

Application Ref: NP/21/0382/S73

Case Officer	Rob James		
Applicant	Mr R Farnham		
Agent	Mr I MacRae, MacRae Associates		
Proposal	Variation to Condition 2 of NP/07/240 - Amendments to Design		
Site Location	Plot Adjacent to Berry Bach, Newport, Pembrokeshire, SA42 0QF		
Grid Ref			
Date Valid	17-Jun-2021	Target Date	11-Aug-2021

The application is before members as Newport Community Council have objected on design grounds

Consultee Response

Newport Town Council: Objection summarised in officer appraisal

CADW - Protection & Policy: No Response

PCNPA Planning Ecologist: No Response

PCNPA Tree and Landscape Officer: Conditional Consent

PCNPA Access Manager: No response

PCC - Transportation & Environment: No Response

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 neighbour response has been received and made the following points.

1. Nowhere that I can see is the height of the build specified?
2. The house is a 3-storey plan. Well, I think it's technically called 2½-storey, but it's very tall, considering that the original permission for this site was for a bungalow!
3. The house will completely block the stunning view of Newport Bay which is currently available at this point to anyone approaching Newport from the South-East.
4. The stone-block materials cited as intended facing for the South aspect are totally out of keeping with local building materials.
5. The design of the house is not in keeping with the local building style
6. There is no attempt to show how the house will sit in relation to its existing environment

The material planning issues raised will be addressed within the main body 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 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

PPW11

SPG08 - Seascape Character

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

Constraints

LDP Mineral Safeguard

Biodiversity Issue

Historic Landscape

Rights of Way Inland - within 50m

Ancient Monument - within 500m

Recreation Character Areas

Landscape Character Assessment

Seascape Character Assessment

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Site and Context

The application site relates to a plot of land between Berry Bach and Dychymyg situated along Cilgwyn Road, on the south-eastern outskirts of Newport. Planning permission was granted in 1961 for four bungalows, one of these bungalows was built and is now known as Berry Bach which resulted in that 1961 permission being implemented. A further application was made in 1988 which altered the 1961 permission in respect of two of the bungalows to provide one house in lieu of 2

bungalows. A section 106 Agreement revoked the 1961 permission in respect of two of the bungalows but also confirmed that the 1961 permission in respect of the fourth bungalow remained extant NP/162/88. Planning permission was granted in 2007, under ref NP/07/240 to alter the design of the previously approved bungalow to a three-bedroom detached one and a half storey house. Under ref NP/19/0088 the design was altered again to a 2-storey property.

Relevant Planning History

NP/15/0066/S73 – Amendment to Condition 2 of NP/07/240. Approved.

NP/07/240 – Dwelling. Land at Berry Bach, Mountain Road East, Newport.
Approved 27 March 2008.

NP/162/88 – Dwelling, Berry Bach, Mountain Road East, Newport. 8 August 1988.

NP/19/0088/S73 – Amendment of Condition 2 of NP/07/240. Approved

Current Proposal

This application proposes a variation of condition no2 attached to planning permission NP/07/240 to allow for an amended design. Planning permission ref: NP/07/240 granted consent for a three-bedroom detached house, in a one and a half storey building, constructed with a painted render finish, slate roof and timber painted windows. . Planning ref NP/19/0088/S73 approved a change in design to a 2-storey property, this application keeps to the approved footprint and form of the building but seeks to change window design and add patio doors at ground floor level to the rear elevation (North). Work has begun on site, evidenced by visible footings. It is not entirely clear which permission was being implemented as they have the same footprint, but officers are not in a position to say that the 2007 permission was not implemented and is not extant.

Key Issues

Given the planning history and extant permissions to develop the site, the proposal is considered acceptable in principle. This application relates to a variation of the approved plans and the key planning matters to consider are;

- *Siting, Design and Impact upon the Special Qualities of the National Park*
- *Amenity*

Consideration of this application will in effect largely relate to the difference between the approved plans and the modifications proposed in this scheme.

Siting, Design and Impact upon the Special Qualities of the National Park:

Newport Town council have objected to the application on the following grounds.

Design is not appropriate for Newport,

Stone facing is not local to North Pembrokeshire,

No Chimneys

Shape of windows are not traditional

The footprint and height of the property remains unchanged as that approved under ref 19/0088/S73. Newport Town Council gave no objection to that application when consulted.

The current application proposes changes to window design reducing the number of openings from 9 to 5, increasing the width of the individual openings. The proposed rear patio doors will not adversely affect the character of the immediate area. The addition of stone cladding to the front elevation is considered appropriate in principle providing a condition is used to ensure that a sample of the stonework is inspected and given written consent to ensure its appropriateness.

Notwithstanding objections received from Newport Town Council and a neighbouring property the proposed design is considered appropriate and simplifies the front (South) elevation.

The development will have an acceptable impact on the character and appearance of the area and will not cause an unacceptably detrimental impact to the special qualities of the National Park. As such, the development complies with policies 8, 14 and 29 of the LDP and can be supported.

Amenity

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The changes proposed are considered to have no greater impact upon the amenity of neighbours than that previously approved under ref NP/19/0088/S73.

Overall, the development is considered to have an acceptable impact on residential amenity and accords with Policy 30 of the LDP.

Recommendation

The proposed scheme is considered to be acceptable in terms of scale, form, use and design. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park. It is not considered that the development will cause an unaccepted impact upon privacy or amenity of neighbouring properties. Ecology and landscape features will not be adversely affected by the development.

As such, the proposal complies with policies 1, 4, 7, 8, 11, 14, 29, 30, of the adopted Local Development Plan 2 2020 and can be supported.

APPROVE, subject to the following conditions

Please note - many of the conditions on NP/07/240 related to design that would no longer be applicable to the revised design. These conditions are omitted. Where updated conditions are now used, these are substituted for the original ones.

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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: North Elevation Ref Drawing 1 dated April 2021. South Elevation Ref Drawing 2 Dated April 2021. West Elevation Ref Drawing 3 dated April 2021. East elevation ref drawing 4 Dated April 2021. Ground Floor Plan ref drawing 5 Dated April 2021. First Floor Plan ref drawing 6 Dated April 2021. Second Floor Plan ref drawing 7 Dated April 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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. No further development shall commence Within 6 months of this planning permission, a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

4. A schedule of external finishes and colours to be submitted to the National Park Authority for approval, in writing, prior to the commencement of work.

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The development thereafter shall be carried out and retained in accordance with the approved plans.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 15 - Conservation of the Pembrokeshire Coast National Park and 29 - Sustainable Design.

5. Prior to the commencement of work A plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwelling is occupied.

Reason: In the interest of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. Policy: Local Development Plan – Policy 15 (Conservation of the Pembrokeshire Coast National Park).

6. Prior to the commencement of work a scheme for the disposal of foul and surface water shall be submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.

Reason: To protect the integrity of the Public Sewerage System and to ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).

7. Prior to the commencement of work no development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) hedgebanks and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development. Details of all proposed landscaping works shall include: • Clarification of planting / landscaping proposals • Scale plan on proposed site layout showing precise site specific locations • Schedules of plants (trees and hedges) • Plant species • Plant supply sizes • Proposed numbers of each proposed species • Construction details (including cross-sections) of all new landscape features (new earth banks) • Hedge planting density and method (e.g. double staggered) • Implementation programme / timescale / phasing of planting • Management and replacement of failures details

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. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement 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)

Item 5 - Report on Planning Applications

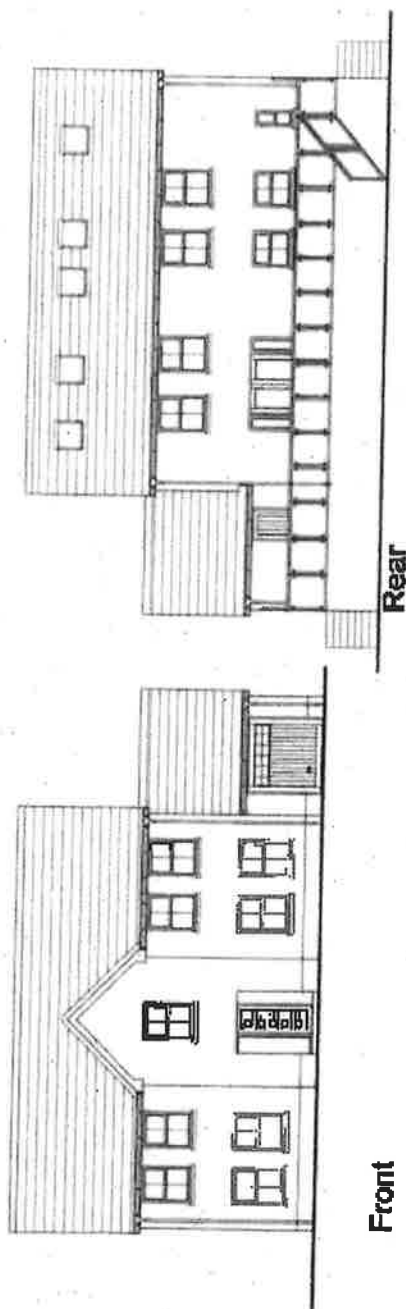
8. The landscaping works shall be carried out in accordance with during the first planting season immediately following occupation of the development. [The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.
Reason: In the interest of protecting visual amenity and the special qualities of the area. 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) and 30 (Amenity).
9. All surface water to be trapped and disposed of so as not to flow onto any part of the public highway.
Reason: In the interests of road safety. The Local Development Plan, Policy 60 - Impacts of Traffic.
10. Any access gate shall be set back to a distance of at least 5 metres behind the highway boundary and shall open inwards only.
Reason: In the interests of road safety. Local Development Plan - Policy 53 - Impacts on Traffic.
11. All existing hedgebanks, natural stone boundary walls and tree/shrub growth shall be retained and protected at all times.
Reason: In the interests of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. Local Development Plan - Policy 15 - Conservation of the Pembrokeshire Coast National Park.
12. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.
Reason: To preserve the character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.

RESEARCH

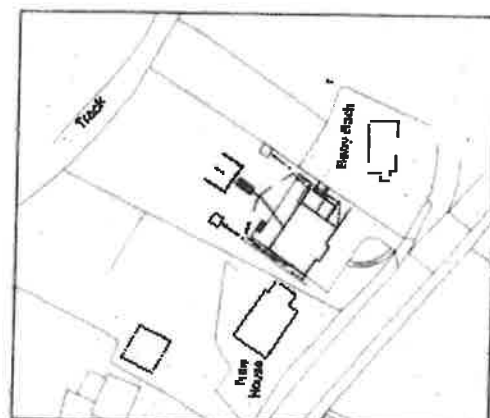
File No.	Prop. Address	City
	Proposed Dwelling	
	Berry Bach	
	Mountain Road	
	Newport, Peirce	

File No.	Prop. Address	City
	Proposed Second Floor	
	Plan	
	Elevations	
	Site & Location Plan	

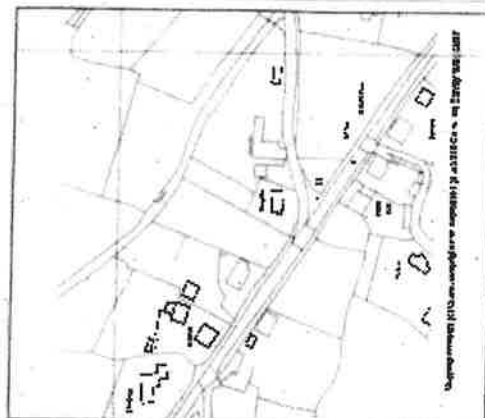
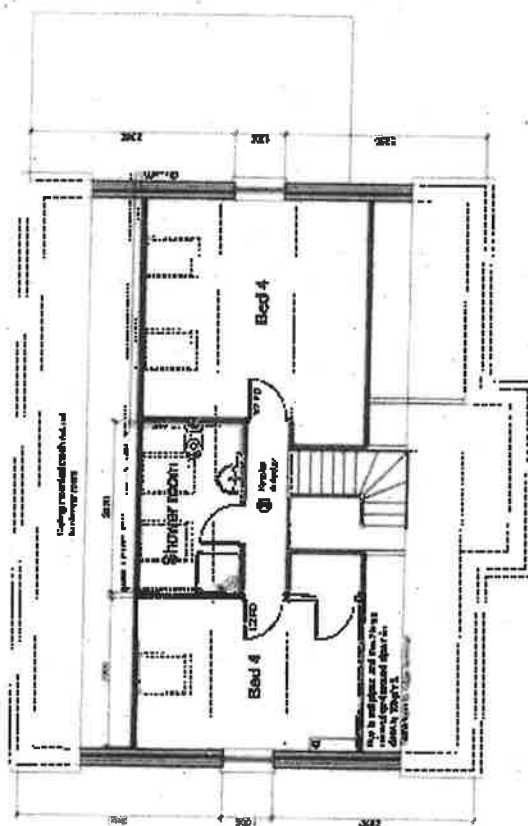
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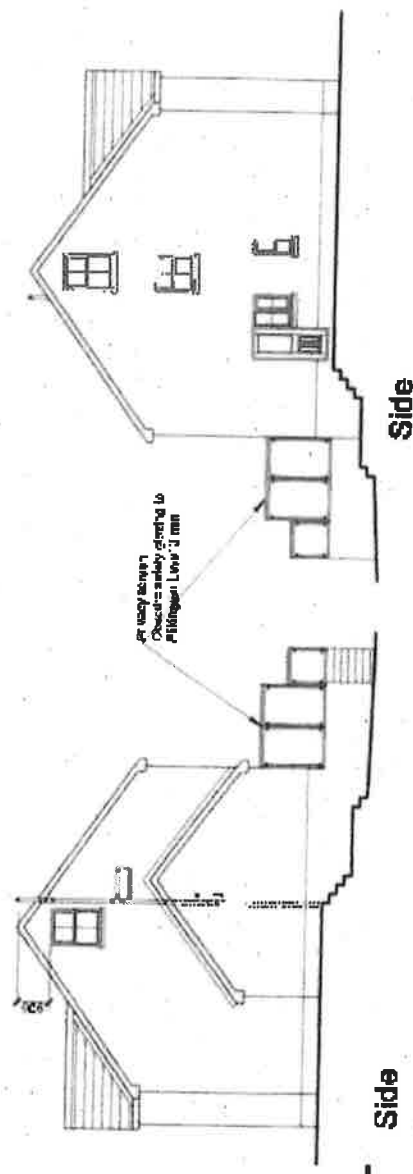
Front



005:1 પાથાલ સેન્ટર



Location Plan 1:1250



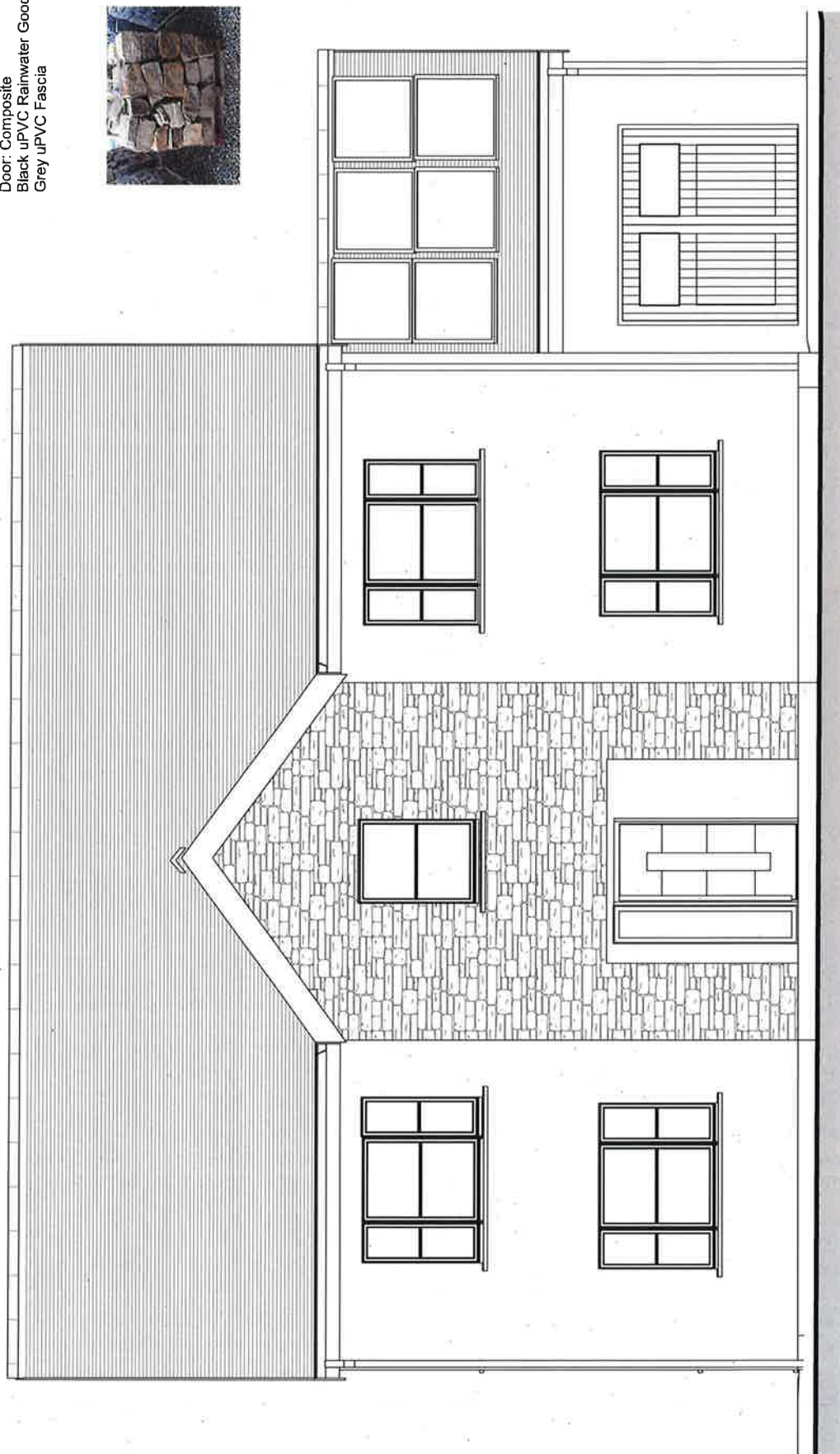
epi

Opis

Finishes

Walls : Stone Facing using mixed blue and brown stone: White
Colourwashed Smooth Render
Roof : Blue/Black Natural Slate: Blue/ Black butt jointed angular
ridge tiles

Windows: Powder Coated Aluminium: Slate cills
Door: Composite
Black uPVC Rainwater Goods
Grey uPVC Fascia



South Elevation

1 : 50

Iain MacRae

2 Rosemeath, Dinas, Pembrokeshire, SA42 0XB

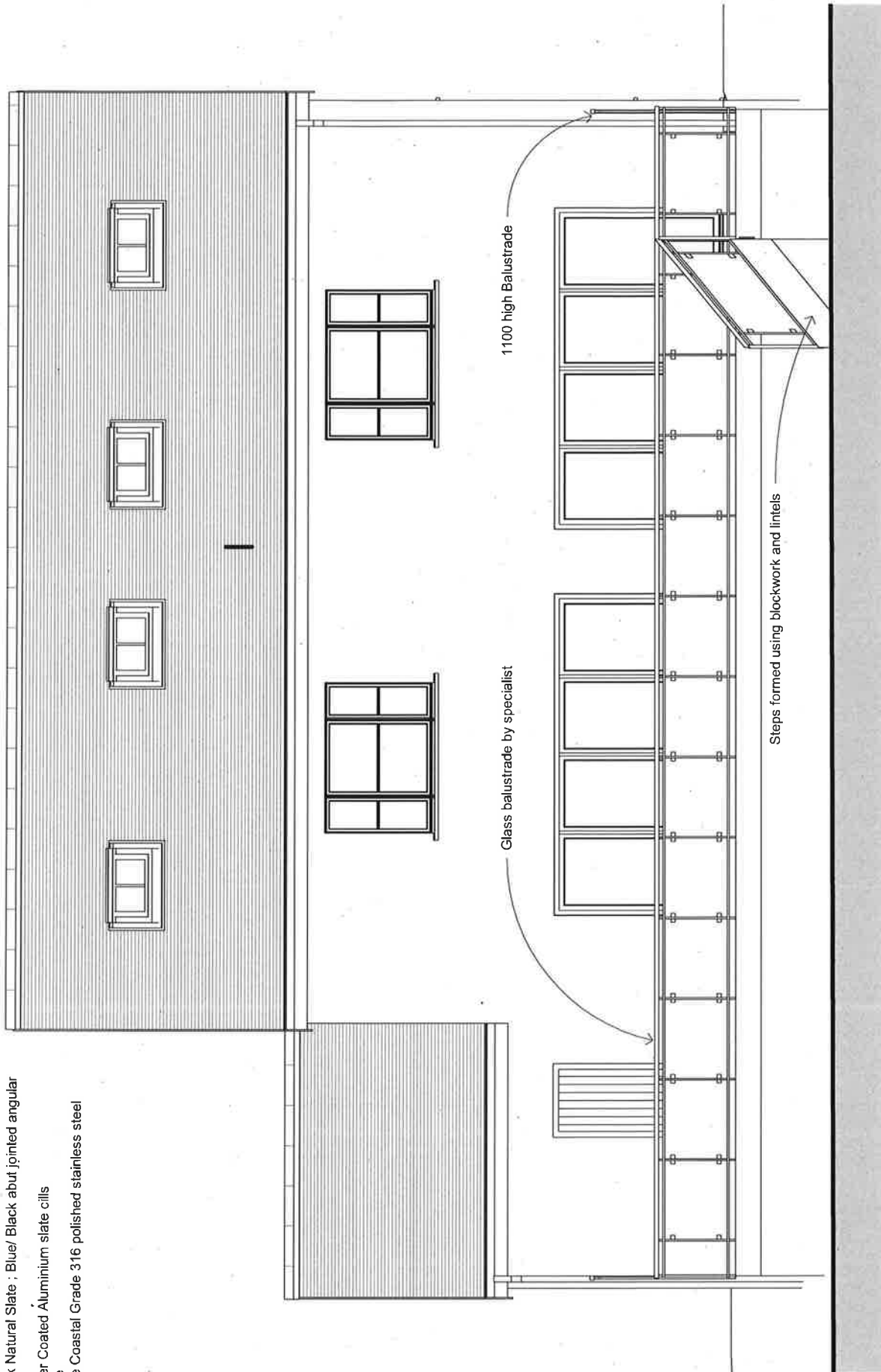
Tel 01348 811675 07766086225

iainmacrae@gmail.com

Scales as shown @ A3

Drawing 2
Proposed Elevation House Adjacent to Barry Bach
Fford Cligwyn
Newport
Pembrokeshire
April 2021

Finishes
 Walls : Colourwashed Smooth Render colour white
 Roof : Blue/Black Natural Slate ; Blue/ Black about jointed angular ridge tiles
 Windows: Powder Coated Aluminium slate cills
 Door: Composite
 Glass Balustrade Coastal Grade 316 polished stainless steel



1 North Elevation

1 : 50

Iain MacRae

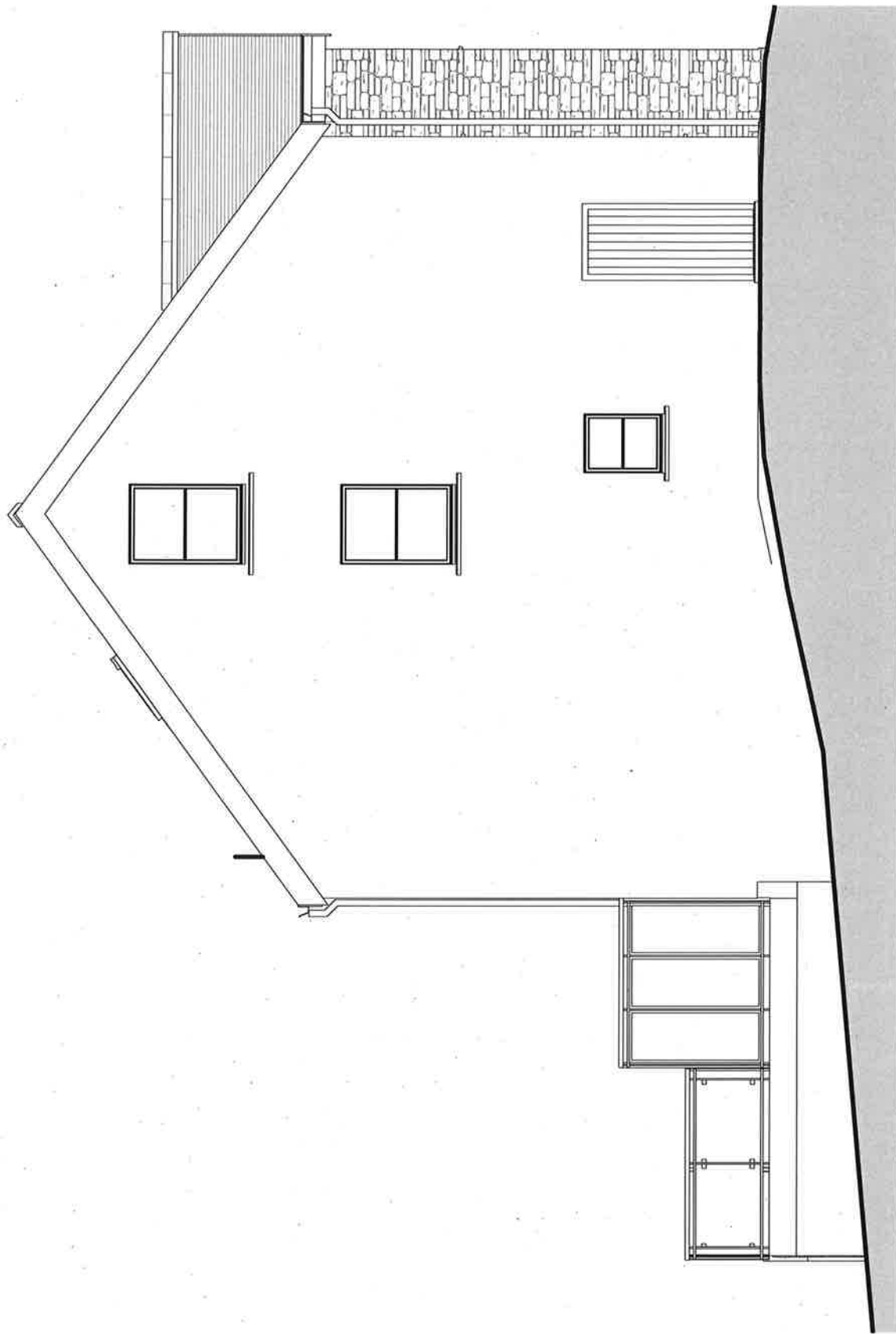
2 Roseneath, Dinas, Pembrokeshire, SA42 0X8

Tel 01348 811675 07766086225

in: iainmacrae@gmail.com

Scales as shown @ A3

Drawing 1
 Proposed Elevation House Adjacent to Berry Bach
 Fford Cilgwyn
 Newport
 Pembrokeshire
 April 2021



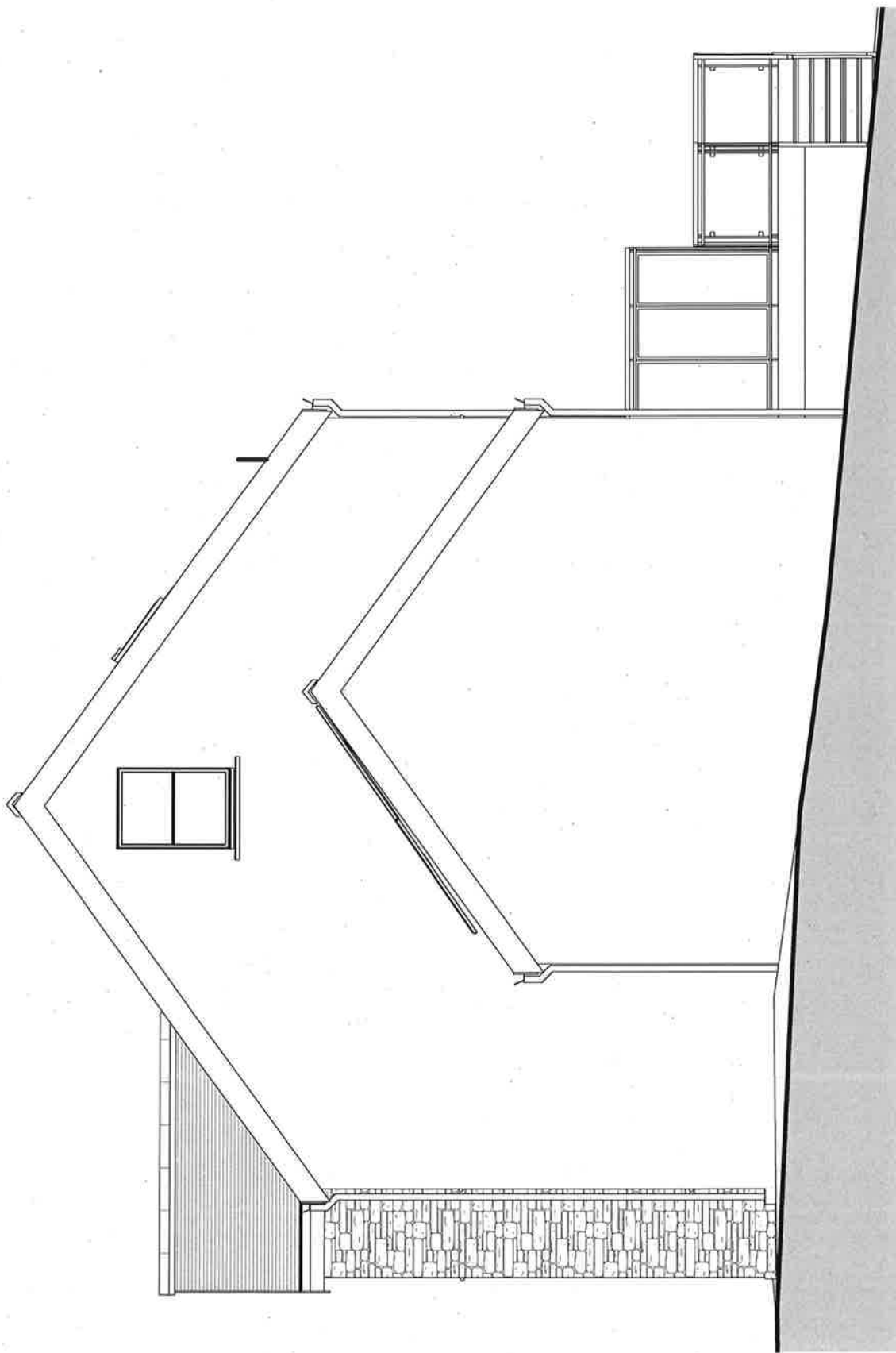
West Elevation

1 1 : 50

Scales as shown @ A3

Drawing 3
Proposed Elevation House Adjacent to Berry Bach
Ford Cilgwyn
Newport
Pembrokeshire
April 2021

Iain MacRae
2 Roseneath, Dinas, Pembrokeshire, SA42 0XB
Tel 01348 811675 07766086225
i@macrae.co.uk



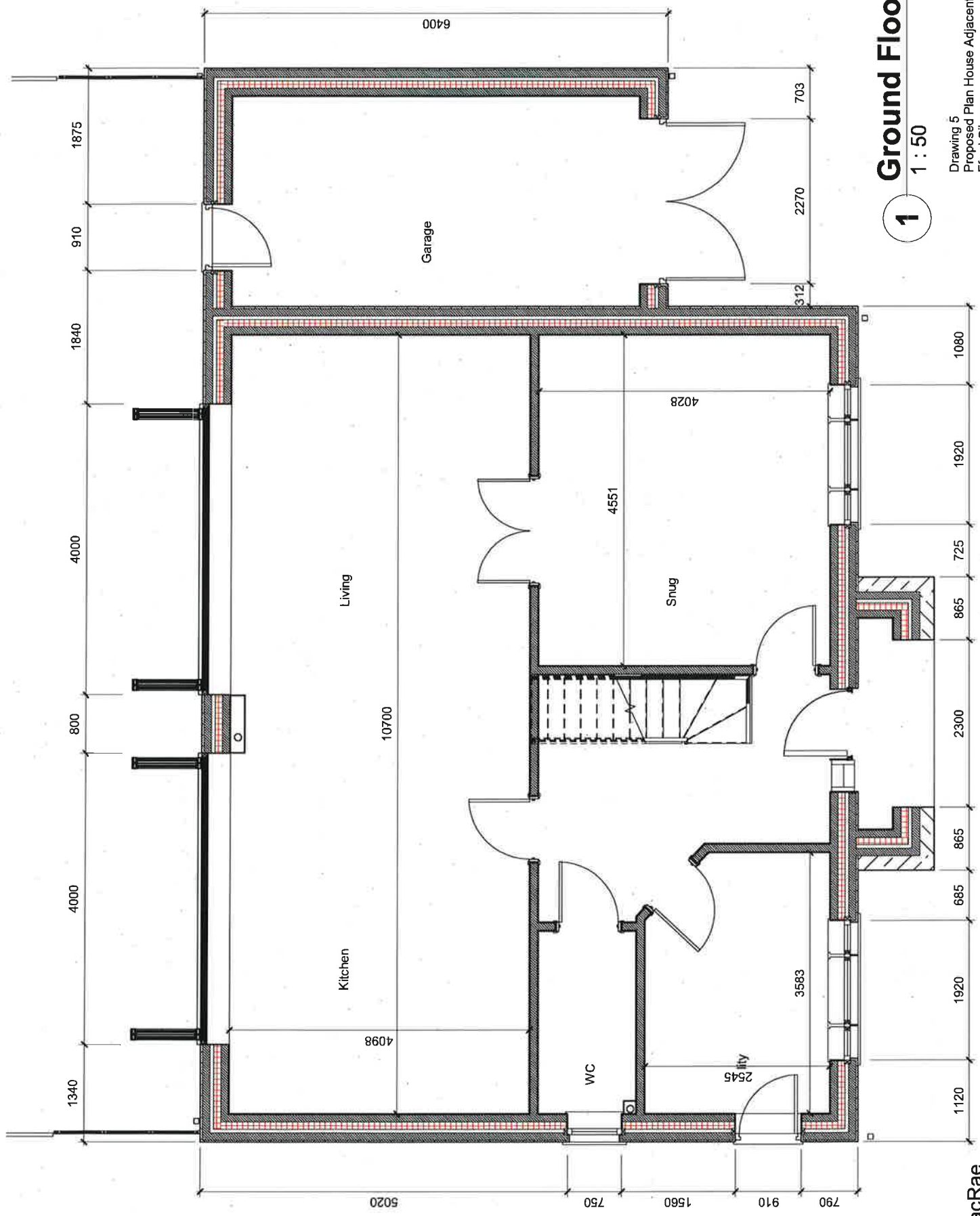
East Elevation

1 : 50

1

Drawing 4
Proposed Elevation House Adjacent to Berry Bach
Ford Clogwyn
Newport
Pembrokeshire
April 2021

Iain MacRae
Chartered Surveyor
2 Roseneath, Dinas, Pembrokeshire
Tel: 01348 811675 077 66 086 225 ir.macrae@gmail.com

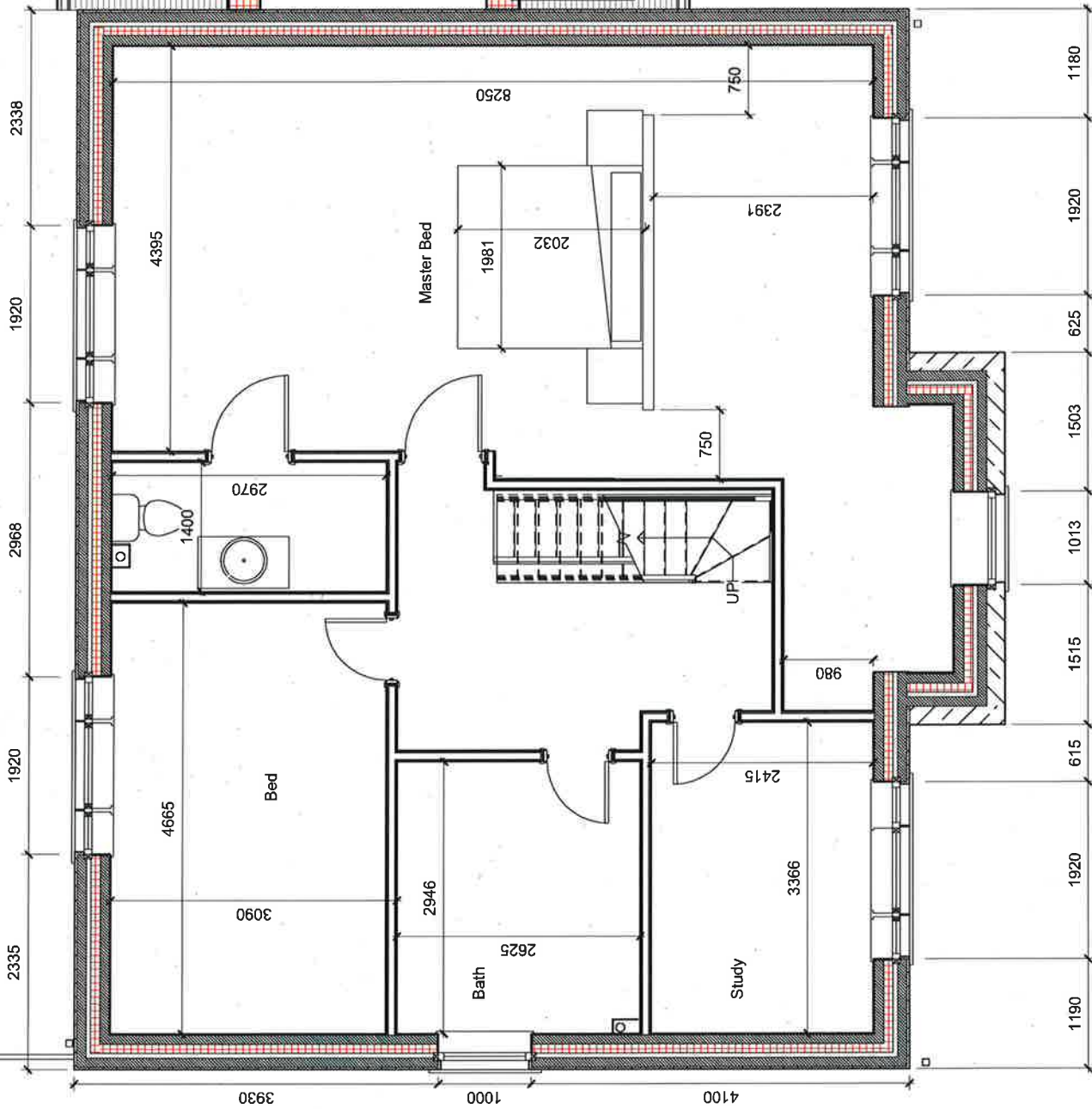


Ground Floor Plan

1 1 : 50

Drawing 5
Proposed Plan House Adjacent to Berry Bach
Fford Cllgwyn
Newport
Pembrokeshire
April 2021

Iain MacRae
Chartered Surveyor
2 Roseneath, Dinas, Pembrokeshire
Tel: 01348 811675 077 66 086 225 ir.macrae@gmail.com

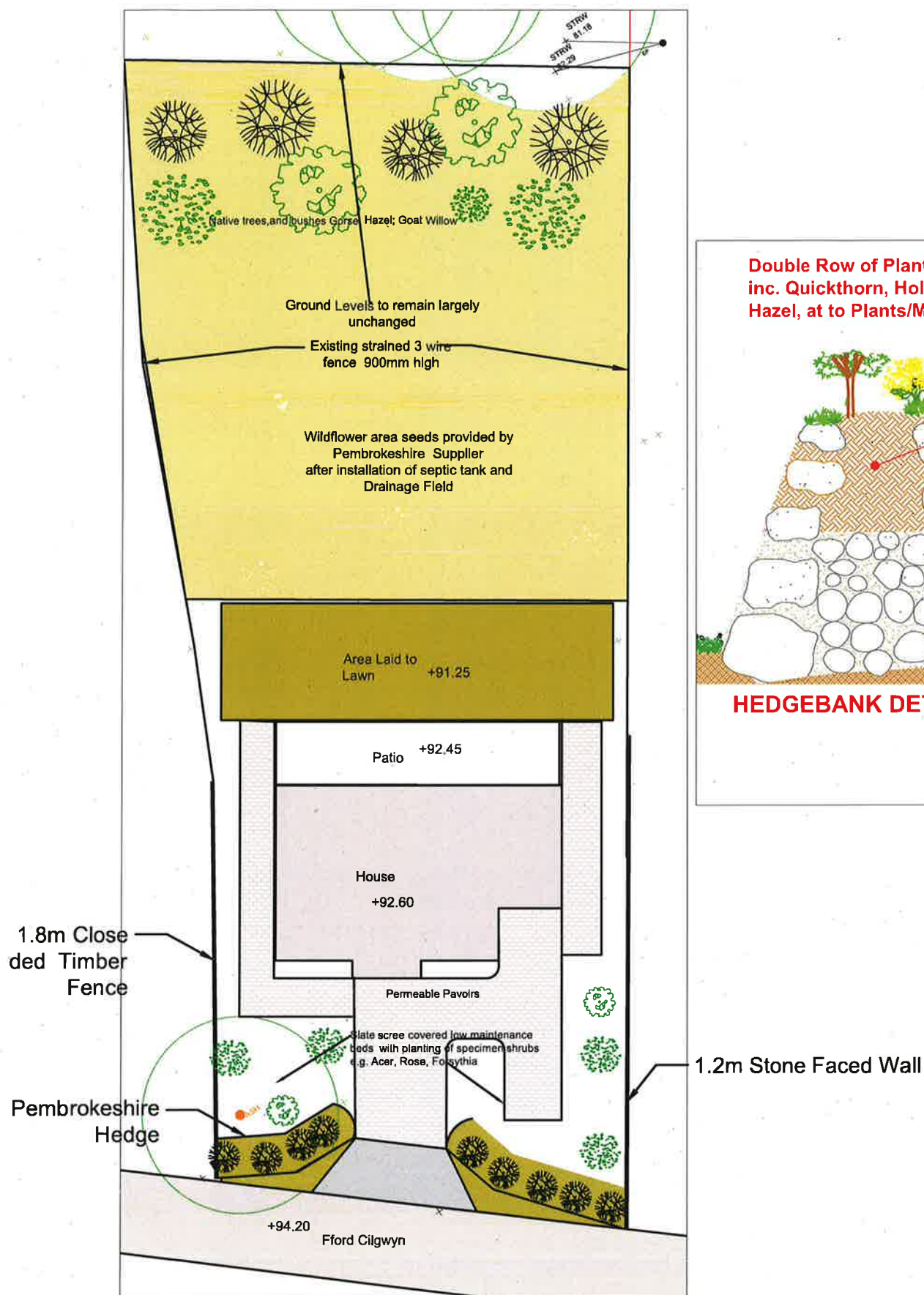


All partitions between bedroom and another room or a wc and another room to have 45db airborne sound resistance (except ensuite and their associated bedroom or any wall with a door). line each side of the stud partition with 12.5mm plasterboard having mass per unit area of 10kg/m2 (e.g. such as british gypsum sound bloc plasterboard). the stud cavity between inside face of plasterboard is to be minimum 75mm and all plasterboard joints should be fully sealed. fill partition core with 25mm thick absorbent layer of unfaced mineral wool batt or wult with minimum density of 10kg/m3 (e.g. such as british gypsum isover apr 1200). in kitchens/bathrooms line partitions with wbp plywood to act as patdress for fixings followed by lining of moisture resistant plasterboard (including sound properties where required). provide additional noggings/studs to support pipe drops and radiators

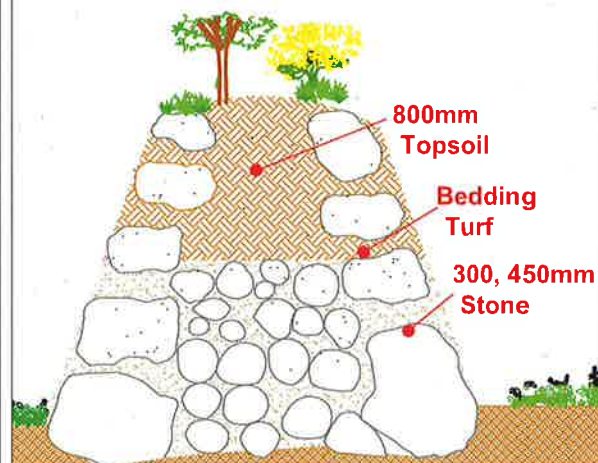
1 First Floor Plan 1 : 50

Drawing 6
Proposed Plan House Adjacent to Berry Bach
Ford Cilgwyn
Newport
Pembrokeshire
April 2021

Iain MacRae
Chartered Surveyor
2 Roseneath, Dinas, Pembrokeshire
Tel: 01348 811675 077 66 086 225 ir.macrae@gmail.com



Double Row of Planting inc. Quickthorn, Holly, Hazel, at to Plants/M



HEDGEBANK DETAIL (1:25)

Iain MacRae- Chartered Surveyor
2 Roseneath, Dinas Cross,
Pembrokeshire
email : ir.macrae@gmail.com
Tel 077 66 086 225

Drawing 8 Proposed Landscape and
Boundary Plan
Plot Adjacent to Berry Bach
Fford Cilgwyn
Newport
May 2021