

Application Ref: NP/22/0085/FUL

Case Officer	Carys Vaughan		
Applicant	Mr & Mrs M Adams		
Agent	Mr R Bell, Bell Designs		
Proposal	Additional accommodation for main house		
Site Location	Ty'r Ardd, Moylegrove, Cardigan, Pembrokeshire, SA43 3BH		
Grid Ref	13154507		
Date Valid	19-Apr-2022	Target Date	31-Jul-2022

This application is being brought to the Development Management Committee as the case officer's recommendation differs to that of the Community Council

Consultee Response

Nevern Community Council: Objecting - Ty'r Ardd is a walled garden house, original, secluded and full of character.

The height of the extension will obviously make the house visible for many miles around. At the moment it sits unobtrusively in its own wooded surrounds, after the proposed elevations it will impinge on the beautiful woodland landscape.

The extensions to Ty'r Ardd are not in keeping with the National Parks, and are unattractive. A more conservative and considerate extension would be preferable to the Community Councillors - Recommendation - Refusal.

PCC - Transportation & Environment: No objection

PCC - Drainage Engineers: Observations

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 on the site by the Applicant (with evidential photos submitted to the Authority on the 11 May 2022). No public response has been 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 08 - Special Qualities

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 30 - Amenity

Constraints

Biodiversity Issue

Safeguarding Zone

Rights of Way Inland - within 50m

Recreation Character Areas

Affordable Housing Submarkets

Landscape Character Area

Officer's Appraisal

Site and Proposed development

The proposed development includes the raising of the roof above the existing garage to provide additional living accommodation. The design proposes to raise the height of the building overall by 2metres. The topography of the site means that the house and the adjoining garage are on different levels, with the garage being located on higher ground than the main dwellinghouse.

The garage is located on the north-eastern end and is currently used as an art studio and store. The proposal is to remove the roof above the existing garage, raise the side walls, and install a new roof in order to gain additional accommodation (two bedrooms and a shower room).

It is constructed of block walls which has been part rendered and painted and part stone faced and has lined slate roofs (part pitched/part monopitch).

Ty'r Ardd is located in a rural area, outside of the settlement of Moylegrove. The house can only be seen on the way in to Moylegrove and cannot be seen in close proximity due to the tree coverage around the property.

Relevant Planning History

No relevant planning history

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*

Item 5 - Report on Planning Applications

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.

This is a householder application for development. Proposals are usually 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 is considered to be appropriate design and scale, to the host property and the residential setting. Extensions and alterations are acceptable where sufficient amenity space will still exist within the curtilage of the property. The proposed alterations and raising of the garage roof are not considered to result in a form of development that would be of inappropriate design or scale or be out of keeping with the host property or the 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 (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 proposed alterations and raising of the garage roof are considered to be of a suitable design and scale such that they will not have an adverse impact upon the character of the host property nor on the special qualities of the wider landscape. The development is of a scale and form that is considered a suitable addition to a domestic dwelling house.

The development will have an acceptable impact on the character and appearance of the host dwelling and will not give rise to an unacceptable or 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 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.

Item 5 - Report on Planning Applications

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.

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.

An ecological report has been submitted with the application which states in the desk study and scoping survey, that it is considered that the property has negligible potential to support roosting bats, and a negligible risk of bats using the features present.

Enhancements have been suggested in the form of 2 Harlech (or similar) Woodstone Bat Box are to be affixed to mature trees within the curtilage of the property. To be affixed in an elevated (2 –7m and ideally 4m), sheltered position away from artificial light and potential predation. Ideally to be facing different directions to provide a variety of roosting opportunities. 1 open-fronted and x 1 small-holed nest box are also proposed to be affixed to mature trees within the curtilage of the property to provide enhancement for birds.

The proposed 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 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, 8, 11, 14, 29, & 30 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).

Item 5 - Report on Planning Applications

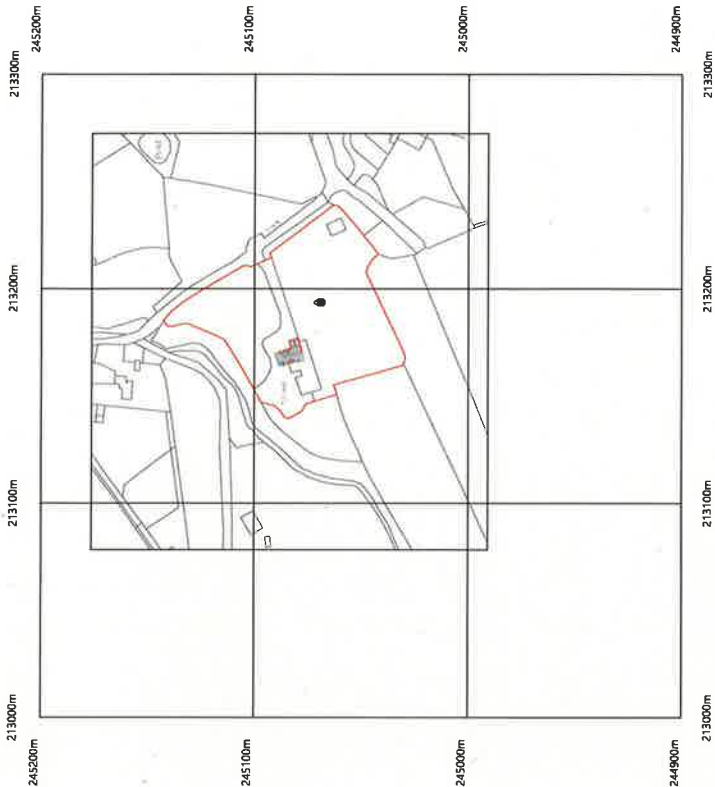
2. The development shall be carried out in accordance with the following approved plans and documents:
Location plan received 10 Feb 2022
Proposed Elevations and roof plan received 19 April 2022
Proposed house first and building floor plans received 19 April 2022
Proposed house ground floor plan received 19 April 2022
Proposed house roof plan and building first floor plan received 19 April 2022
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. The conversion of the garage attic space shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Tyrardd.
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).
4. Prior to occupation of the building, a scheme for appropriate biodiversity enhancements shall be submitted to and approved by the Local Planning Authority. Such scheme as is approved shall be implemented within 3 months of the completion of the development 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 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.
5. All surface treatments laid as part of the scheme will be laid to permeable or semi-permeable materials only and retained as such in perpetuity.
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design), Policy 32 (Surface Water Drainage).
6. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.
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).



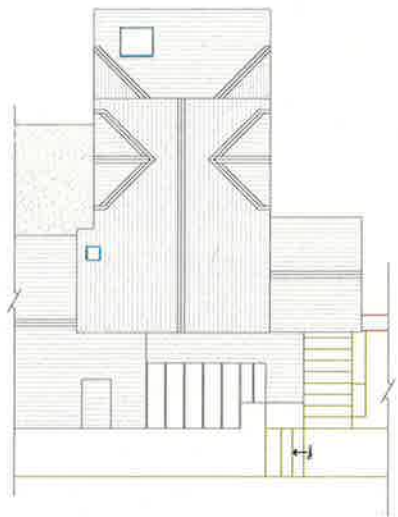
Existing Block Plan 1:500



Proposed Block Plan 1:500



Location Plan 1:1250



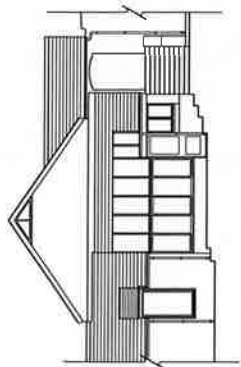
Proposed Roof Plan 1:100

Conclusion & Method Statement from the Report by IAG Environmental Consulting
 The proposed development is located within a rural landscape and the proposed development is not considered to be a significant impact on the environment. The proposed development is not considered to be a significant impact on the environment. The proposed development is not considered to be a significant impact on the environment.

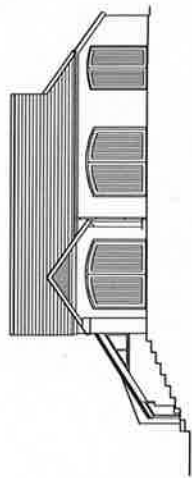
To contact IAG Environmental Consulting:
 Glyn Lloyd-Jones 0797366453
 Iona Lloyd-Jones 0773311429

Block & Location Plans
 Tyr Ardd
 Moylegrove
 Pembrokehire
 SA43 3BH
 Drawing No. BD2082/3
 Scale - 1:500, 1:1250 (at A1)
 Drawn January 2022

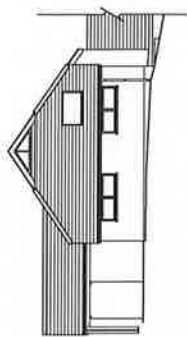
Bell Design, 34 St. Mary Street, Cardigan, Ceredigion, SA43 1JH
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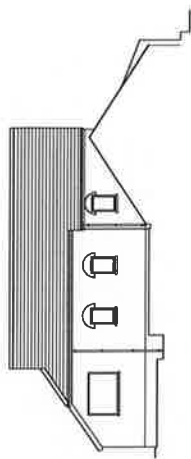
South-Eastern Elevation 1:100



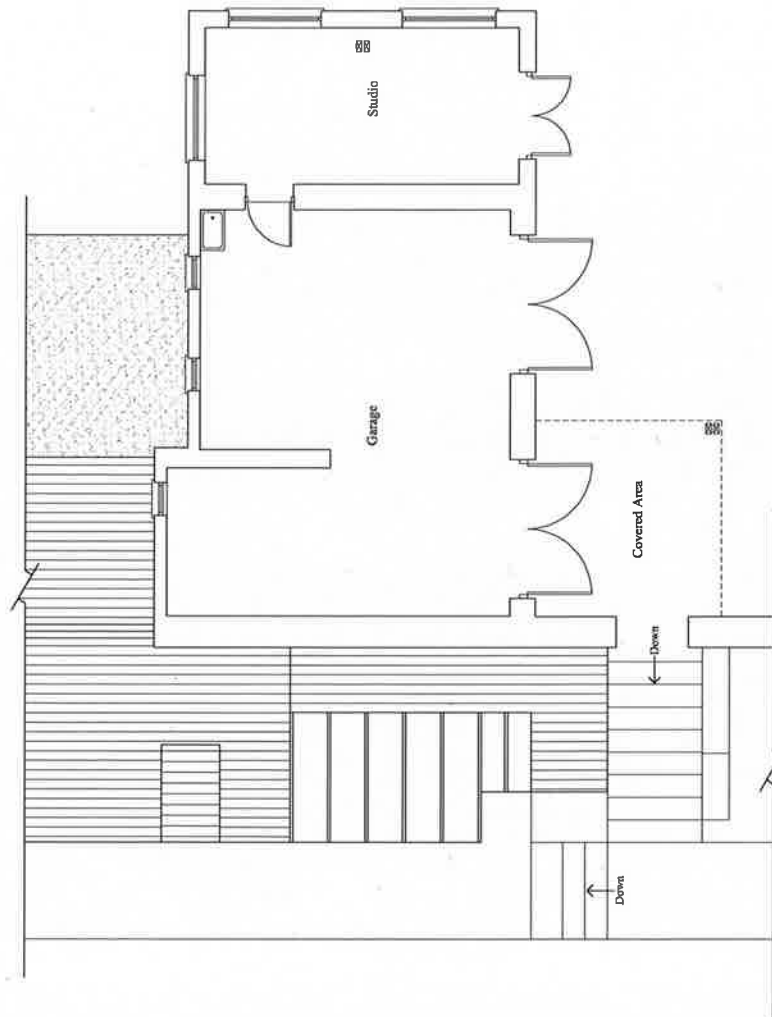
North-Eastern Elevation 1:100



North-Western Elevation 1:100



South-Western Elevation 1:100



Floor Plan 1:50



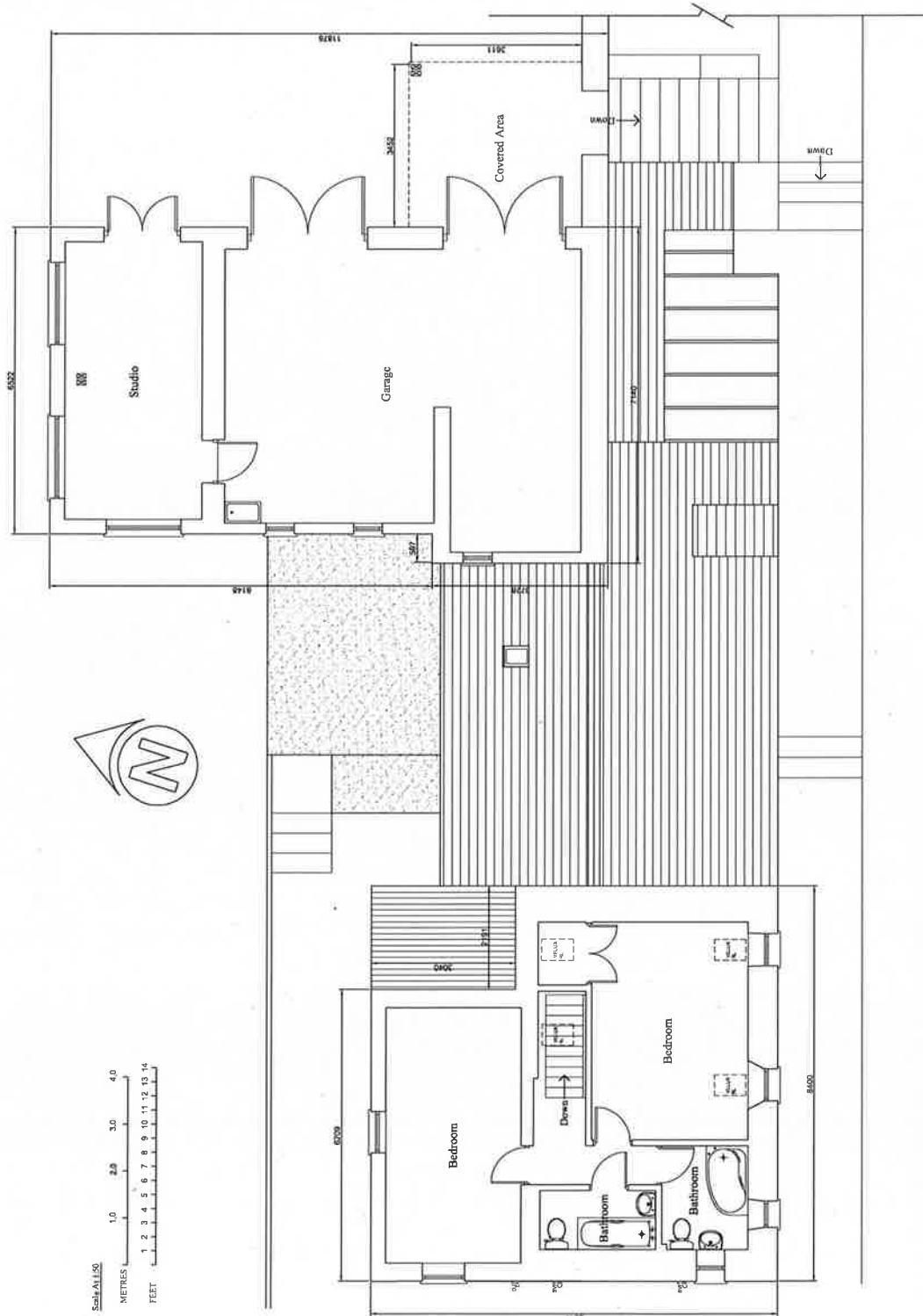
Existing Layout
Ty'r Ardd
Moylegrove
Pembrookshire
SA43 3BH
Drawing No. BD2082/1
Scale - 1:50, 1:100 (at A1)
Drawn December 2020

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A1:50 (at A1)

Existing Layout	BD2082/4
House Ground Floor	1:50 (at A1)
Tyr Ardd	March 2022
Moylegrove	
Pembrokershire	
SA43 3BH	
Drawing No.	
Scale -	
Drawn	



Conclusions & Working Statement from the Report by I & G Ecological Consulting
The purpose of this report is to provide a summary of the findings of the ecological survey carried out on the site of the proposed development. The report is intended for use by the client and the planning authority. The report is based on the information provided by the client and the results of the survey. The report is not intended to be a substitute for a full ecological assessment. The report is based on the information provided by the client and the results of the survey. The report is not intended to be a substitute for a full ecological assessment.

4.1 Conclusions
4.1.1 The findings of the desk study and field survey have concluded that the property is located within a favourable habitat for a wide range of species and is considered to be of high ecological value. The proposed development will not have a negative impact upon the favourable conservation status of the site. The proposed development will not have a negative impact upon the favourable conservation status of the site. The proposed development will not have a negative impact upon the favourable conservation status of the site.

4.2 Recommendations
4.2.1 The findings of the desk study and field survey have concluded that the property is located within a favourable habitat for a wide range of species and is considered to be of high ecological value. The proposed development will not have a negative impact upon the favourable conservation status of the site. The proposed development will not have a negative impact upon the favourable conservation status of the site. The proposed development will not have a negative impact upon the favourable conservation status of the site.

Existing Layout
House First & Building Floor Plans
Tyr Ardd
Moylegrove
Pembrokeshire
SA43 3BH
Drawing No. BD2082/5
Scale - 1:50 (at A1)
Drawn March 2022

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A1 Paper A4



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AP and ACP

BD2082/10
1:100 (at A1)
March 2022

