

**Application Ref: NP/22/0192/FUL**

<b>Case Officer</b>	Carys Vaughan		
<b>Applicant</b>	Mr & Mrs Collins		
<b>Agent</b>	Mr Wyn Harries MRICS, Harries Planning Design Management		
<b>Proposal</b>	Replacement building		
<b>Site Location</b>	Penlan Farm, Moylegrove, Cardigan, Pembrokeshire, SA43 3BS		
<b>Grid Ref</b>	SN10124366		
<b>Date Valid</b>	24-Mar-2022	<b>Target Date</b>	14-Sep-2022

This case is being presented to the Development Management Committee due to the objection raised by the community council differing to the Officer's recommendation.

**Consultee Response**

**Nevern Community Council:** Objecting -

*'This replacement building is not on the same footprint as the original and although it may be less obtrusive from the roadside, it is a bit elaborate for a garage with patio doors. This garage is away from the house, as the plans seem not to show the location of the residential house or existing farm lane. A more detailed plan showing the location of both would have been more helpful. If planning permission is granted, Nevern Community Council ask that a clause be put in stating this can not to be made into a residential building. NEVERN Community Council recommend refusal'*

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

**PCNPA Tree and Landscape Officer:** Conditional Consent

**PCNPA Planning Ecologist:** Standard Advice

**Dyfed Archaeological Trust:** No adverse comments

**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 04 April 2022). No public third party responses have 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**

Ancient Monument - within 500m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

## **Officer's Appraisal**

### **Site and Proposed development**

The proposed development includes the demolition of an existing L-shaped disused milking parlour and covered area with painted brick and corrugated metal elevations and corrugated metal mono-pitched roofs. The existing building is of poor condition due to not having been used for a number of years. It is not considered to be of any particular historical or traditional value.

The proposed development entails removing the existing building and replacing it with a pitched roof double garage with garden store and office.

The proposal comprises of unpainted roughcast render elevations, a slate roof and UPVC painted windows and doors. The proposal will have one double window to the western elevation, patio doors and 3 roof lights on the northern elevation and one external glass door to the eastern elevation. The replacement building will be situated to the south of the footprint of the existing building, to use the natural gradient of the land and reduce the visibility from the road.

Penlan is a former farm, comprising of a farmhouse and a number of outbuildings within the residential curtilage of the property. The site is in the countryside, approximately 1.25 miles outside of the Rural Centre of Moylegrove.

### **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*

### ***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 permissible where they accord well with the design, form and character of the host dwelling, and where proposals remain subservient in scale and form to the existing property.

The proposal is considered to be of appropriate design, scale and use to the host property and the residential setting. Replacement buildings are acceptable where sufficient amenity space will still exist within the curtilage of the property. The proposed replacement building is 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 replacement building is considered to be of a suitable design, scale and siting which will not have an adverse impact upon the character of

the host property nor on the wider landscape. The development is of a scale and form that is considered a suitable addition to a domestic dwelling house and the farmstead.

The development will have an acceptable impact on the character and appearance of the host dwelling, the farmstead 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 the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

There are no material concerns in respect of residential amenity of the application site or the neighbouring properties. The nearest dwelling is situated some 520m away from the proposed application site.

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 and/or European derived 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.

Having regard for the advice of the Planning Ecologist, the proposed development is considered acceptable in terms of its impact on biodiversity, and as such is considered to comply with Policy 11 of the LDP, but in order to comply with the Environment (Wales) Act 2016 an additional condition to ensure a biodiversity enhancement is proposed.

**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.

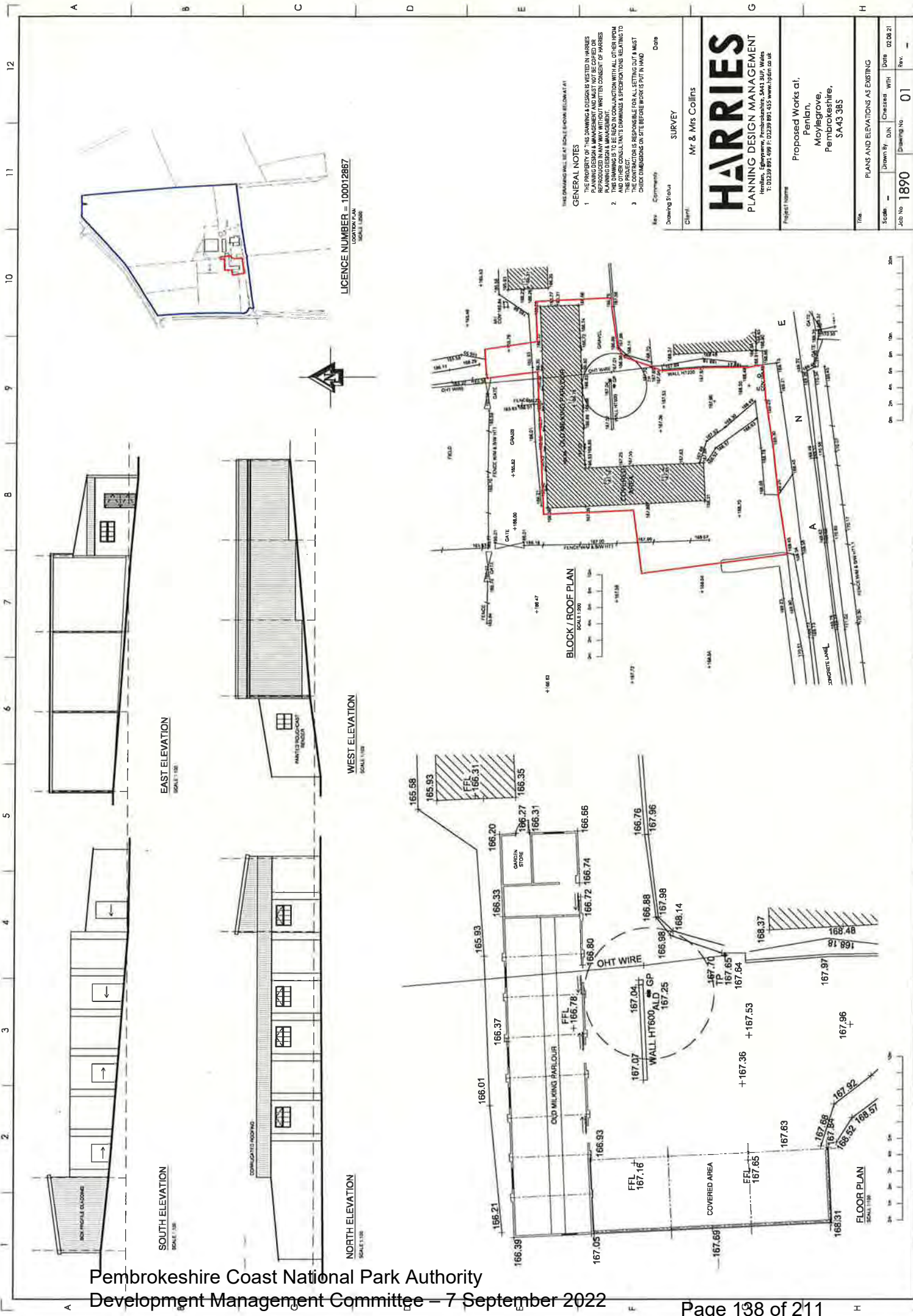
As such, the proposal complies with policies 1, 8, 11, 14, 29, & 30 of the adopted Local Development Plan 2 (2020) and can be supported.

Having regard for the comments of the Community Council, a condition is recommended to ensure that the building is only used on an incidental basis to the main dwelling and to prevent any use or occupation independent of the main dwelling.

### **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:  
Drawing 01 – Existing Survey  
Drawing 03 – Proposed Plans  
**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 erection of the office/studio/garage building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Penlan..  
**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. Works must be undertaken in strict accordance with Section 5 of the submitted bat report by I&G.  
**Reason:** To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016



LICENCE NUMBER = 100012867  
 LOCATION PLAN  
 SCALE 1:500

EAST ELEVATION  
 SCALE 1:100

WEST ELEVATION  
 SCALE 1:100

SOUTH ELEVATION  
 SCALE 1:100

NORTH ELEVATION  
 SCALE 1:100

BLOCK / ROOF PLAN  
 SCALE 1:200

FLOOR PLAN  
 SCALE 1:100

GENERAL NOTES

- 1 THE PROPERTY OF THIS DRAWING DESIGN IS VESTED IN HARRIES PLANNING DESIGN MANAGEMENT. ANY REPRODUCTION OR REUSE OF THIS DRAWING WITHOUT WRITTEN CONSENT OF HARRIES PLANNING DESIGN MANAGEMENT IS PROHIBITED.
- 2 THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER JPDMA DRAWINGS AND 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.

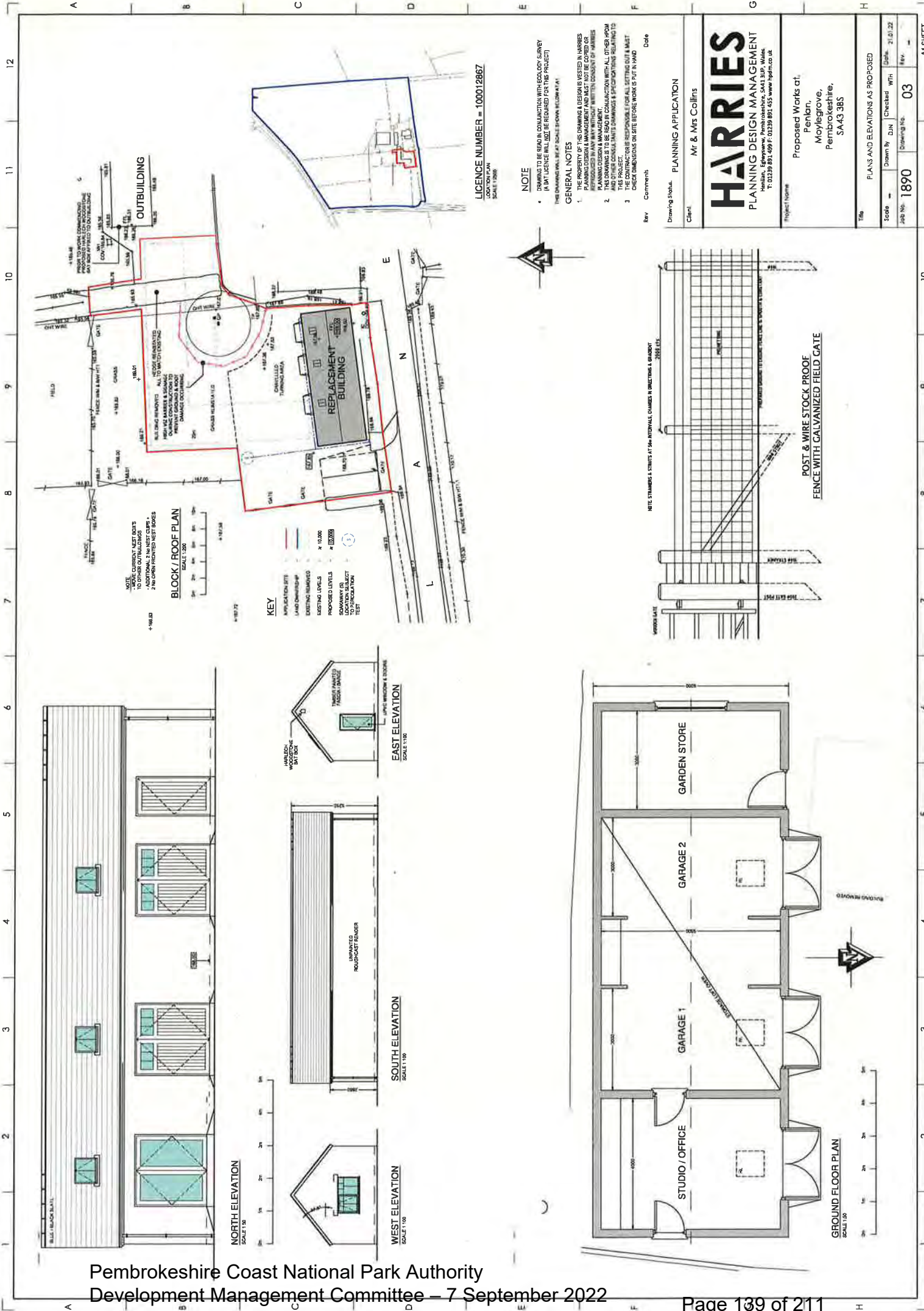
DATE  
 Drawing Status  
 SURVEY  
 Client: Mr & Mrs Collins

**HARRIES**  
 PLANNING DESIGN MANAGEMENT  
 Hendon, Epsomwore, Pembrokeshire, SA43 3UP, Wales  
 T: 01229 891 499 F: 01229 891 435 www.hpdma.co.uk

Project Name: Proposed Works at Penlan, Moylegrove, Pembrokeshire, SA43 3BS

Title: PLANS AND ELEVATIONS AS EXISTING	
Scale: 1:100	Drawn by: DJN
Checked: WTH	Date: 02.08.21
Job No: 1890	Drawing No: 01
Rev: -	





LICENCE NUMBER = 100012867  
 CONTROL PLAN  
 SCALE 1:100

**NOTE**

- DRAWING TO BE READ IN CONJUNCTION WITH ECOLOGY SURVEY (A BAY LICENCE WILL NOT BE REQUIRED FOR THIS PROJECT)
- THE DRAWING WILL BE AT SCALE UNLESS SPECIFIED OTHERWISE

**GENERAL NOTES**

- THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES PLANNING DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF HARRIES PLANNING DESIGN & MANAGEMENT
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS RELATING TO THIS PROJECT
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORKS SET IN HAND

Rev	Comments

Drawing Status: **PLANNING APPLICATION**  
 Client: **Mr & Mrs Collins**



Project Name: **Proposed Works at Penlan, Moylegrove, Pembrokehire, SA43 3BS**

Title		PLANS AND ELEVATIONS AS PROPOSED	
Scale	Drawn By	Checked	With
1:100	D.J.N		
Job No	1890	Drawing No	03
Rev			