

**Application Ref: NP/22/0092/FUL**

<b>Case Officer</b>	Kate Attrill		
<b>Applicant</b>	Mr D Fitzwilliams		
<b>Agent</b>	Mr J Bishop		
<b>Proposal</b>	Construction of a new pair of wheel chair access lifts & changes to extent & levels of car parking area		
<b>Site Location</b>	Riverslea, Golf Course Road, Newport, Pembrokeshire, SA42 0NR		
<b>Grid Ref</b>	SN05783989		
<b>Date Valid</b>	10-Feb-2022	<b>Target Date</b>	19-May-2022

This application is being brought to the Development Management Committee due to the objection received from the Community Council.

**Consultee Response**

**Nevern Community Council:** Objecting - This would be visually disturbing from the coastal path

**PCC - Access Officer:** Supporting

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

**CADW - Protection & Policy:** No objection

**PCNPA Access Manager:** 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.

No third-party responses were received.

**Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

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

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

## Item 5 - Report on Planning Applications

PPW11

SPG03 - Landscape

SPG05 - Planning Obligations

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

### **Constraints**

Biodiversity Issue

Historic Landscape

Ancient Monument - within 500m

ROW Coast Path - within 10m

NPA Foreshore - within 25m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

### **Officer's Appraisal**

#### **Site and Context**

Riverslea is located at the end of the Golf Course Road on the outskirts of Newport, the property is a large, detached dwelling located in an extensive plot situated on the northern shore of the Nyfer estuary.

Several applications have been determined on this site and these relate to a new porch and solar array approved under NP/11/162, demolition and re-build of existing boat house approved under reference NP/10/348, demolition of stone walls and provision of terraced garden approved under reference NP/07/556 and overall renovations and extensions approved under planning reference NP/06/551.

Riverslea is a one and a half storey white painted, rendered house with the main, seaward part having a duo pitched natural blue grey slated roof with two triangular dormers to its' southern pitch.

To the rear, a mono pitched rear extension has been built along most of the length of its northern landward facade. This has been cut into the cliff face and the coastal path runs immediately behind at first floor level.

#### **Recent Planning History**

NP/21/0122/FUL Construction of a single storey lean-to porch - Approved

## Description of Proposal

This application is for the addition of a pair of external, 3m high open wheelchair and disabled access lifts. The first, to connect between the existing ground floor level of the house and rising up to the Public Footpath above.

A second 3m high open lift is also proposed to reach the present car parking area level within the private upper garden area at Riverslea.

The house is located between the coast path and the tidal high-water line of the foreshore, and the main entrance leads out directly from the newly built lean-to porch to the northern gable onto the coast path.

However, the house cannot be accessed either from the footpath or from the private parking and arrival area which lies some 10,000 mm uphill, by anyone in a wheelchair or who might be ambulant disabled. This application seeks to remedy that situation.

The proposed lifts would be made of clear plate glass and marine grade stainless steel, similar to the illustrated brochure also included within the application. Although not in the original description of development, an alteration and extension to the levels of the parking area is also proposed.

## 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
- Access and Parking
- Landscaping
- Other Material Considerations

### *Policy:*

The site lies within the countryside as defined by the Local Development Plan (LDP) and the application is for alterations and extensions to the residential dwelling.

Policy 7 is the relevant strategic policy which allows for release of land depending: on the character of the surroundings, and the pattern of development in the area'.

The principle of an alteration to a residential dwelling in the open countryside is usually acceptable, subject to design considerations.

### *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

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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.

A lighting plan has been submitted with the application which specifies the lighting deemed necessary for safe use of the two lifts, and which will be sited at low level, with tightly restricted arcs both on plan at the various levels and will be confined vertically to the two tapered landing areas adjacent to the footpath itself. The plan refers to these only being accessible by users of the property but does not detail which lights are subject to PIR sensors, and which are controlled by users of the property. A condition suggesting submission of these details has been suggested to ensure there is no unnecessary light pollution generated by users of the coastal path.

The house was recently extended to add the single storey white painted rendered garden room with 'flat' zinc roofing to the eastern gable with revised garden terracing and new rear access steps completed in November 2016. It is from this glazed rear link that the pair of lifts would be located, and vertical access might be gained to and from the car parking in the gardens above.

The lower lift will start from the present small external courtyard, enlarged to the rear of the garden room link raising its open platform some 3m up to the level of the public foot path. This is proposed to be contained within new structural concrete and masonry flank walling finished in either white painted render to match the house or natural western red cedar boarding, left to weather to grey to the footpath faces.

The lift gate will open out onto a widening of the footpath at this level. The user will then traverse the narrow pathway to a new recess formed in the upper bank giving access to a second lift gate, again contained within a structural concrete or masonry structure, approximately 1.8m wide and finished in timber cladding to the footpath faces, rising up a further 3m to the level of the revised disabled parking bay, already present within the private upper garden area above.

The upper structure of this top lift will be constructed within a natural solid timber framed pergola structure built above the 1.1m height of the top of the masonry shaft, which will be planted to provide evergreen climbing plant screening, with galvanised steel mesh infill panels to the high-level trellis walling with a flat timber rafter and mesh panel trellis roof. This will screen the upper half of the lift installation from view when seen above the present ridge line of the house viewed from across the estuary and from the coast path itself.

The proposed timber cladding of publicly visible sections of the lift structure seems a reasonable solution to providing access in such a visually sensitive location.

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Provided a schedule of materials is conditioned to ensure there is no visible concrete blockwork, the use of timber cladding and landscaping should ensure that there is no lasting negative impact to the special qualities of the National Park.

As such the proposed development is considered to comply with Policies 8, 9, 14 and 29 of the LDP.

### *Highways:*

The Highways Authority have been consulted in respect to any potential impact on traffic or highway safety. They have confirmed that the proposed development has no detrimental impact to the existing parking arrangements, access or local Highway Network.

### *Access:*

The Access Officer at Pembrokeshire County Council has been consulted with regard to the public sector equality duty section (Section 149) of the Equality Act (2010) which must be considered when granting planning permission for any development.

The Welsh Government and local authorities have a duty to implement the UN Convention on the Rights of Persons with Disabilities (CRPD) in order to safeguard and promote disabled people's rights.

In short, public authorities have a duty to:

- advance equality of opportunity
- eliminate discrimination and harassment
- promote positive attitudes

The comments of the Access Officer are: 'it is pleasing to see how much thought has gone into making the lifts part of a "lifetime home" plan. The client wants to ensure that the extended family and visitors of all ages can continue to occupy the house into their old age by making the house as accessible as is possible. This effort is to be commended; it means that current and future generations will benefit from this forward thinking.

The design and access statement gives a wealth of detail – including what the lifts will be made of, how they will be powered, the lighting required and the security measures. The use of a key fob will mean that use of the lifts cannot be open to abuse. So much detail has been given that I have very little specific advice in response to the application'.

### *Coastal Path*

This public footpath which runs between the two parts of this site form part of the Pembrokeshire Coast Path National Trail & Wales Coast Path and is a very popular walking route.

The Rights of Way Officer has offered the following comments:

'Any temporary closure of the public footpath must therefore be kept to a minimum, especially in view of the lack of an alternative route. In this regard we would wish to

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explore a way that could ensure that the building work can be managed to enable public passage, with the route being marshalled when needed so as not to unreasonably delay walkers.

The granting of planning permission does not authorise the applicant to temporarily close the public footpath during construction work. If the public right of way would need to be closed to pedestrians, the applicant would have to consult the National Park Authority with sufficient notice in order for the Park Authority to make the appropriate highway temporary closure notice.

The creation of a retaining wall to accommodate the lower lift will entail excavating part of the rock face which supports the public footpath. Such work must ensure that the stability of the public footpath is not compromised, and the applicant will therefore need to take responsibility for the future maintenance of this section of the rock face supporting the public footpath'.

A condition to require an assessment of the stability measures to be taken in constructing the retaining wall will therefore be required to be submitted prior to the commencement of works.

### *Landscaping:*

The site is in a prominent location from both the public footpath and views across the Estuary due to its raised location.

A condition to ensure that appropriate landscaping is provided to help screen the development is suggested to ensure that the site blends with the natural background as much as is possible.

### *Other Material Considerations:*

Cadw were consulted due to the proximity of the nearby Scheduled Ancient Monument, E404 The Old Castle.

Their response reads: 'Scheduled monument PE404 The Old Castle is located some 320m south of the application area. However, the bulk of the existing house at Riverslea will block all views of the proposed development, from the scheduled monument. Consequently, the proposed development will have no impact on the setting of scheduled monument PE404'.

## **Conclusion**

Notwithstanding the objection raised the proposed scheme is considered to be acceptable in terms of scale, form, use and design.

The development will not cause an unacceptable or detrimental impact to the special qualities of the National Park. Ecological and landscape features will not be adversely affected by the development.

As such, the proposal complies with policies 1, 7, 8, 11, 14, 29, 59 & 60 of the adopted Local Development Plan 2020 and can be supported.

## Recommendation

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:

175 E 02 A Survey as Existing

175 E 10 Block Plan Proposed

175 E 03A Ground floor as existing

175 E 11 Ground floor as proposed

175 E 12 A first floor as proposed

175 08 Section as Existing

175 16 Sections as Proposed

175 E 19 Lighting

175 E 21 Lighting Section

175 E 20 Lighting Block Plan

175 E As existing elevation

175 E 17 A Photomontage

**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. Prior to the erection of the lighting shown on plan 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), 9 (Light Pollution), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

4. A sample of the proposed external materials shall be submitted for approval, in writing, by the National Park Authority prior to the commencement of works on site. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and

Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

5. No development shall commence, 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:

- 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 where appropriate;

**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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 60 (Impacts of Traffic).

6. 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) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

**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. 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), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

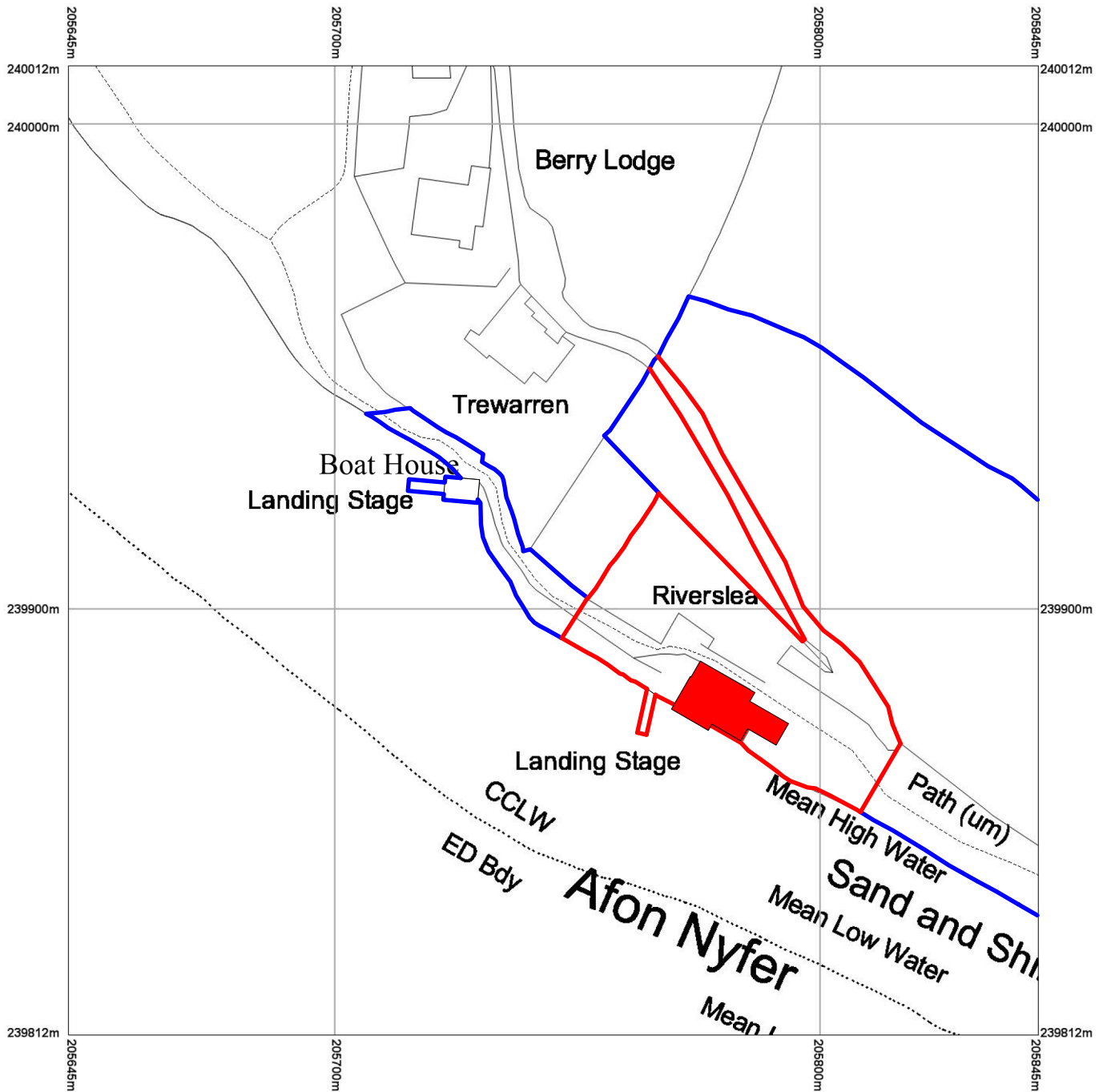
**Reason:** In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).



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8. Prior to commencement of works, a detailed schedule of measures to protect the stability of the footpath during construction shall be submitted to and approved by the Local Planning Authority.

**Reason:** To ensure continued access to the Public Right of Way.

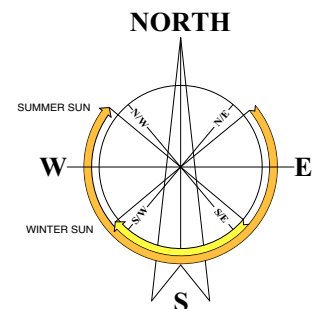
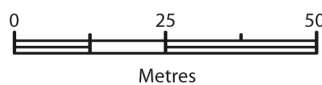


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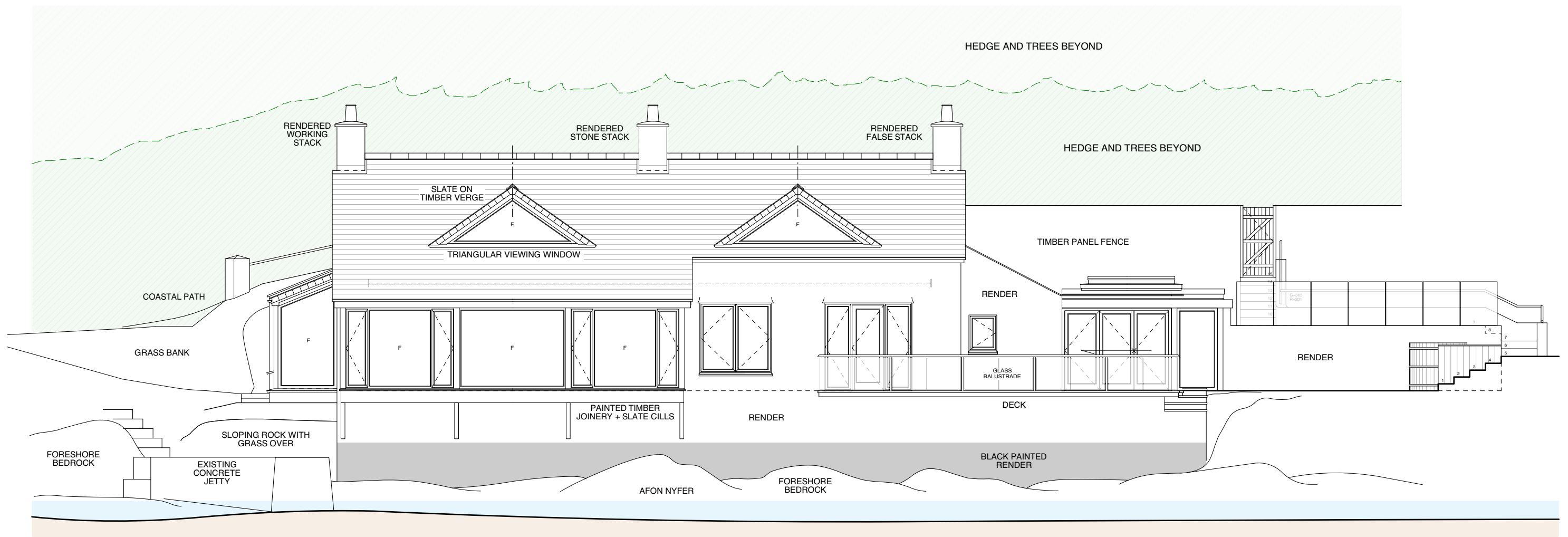
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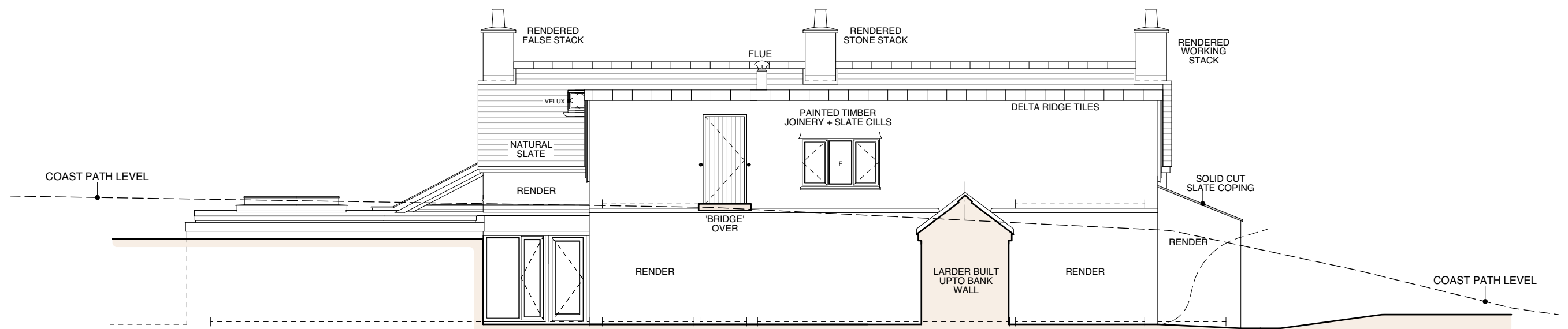
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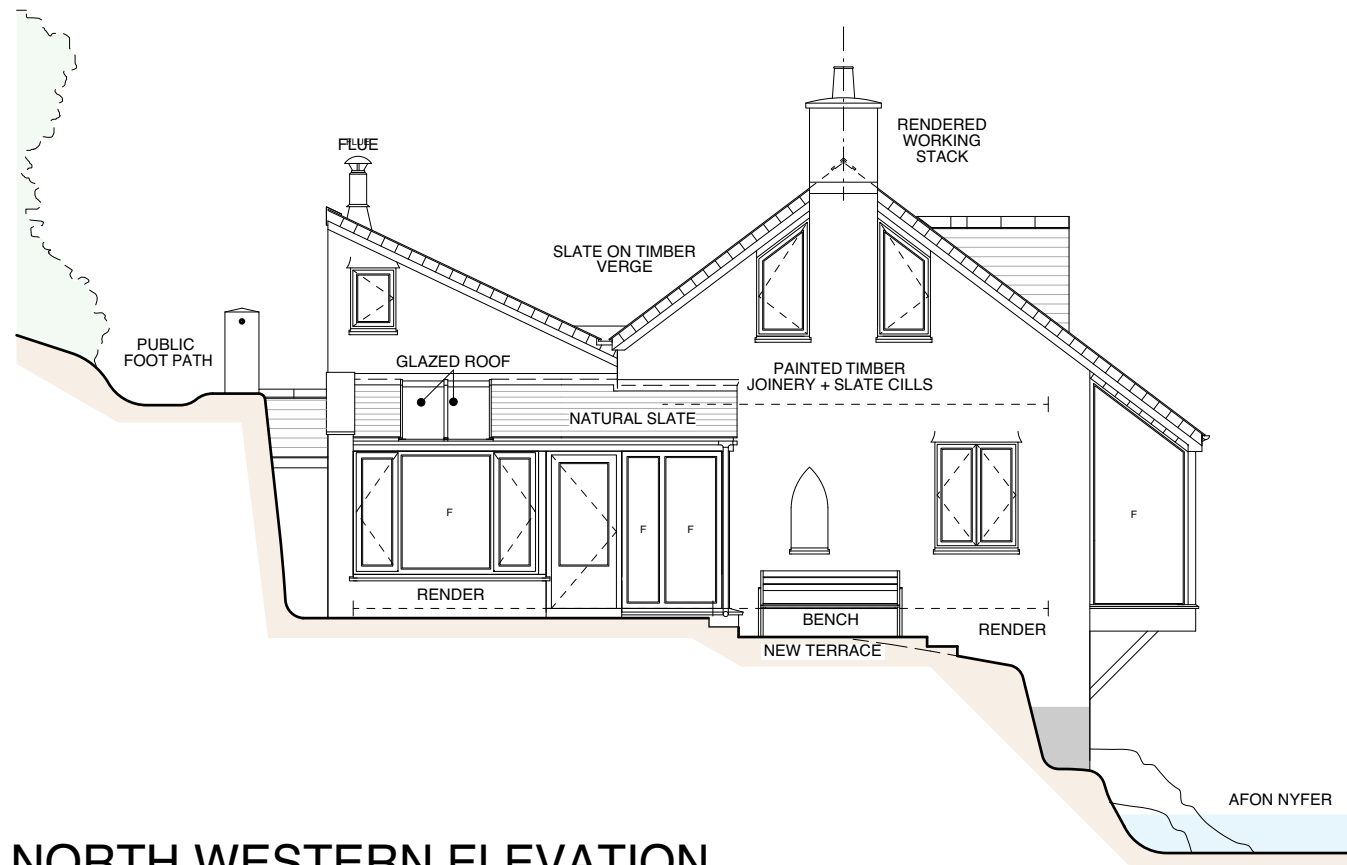


SOUTH WESTERN ELEVATION

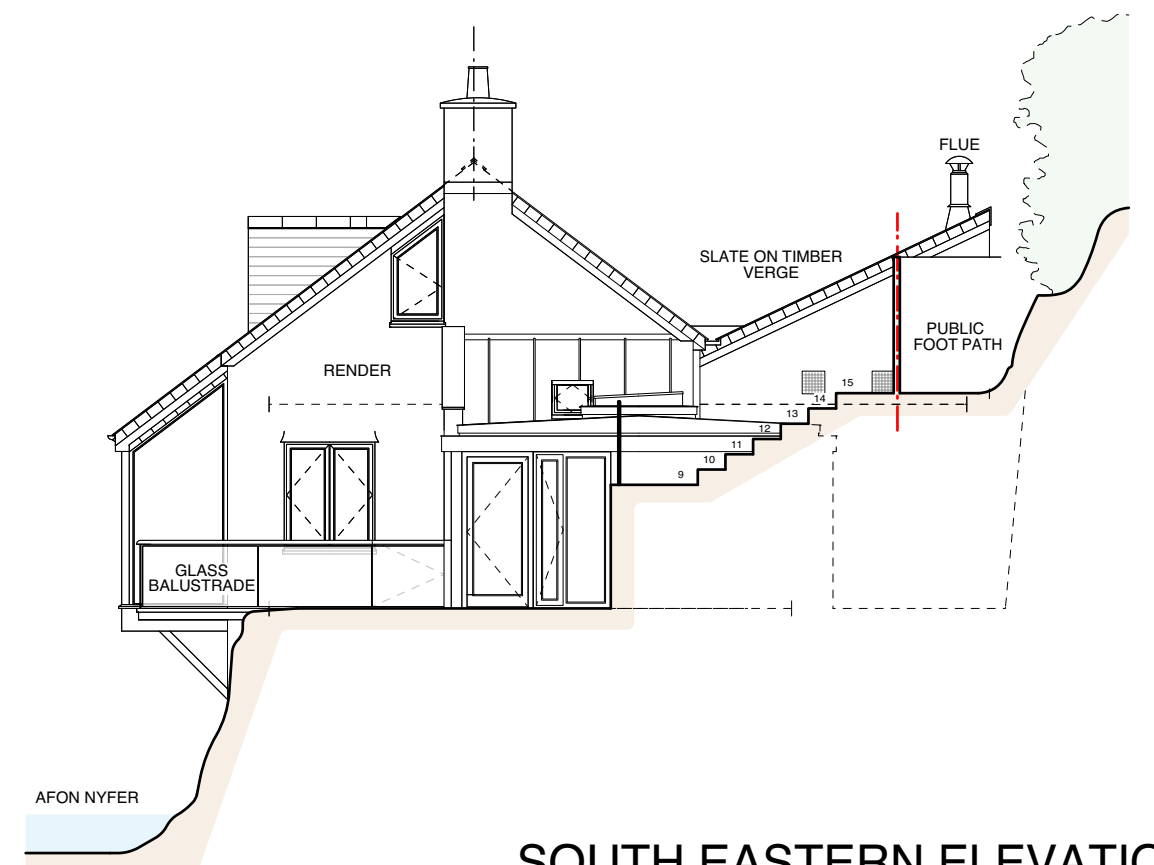


NORTH EASTERN ELEVATION


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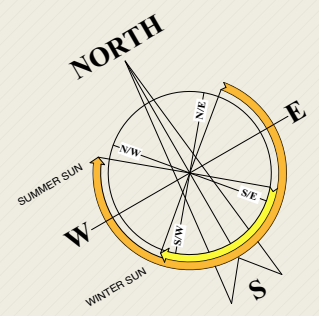
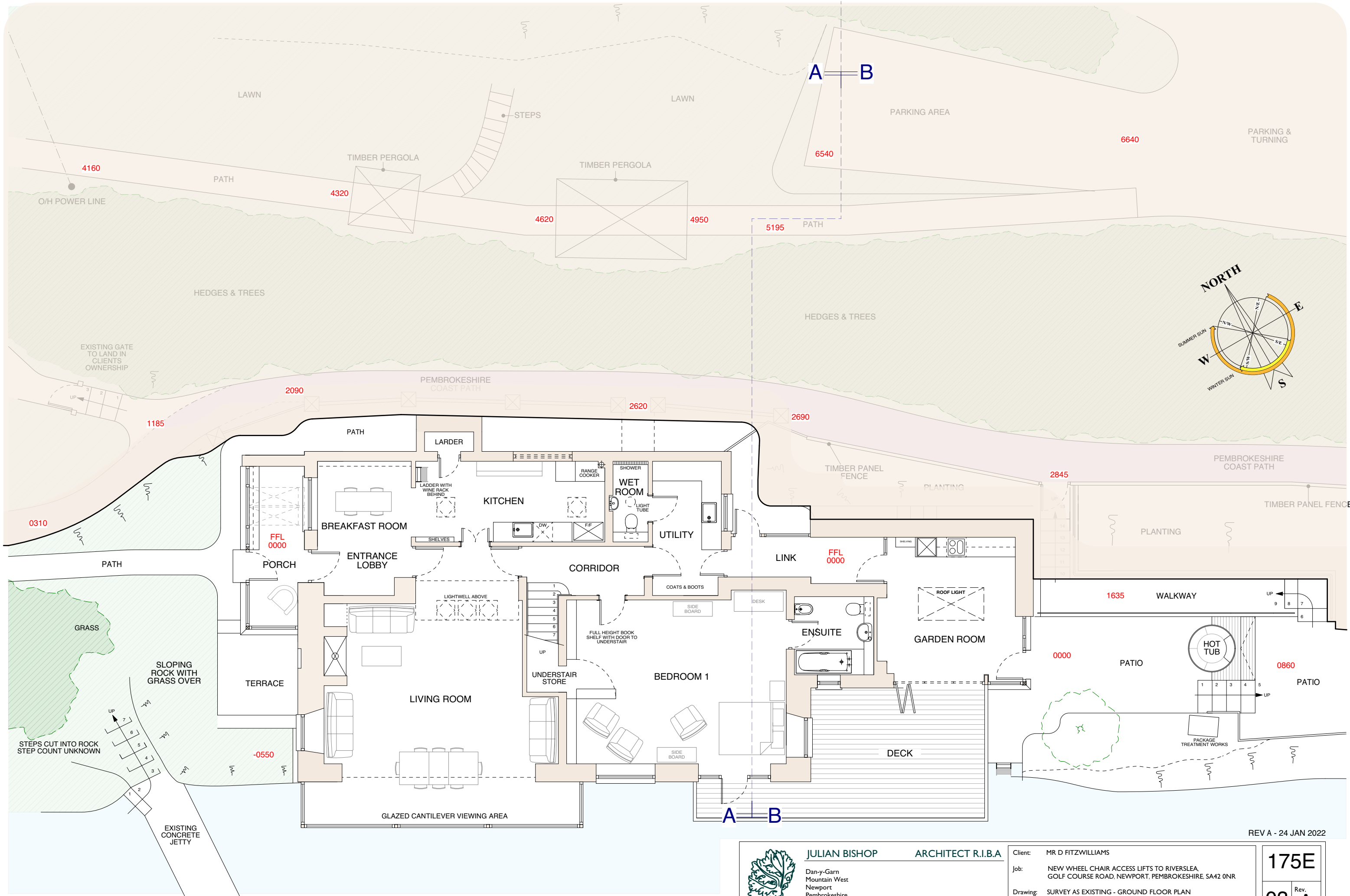


NORTH WESTERN ELEVATION



SOUTH EASTERN ELEVATION

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GROUND FLOOR LEVEL

AFON NYFER



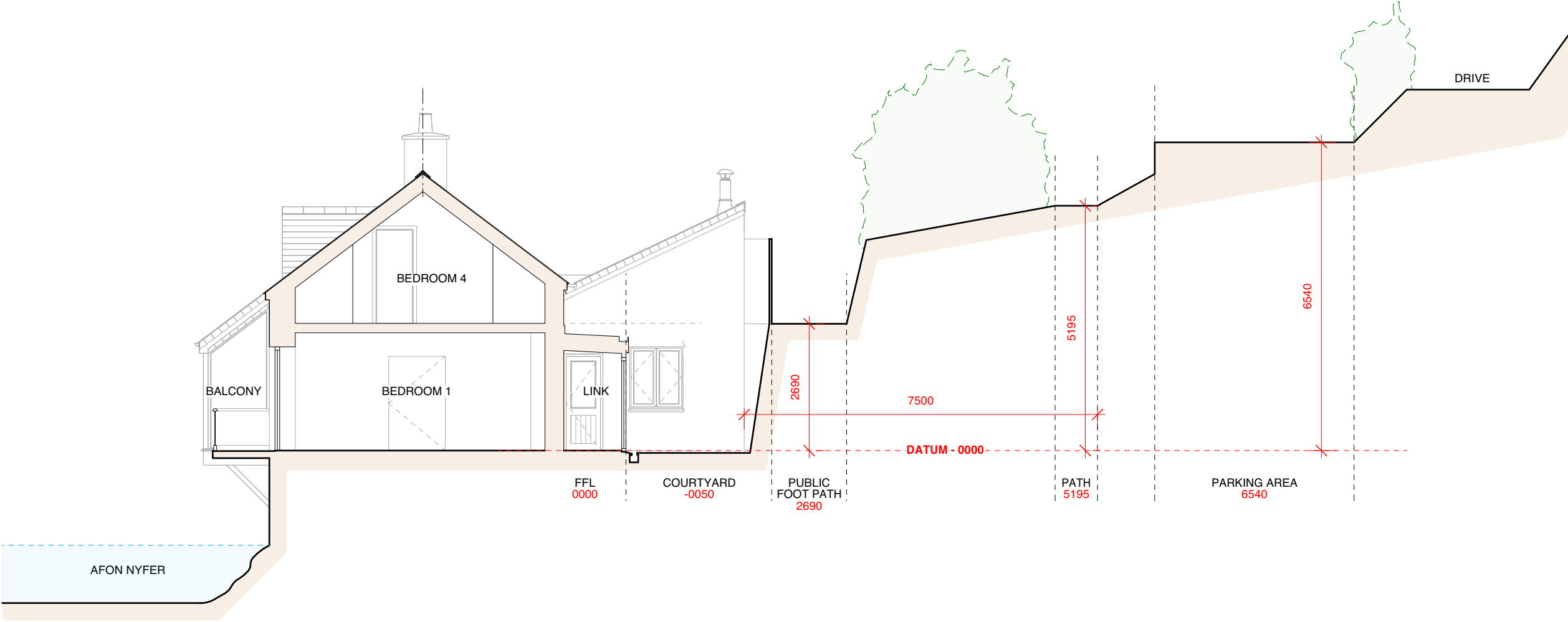
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REV A - 24 JAN 2022

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03	Rev. A

SECTION A-A

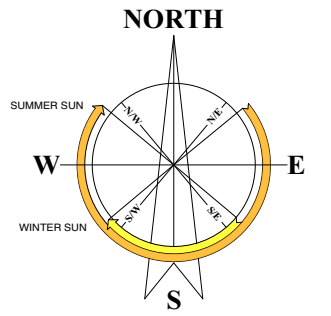
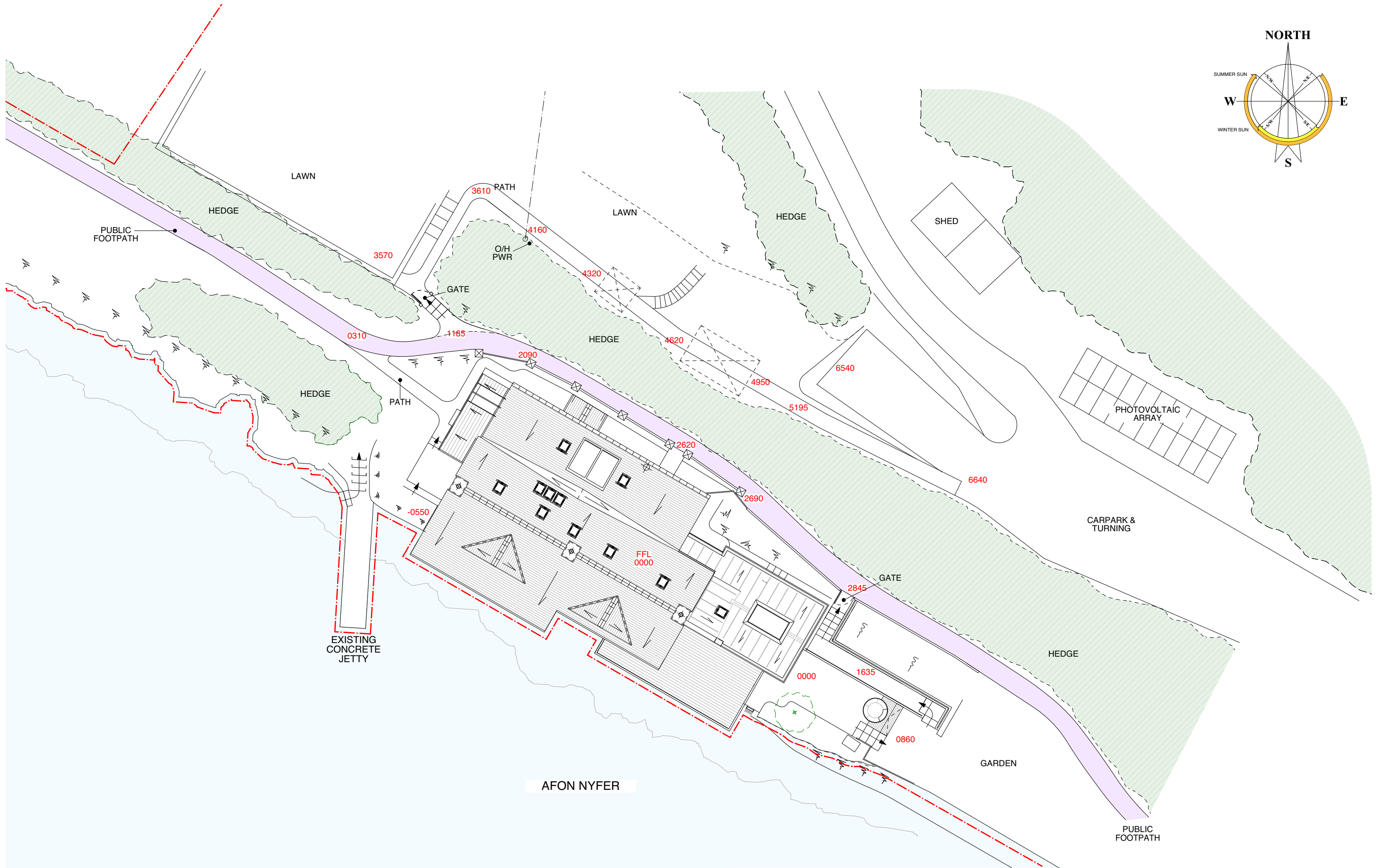


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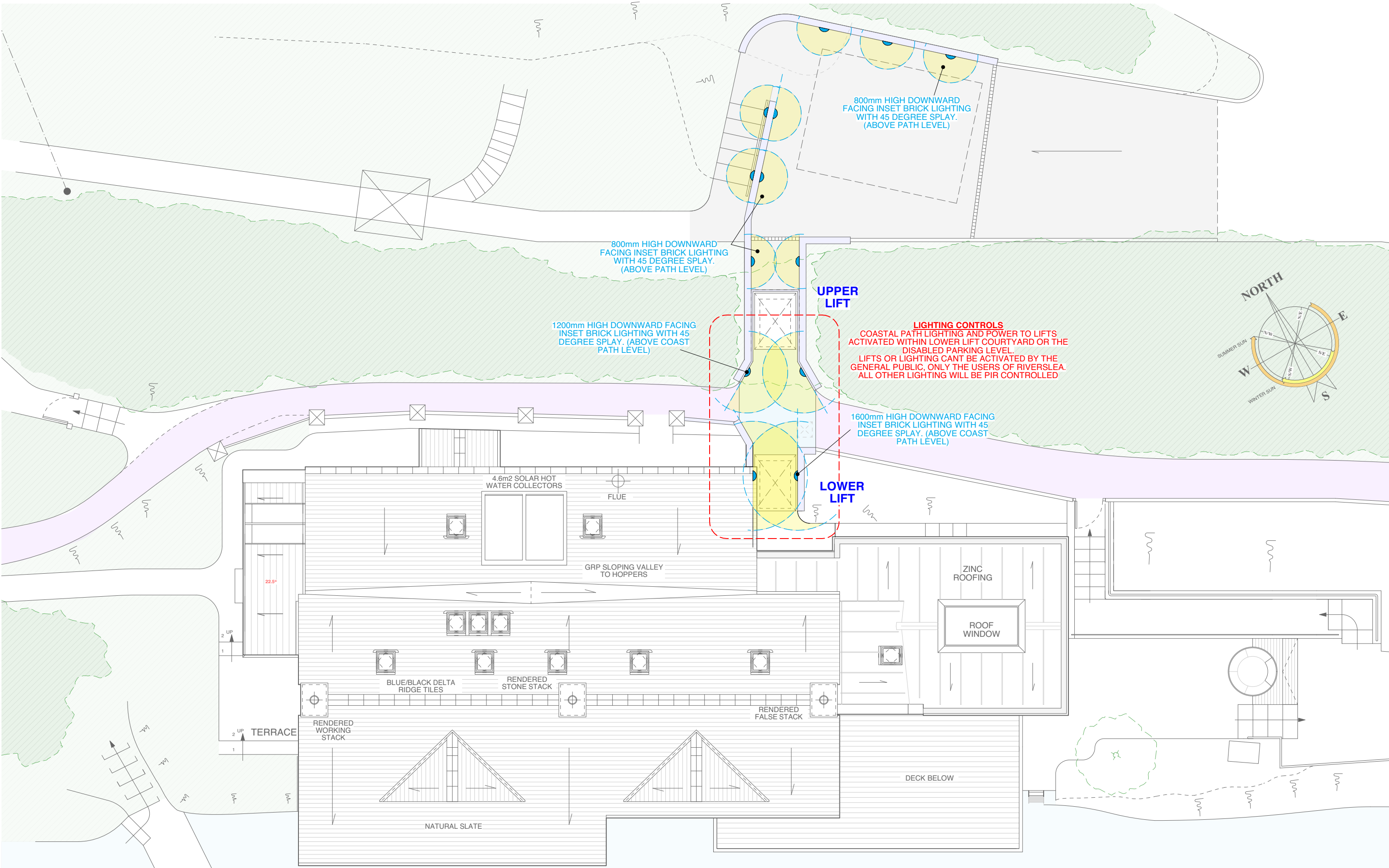
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REV A - 24 JAN 2022

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LIGHTING - ROOF PLAN & PARKING LEVEL



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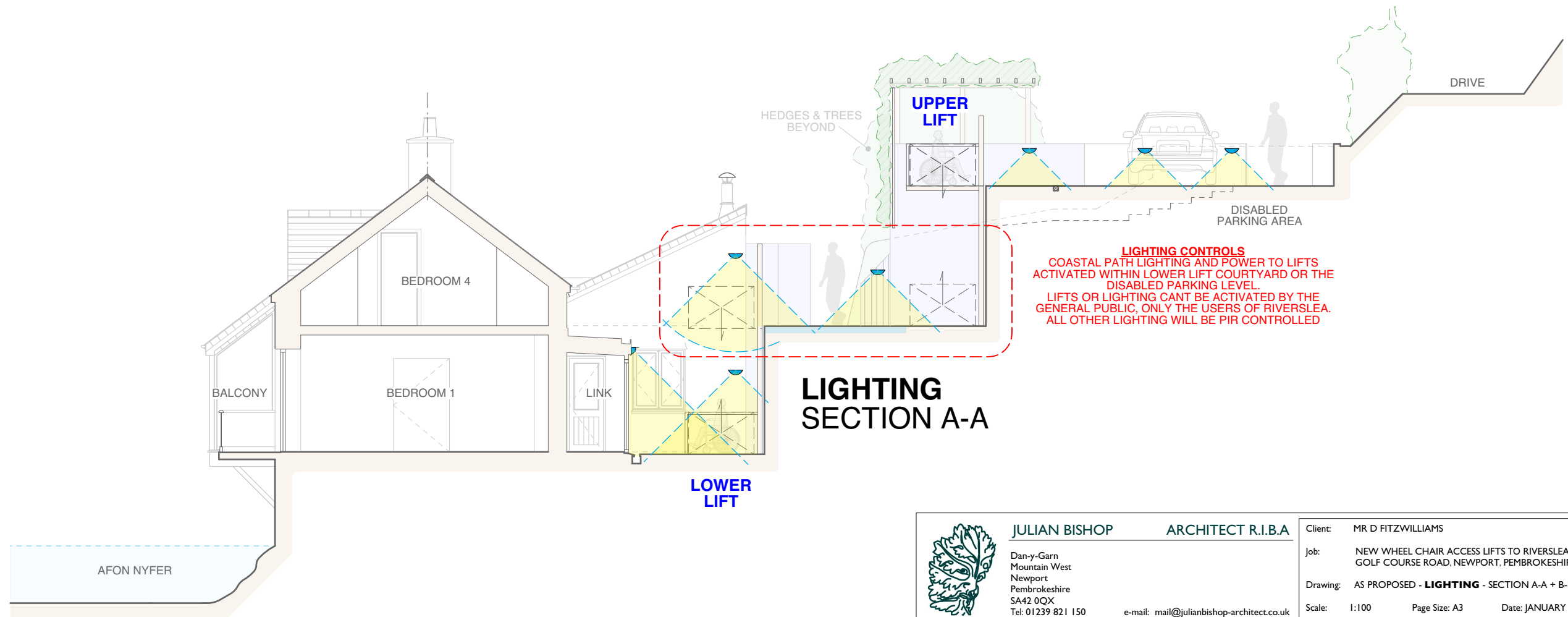
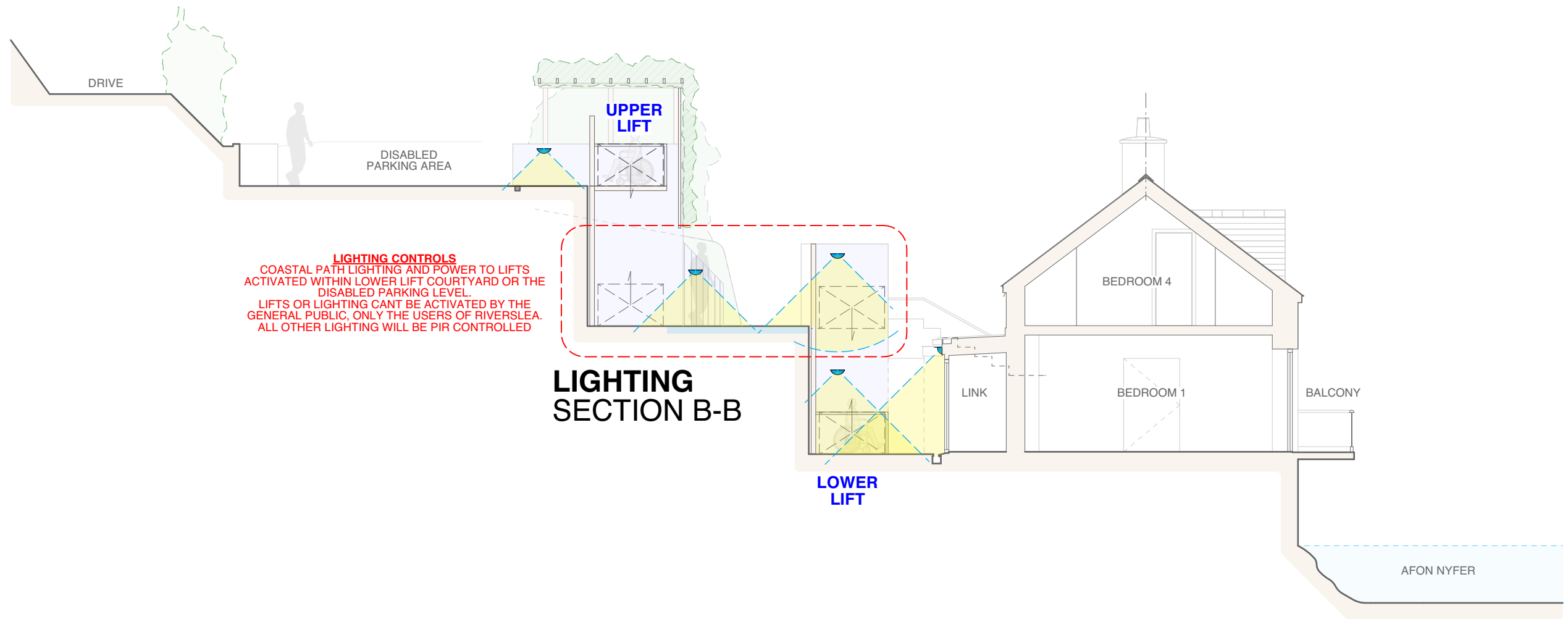
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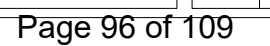
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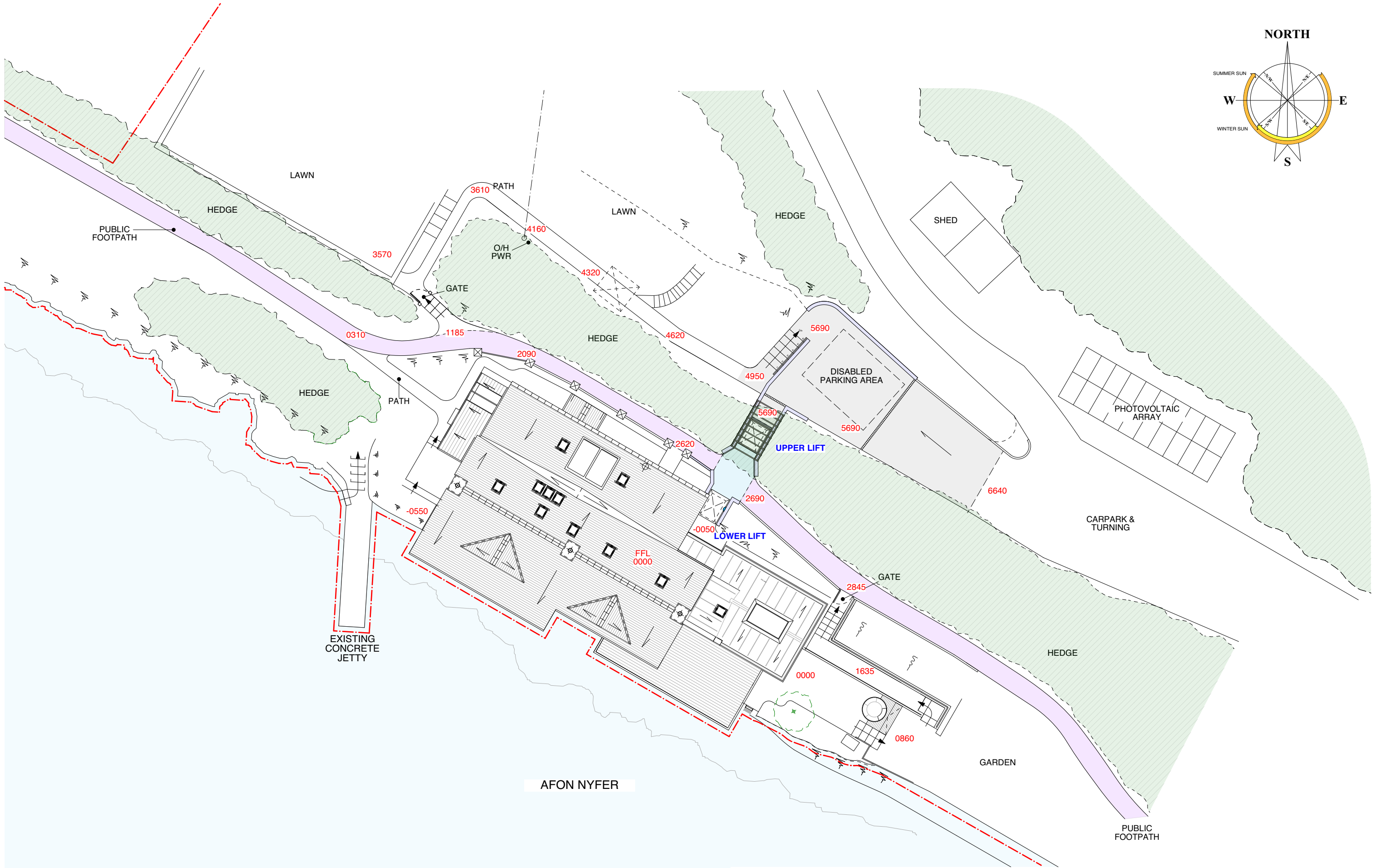
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REV A - 27 JAN 2022



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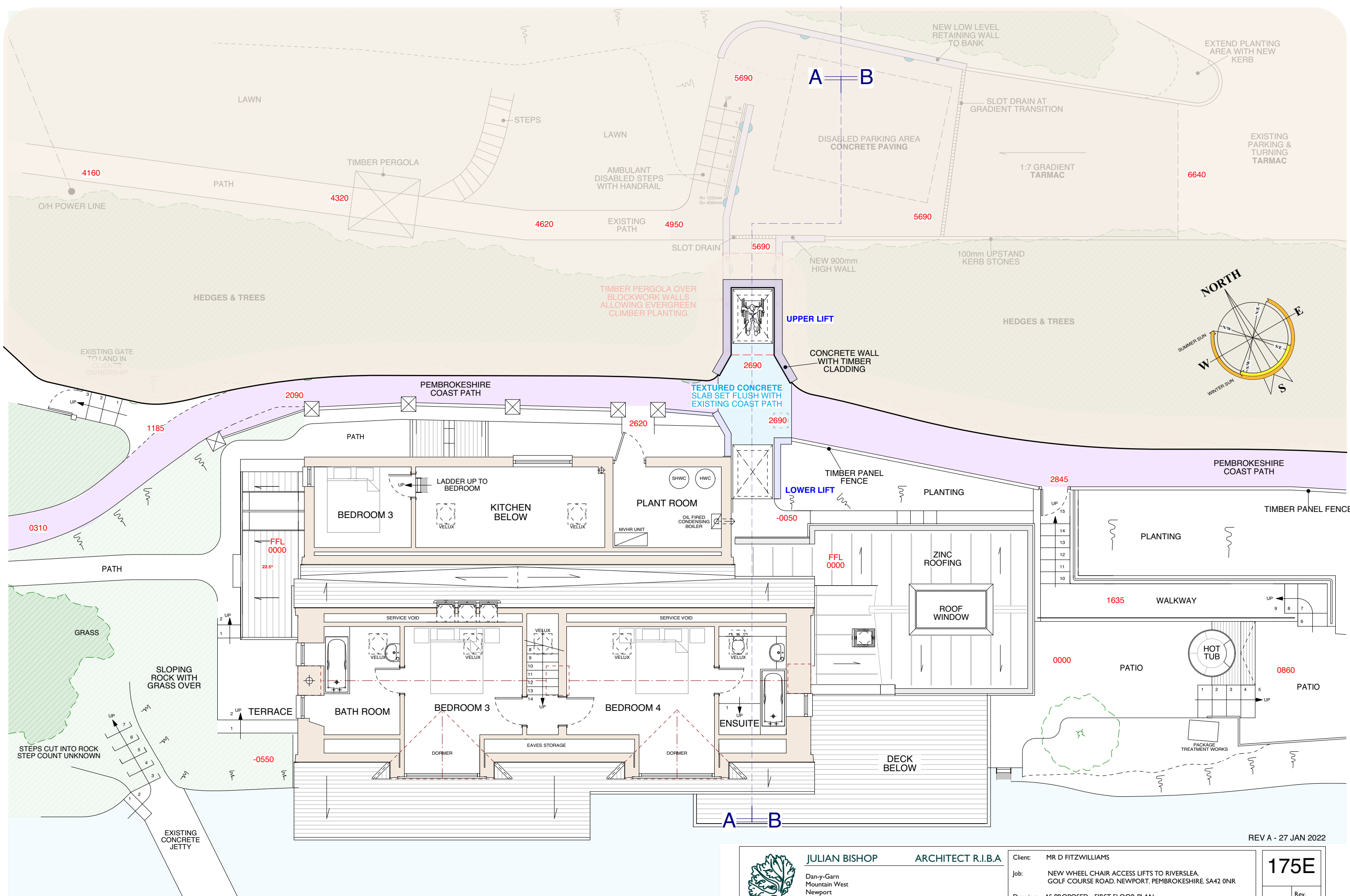
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175E


10 Rev. A





FIRST FLOOR & FOOTPATH LEVEL

AFON NYFER

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