

Application Ref: NP/21/0110/FUL

Case Officer	Kate Attrill		
Applicant	Mr Andrew Hebard		
Agent	Mr Tomas Kinver, Kinver Kreations Ltd		
Proposal	Replacement Dwelling		
Site Location	Pen-castell, Moylegrove, Pembrokeshire, SA43 3BU		
Grid Ref			
Date Valid	25-Feb-2021	Target Date	21-Jul-2021

This application is being brought back to Planning Committee due to the Local Member having called it in under the call-in process and following a site visit on the 21st June.

Consultee Response

Nevern Community Council: Recommend Refusal - 10/05/2021 - Further objection letter received from Nevern & Moylegrove CC

Dyfed Archaeological Trust: Conditional Consent

Dwr Cymru Welsh Water: Observations

CADW - Protection & Policy: No objection

PCC - Drainage Engineers: Conditional Consent

PCC - Transportation & Environment: No Objection

PCNPA Planning Ecologist: Further information required

PCNPA Buildings Conservation Officer: Observations

PCNPA Park Direction: Observations

PCNPA Access Manager: Conditional Consent

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.

A number of letters of support and objection have been received. 5 letters of support from neighbouring properties have been received, whilst 48 letters of objection have been received in addition to the objection from Nevern Community Council.

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

Pembrokeshire Coast National Park Authority
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LDP2 Policy 10 - Sites and Species of European Importance
LDP2 Policy 13 - Welsh Language
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 46 - Housing
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
PPW11
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

Special Area of Conservation - within 500m
Site of Special Scientific Interest - within 50m
Heritage Coast - within 100m
Rights of Way Inland - within 50m
Ancient Monument - within 500m
ROW Coast Path - within 10m
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas
Within Site of Special Scientific Interest consult NRW / Planning Ecologist_20m
Landscape Character Area
Special Area of Conservation - within 50m

Officer's Appraisal

Site and Context

The site of Pencastell lies above Ceibwr Beach on the cliffs to the north west of Moylegrove.

The site is in an exceedingly prominent and sensitive location of the National Park. The top of the gable end of the existing dwelling is just visible from the beach at Ceibwr whilst the principal views of the site will be from the adjoining Coastal Path which runs along the eastern side of the dwelling. The adjoining land is also designated as Heritage Coast.

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Historically, the property is believed to have been four agricultural workers dwellings which were converted to a single dwelling early last century, but which has also been extended and modernized in more recent years. The current property has three bedrooms, a large wrap around conservatory and a double attached garage.

Relevant Planning History

NP/99/0272 Extension to form conservatory – Approved

Description of Proposal

The application has been significantly revised since its first submission by:

1. Reduction of Ridge Heights (Reduced Pitch angle of all roof slopes from 45deg to 35deg)
2. Proposed Aluminium Clad Roof Ridge Height Reduced by 1300mm
3. Proposed Slate Roof Ridge Height Reduced by 990mm
4. Garage Roof (now slate) Roof Ridge Height Reduced by 2050mm
5. Garage First Floor Omitted & Garage external steps
6. Garage Footprint Reduced by 12sqm [650mm shorter and 950mm narrower]
7. Garage has been moved 1500mm closer to the proposed house
8. Omission of rooflight facing sea on main house
9. Omission of all rooflights from garage
10. Omission of cladding from garage elevations
11. Cladding Colour changed to Dark Grey (from Copper).

The application now proposes a replacement dwelling with three bedrooms at ground floor level and a further two bedrooms at first floor level. A new double detached garage is also proposed.

The roof of the proposed replacement dwelling has been arranged in three different forms, the highest two storey section with zinc cladding, a lower slate roof, and then a flat grassed roof over the western and southern end with a buttressed chimney on the far south alongside the glazed ground floor.

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
- Access and Parking
- Biodiversity
- Land Stability
- Land Drainage
- Other Material Considerations

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*.

There are two statutory duties and purposes of the National Park

1. conservation of the natural environment and
2. access for the public.

The Sandford Principle, (named after Lord Sandford who chaired a National Park Policy Review Committee) has established that when there is a conflict between the purposes of conserving natural beauty and public enjoyment, the conservation of the natural landscape must take priority.

This principle highlights the responsibility of planning to ensure that development proposals sit gently within the natural landscape of the National Park, and do not detract from its enjoyment.

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 Built Conservation Officer for the National Park has made the following comments: *I note the comments of Nevern Community Council and whilst I have no objection to the principle of rebuilding, the proposed design does not respond well to the prominent site. A rebuild of traditional modest proportions seems appropriate here in the interests of conserving the National Park.*

The first proposal received during the course of this application sought to use a very modern palette of building materials with a contemporary design.

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Upon revisions, certain elements of the design have been altered, principally the materials, to make the building more recessive in the landscape. Some ridge heights have also been reduced to reduce the potential landscape impact.

However, the design proposed does not accord with the policies above to enhance the landform or landscape character of the National Park, and apart from the slate roof, does not incorporate traditional elements of design. It has a somewhat industrial appearance rather than domestic, and as such does not respect the character of the current dwelling or any dwellings in the local area.

The raising of the roof height; the breaking up of the length of the building with different roof materials combined with the further extension of the footprint of the building and the large ground floor areas of glazing does not give rise to a cohesive design which is considered to be sympathetic to this location. The house will be much more visible on the landscape by being raised to two storey, and also visible from Ceibwr Bay. The proposal is considered to be likely to cause significant visual intrusion and to look very much at odds with the surrounding landscape and is therefore contrary to Policies 8 and 14.

It would also fail to meet the aspirations of LDP Policy 29 which requires development proposals to be well designed in terms of place and local distinctiveness and with Policy 30 which states that development should not be visually intrusive or of a scale incompatible with its surroundings.

Access and Parking:

The Highways Authority have been consulted in respect to any potential impact on traffic or highway safety and their comments are copied below.

'This dwelling is about 380 metres further west than the termination point of the Unclassified Lane, which in turn is about 580 metres further west than Tre-Rhys farm. This means that traffic probably approaches from Croft on the TRA487, and that there will be greater links with St Dogmaels and Cardigan. It is not clear if any means of vehicle access still exist from Ceibwr Bay and Moylegrove, by going over a ford and along the Coast Path route.

The parking/turning area at the end of the driveway will be improved in size'.

Subject to the imposition of a condition requiring parking and turning to be provided prior to occupation the application is considered to comply with Policies 59 & 60 of the Local Development Plan.

Biodiversity:

To comply with Planning Policy Wales (2021) 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 with the submitted ecological report and her final comments on the revised scheme will be verbally reported to Committee.

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She has also commented that It will also need to be made a condition of any consent that a lighting scheme is submitted prior to installation and that these details could be included in any revised drawings submitted to avoid the need for further conditions.

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.

Other Material Considerations: Dyfed Archaeological Trust

Dyfed Archaeological Trust have commented that that the site in question lies immediately adjacent to the nationally important Iron Age Promontory fort of Pen Castell (PRN 1043; PE 212). Due to the proximity of these proposals to the historic asset, it is possible that this development may have an impact upon the setting of the statutorily protected monument.

'We note the submitted desk-based assessment in support of this application and can confirm that it meets current requirements. Having now reviewed this document we are in agreement that potential exists for surviving buried archaeological deposits and that further archaeological mitigation is therefore appropriate. In view of the above, it is therefore possible that buried archaeological features could extend into the application area where any ground works for the proposed development could reveal and destroy buried archaeological remains. Consequently, in order to protect potential archaeological interests, we recommend that should consent be given, a WSI condition should be attached to the above application.'

Should the application be recommended for approval, a condition to ensure a written scheme of investigation for archaeology would need to be imposed.

CADW have confirmed that they have no objection to the scheme and believe it will not have an impact on the setting of the Scheduled Ancient Monument.

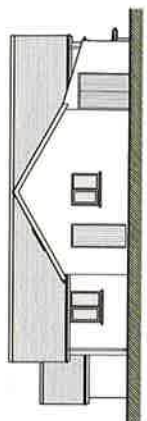
Conclusion

The proposed replacement dwelling fails to enhance the natural landscape and is considered likely to cause significant visual intrusion, and as such is considered contrary to Policies 1, 8, 14, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan.

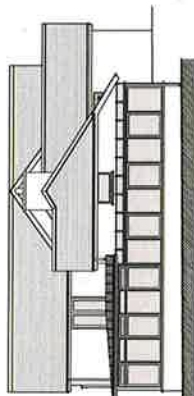
Recommendation

REFUSE, for the following reason(s):

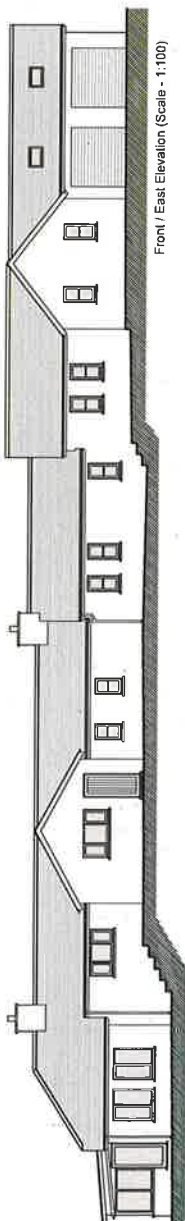
1. The development is located in a prominent and sensitive location, the proposal is considered to be of an inappropriate design, visually inconsistent and lacking any traditional or vernacular design features. It will cause harm to the special qualities of the National Park, contrary to Policies 1, 8, 14, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan.



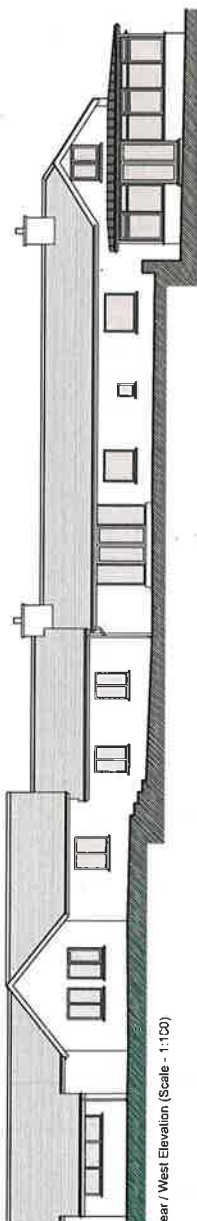
Side / North Elevation (Scale - 1:100)



Side / South Elevation (Scale - 1:100)



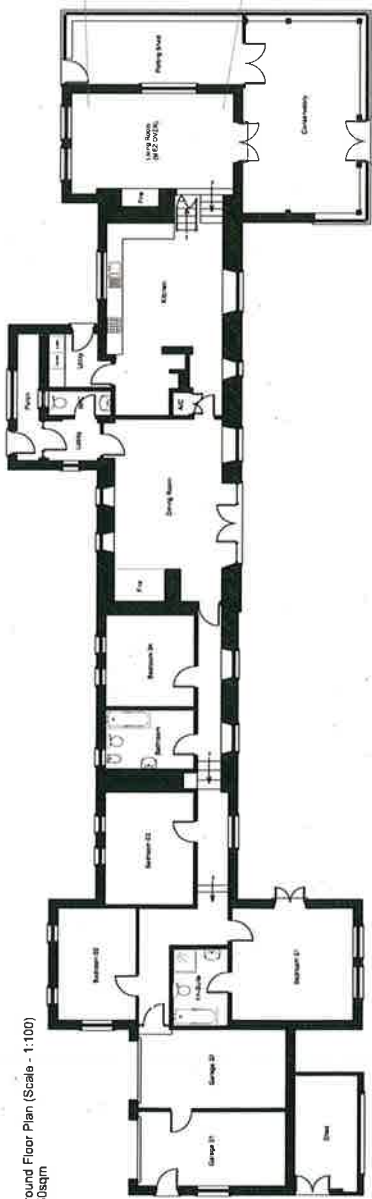
Front / East Elevation (Scale - 1:100)



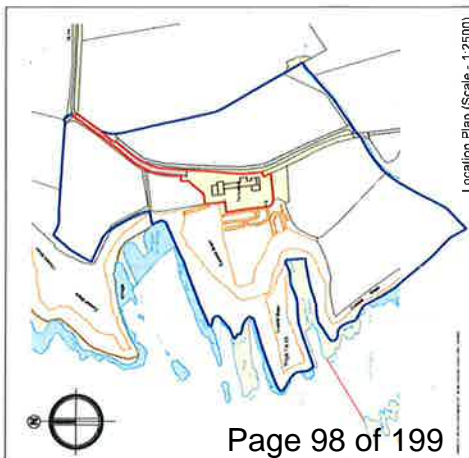
Rear / West Elevation (Scale - 1:100)



Mezzanine Floor Plan (Scale - 1:100)



Ground Floor Plan (Scale - 1:100)



Location Plan (Scale - 1:2500)



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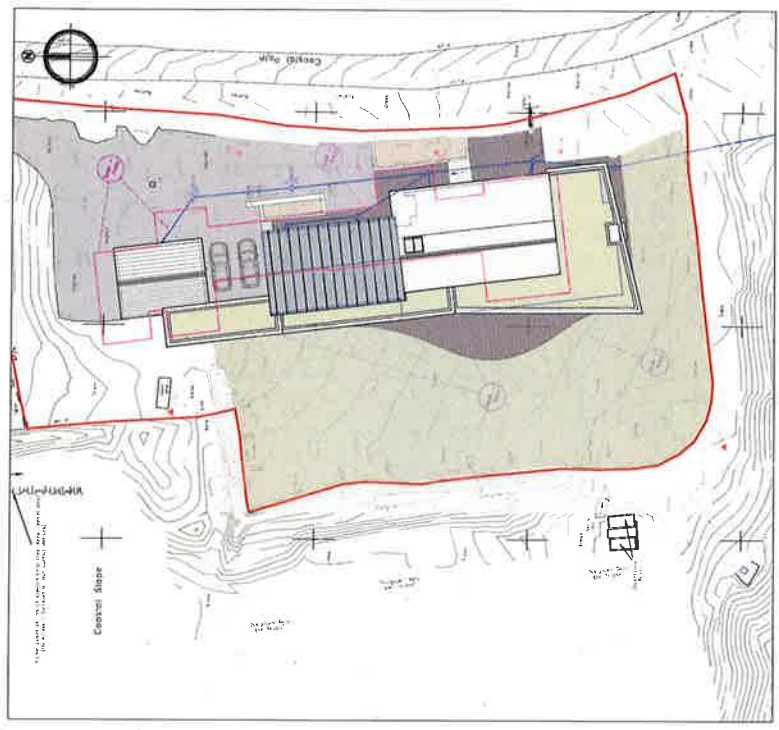
Mr. Thomas J. Kinver
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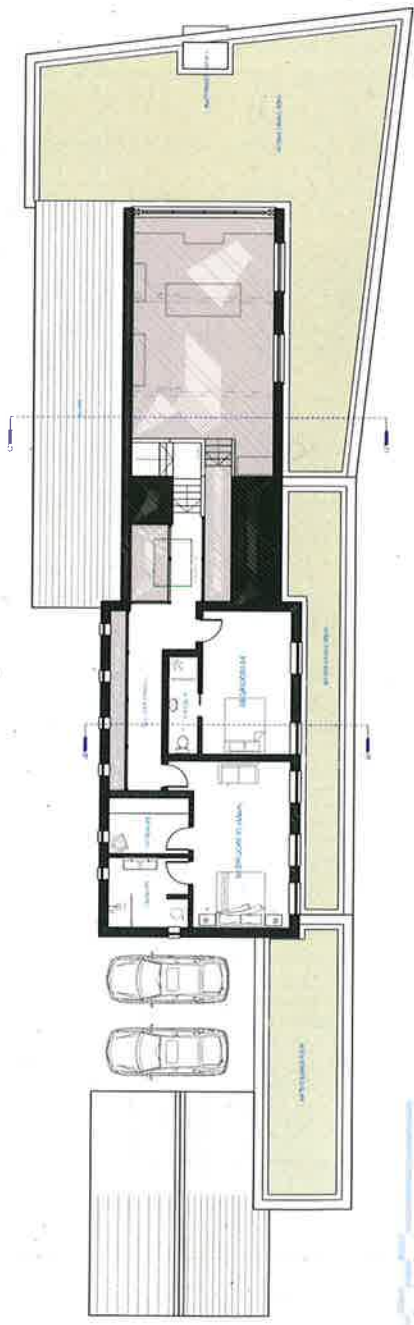
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Client:	
Architect:	
Structural Engineer:	
Planning Consultant:	
Site Supervisor:	
Contractor:	
Project Manager:	

Project No: GA02
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 Project Manager:

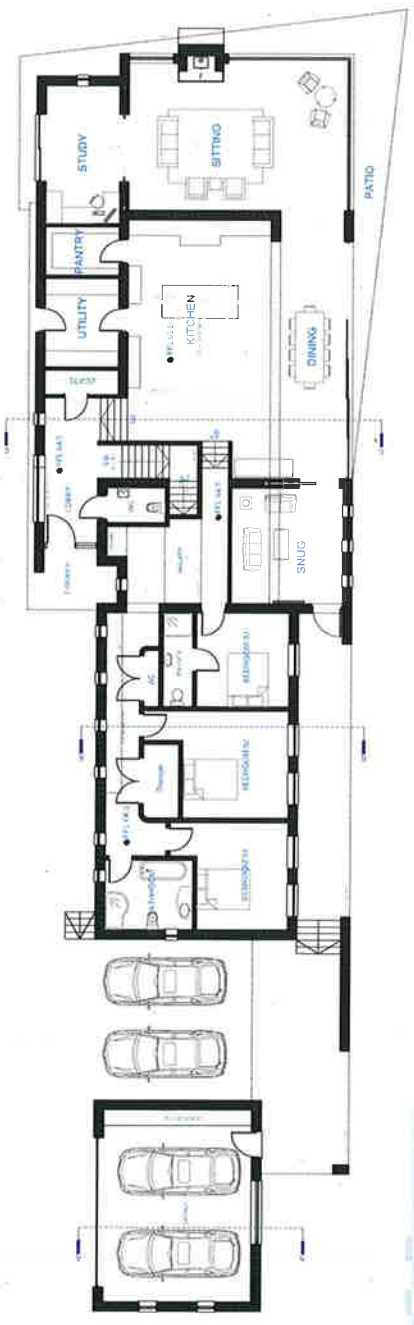




Site Plan (Scale - 1:250)



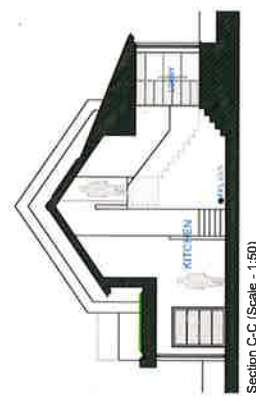
First Floor Plan (Scale - 1:100)
House - 93 sqm



Ground Floor Plan (Scale - 1:100)
House - 328 sqm
Garage - 49 sqm

Please note the following amendments:

1. Reduction of Ridge Heights (Reduced Pitch angle of all roof slopes from 45deg to 35deg)
2. Proposed Aluminium Clad Roof Ridge Height Reduced by 1300mm
3. Proposed Slate Roof Ridge Height Reduced by 990mm
4. Garage Roof (now slate) Roof Ridge Height Reduced by 2050mm
5. Garage First Floor External & Garage external steps 12sqm
6. Garage Footprint Reduced by 1650mm (width) and 950mm (narrower)
7. Garage (narrower and 950mm narrower) closer to the proposed house
8. Omission of north light 1500mm high sea on main house
9. Omission of all lights from garage
10. Omission of cladding from garage elevations
11. Cladding Colour changed to Dark Grey (from Copper).



Section C-C (Scale - 1:50)



Section B-B (Scale - 1:50)



Section A-A (Scale - 1:50)



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Project No: 19/00000
 Drawing No: GA03
 Drawing Title: As shown

Project No:	19/00000	Revision No:	
Client:	Mr & Mrs [Name]	Drawn by:	[Name]
Project Name:	19/00000	Checked by:	[Name]
Project Address:	[Address]	Project Status:	PLANNING
Project Description:	[Description]	Project Manager:	[Name]





Site Plan (Scale - 1:250)

- 01 Garage & Annex over
- 02 Footprint of existing home
- 03 New Dwelling
- 04 Living Roof canopy
- 05 Coastal Slope
- 06 Sea
- 07 Footpath
- 08 Parking & Turning/Drive
- 09 Existing Lawn
- 10 Patio
- 11 Wind Habitat



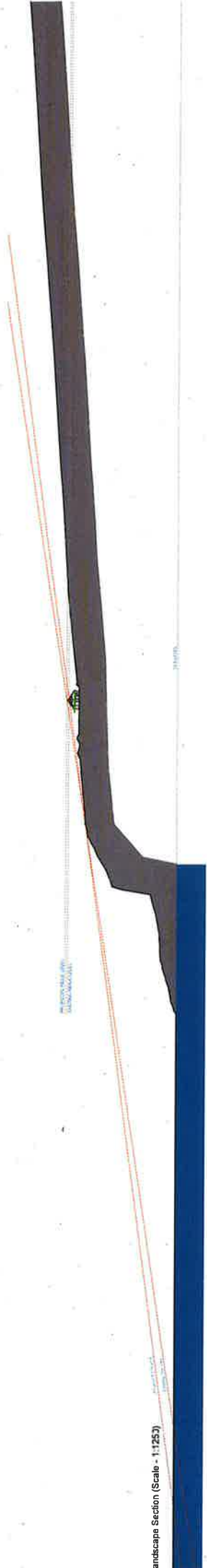
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 Mr. Thomas J. Kinver
 Reg. No: 104717808. POB: POB: CEV. ANASTAS
 Chartered Building Practitioner
 Chartered Surveyor (MRICS)
 Chartered Building Engineer (MBE)
 Chartered Construction Manager

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project title	POB CEV
drawing no	GA05
scale	As shown
project no	
drawn by	
checked by	
date	
revision no	
revision	

16 Zebra Way
 Park Road, Walsingham
 Norfolk, NR23 7BP
 drawing status: **PLANNING**
 Drawn by: S. D. Dine





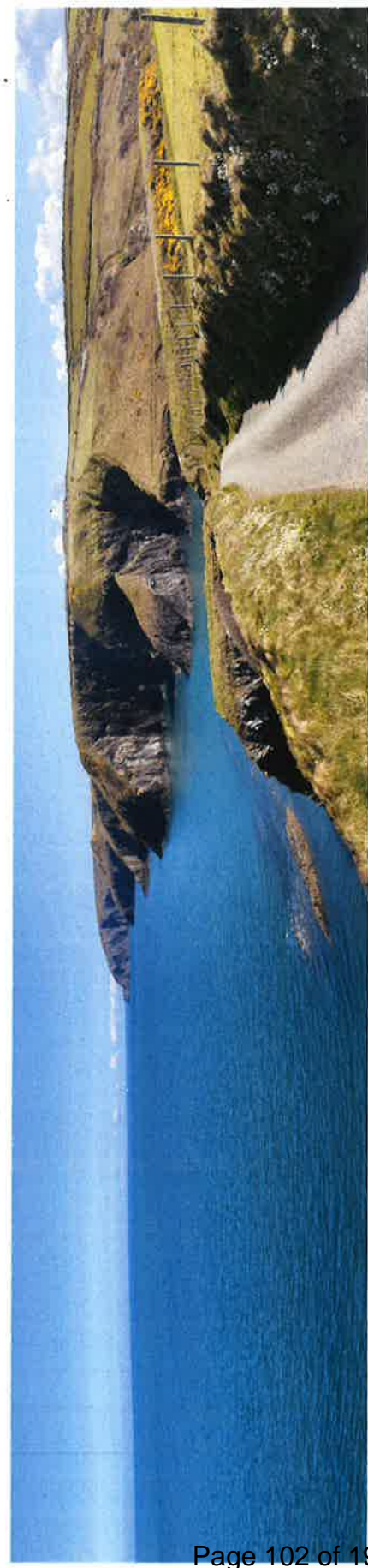
Proposed Aerial View From North East



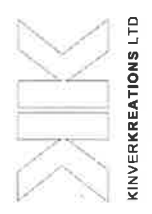
Proposed Aerial View From South West



Proposed Montage From South West



Proposed Panoramic View From Coastal Path



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Project Title: **Pen Coastal**
 Drawing No: **GA06**
 Scale: **As Shown**

Project No: **18/0125**
 Design By: **JK**
 Checked By: **JK**
 Date: **25/07/2018**

Drawing Status: **PLANNING**
 Drawing Description: **Proposed Section 3D Impact**

