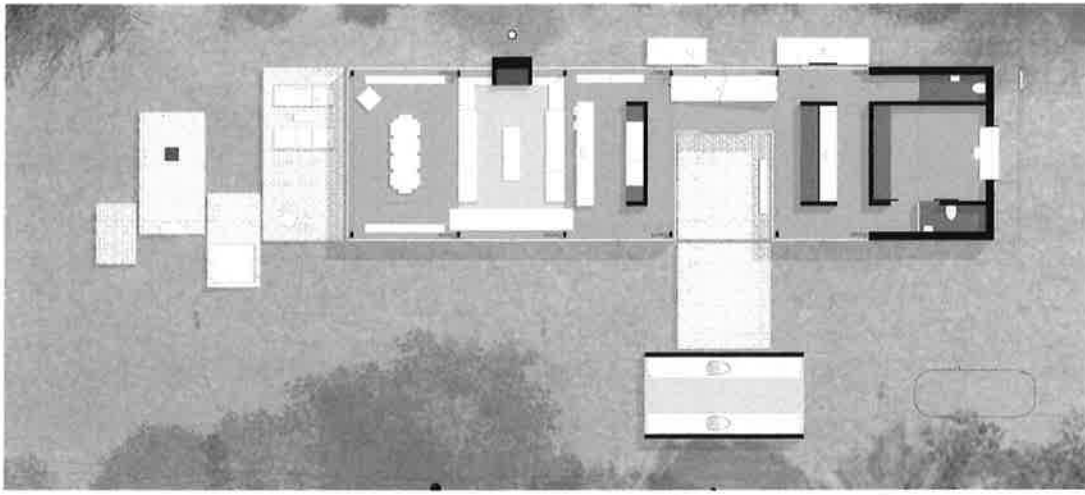
existing east elevation

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existing south elevation

existing west elevation



proposed original floor plan
1:100



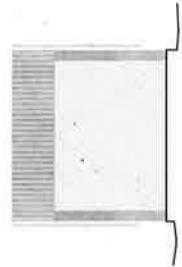
proposed east elevation



proposed west elevation

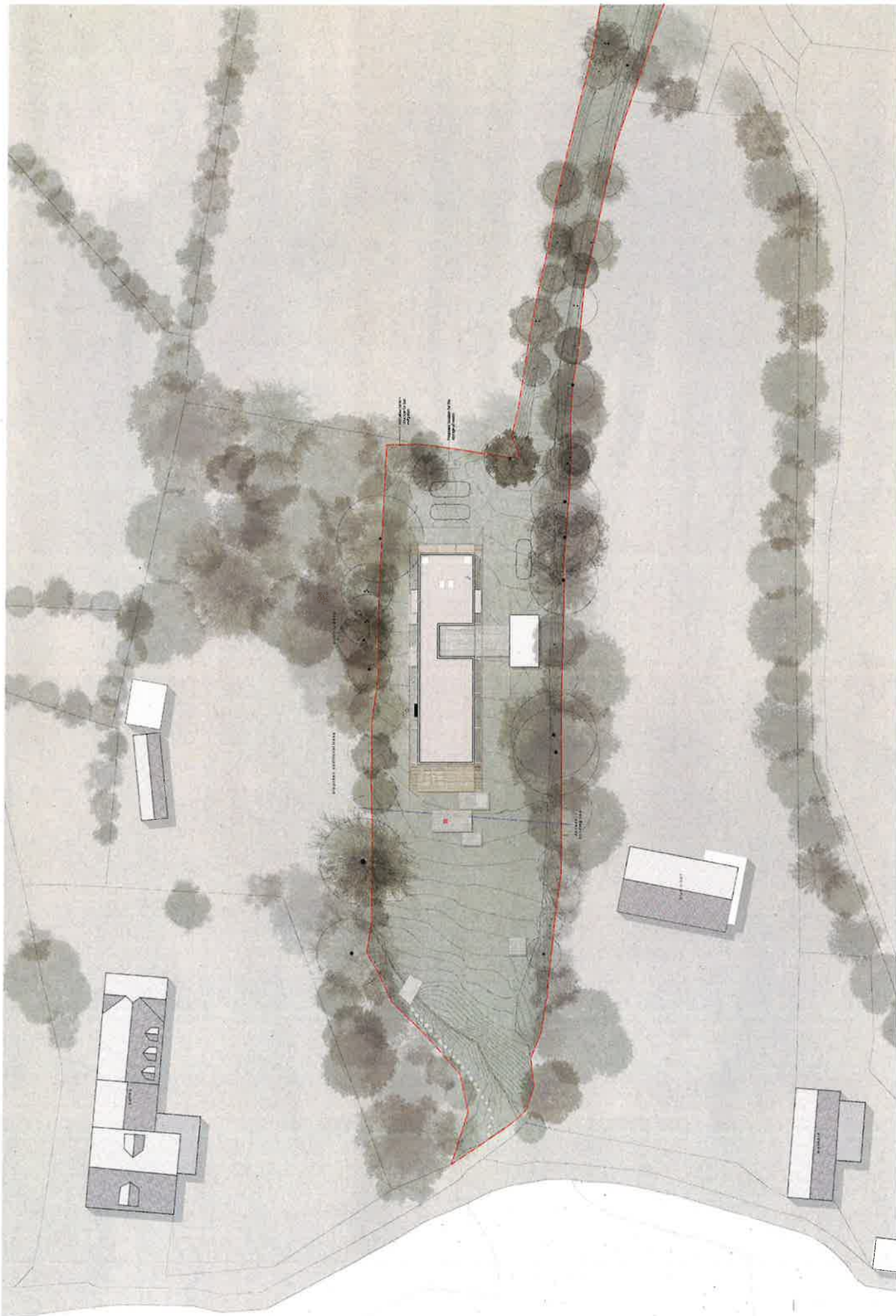


proposed north elevation



proposed south elevation

proposed Boat House elevations
1:50



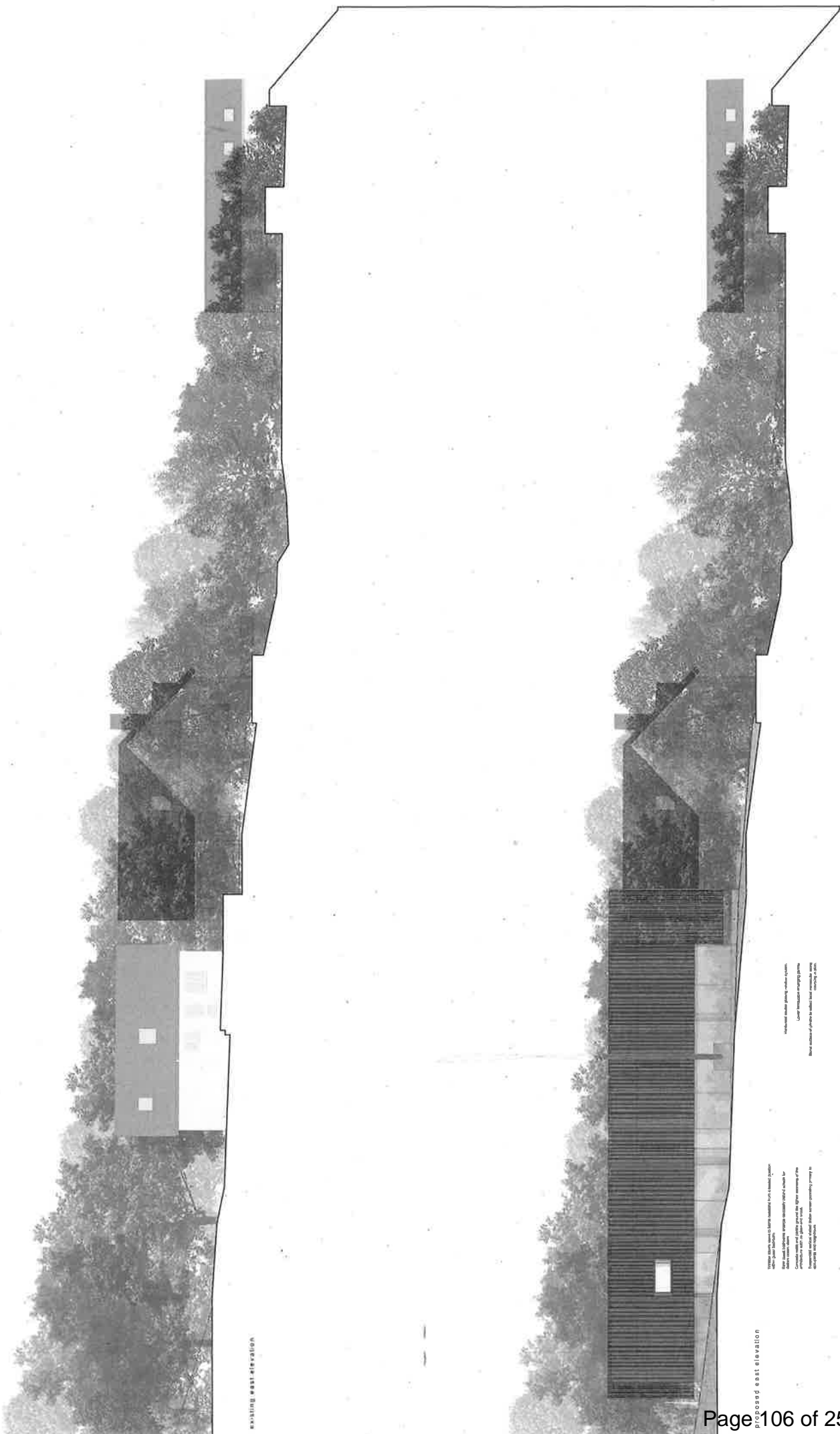


existing north elevation



proposed north elevation

1. All elevations are shown in perspective.
 2. The proposed north elevation is shown in perspective.
 3. The existing north elevation is shown in perspective.
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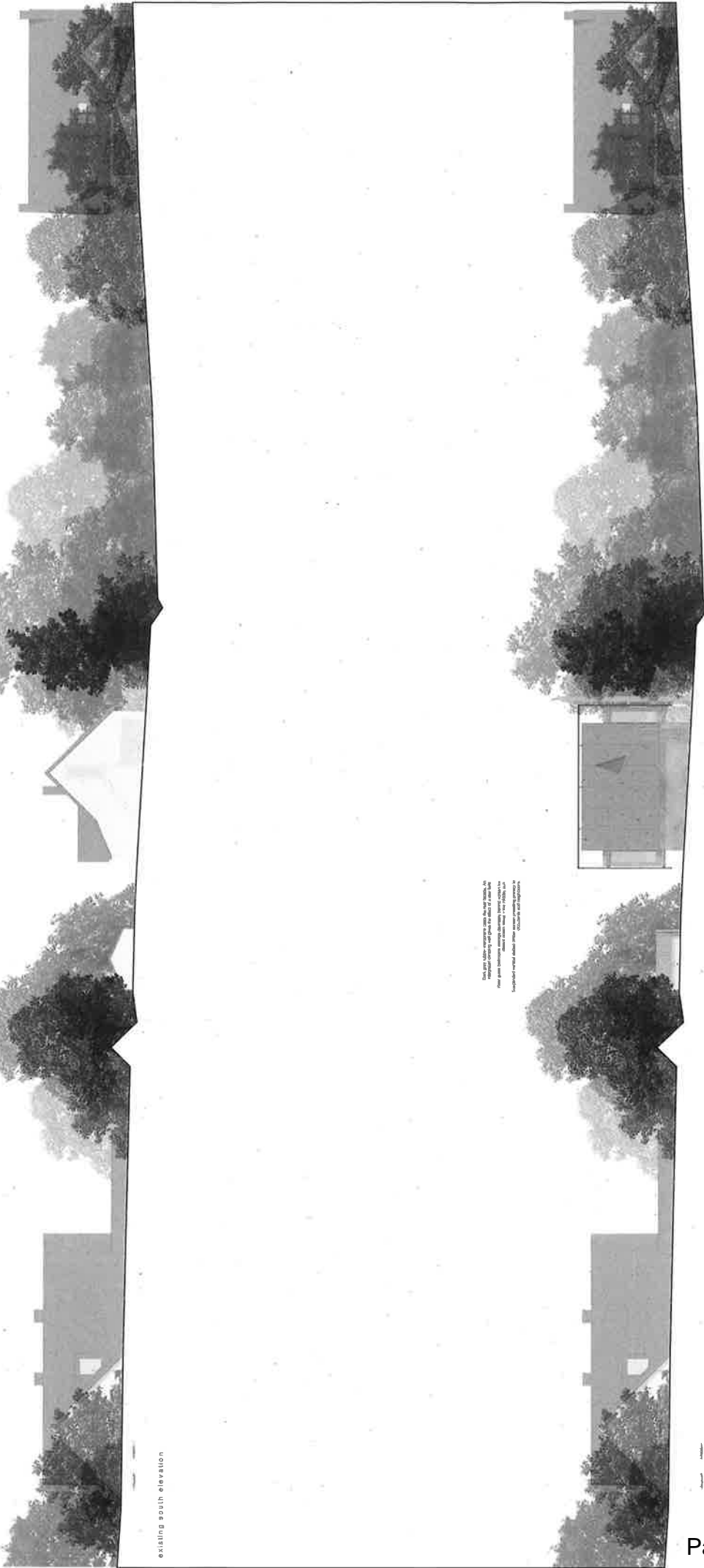


proposed east elevation

existing east elevation

Notes:
 1. All elevations are shown in black and white.
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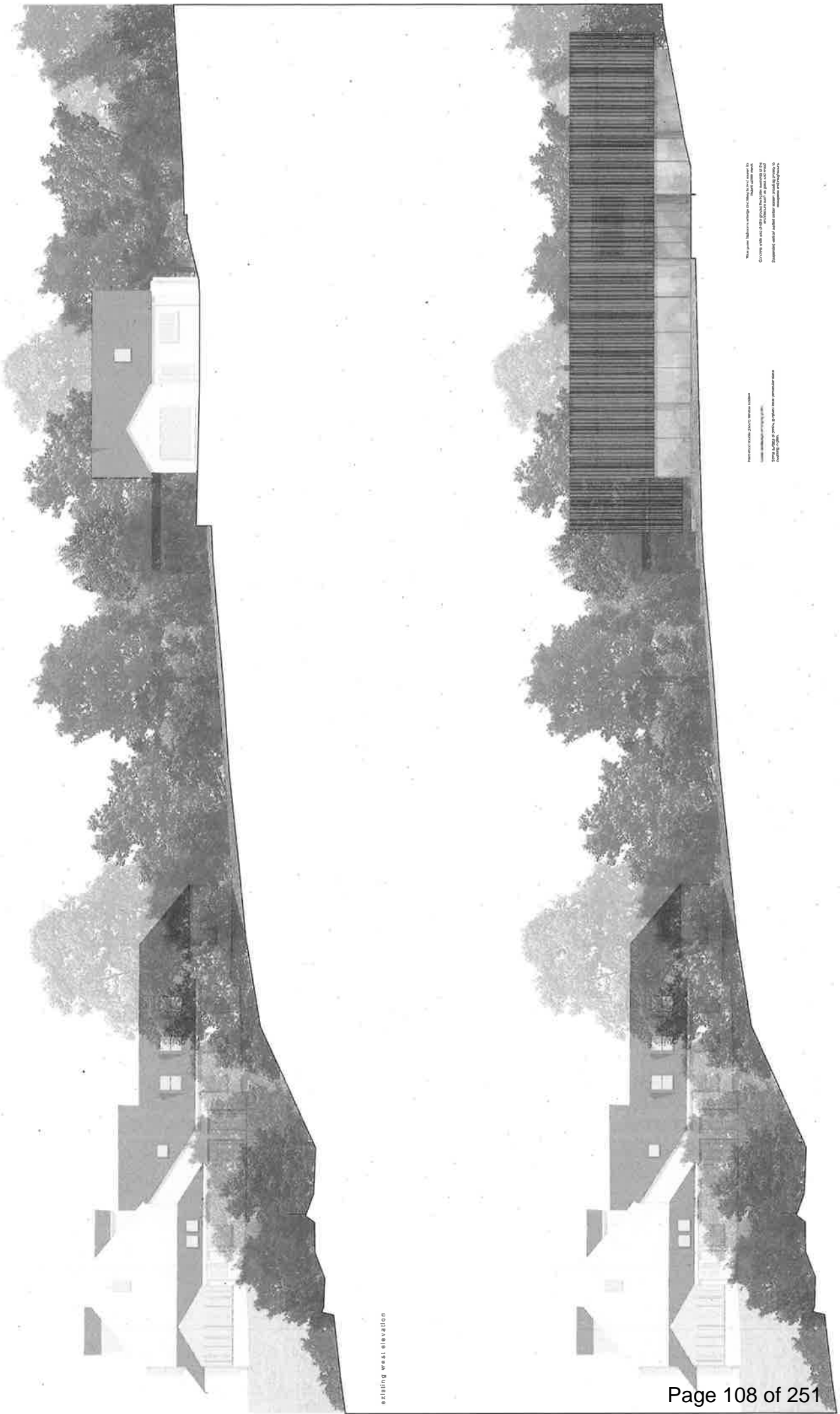


EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

This plan is subject to the provisions of the Act of 1990, which provides that any development which is subject to the provisions of the Act of 1990 shall be subject to the provisions of the Act of 1990.

Small text block containing technical or legal notes related to the drawing.



existing west elevation

proposed west elevation

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