

**Application Ref: NP/21/0015/FUL**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr R Jones		
<b>Agent</b>	Mr G Blain, Gerald Blain Ltd		
<b>Proposal</b>	Change of 6 touring caravans to 6 static caravans, associated external works including ecological and landscaping enhancements.		
<b>Site Location</b>	Wynd Hill, Manorbier, Tenby, Pembrokeshire, SA70 7SL		
<b>Grid Ref</b>	SS07589829		
<b>Date Valid</b>	08-Feb-2021	<b>Target Date</b>	04-Apr-2021

This application is before the Development Management Committee at the request of the Director of Planning and Park Direction.

**Consultee Response**

**Manorbier Community Council:** Objecting  
**Dwr Cymru Welsh Water:** No objection  
**Natural Resources Wales:** No objection  
**PCC - Drainage Engineers:** Conditional Consent  
**PCC - Transportation & Environment:** Conditional Consent  
**PCNPA Park Direction:** Conditional Consent  
**PCNPA Tree and Landscape Officer:** Conditional Consent  
**Coal Authority:** No adverse comments  
**PCNPA Planning Ecologist:** Observations

**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.

Several letters have been received which raise the following aspects:

- Flooding risk from site and proposed pond
- Potential for wider site to be used for camping in the future
- Foot path concerns
- Proposal conflicts with policy 41
- Privacy concerns from static caravans
- Loss of view and outlook

The above aspects have been addressed within the main report except for the potential for the wider site to be used for camping in the future as this is not a material consideration on this application and will be considered under a separate application if proposed in the future. In addition the loss of a private view/outlook from a residential dwelling is not considered to be a material consideration in planning terms.

### **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 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 38 - Visitor Economy

LDP2 Policy 40 - Self-catering development

LDP2 Policy 41 - Caravan, Camping & Chalet Development

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG02 - Coal Works - Instability

SPG06 - Regionally Important Geodiversity Sites

SPG08 - Seascape Character

SPG09 - The Cumulative Impact of Wind Turbines

SPG10 - Archaeology

SPG13 - Parking Standards

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 10 - Tree Preservation Orders

TAN 11 - Noise

TAN 12 - Design

TAN 13 - Tourism

TAN 15 - Development and Flood Risk

TAN 18 - Transport

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**

#### **Background and History**

The site is situated to the south of the A4139 to the north east of Manorbier and close to the junction of the main road to the B4585 leading to Skrinkle. The site is screened to the north, east and west by existing buildings, trees and field boundaries but is exposed to the south where it is seen prominently on the ridgeline with a mature landscape backdrop.

This site has a Certificate of Lawfulness for 6 touring caravan pitches and toilet block for use from 1<sup>st</sup> March to 30<sup>th</sup> November.

#### **Current Proposal**

Planning approval is sought for the change of 6 touring caravans to 6 static caravans, associated external works including ecological and landscaping enhancements.

#### **Key Issues**

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping and Biodiversity
- Land Drainage and Flooding

#### ***Policy and Principle of Development:***

Correspondence has been received which raises the concern that the proposal is contrary to Policy 41 of LDP 2.

Policy 38 of LDP2 is the strategy policy for visitor economy and allows for limited caravan, camping and chalet development. Further detail is set out in Policy 41 of the Plan which allows for new pitches and changes of pitch types within existing sites, away from the coast and Presellis and in locations not intervisible with them.

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The policy is based on a study undertaken in 2015 to examine the capacity of the National Park landscape to absorb additional camping and caravanning development and now forms Supplementary Planning Guidance to LDP2.

The site is within landscape character area 4 as set out in the SPG. The sensitivity of this area is linked to the generally undeveloped coastal edge and associated slopes, the ridge slopes to the north, the open character of the landscape and the Registered Historic Landscape. The summary of the capacity states that there is no further capacity for development where there are existing clusters of sites as they already affect the landscape character and further intensification would lead to cumulative impact. It is recognised that there may be potential for small sites away from the coast in flat, enclosed locations which are not overlooked and preferably outside of the Registered Historic Landscape.

Whilst the wider application site area extends further, the northern field currently used for the touring caravan pitches and proposed static pitches measure approximately 0.5ha. In the context of the SPG the site is a small to medium size to which there is 'medium sensitivity' indicated. Within this context the SPG identifies that the landscape is susceptible to change but officers consider that there is some potential to accommodate the relevant area of development in this site without significant character change or adverse effects on the special qualities of the National Park.

Policy 14 of LDP2 seeks to conserve and enhance the National Park by preventing development that would have an unacceptable adverse effect on the qualities and landscape of the National Park, including those causing visual intrusion.

This application site also includes additional landscaping as part of the field immediately to the south and north of the land currently used as a touring caravan site, within which a new pond, woodland, wildflower meadow, screen planting, hedgerow planting and an orchard are proposed. These elements of the application would significantly assist in screening the proposed static units, potentially improving the situation whereby the currently permitted touring caravans are exposed and prominent in the landscape.

The acceptability of introducing the landscaping elements into the landscape here have been fully considered by the Authority's planning ecologist and NRW. CADW and Dyfed Archaeological Trust have also been consulted in terms of potential impact on the Registered Historic Landscape and a further response on these consultations will be provided at the committee meeting. The overall proposal is considered by officers to enhance the area in terms of screening and have the ability to visually contain the proposed change of use of the caravan units to more permanent static units. This would further be assisted by using appropriately coloured caravan units.

Therefore, the proposal including the improved landscaping to the site, is considered to be compatible with the policies of LDP2. The principle of the development is also considered acceptable.

### *Visual Amenity and Special Qualities of the National Park*

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Manorbier Community Council have indicated that the application should be refused as proposal will result in static caravans on the skyline as you enter Manorbier.

Policy 8 of LDP2 is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Particularly relevant to this application area priority a) sense of remoteness and tranquillity is not lost and wherever possible enhanced and c) pattern and diversity of the landscape is 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 fail to incorporate important traditional features.

Policy 29 of the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP2 seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The application site lies within Landscape Character Area 4 (Manorbier/Freshwater East) as defined by the Landscape Character Assessment (LCA) Supplementary Planning Guidance (SPG). The area's special qualities are listed in this document, one of which is as follows:-

*'There is a very strong historical and cultural sense of place here, which is very different from that encountered in north and west Pembrokeshire, typified by the Medieval open field system which has survived remarkably well in the area - the stripfields which lie either side of the Ridgeway between Lamphey and to the south of St Florence. The wealth of historical and archaeological sites documented means that extensive areas of historic landscapes have an outstanding value attributed to them. Of particular note are the medieval buildings: the Lamphey Bishop's Palace, a moated house site at Hodgeston and the extremely well preserved manorial landscape of Manorbier, with its imposing castle dominating the village scene, the prominent church and a dovecote. The historical value in turn supports'*

Within this LCA caravan sites and modern housing are noted as visual detractors and management guidelines include measures to improve the integration of tourism development into the landscape and regular cyclical management of hedgerows.

The applicant has submitted a landscaping scheme in order to attempt to provide mitigation against the visual impact of the proposed 6 static caravans. Whilst the site boundaries comprise hedgebanks with trees which are mainly to be retained, the boundary to the south is completely open at present.

In terms of landscaping, the application proposes a good level of new soft landscaping throughout the site which will increase the screen planting around the caravan site and especially to the southern boundary, this also includes some central

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planting areas and wildlife areas with the aim of improving the environmental benefit of the site and its setting in the surrounding landscape.

In terms of the impact of the development on the wider setting, it is considered that the proposal to allow 6 static caravans in place of seasonal touring pitches would result in a small extension to the built form of the existing site, outside of the rural centre and has the potential for detriment impact of the rural character of the area without the proposed level of landscaping being provided within the current scheme.

The proposed static caravans will measure 12.19m in length by 6.09m in width and reach a maximum height of 4.70m. Each caravan will have a private deck area and will be finished with an option of timber cladding or composite cladding to three different colour options, UPVC glazing, and dark metal roof covering.

Medium views of the host site and adjacent caravan sites are afforded from the coast path route to the south which passes the entrance to the MOD site. Whilst

The development would result in all year-round static caravans which, due to their position, layout, design, materials and associated landscaping will be less prominent in the landscape than the existing touring caravans when located on the site.

In addition the agent has provided further information on the proposed materials and colours to be used for the proposed static caravan units and associated decking areas. Officers consider that Sierra Brown panels are likely to be recessive and less visible than the paler Sandalwood or Acadia and is therefore preferred for the walls and decking and this will be secured through a planning condition.

Therefore, it is considered that the scheme can be supported in terms of its impact on the visual amenity and special qualities of the National Park.

### *Siting and Sustainable Design:*

The siting of the 6 static units and associated works are considered to be appropriate in this instance and will result in a layout that provides a good degree of separation between units and an orientation which respects each unit's privacy within the site. The design of these units is also considered to be acceptable and provides a good level of insulation to each unit.

### *Amenity and Privacy:*

Correspondence has been received which raises concerns on privacy impact from the proposed static caravans on existing residential properties.

Policy 30 of LDP2 refers to matters of amenity, and requires proposals to be appropriate to where people live and work, compatible with its setting, should not lead to an increase in traffic, odour, noise or light, and should not be visually intrusive.

Officers do not share the above concerns on the proposed development given that the nearest residential dwelling which are not in the control of the applicant is

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53metres to the west and is well screened from mature landscaping. Other residential properties are located to the south and these are some 170metres and 300metres away and whilst these are at a lower level to the development the distances indicated are considered to be such that they would prevent any adverse privacy impact from the development on these properties.

Having regard to the above the proposed development is considered to be acceptable in terms of amenity and complies with policy 30 of the LDP2.

### *Highway Safety and Access:*

Correspondence has been received which raises concerns on an existing footpath through the south of the site leading onto the B4585 road which gives access between Manorbier and the residential estates at Skrinkle.

In Highways terms, it is considered that there can be a safety “gain” in having holiday makers mostly use cars. Otherwise, they are towing long caravan units in and out on an almost day-to-day basis during the holiday season. Extending the holiday season does not mean that peak time traffic is increased. The wall on each side of the access is low which provides fairly good visibility. The highway officer is not clear whether there is any previous control to limit the height of the front boundary walls so suggests a condition is added with this application, so that it can be enforced in the future if needed to be. No concerns have been raised in respect of the existing footpath as previously mentioned above so therefore this aspect is not considered to raise any concerns from a highway safety aspect.

### *Landscaping and Biodiversity:*

The open and rolling nature of the topography of the land to the south, towards Manorbier Youth Hostel leaves the site exposed for long distances towards the coast. Extension of the use of the site through the winter months is likely to increase exposure of caravans, including in closer views to the south-west and east without a robust landscaping scheme.

The proposed landscaping is welcomed and the additional planting and wildlife pond would ensure biodiversity enhancements for the site. Although the landscaping scheme does include some species not native to Pembrokeshire, these would not be out of character for the proposed development. However, the replacement of Box with an alternative native shrub would be welcomed as this would be more likely to support a greater number and diversity of species.

The inclusion of some native Oak where tree planting is proposed would also be welcomed. The wildflower meadow areas should be seeded using, where possible, locally source seeds, but as a minimum all seeds included in the mix should be native to the area. The wildlife pond should also only include native species, links have been included below which include advise on how to create wildlife ponds.

The proposed landscape plan is acceptable in principal; although there are some non-native species proposed; these would be acceptable in the setting of the proposed site, however, the specific species proposed as part of the landscape plan

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can be conditioned to ensure that the proposed landscaping in its entirety is acceptable.

The proposed external lighting in the form of low level bollard lighting is also welcomed and will result in a controlled level of lighting for the site and will have a design and be positioned to avoid light pollution.

Natural Resources Wales have not raised any objection to the current proposal. Therefore, the proposal is considered to be acceptable subject to the above elements being conditioned.

### *Land Drainage and Flooding:*

Correspondence has been received which raises concerns of flooding risk from site and proposed pond due to the existing topography from the sloping site to the south of existing touring site which slopes down towards the adjacent road and residential estate beyond.

Officers have considered the surface water flooding data currently available and whilst this data does indicate a small area outside of the site ownership in an area of scrubland immediately adjacent to the B4585 road. No other flooding is identified within 100metres from this area. However, several areas of surface water flooding are identified within the Skrinkle area but appear to be sourced from a larger separate area which is located south west of Dewing Avenue and Gray Avenue. A map of the available data on surface water flooding areas within the vicinity can be shown at the committee meeting to inform Members if required.

Pembrokeshire County Council Drainage Engineers have indicated that the proposal will require formal SAB approval prior to the commencement of works and an informative note will be added to cover this aspect.

Natural Resources Wales have not raised any objection to the current proposal but an informative note will be added to any consent in respect of foul drainage discharge.

Welsh Water has raised no objection to the proposed development in terms of water supply.

### **Conclusion**

Notwithstanding the objections received, following consideration of the policies contained within the Local Development Plan 2 and National Planning Policy in the form of Planning Policy Wales (Edition 11, February 2021) and having regard to all material considerations it is considered that 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 Local Development Plan 2.



### **Recommendation**

A further verbal report will be given on the consultation responses from Cadw and Dyfed Archaeological Trust. Subject to that the recommendation is **APPROVE** subject to conditions.

### **Conditions/Reasons**

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: 001 (Received 28.01.2021)  
Drawing Reference: 02/Rev A (Received 28.01.2021)  
Drawing Reference: 03/Rev B (Received 08.02.2021)  
Drawing Reference: 04/Rev A (Received 28.01.2021)  
Drawing Reference: 05 (Received 22.01.2021)  
Drawing Reference: 06/Rev B (Received 08.02.2021)  
Drawing Reference: 101 (Received 08.02.2021)  
**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. There shall be no growth or obstruction to visibility over 0.6m above the level of the crown of the adjacent carriageway within 2.4m of the near edge of the carriageway, over the whole frontage of the site to the Class 1 Road.  
**Reason:** In the interests of road safety. Policy: Local Development Plan 2 - Policy 60 (Impacts on Traffic).
4. Notwithstanding the details submitted on the colours for the wall cladding on the static caravans and associated decking, Sierra Brown colour is to be used on the wall cladding and associated decking and shall thereafter be retained in accordance with these details.  
**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).
5. 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:
  - Landscaping details taking account of the comments made by the ecologist's consultation response.

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- Details of implementation of the landscaping scheme.

The landscaping 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. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by strong fencing, in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations for the duration of the development, with the location and type agreed with this authority prior to commencement. The fencing shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

**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), 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).

7. The development hereby permitted shall be carried out in accordance with the submitted plans and details, with no more than 6 static caravans as defined within the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 sited at any one time in the positions shown on the approved drawing reference: 03/Rev B (Received 08.02.2021).

**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).

8. The caravan(s) shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up-to-date register shall be kept at the holiday accommodation reception building and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and

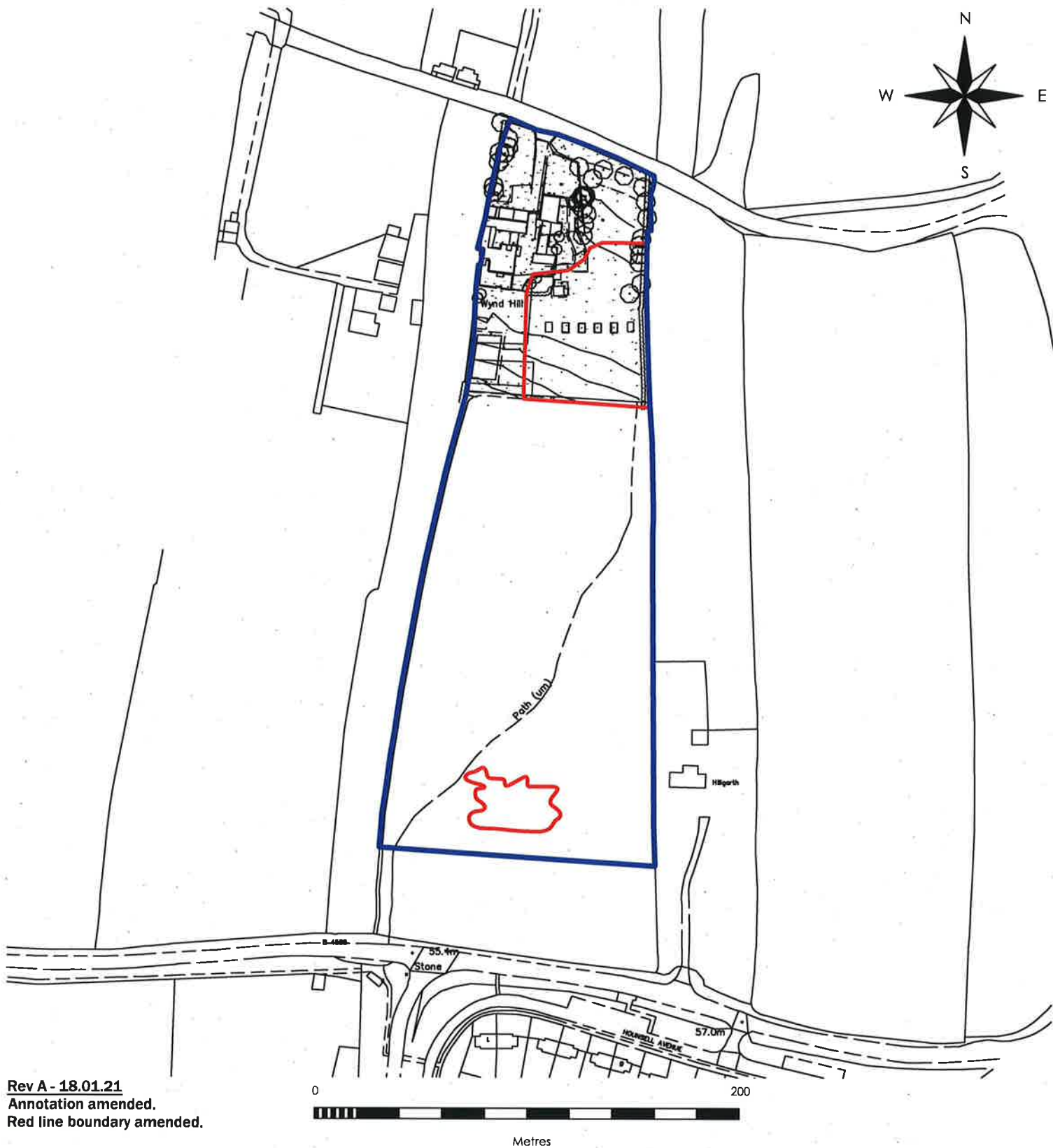
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departure from the accommodation.

**Reason:** In order to ensure that the accommodation is occupied solely for holiday letting purposes only and not for any other residential purpose. Policy: Local Development Plan 2 – Policy 41 (Caravan, Camping and Chalet Development), para 4.220 (supporting text).

9. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, no development within Parts 4 and 5 of Schedule 2 (relating to temporary buildings, uses and caravan sites) 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).



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**Project:**

**Wynd Hill Hideaway,  
Wynd Hill,  
Manorbier,  
Tenby,  
SA70 7SL**

**Dwg. Title:**

**Location Plan**

**Client:**

**Mr R Jones**

**Scale:**

**1/2500**

**@A4**

**Drawing No:**

**01 REV A**

**Drawn By:**

**D.B**

**Checked By:**

**G.B**

**Date:**

**06/2020**

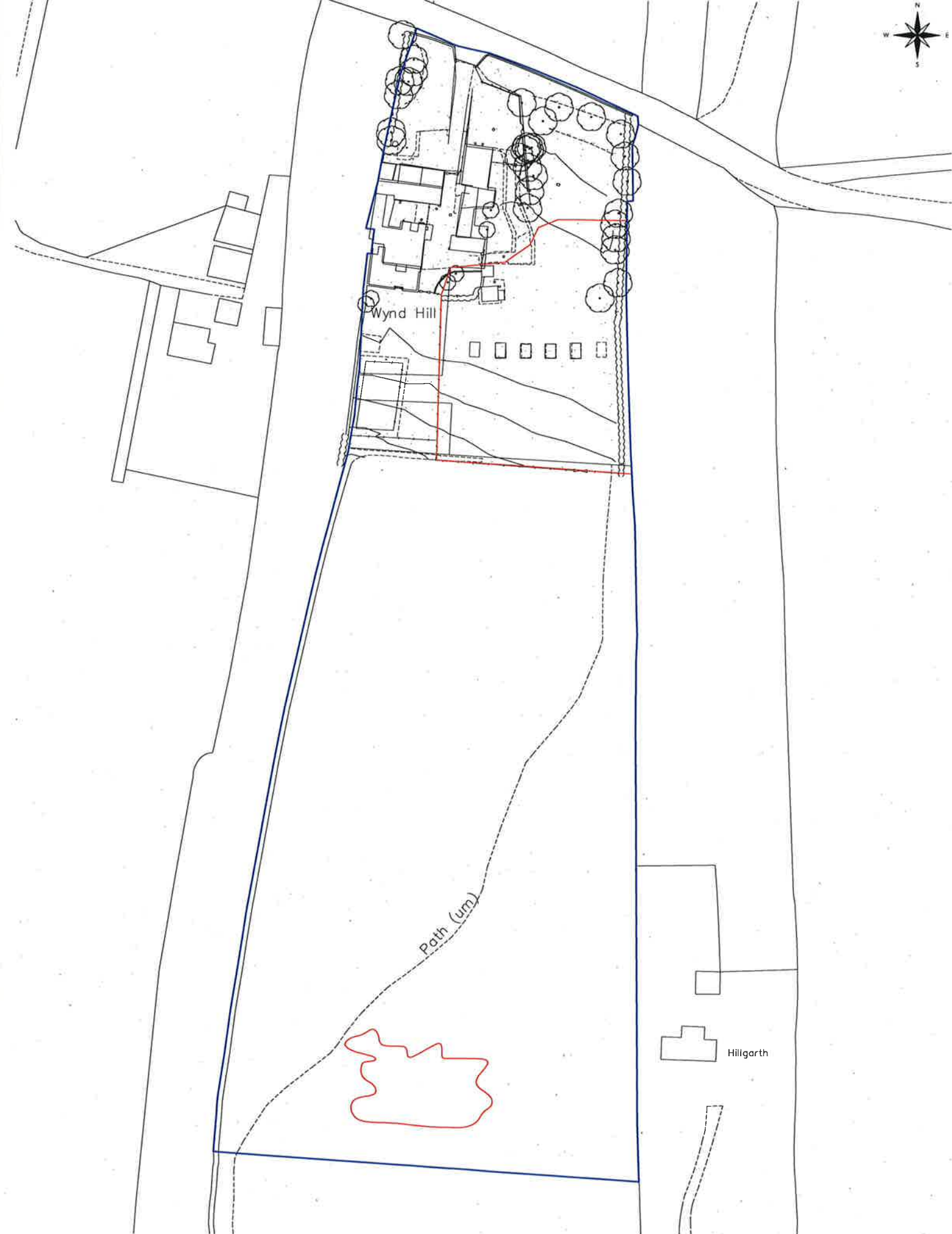


**Tel: 01994 240 366**

**Mob: 07970 420322**

**Email: Gerald@Geraldblainassociates.co.uk**

**Address: 15 St John Street, Whitland, SA34 0AN**







**Key**

- Deciduous trees
- Shrubs
- Existing Trees
- 100mm dia. Fall Drainage Pipe
- Low level lighting
- Ballard

Detailed drainage design subject to engineers detail

Rev A - 18.01.21  
Rev B - 08.02.21  
Unit numbering added.  
Red line boundary amended.

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Wynd Hill, Hillgarth, Tarris, SA10 7SL

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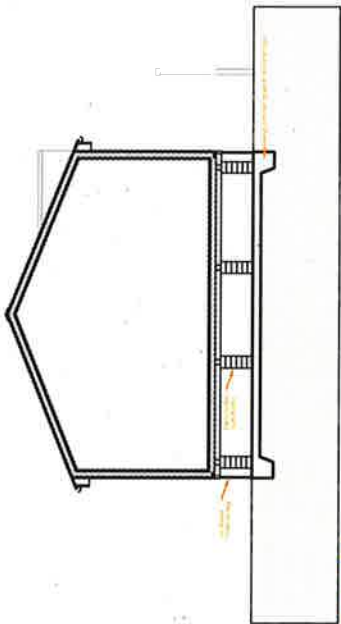
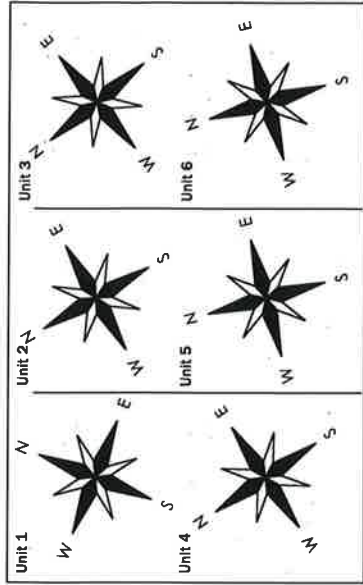
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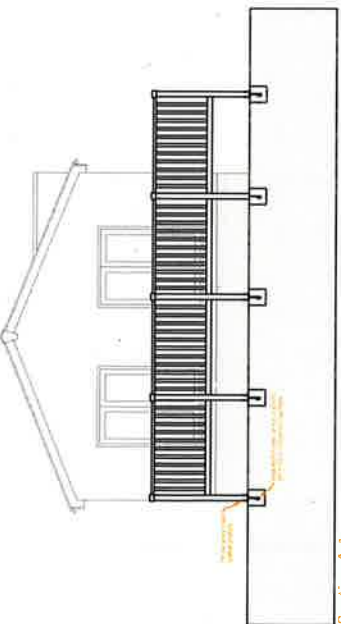




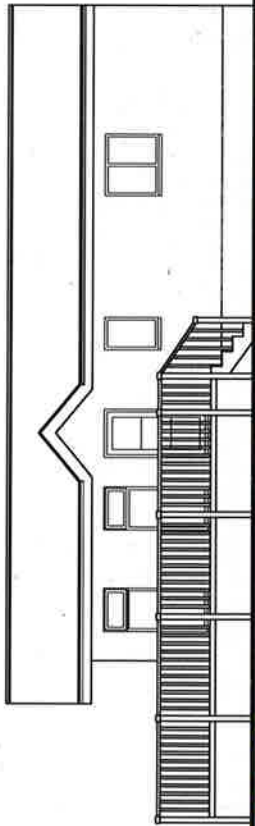




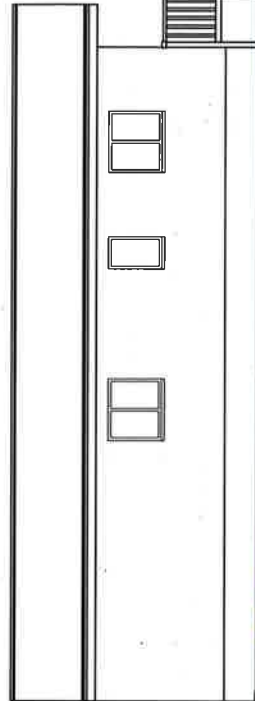
Section A-A



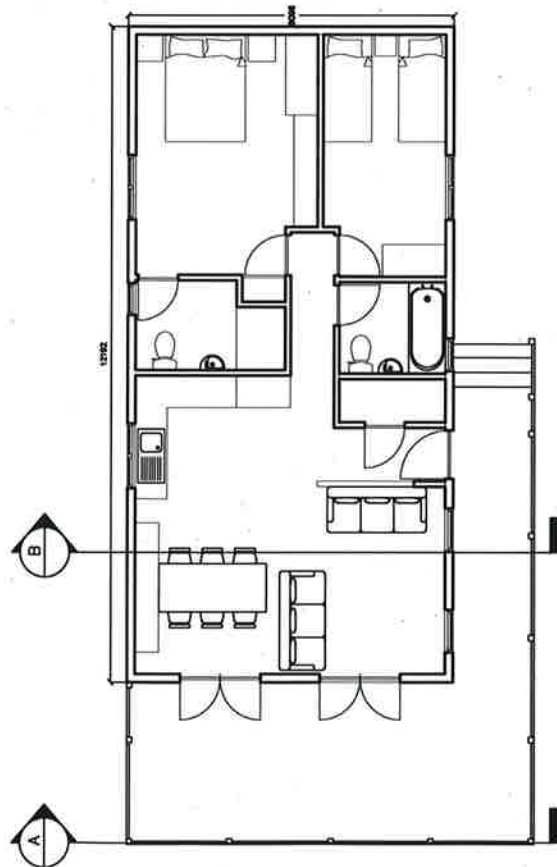
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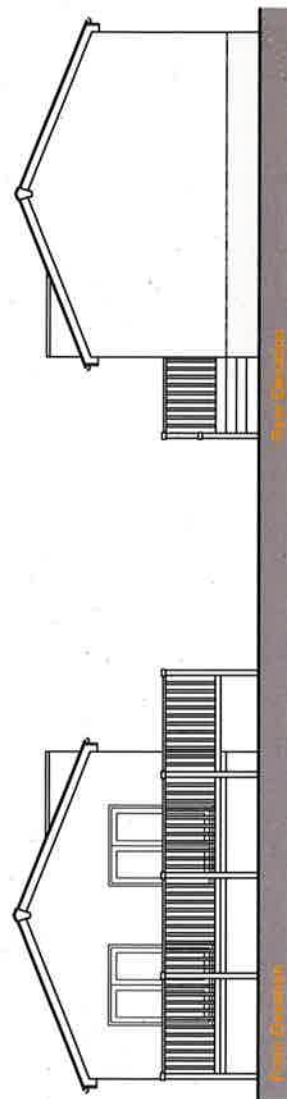
West Elevation



East Elevation



Floor Plan



Front Elevation

Materials  
See drawing 101 - Proposed Materials and Finishes Palette

Rev A - 18.01.21 Rev B - 08.02.21  
Annotation amended, North points added.

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This drawing must not be scaled and written dimensions must be checked on site prior to construction or manufacture.

Project		Wynd Hill Hideaway, Wynd Hill, Manorbier, Tenby, SA70 7SL	
Scale		1/100	
Drawing No.		04 REV B	
Drawing Date		03/02/21	
Checked By		G.B.	
Date		03/02/21	
Proposed Static Caravans Elevations and Plan			

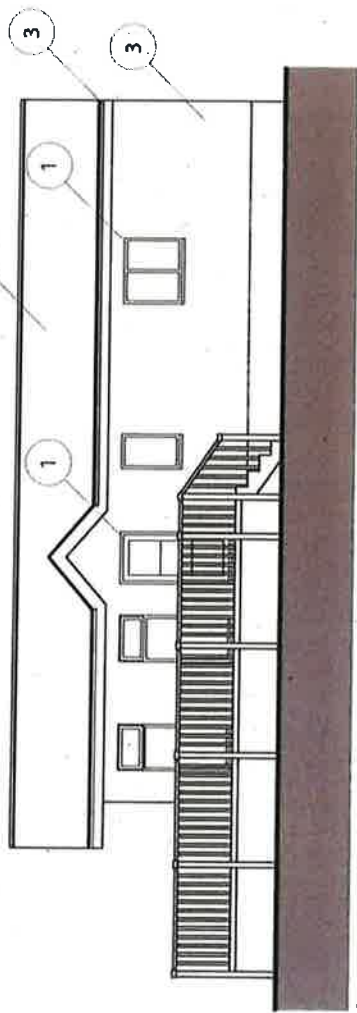
**GERALD BLAIN**  
ASSOCIATES LTD

Tel: 01994 240 186  
Mob: 07970 420132  
Email: Gerald@geraldblainassociates.co.uk  
Address: 13 St John Street, Whitland, SA34 0AN

# PROPOSED MATERIALS AND FINISHES PALETTE

Wynd Hill Hideaway, Manorbie

All materials and finishes subject to lodge manufacturer specification, LPA to advise on their preferences.



SIDE ELEVATION OF TYPICAL LODGE.

## 1. FENESTRATION & EXTERNAL DOOR FINISH OPTION

Timber effect UPVC



Anthracite Grey



White

\*Rainwater goods to match window and door finish.



## 2. ROOF FINISH OPTIONS FOR LODGES

Britmet lightweight metal roofing sheets - Charcoal (or equivalent).



britmet.co.uk/



Drawing:  
101 Proposed Materials and Finishes Palette

Project:  
Wynd Hill Hideaway, Manorbie, Tenby, SA70 7SL

Client:  
Mr and Mrs Jones

Date: 01/2021 | Drawn by: D.B.



## 3. CLADDING OPTIONS FOR LODGES

Timber



Pathfinder Homes 'The Charaton'  
www.pathfinderhomes.co.uk/homes/the-charaton



Pathfinder Homes 'The Retreat'  
pathfinderhomes.co.uk/homes/the-retreat

Composite Timber Effect Cladding



Aspen Nature



CanExcel Sandeewood Cladding

Santalwood Nature



CanExcel Sierra Cladding

Sierra Nature

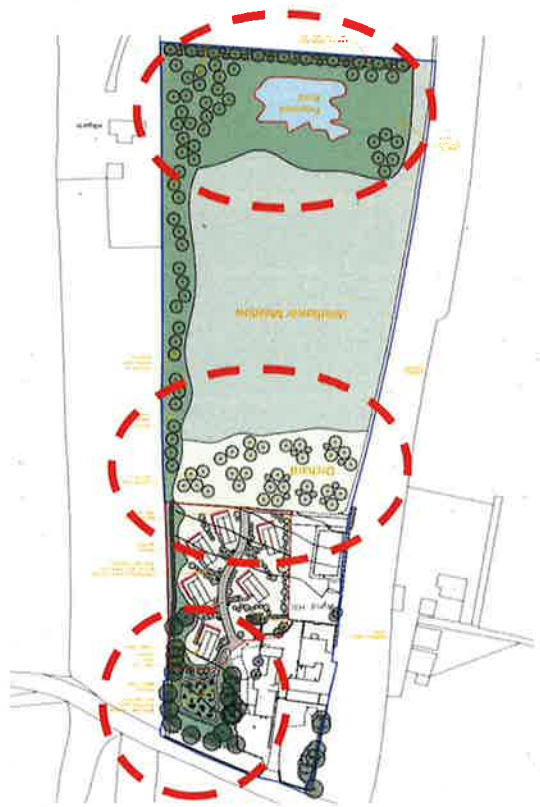




## Key

- 1 Application Site
- 2 Existing residential built form in foreground
- 3 Existing equipped playground
- 4 Built form adjacent to site
- 5 Approved community hub building (under construction – see below for approved scheme)
- 6 Shooting range
- 7 Other caravan and camping site and facilities

## Proposed scheme



Additional landscaping & screening

# Approved Community Hub Building

