

Application Ref: NP/21/0508/FUL

Case Officer	Kate Attrill		
Applicant	Mrs M Jenkins		
Agent	Mr W Harries MRICS, Harries Planning Design Management		
Proposal	Erection of a dwelling		
Site Location	Dandre, Feidr Ganol, Newport, Pembrokeshire, SA42 0RR		
Grid Ref	SN05403918		
Date Valid	02-Aug-2021	Target Date	27-Jan-2022

The application is being brought to Committee following objections from Newport Town Council and following a deferral at the last Committee meeting to allow for a site visit to be undertaken.

Consultee Response

Dwr Cymru Welsh Water: Conditional Consent

PCC - Drainage Engineers: Conditional Consent - SAB approval required

PCC - Transportation & Environment: Conditional Consent

PCNPA Planning Ecologist: No adverse comments

PCNPA Tree and Landscape Officer: No adverse comments

PCNPA Buildings Conservation Officer: No adverse comments

Natural Resources Wales: No adverse comments

Newport Town Council: Recommend Refusal

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.

Five letters of objection have been received from residents concerned with: road safety, cramming in holiday lets, loss of views, impacts on parking on verges, ribbon development and urbanisation. A further letter of representation sent to Councillors has been received which raised further issues of views from the Conservation Area which are detailed below.

Newport Town Councils are copied below:

- 1 It would have been courteous of the applicants to consult with neighbours
- 2 Access to the application site is along Feidr Ganol which is a single lane road with blind bends with no pavement. Feidr Ganol is unsuited to the current level of traffic (both pedestrian and vehicular) which uses this link. There is no continuous pavement on the A487 (and little prospect of one being provided in the medium term). Pedestrians including young families and elderly people use Feidr Ganol as a link to Newport town centre. This shared use of Feidr Ganol already causes significant road safety issues.

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If the proposed development is permitted there will be a further unacceptable impact upon road safety

3 Were it not for various planning policies imposed upon the town, and which constrain this Council's scope to object, Newport Town Council would also object to this development on various other grounds

[Newport Town Council's] RECOMMENDATION is Refusal

Following re-consultation with Newport Town Council after the receipt of amended plans their further comments read:

'The amended plans do not address the Council's concerns set out in the Council's email to PCNPA dated' and they have recommended 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 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 32 - Surface Water Drainage

LDP2 Policy 46 - Housing

LDP2 Policy 48 - Affordable Housing

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG03 - Landscape

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 23 - Economic Development

TAN 24 - The Historic Environment

Constraints

Historic Landscape

Ancient Monument - within 500m

Recreation Character Areas

Pembrokeshire Coast National Park Authority

Development Management Committee – 26th January 2022

Article_4_Directions
Affordable Housing Submarkets
Seascape Character Areas
Conservation Area Newport
Landscape Character Area

Officer's Appraisal

Site and Context

The site lies on Feidr Ganol on what is currently the western end of the curtilage of Dandre.

Feidr Ganol comprises a single lane road linking onto Parrog Road to the east, located on the edge of the town's defining grid layout and leading down to the Estuary.

Relevant Planning History

NP/00/0187 Parking area – Approved

NP/06/0562 Conservatory – Approved

NP/11/0105 Carport – Approved

Description of Proposal

This application seeks full approval for a detached, pitched roofed, 1.5 storey 2 bed unit. The main ridge will run from east to west with a rear (north) facing gable. The dwelling will be inverted with first floor living accommodation and ground floor bedrooms.

It will have a natural slate roof with conservation style rooflights and a rear dormer window, timber painted sliding sash ground floor windows to the front (south) with larger patio doors on both levels to the rear gable, which will lead to a patio and balcony above. The walls are to be finished in roughcast painted render.

Following concerns over the limited size of the curtilage and amenity space the application was amended by providing

- a larger curtilage and amenity area,
- reduced glazing on the rear gable.
- the unit has been shifted slightly east, to improve separation from the neighbouring unit to the west

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

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- Access and Parking
- Biodiversity
- Drainage

Policy:

The site is within the Centre boundary for Newport as defined in LDP2.

Policy 3 of the Plan sets out the strategic policy priorities for Newport and includes providing for or permitting housing to facilitate the delivery of affordable housing needs of the local area.

Policy 48 of LDP2 sets out the affordable housing requirements for the Plan period. As the application is for a single dwelling a financial contribution towards the provision of off-site affordable housing will be required based on an amount of £250 per sqm of floorspace as set out in the Authority's Supplementary Planning Guidance on Affordable Housing.

The principle of providing a dwelling in this location is acceptable subject to the submission of a Unilateral Undertaking in respect of a commuted payment towards affordable housing.

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.

The Built Conservation Officer for the Authority has been consulted with the proposals, and apart from a suggestion as to how the boundary treatments could be improved, he had no objection to the proposals.

One of the letters of representation detailed concerns over the potential for the dwelling to lead to a loss of views from the Conservation Area as views from Feidr Ganol are detailed in the Newport and Newport Parrog SPG.

These were detailed in the Conservation Officer's original response which read as follows:

'The proposal in my view would conserve the character and appearance of Newport Conservation Area, the present site comprising a small metalled parking area bounded by modern walls/fences. The scale and style of the proposed dwelling appears to be acceptable.

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We would wish to ensure that the fine views of the Parrog from the road are preserved – the proposed driveway opening and low enclosures appear conducive to this.

I would advise that the existing higher stone wall is simply reduced in height and the copings reinstated, rather than being fitted with railings – three sets of railing in tandem seem slightly out of character, whereas retaining a solid wall to the central section would retain variety and character. Subject to the above, [I have] no adverse comment’.

As such, the loss of views is not considered to be so significant as to warrant a refusal on the basis of the Conservation Officer’s assessment.

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 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 closest dwelling opposite is located at a distance of just over twenty metres (in terms of frontages), which is usually considered sufficient to protect amenity between dwellings and combined with the house opposite being at a higher level, this is not considered to be likely to lead to a detriment in residential amenity.

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. Their consultation response is copied below.

‘The revised plan shows the access widened further still to give room to park two cars side-by-side and more space too for turning onto and off the Lane. The back garden for Dandre is a little smaller still, but the garage is retained, as is the original parking area with the removal of the carport and the relocation of the log store. As stated before, the wide access helps with providing adequate visibility for the location, helped by the proposed lowered wall. The wide access will give space for a delivery van, or visitor vehicle, to pull off the carriageway enough to not block the Lane.

There will be difficulties during construction on such a small site, and a builder adhering to a Construction Management Plan or Method Statement would help’.

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

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 PCNPA Ecologist has been consulted with the proposals and had no objection subject to the imposition of a condition requiring the suggested enhancements be implemented.

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.

Other Material Considerations:

The applicants agent has stated that there is an intention to submit a Unilateral Undertaking towards affordable housing in line with Policy 48 of the Local Development Plan, but there are issues with the Land Registry title deed which have delayed its submission. Therefore, the recommendation is to delegate approval to allow for the submission of the Unilateral Undertaking prior to consent being issued.

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, 4, 8, 11, 14, 29, 59 & 60 of the adopted Local Development Plan 2 2020 and can be supported.

Recommendation

Request Delegation to APPROVE, subject to the following conditions:

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:
Location Plan & Block Plan 03B
Plans and Elevations as Proposed 04B

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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. No development shall take place, including any works of demolition, until 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:

- a. The parking of vehicles of site operatives and visitors.
- b. The storage of building materials.
- c. Loading and unloading of plant and materials used in constructing the development.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users and in accordance with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

4. The parking area shown on the submitted drawings shall be constructed before the development is brought into use and thereafter shall be used for no purpose other than parking.

Reason: In the interests of road safety and in accordance with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

5. Prior to the erection of any further external lighting on the approved site (beyond that shown on plan 04 B) 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 and retained as such thereafter.

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).

6. The bat box shown on Plan 04B (west elevation) shall be installed prior to first occupation of the dwelling and retained thereafter.

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.

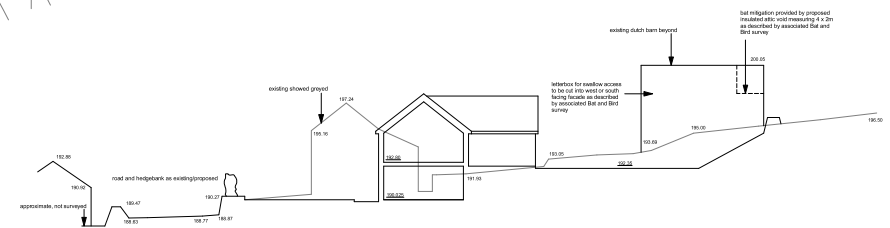
7. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

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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.

Advisory Notes - Dwr Cymru

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com



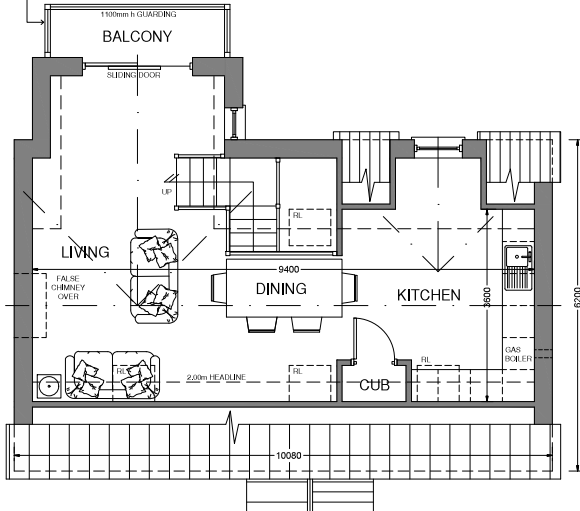
Site Section A as Proposed

THIS DRAWING WILL BE AT SCALE SHOWN BELOW AT A1

GENERAL NOTES

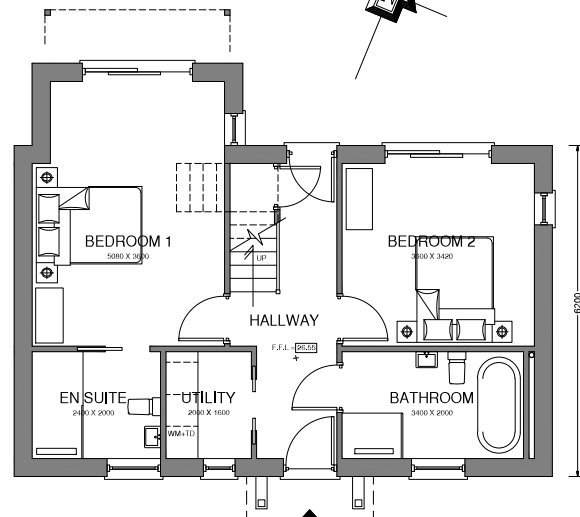
1. THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HPDM AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND.

1800mm h OBSCURED SCREEN



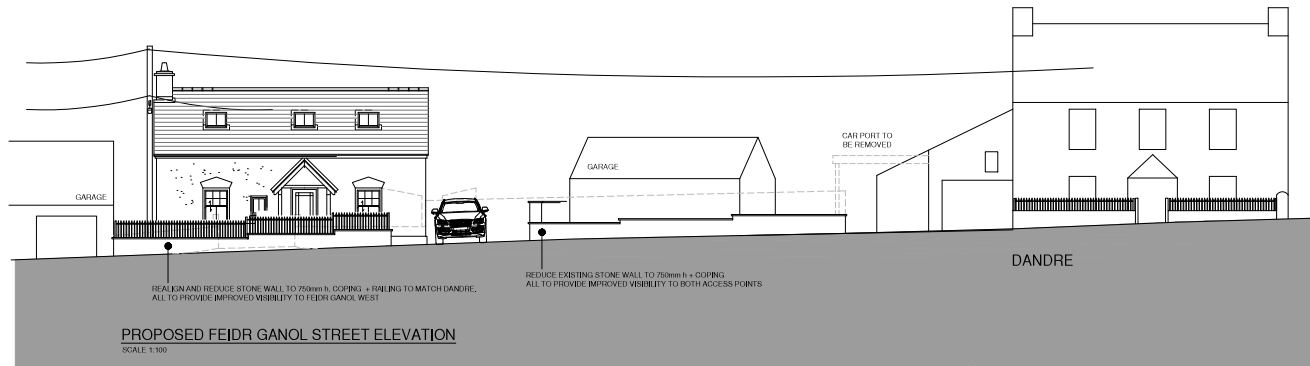
FIRST FLOOR PLAN

SCALE 1:50



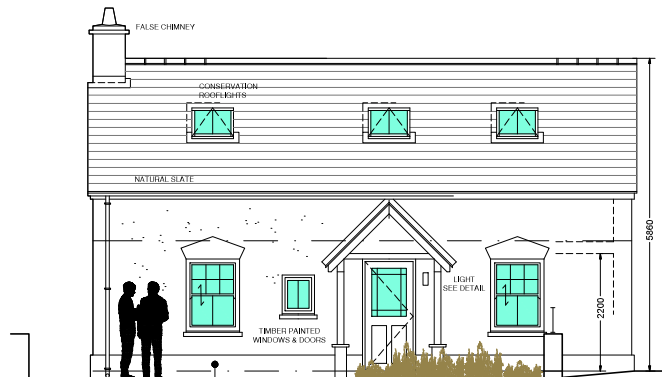
GROUND FLOOR PLAN

SCALE 1:50



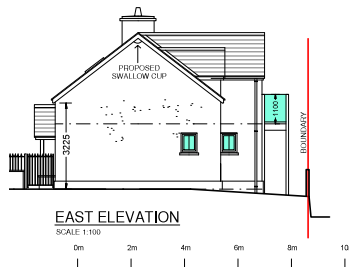
PROPOSED FEIDR GANOL STREET ELEVATION

SCALE 1:100



FEIDR GANOL (SOUTH) ELEVATION

SCALE 1:50



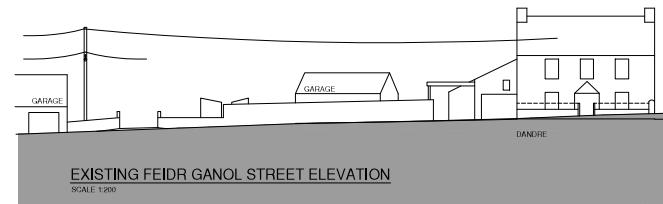
EAST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



EXISTING FEIDR GANOL STREET ELEVATION

SCALE 1:200



WALL LIGHT DETAIL

NOTE: 2 DOWNLIGHTS TO EACH UNIT

- DOWNWARD POINTING TO AVOID UP-SHINE LEADING TO ADDITIONAL LIGHT POLLUTION
- DIRECTED AWAY FROM LINEAL FEATURES IN THE IMMEDIATE HABITAT
- SHOULD LOW IN AND NOT EXCEED 6000000 LUMENS
- FUTURE LIGHT REPLACEMENT WILL BE LIKE FOR LIKE
- LIGHTS WILL BE INSTALLED NO MORE THAN 2m ABOVE GROUND LEVEL

Rev.	Comments.	Date.
A	Remove railing south of existing Garage.	10.08.2021
B	Amend all to match	
B	Adjust Glazing + Update Street Elevation	06.10.2021

Status: PLANNING APPLICATION

Client: Mr Jenkins

HARRIES
PLANNING DESIGN MANAGEMENT

Henllan, Eglwysw, Pembrokeshire, SA43 3UP, Wales.
T: 01239 891 499 F: 01239 891 455 www.hpdm.co.uk

Project: Proposed Dwelling West of Dandre, Feidr Ganol, Newport, Pembrokeshire, SA42 0RR

Drawing Title: Plans & Elevations as Proposed

Scale.	Drawn By.	Checked.	Date.
1:50	D.J.H.	W.H.	05.07.21
Job No.	Drawn By.	Checked.	Rev.
1008	D.J.H.	W.H.	B

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