

Application Ref: NP/21/0211/FUL

Case Officer	Ruth Owen		
Applicant	Mr Will Crockford		
Agent	Mr Gerald Blain, Gerald Blain Associates Ltd		
Proposal	Retrospective Planning permission as built including retaining wall, parking & turning areas and change of use from garage to annexe.		
Site Location	Seren Y Mor, 17 Haytor Gardens, Tenby, Pembrokeshire, SA70 8HW		
Grid Ref	SN12840107		
Date Valid	12-Apr-2021	Target Date	06-Jun-2021

The application is referred to the Development Management Committee for consideration as the recommendation differs to that of the Town Councils.

Consultee Response

Tenby Town Council: Refusal

PCNPA Tree and Landscape Officer: Conditional Consent

Tenby Civic Society Chairman: Observations

Dwr Cymru Welsh Water: Conditional Consent

Natural Resources Wales: No comment

PCC - Transportation & Environment: Conditional Consent

PCNPA Planning Ecologist: Conditional Consent

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. A site notice was erected at the site by the applicant (with evidential photos of this erection submitted to the Authority on 29.04.2021). 2 public response has been received.

The public responses highlighted the following:

- Potential impact to the trees covered by the TPO
- Potential impact to ecology and biodiversity
- Potential impact to parking of neighbouring dwellings
- The annex not warranting itself to an annex
- The intended use of the annex

It is also noted that Tenby Town Council have also recommended the application for refusal due to the application being retrospective and having not followed the correct process and procedure prior to undertaking the works.

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 02 - Tenby Local Service and Tourism Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG03 - Landscape

SPG13 - Parking Standards

SPG16 - Sustainable Design & Development

Constraints

Special Area of Conservation - within 500m

Ancient Monument - within 500m

Recreation Character Areas

Low Coal Risk

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Site and Context

The application site is situated at 17 Haytor Gardens, which is within the settlement of Tenby. The site relates to a large two storey detached dwelling, set in a large plot at the head of a cul de sac. The property borders dwellings to its eastern and western elevations.

Relevant Planning History

None Relevant.

Description of Proposal

The application is seeking retrospective planning permission for the retention of the retaining wall, parking and turning area and the annexe.

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Retaining Wall: The retaining wall surrounds the dwelling and measures approximately 2.8m high at the rear of the dwelling and tapers to approximately 1.8m high at the front elevation of the dwelling.

Parking and Turning Area: The parking area is located to the front of the dwelling and will provide off street parking for 3no. vehicles.

Annexe: The annexe is located to the north western elevation of the dwelling and measures approximately 5.1m wide, 7.6m deep and incorporates a pitch roof with gable ends measuring approximately 4m to the eaves and 7.1m to the ridge. The annexe houses a seating/ dining room with a kitchenette, 2 bedrooms, a bathroom and a water closet and includes 2no. rooflights in the rear elevation, 2 gabled windows to the front elevation at first floor level and 1no. window to the western elevation at ground floor level.

Key Issues

The application raises the following planning matters:

- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Land drainage
- Biodiversity

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)).

Retaining Wall: The siting, scale and design of the retaining wall is considered to be acceptable. The retaining wall is in keeping with the existing area, with walls of a similar height within the area and does not adversely harm the character of the scene, given its size siting and materials.

Parking and Turning Area: There are a number of dwellings in the street scene with off road parking facilities. The proposed parking area is considered acceptable in this residential environment.

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Annexe: The annexe is sited to the north west of the dwelling and due to the siting of the dwelling within the street scene, it is not be wholly visible. The building was formerly a garage that has subsequently been converted and given there has not been any increase in size therefore, there is no additional impact upon street scene. The change of use does not include any additional footprint to the building; therefore, the scale and massing of the annex do not appear as dominant, with sufficient amenity space to be retained to serve the main dwelling. Therefore, there will be minimal impact upon the street scene and the special qualities of the National Park.

The change of use of a garage/outbuilding to an annex to be used as additional accommodation serving the host dwelling does not always require planning permission. A suitably worded condition is imposed to ensure its sole use is ancillary to the host dwelling. This will prevent the annex being occupied separately to the main dwelling.

Amenity and privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

There are no additional windows proposed to the annexe, with the existing window at ground floor level of the eastern elevation facing the dwelling.

Due to the siting of the dwelling in relation to the neighbouring dwellings and within the plot, sufficient distance is maintained to the development and will not give rise to any undue impacts to the amenity or privacy of the neighbouring dwellings above that of what is currently enjoyed.

Access and Parking:

The parking and turning area will provide parking space for 3no. vehicles to the front elevation of the dwelling and would be considered acceptable.

The PCC Transport and Environment Officer has been consulted with the application and as at present the bitmac surfacing of the shared turning area has not been extended into the gravel with the plot, they have raised conditional consent. To reduce the obstruction and potential obstruction of the highway and to protect any future or current road widening proposal for the road, they have suggested that the access shall be left open unimpeded by gates or barriers, the parking and turning area shall be brought into use and retained for no purpose other than parking and turning and the shared turning area, as hatched in pink on the application plan, shall be surfaced with bitmac as an extension of the parts surfaced, within 1 month of the consent.

Landscaping:

There is a Tree Preservation Order is located on and adjacent the site which are at risk of physical chemical and mechanical damage to the plants and their roots. Therefore, the PCNPA Tree and Landscape Officer has been consulted with the

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application and has raised conditional consent, subject to providing clear and obvious proof the works were carried out in accordance with BS5837: 2012, including the project arboriculturist supervision schedule. This is to be submitted to the authority and therefore a suitably worded condition will be attached to this permission.

Land drainage:

Dwr Cymru Welsh Water have raised conditional consent to the application in order to ensure no detriment to the existing residents or the environment and Dwr Cymru Welsh Water's assets. The condition they have advised to be attached to the permission is that no surface water and or land drainage shall be allowed to connect directly or indirectly with the public sewerage network. This is to prevent hydraulic overloading of the public sewage system, to protect health and safety of existing residents and ensures no pollution of or detriment to the environment.

Biodiversity:

The Planning Ecologist has also been consulted with the application, and raised conditional consent, subject to the submission of a biodiversity enhancement scheme, being submitted to and approved by the Local Authority.

Conclusion

Notwithstanding the objections raised, the developments are considered to comply with the relevant policies and 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.

Recommendation

Approve, subject to the following conditions

1. The development shall be carried out in accordance with the following approved plans and documents: Drawing no. 01 Location Plan, Drawing no. 02 Block Plan & Retaining Wall Report.
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
2. The access shall be left open unimpeded by gates or any other barrier.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users when vehicles are entering the premises.
3. The parking and turning area shown on the submitted drawings shall be completed before the development is brought into beneficial use and

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thereafter shall be retained for no purpose other than parking and turning.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users.

4. The whole of the shared turning area, as hatched pink on the application plan, shall be surfaced in bitmac as an extension of the parts already surfaced, within 1 month of the consent.

Reason: To protect any future/current road widening proposal for the road.

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

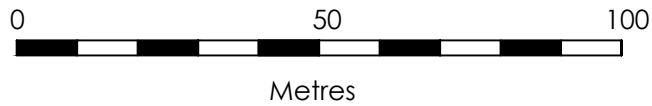
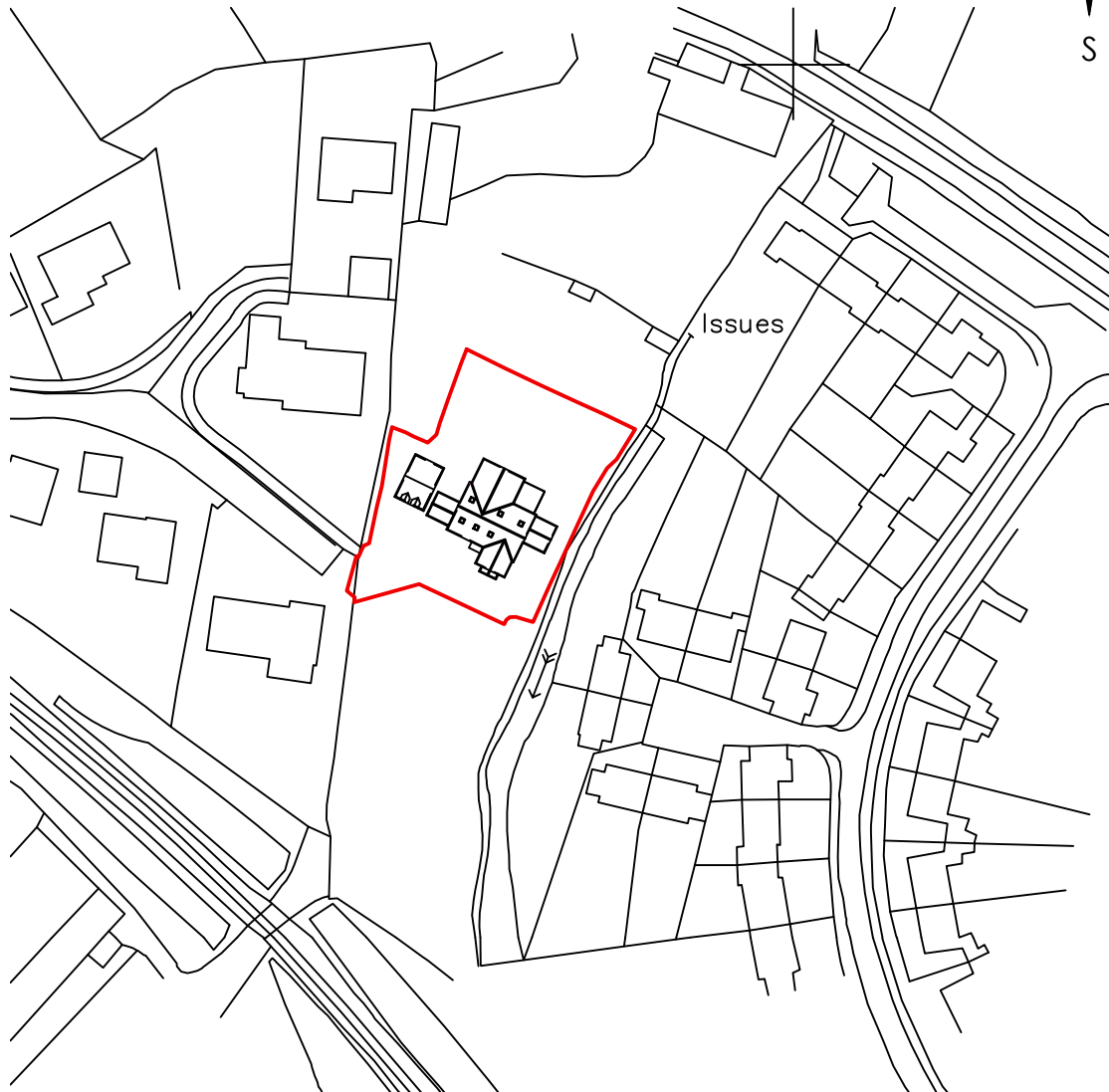
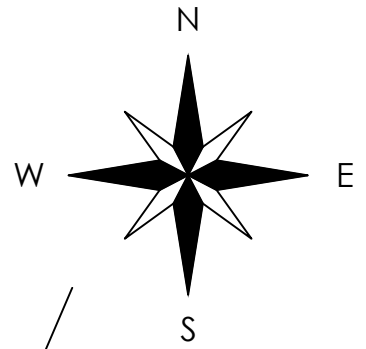
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

6. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Seren Y Mor, 17 Haytor Gardens.

Reason: In order to be clear on the type of accommodation sought and approved as the development would not be approved as a separate dwelling in the countryside. Policy: Local Development Plan 2 – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity)

7. Within 3 months of the date of this decision a scheme for Biodiversity Enhancement shall have been submitted for the written approval of the local planning authority and the said scheme shall include a timetable for its implementation.

Reason: 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 2 – Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park)



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Project:
Conversion of Garage to Annexe
at Seren Y Mor,
17 (formerly Plot 3 The Paddock),
Haytor Gardens,
Tenby SA70 8HW

Dwg. Title:
Location Plan

Client:
Mr Wil Crockford

Scale:
1/1250 @A4

Drawing No:
01

Drawn By:
MS

Checked By:
N/A

Date:
05/03/2021

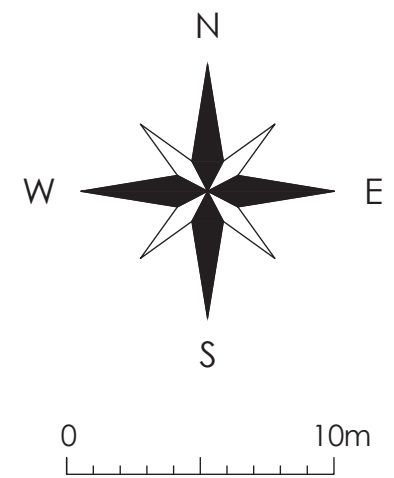


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REINFORCED CONCRETE RETAINING WALL - 2.8m HIGH AT THE REAR (NORTH) TAPERING TO 1.8m HIGH TO THE FRONT (SOUTH) - REFER TO STRUCTURAL ENGINEERS DRAWINGS



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Project: Conversion of Garage to Annexe at Seren Y Mor, 17 (formerly Plot 3 The Paddock), Haytor Gardens, Tenby SA70 8HW	Client: Mr Wil Crockford
Scale: 1/200	@A3
Drawing No.: 02	
Drawn By: MS	
Checked By: N/A	
Date: 05/03/2021	

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