

Item 5 - Report on Planning Applications

Application Ref: NP/21/0120/FUL

Case Officer	Kate Attrill		
Applicant	Mr & Mrs South		
Agent	Mr T Kinver, Kinver Kreations Ltd		
Proposal	Single storey side extensions with two storey rear gable and single storey green roof		
Site Location	Tal Y Wern, Parrog Road, Newport, Pembrokeshire, SA42 0RP		
Grid Ref	SN05413943		
Date Valid	25-Feb-2021	Target Date	09-Dec-2021

The application is being brought to Committee following objections from Newport Town Council.

Consultee Response

Newport Town Council: Recommend Refusal

Dyfed Archaeological Trust: No objection

Dwr Cymru Welsh Water: Request applicant to make contact to confirm location of sewer

Natural Resources Wales: No objection

PCC - Drainage Engineers: Observations

PCC - Transportation & Environment: Supporting

PCNPA Planning Ecologist: Conditional Consent

PCNPA Tree and Landscape Officer: Conditional Consent

PCNPA Buildings Conservation Officer: No adverse comments

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.

One third party letter of representation was received, commenting that the scheme is out of character with the vernacular typical of Newport, but for reasons of defamation, further comments are not reproduced here.

Newport Town Council's comments are reproduced in full below.

'This Council considers this site very sensitive for the reasons previously set out. Also, the view of Carningli from the beach estuary and coast path will be influenced by the proposed development of the subject property. This Council stands by the comments set out in its email dated 23/03/21 in connection with the original plans. The majority of those comments also apply to the revised plans lodged on 19/08/21. The proposed revised design with the two side extensions significantly increases the

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size of the property as viewed from the North (Sea facing). The adjoining garage adds to the overwhelming feeling of size . As stated by the Conservation officer in his comments on the original plans, the single storey offshoots do little to help the design.

The Juliette balcony is inappropriate for this sensitive site. As the Conservation Officer points out, Tal y wern currently has traditional proportions which it shares with the adjacent property which may have been built at approximately the same time. The inappropriate nature of the redevelopment of Tal y Wern (as presently designed) would be brought into sharp focus by the traditional proportions of the adjacent dwelling.

The Council disagrees with the Conservation officer's comment that the proposed North sea-facing elevation is broadly traditional. To the contrary, the central gable is anything but traditional. This north elevation of the gable is glazed from the ground to the roof guttering as are both the eastern and western elevations of the same gable. Rather than adding interest as suggested, this gable, as designed, is unsympathetic and inappropriate. In addition, there is significant glazing on the ground floor of both side extensions. It seems that that the roofing material of the side extensions is zinc. This is inappropriate. This is an example of the general failure to reflect the vernacular of the area.

Turning to south elevation, this Council appreciates that this elevation is less sensitive. However, the zinc cladding and roofing (it appears to be zinc) is inappropriate. The box shaped windows surrounded with what appears to be zinc cladding are unsympathetic.

As previously stated, there is no attempt to reflect the vernacular of the area.

RECOMMENDATION Refusal

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 03 - Newport Local Centre

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 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG03 - Landscape

Pembrokeshire Coast National Park Authority

Development Management Committee – 8th December 2021

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TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 23 - Economic Development

TAN 24 - The Historic Environment

Constraints

Biodiversity Issue

Historic Landscape

Ancient Monument - within 500m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Site and Context

The site of the development lies facing the estuary in Newport and is located on the edge of the Newport Conservation Area. It is accessed by a shared driveway to the rear of the Maes Curig estate and which is shared by Pendraeth.

The key viewpoint from which the application site is seen is along the Coastal Path.

Relevant Planning History

None

Description of Proposal

The application has been significantly amended since its original submission in February 2021.

A revised design submitted in October, sought to alter the form of the extensions by providing a single storey wing to each side of the house with a two-storey rear gable facing north and a section of flat green roof to the frontage (south) elevation.

The house currently has 4 bedrooms at first floor level, with a kitchen, 2 receptions and office at ground floor level.

The revised design will provide for increased bedroom areas at first floor, and with an additional 5th bedroom at ground floor level with a studio and home office.

The revised design features standing seam zinc roofing to provide a contemporary contrast to the natural slate.

The initial scheme incorporated the existing detached garage and proposed a flat green roof which wrapped around the front, rear and side of the house, but has now been reduced to a single section on the frontage of the dwelling. The garage is now to remain as existing.

Key Issues

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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
- Drainage

Policy:

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the National Park's purposes and duty, in order to ensure that development within the Park is compatible with these.

This is a householder application for development. Proposals are permissible where they accord well with the design, form and character of the host dwelling, and where extensions remain subservient in scale and form to the existing property.

The proposal for extensions is considered to be of an acceptable design and, scale, to the host property and the residential setting. As such, the principle of the development complies with the relevant policies of the adopted Local Development Plan (LDP) and can be supported.

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 Conservation Officer has been consulted with regard to the potential impact on the Conservation Area to the rear of the development site and his consultation response reads:

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'Further to my previous response, the scheme was been amended, providing a broadly traditional and symmetrical North sea-facing elevation minus the former cladding. This in my view is a better solution, better respecting the character of surrounding buildings and acceptable in terms of preserving the setting of Newport and Newport Parrog Conservation Areas.

The rear elevation is relatively hidden from public view and I have no comment to make on its more modern character. Whilst the provision of a central gable is welcomed and adds interest, I would suggest that the amount of glazing be reduced to retain a better proportion of wall to window. We would also require a detailed schedule of materials and finishes to ensure that the property blends carefully with its surroundings and backdrop. Subject to the above, I have no adverse comment'.

A materials schedule has since been received which is considered to be acceptable, featuring natural slate and zinc cladding. The levels of zinc cladding proposed have been drastically reduced from the original proposals and are now considered acceptable. The level of glazing was reduced slightly on the most recent amendments on the sides of the rear gable.

When viewed from the coastal path, the level of glazing is now considered acceptable, as it is principally the first floor which is visible within the wider landscape, and the removal of the first-floor glazed balconies which were originally proposed has also significantly improved the acceptability of the proposals.

As such the proposed development is now 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 proposed extensions wrap around the existing property with a new two storey gable on the north elevation. The nearest dwelling is located to the north west of Tal y Wern, and benefits from a similar orientation. There is not expected to be any detriment to residential amenity as a result of the current proposals.

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

Access and Parking:

The Highways Authority have been consulted in respect to any potential impact on traffic or highway safety.

They have commented that the property is accessed off a private shared drive that comes off the adopted housing estate cul-de-sac. There will still be ample parking with turning.

The proposed development is therefore considered to comply with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

Landscaping & 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 bat report by Kite ecology confirms that there are no bats using the property proposed for works.

The PCNPA Ecologist has been consulted with the proposals and had no objection subject to the enhancements in the ecological report being conditioned.

The application is therefore considered to comply with the Local Development Plan, Planning Policy Wales and the Environment (Wales) Act 2016.

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

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 unacceptable 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, 3, 8, 11, 14, 29, 59 & 60 of the adopted Local Development Plan 2 2020 and can be supported.

Recommendation: Approve subject to the conditions listed below

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:

GA03 Proposed Floor Plans, Elevation & Section received 11/10/2021

GA04 Proposed Site Plan, Location Plan received 11/10/2021

Bat Survey by Kite Ecology dated February 2021

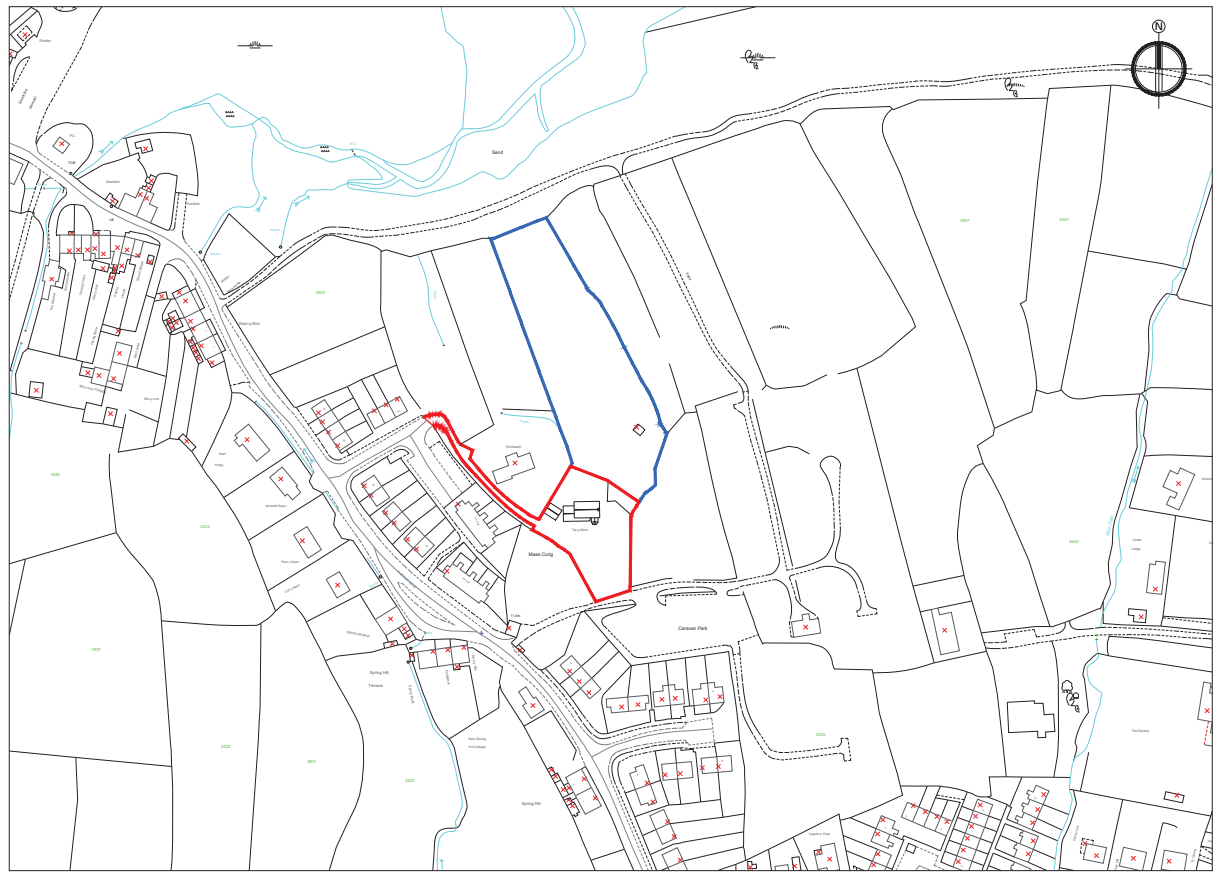
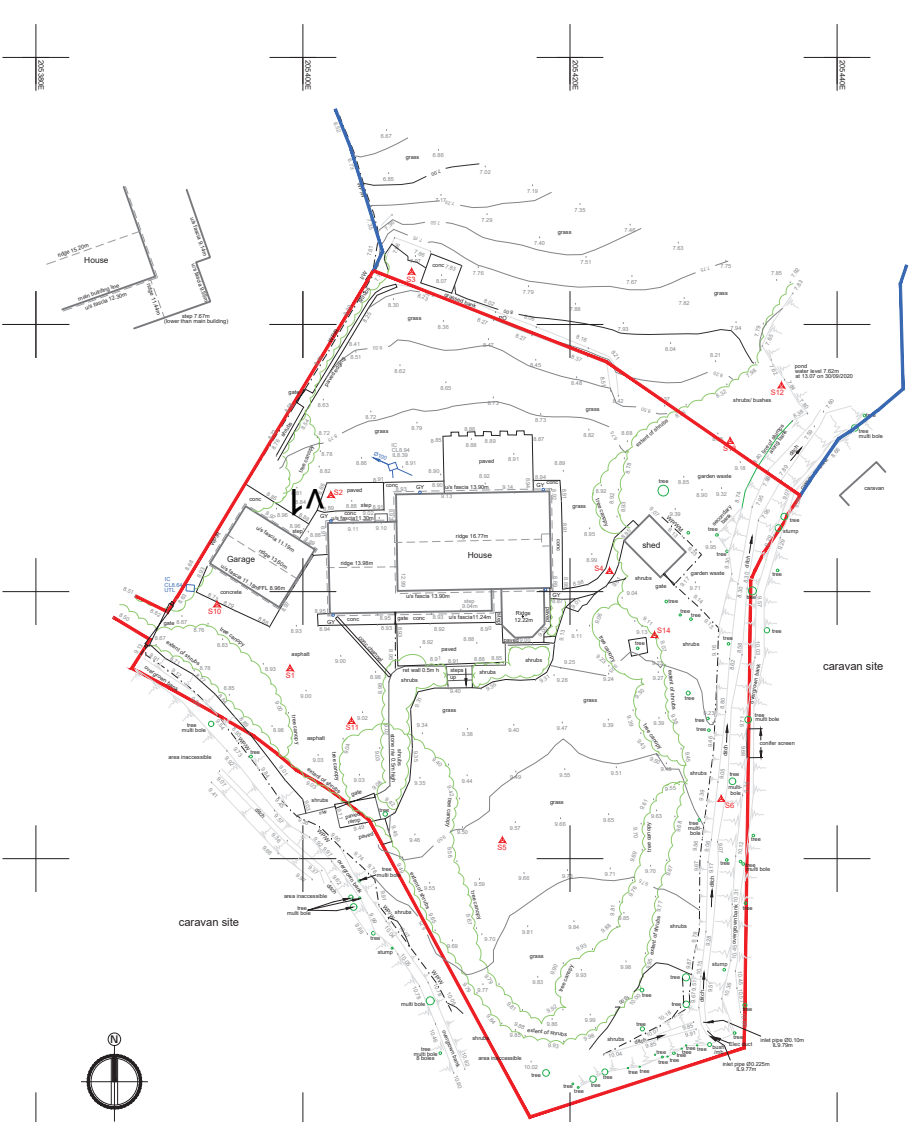
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire

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Coast National Park) and 29 (Sustainable Design).

3. Biodiversity enhancement must be provided in line with Section 7.2.2 of the submitted bat report which proposes gaps of 20mm between cladding planks.
Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

4. Prior to the erection of any further 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).



Site Location Plan (Scale - 1:1250)



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Revisions	Rev #	Date	Description

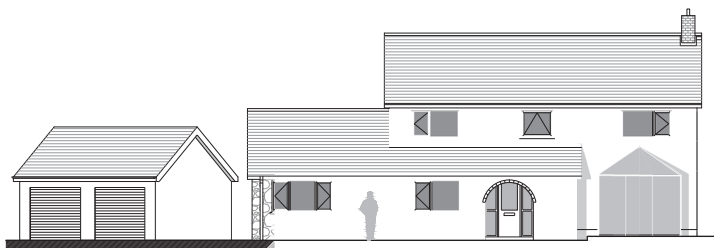
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 drawing no: GA01 v1
 scale: As Shown

address: Tal Y Wern, Pembrokeshire, SA65 9PL
 project no: 20048
 planning no: TJK
 revision no: 1
 date: FEB 2021
 drawn by: TJK
 checked by: TJK

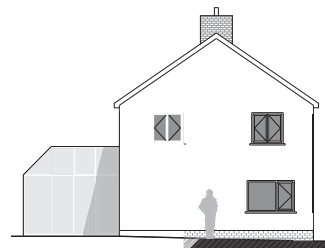
Page 36 of 84

drawing description: Existing Site Plan, Location Plan
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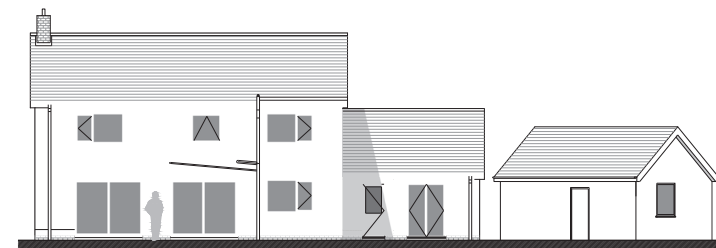
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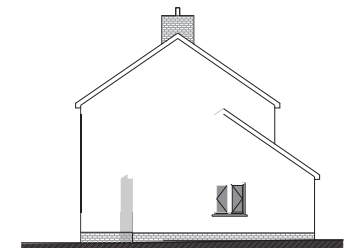
FRONT ELEVATION (SOUTH)



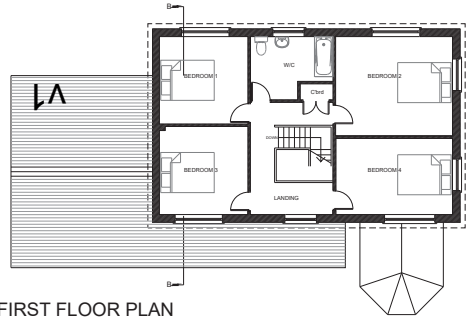
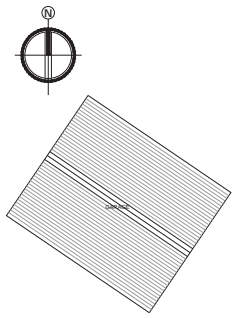
SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



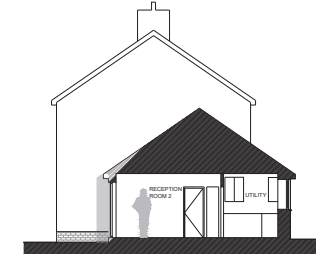
SIDE ELEVATION (WEST)



FIRST FLOOR PLAN

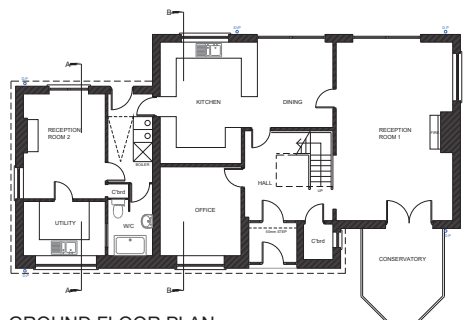
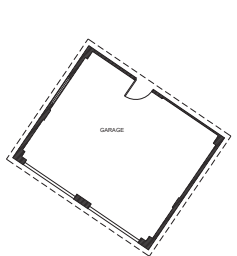


REAR ELEVATION (NORTH)



SECTION A:A

REAR ELEVATION (NORTH)



GROUND FLOOR PLAN



FRONT ELEVATION (SOUTH)



SECTION B:B



FRONT ELEVATION (SOUTH)



FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)

Existing External Finishes

- Walls - Coursed stone cladding pointed, cement render painted, brickwork pointed.
- Roof - Slate
- Windows and Doors - Timber Sash
- Gutters - Upvc
- Boundary Treatments - Timber Fencing, Hedgebank
- Hard Standing - Stone Slab, Tarmac Drive



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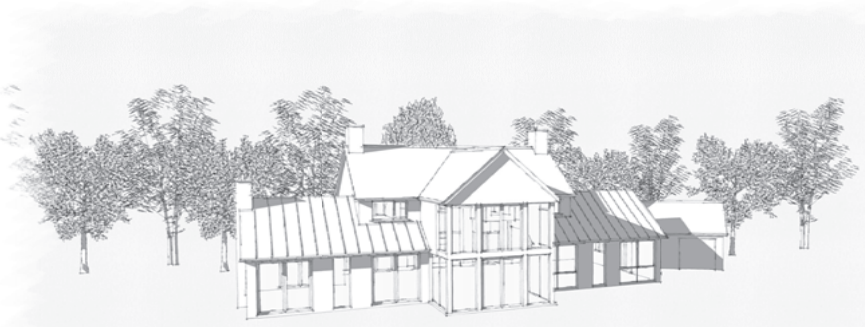
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Revisions	Rev #	Date	Description

project title: Tal Y Wern
 drawing no: GA02_v1
 scale: 1:100

address: Tal Y Wern
 project no: 22048
 planning no:
 revision no:
 drawn by: TJK
 checked by:
 date: FEB 2021



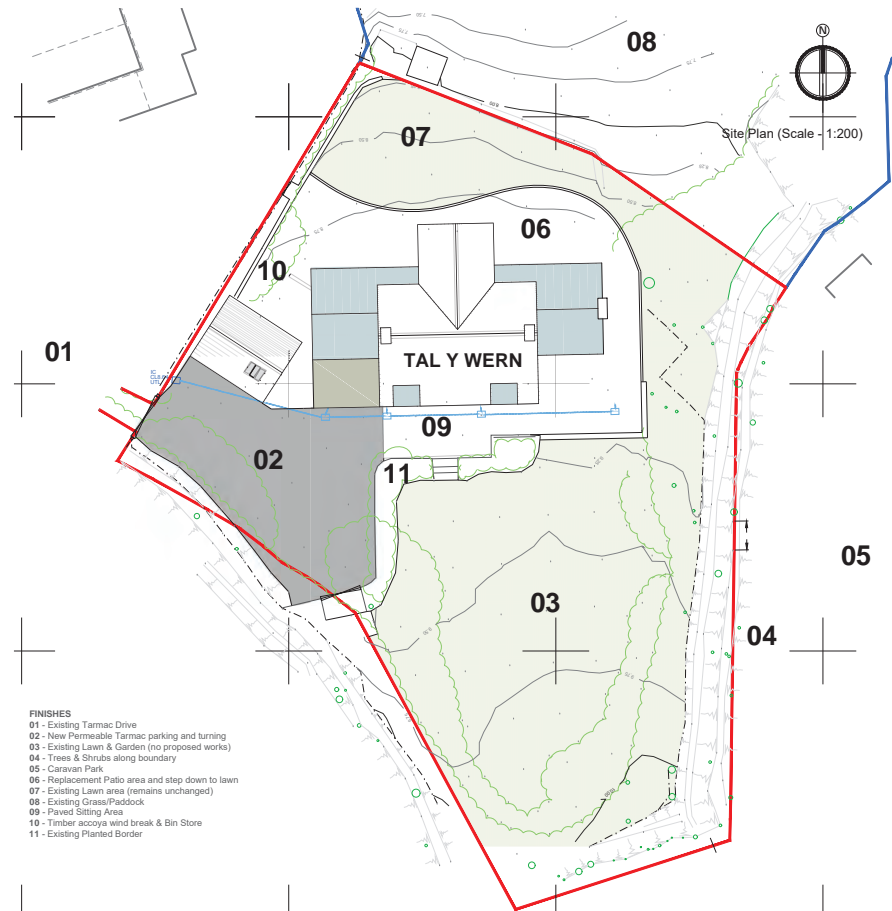


Proposed North East View



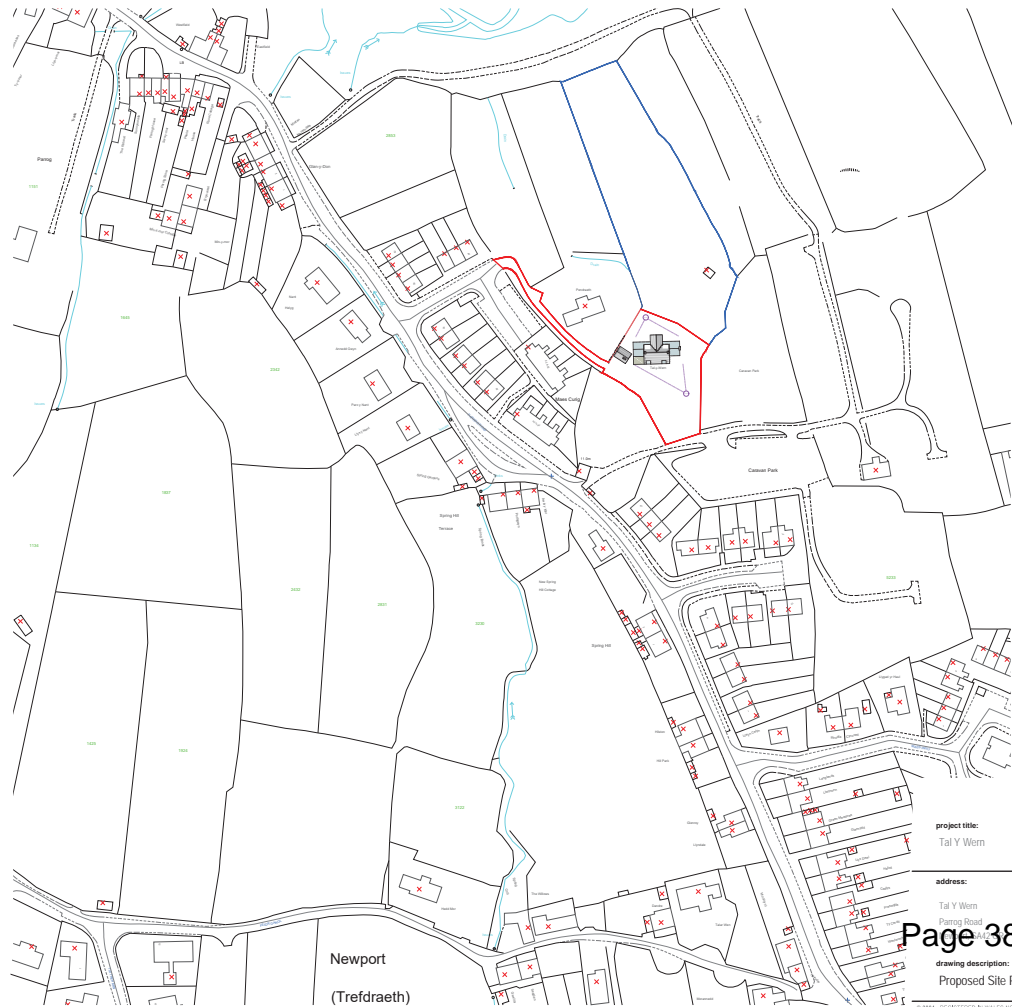
Proposed South East View

LA



Site Plan (Scale - 1:200)

- FINISHES**
- 01 - Existing Tarmac Drive
 - 02 - New Permeable Tarmac parking and turning
 - 03 - Existing Lawn & Garden (no proposed works)
 - 04 - Trees & Shrubs along boundary
 - 05 - Caravan Park
 - 06 - Replacement Patio area and step down to lawn
 - 07 - Existing Lawn area (remains unchanged)
 - 08 - Existing Grass/Paddock
 - 09 - Paved Sitting Area
 - 10 - Timber iroko wind break & Bin Store
 - 11 - Existing Planted Border



Site Location Plan (Scale - 1:1250)



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Revisions	Rev #	Date	Description

project title: Tal Y Wern
 drawing no: GA04 v1
 scale: As Shown

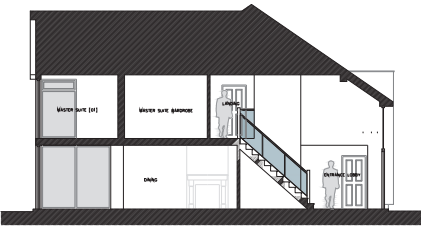
address: Tal Y Wern, Penry Road, Newport, SA65 9H
 project no: 20048
 drawing by: TJK
 checked by: TJK
 date: August 2021
 revision no: 1

drawing description: Proposed Site Plan, Location Plan
 Sheet Size: A1 (2940x from BS2116)





Proposed Front / South Elevation (Scale - 1:100)



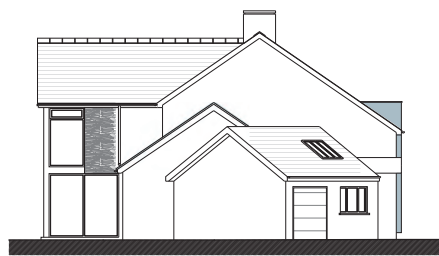
Section A-A (Scale - 1:100)



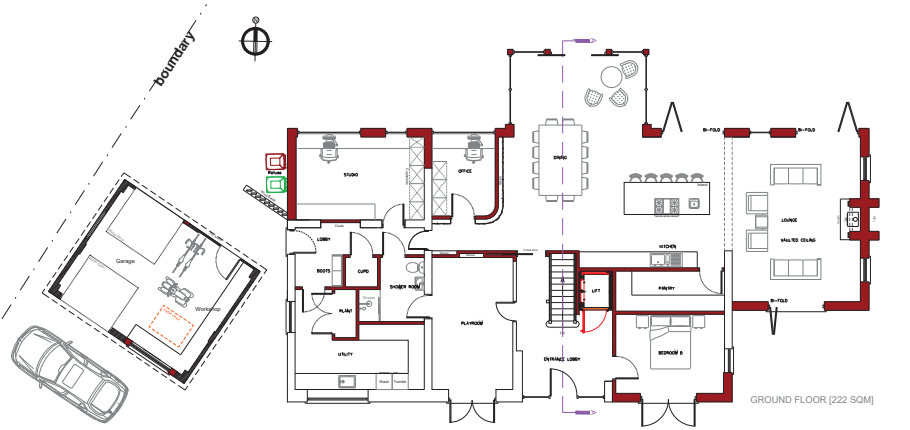
Proposed Side / East Elevation (Scale - 1:100)



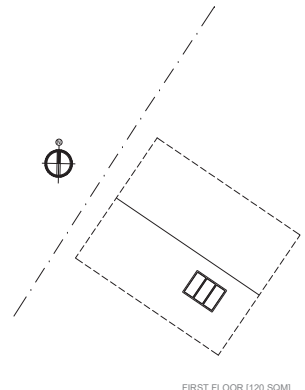
Proposed Rear / North Elevation (Scale - 1:100)



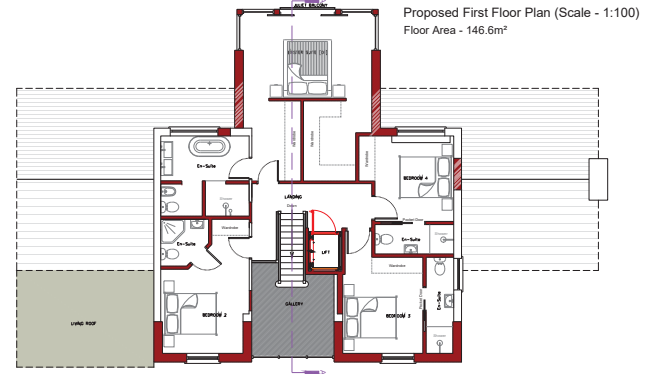
Proposed Side / West Elevation (Scale - 1:100)



Proposed Ground Floor Plan (Scale - 1:100)
Floor Area - 301.3m²



FIRST FLOOR (120 SQM)



Proposed First Floor Plan (Scale - 1:100)
Floor Area - 146.6m²



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Revisions	Rev #	Date	Description

project title: Tal Y Wern
drawing no: GA03 v1
scale: As Shown

address: Tal Y Wern, Penry Road, Fishguard, Pembrokeshire, SA65 9H
project no: 22048
planning no: TJK
revision no: -
date: August 2021

