

**Application Ref: NP/21/0579/FUL**

<b>Case Officer</b>	Jo Rees-Wigmore		
<b>Applicant</b>	Mr A Lord		
<b>Agent</b>			
<b>Proposal</b>	Retrospective permission for: replacement of obsolete UPVC windows and door with new wood effect UPVC door and sash windows; removal of rusted and unsafe iron railings, replaced with glass balustrade; and removal of rotten wooden gate with metal replacement. Installation of solar panels (permitted development).		
<b>Site Location</b>	Lantern Cottage, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UE		
<b>Grid Ref</b>	SM85811294		
<b>Date Valid</b>	17-Sep-2021	<b>Target Date</b>	11-Nov-2021

The application is reported to the Development Management Committee as the recommendation of the officer differs from the recommendation of the Havens Community Council.

**Consultee Response**

**The Havens Community Council:** Supporting

**PCC - Transportation & Environment:** No objection

**PCNPA Planning Ecologist:** No adverse comments

**PCNPA Buildings Conservation Officer:** Recommend Refusal

**Public Response**

The application was publicised in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

No responses have been received.

**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 06 - Rural Centres

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

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LDP2 Policy 30 - Amenity  
SPG02 - Coal Works - Instability  
SPG04 - Loss of Hotels  
SPG05 - Planning Obligations  
SPG06 - Regionally Important Geodiversity Sites  
TAN 12 - Design  
TAN 14 - Coastal Planning

### **Constraints**

Special Area of Conservation - within 500m  
Safeguarding Zone  
Hazardous Zones  
Recreation Character Areas  
Low Coal Risk  
Surface Coal  
Article\_4\_Directions  
Affordable Housing Submarkets  
Seascape Character Areas  
Conservation Area Little Haven  
Landscape Character Area

### **Officer's Appraisal**

#### **Site and Proposed development**

The retrospective development and site are detailed in the accompanying plans, forms and site photographs but briefly comprise of replacement doors and windows, removal of railings and replacement with glass balustrade, removal of rotten wooden gate with metal replacement. Solar panels have been installed and are shown on the proposed plans, these are considered to represent permitted development.

The application site is a mid terrace two storey dwelling located on Settlands Hill, within Little Haven Conservation area.

#### **Relevant Planning History**

EC/19/0067 - enforcement case for unauthorised works

#### **Key Issues**

The application raises the following planning matters:

- *Policy and Principle of Development*
- *Siting, Design and Impact upon the Special Qualities of the National Park*
- *Amenity and Privacy*
- *Biodiversity*

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### *Policy and Principle of Development:*

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.

The Welsh Government's specific objectives for the historic environment are described at paragraph 6.16 of Planning Policy Wales (edition 11) and these state the need to preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.

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

The property is prominently located within the Little Haven Conservation Area and the addition of the glass balustrade to the principle elevation is not considered acceptable.

As such, the principle of the development does not comply with the relevant policies of the adopted Local development Plan (LDP) or National Policy and is therefore not supported.

The development is not considered to be appropriate design, no alterations have been made to the scale of the property or its use however the property is within Little Haven Conservation Area and the addition of the glass balustrade to the principle elevation is not considered acceptable. As such, the principle of the development does not comply with the relevant policies of the adopted Local development Plan (LDP) and is not supported.

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

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) 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 LDP seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness.

Little Haven is subject to an Article 4(2) Direction which conditionally restricts certain permitted development rights, applicable to fenestration/doors fronting public areas, front boundaries and hard-standings. The Direction was made on 17/06/2015 and confirmed 23/09/2015. The Direction was made to counter both the loss of small details and the introduction of features not considered to enhance or preserve the character of the Conservation Area. All frontages within the Little Haven Conservation Area are subject to Article 4 (2) Direction controls, which prevent any

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alterations being undertaken to principal or highway frontages within the conservation area, without first securing the benefit of planning permission.

Following consultation, PCNPA Conservation Officer has objected to the development, (the response is included in full within the Informative Section of this report). The objections are focused towards the glass balustrading to the principal elevation, the new windows, door and replacement gate are considered appropriate and can be supported.

The glass balustrade is an intrusive and alien feature within the Conservation Area and fails to preserve its character or appearance. The PCNPA Building Conservation Officer stated within his response "The replacement of the windows and door are seen in the context of superseding existing upvc and it is reasonable to conclude that they do preserve the character and appearance of the conservation area in that they are of traditional form and a slight visual improvement. It cannot be said that the glass balustrade preserves the character and appearance of the C.A. The fact is that a traditional railing has been removed and replaced by a modern glazed balustrade that looks out of character with the surrounding traditional properties and curtilages.

The obvious solution is fitting a similar rail to the original at 1100mm off ground level. This would address the safety issues raised within the submitted Heritage Impact Assessment, whilst preserving the character of the area.

In its current form, I recommend the application be **refused** due to the unacceptable impact on the character and appearance of Little Haven Conservation Area'

In its current form, the development is considered to be contrary to policies 8, 14 and 29 of LDP2 and statutory considerations relating to the historic environment and cannot be supported.

### *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 overriding concerns in respect of residential amenity of the application site or the neighbouring properties.

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

### *Biodiversity*

PPW, TAN5 and LDP policy 11 requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

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The development is considered acceptable in terms of its impact on biodiversity, as such is considered to comply with policy 11 of the LDP.

### **Conclusion**

The retrospective scheme is considered to be unacceptable in terms of its form, and design. The development causes an unacceptably detrimental impact to the special qualities of the National Park and Little Haven Conservation area.

It is not considered that the development causes an unaccepted impact upon privacy or amenity of neighbouring properties. Ecology and landscape features are not be adversely affected by the development.

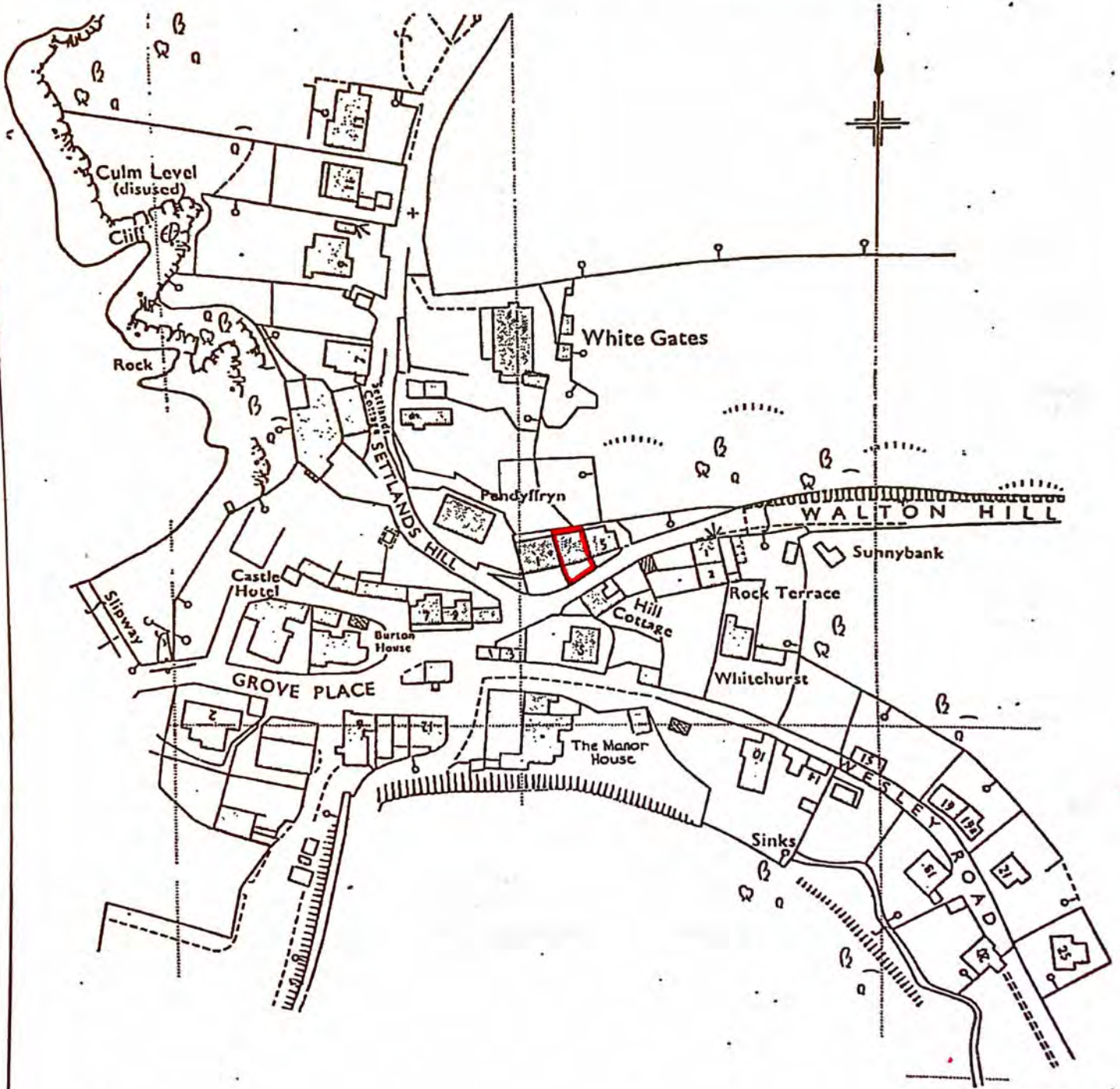
As such, the development does not comply with policies 1, 8, ,, & 14 of the adopted Local Development Plan 2 2020.

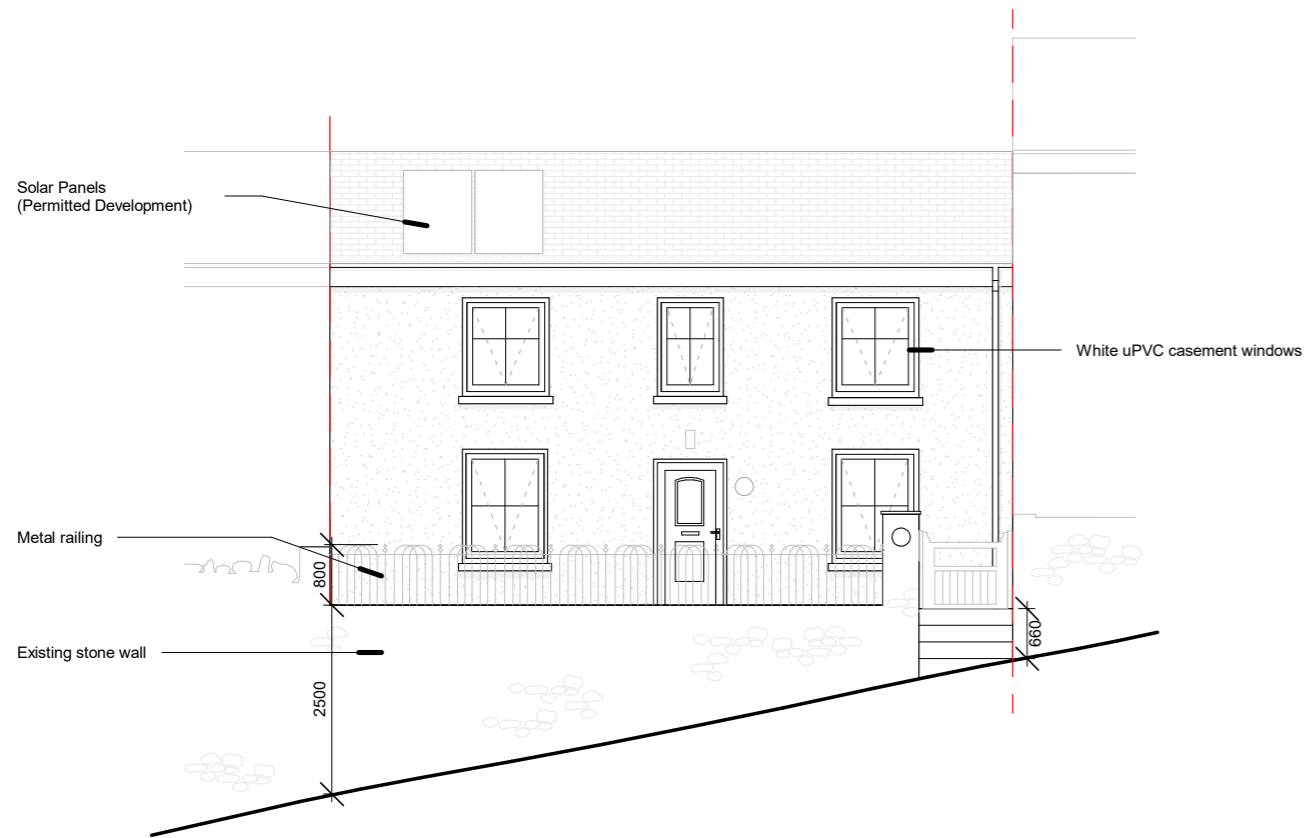
### **Recommendation**

**Refuse** for the following reason:

1. The principal elevation of the property is prominent within the Little Haven Conservation Area. Within this context the introduction of the glass balustrade is an intrusive and alien feature within the conservation area. The balustrading sits as a prominent feature within a traditional setting topping a historic stone wall, this is harmful to the character of this area of the Little Haven Conservation Area. The proposal therefore fails to comply with the duty placed on the Local Planning Authority to preserve or enhance a conservation area under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies 1,8 & 14 of the adopted Local Development Plan (2020).

LMT. H.M. LAND REGISTRY		TITLE NUMBER <b>WA 839201</b>	
ORDNANCE SURVEY PLAN REFERENCE	SM 8512	SECTION C	Scale 1/1250 Enlarged from 1/7500
ADMINISTRATIVE AREA PEMBROKESHIRE / SIR BENFRO			© Crown copyright





**Existing Front Elevation**  
1:100



**Proposed Front Elevation**  
1:100

Rev.	Purpose of issue	Date
C	Planning - Amendments	17/08/2021
B	Planning - Amendments	25/08/2021
A	Planning	25/08/2021

Client  
**Andrew Lord**  
Lantern Cottage, Settlands Hill  
Little Haven, SA62 3LA

Project  
**Lantern Cottage**

Title  
**Elevations**

Original Scale  
**1 : 100**

Drawn  
**N. Pocknell**

Date  
**25/08/2021**

Drawing Number  
**LCT\_00**

Rev  
**C**

