

**Application Ref: NP/22/0294/FUL**

<b>Case Officer</b>	Jack Houser		
<b>Applicant</b>	Ms N Fife		
<b>Agent</b>	Mr J Bishop		
<b>Proposal</b>	Alterations and improvements to existing dwelling together with conversion of existing boat store into artist studio for continued ancillary use, together with the erection of new garden shed to replace the existing large oil tank.		
<b>Site Location</b>	Y Fagal, Moylegrove, Cardigan, Pembrokeshire, SA43 3BU		
<b>Grid Ref</b>	SN10974551		
<b>Date Valid</b>	13-May-2022	<b>Target Date</b>	07-Sep-2022

This application is being brought to the Development Management Committee Members due to the officer's recommendation differing to the recommendation of the Town Council.

**Consultee Response**

**Nevern Community Council- Raised Concerns, Objecting**

'Never Community Councillors regard this application as two separate issues and [which] therefore should have been two separate planning applications.

There are no objections to the garden shed. There are no objections to the alterations of the house. The change of use from (an agricultural shed, as was built), to a boat shed, (as was used,) to an art studio with so much fenestration is abhorrent to the local councillors. It may be an eyesore to some but it is part of the fabrication of Moylegroves' agricultural past to others. These alterations with four large roof windows and an array of solar PV panels, glazed double doors, along with a glazed upper infill, a large ground floor window and two smaller windows, the original construction will be unrecognizable. With two stories this build looks very much like accommodation, if planning permission is granted, the council would ask that a condition be added that it should not be used for letting, living or an ancillary bedroom to the main house. Nevern Community Council recommend REFUSAL'

**PCNPA Planning Ecologist** - No response received at date of report

**PCC – Transportation and Environment** - No Objection

**PCNPA access Manager** - No objection

**CADW, Protection and Policy** - No objection or further 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.

One letter of support has been received from a nearby property.

### **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 30 - Amenity

### **Constraints**

Special Area of Conservation - within 500m

Biodiversity Issue

Rights of Way Inland - within 50m

Ancient Monument - within 500m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Special Area of Conservation - within 50m

### **Officer's Appraisal**

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

Y Fagal is a characterful stone cottage in a quiet hamlet overlooking Ceilbwr bay and beach.

The single-story dwelling has a mixture of natural and artificial slated duo-pitched roofs. The exterior walls on this property are mixture of white painted render or pointed local rubble stone. There are some with red brick quoins to the north-western elevation and the southwestern gable walls of the original stone.

The southwest gable has the original short stone stack above bellied out walling to the rear of its large inglenook fireplace. The house sits tight into the angle between the road and the access track to its neighbours, Brynber.

The ancillary use boat house is separated from the house by the unclassified public road which divides the plot and descends the hill down to Ceilbwr Bay below. The present boat store is built on part of the land which also accommodates car parking and a turning area.

## **Proposed development**

### **House**

It is proposed that all the windows are to be replaced with painted accoya timber double or triple glazed units, there are also some minor alterations for the location of some of the opening and enlarging them on some of the elevations.

The low-pitched central link roofing is to be replaced with a dual pitched slated roof with will drain into the new glass fibre valleys draining out the existing down pipe locations. The south-western pitch will have a large area of fixed roof glazing above the entrance area while the north-east pitch will be naturally slated with two roof windows.

Externally a new widened gateway will be formed.

### **Boat store to studio conversion.**

The existing building is of concrete block with a concreted fibre roof.

It is currently a simple and open boat store. The concrete block wall will be retained, rendered, and painted white, the existing timber will be updated and left unpainted to weather naturally. The roof is proposed to be changed to dark grey box profile sheeting with four large roof windows set within the north-eastern pitch and an array of solar PV panels set on or flush within the south-eastern roof pitch. All guttering and down pipes will be powder coated steel half round and round respectively. There will be no alteration to the roof height.

Windows are proposed to be accoya painted in dark grey, the front double doors will be glazed and will be under a glazed gable. There will be a large window next to a small window on the north-eastern elevation.

The proposed development and site are detailed in the accompanying plans, forms, and site photographs.

### **New Garden shed**

There is a redundant heating oil tank that is proposed to be removed and in its place a timber garden shed will be erected.

### **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 full application for development. Proposals are 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 proposals are considered to be of an acceptable design, scale, and use, to the host property and the residential 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.

Whilst the Community Council have raised concerns over the amount of fenestration proposed, when approaching the glazed gable end from the coastline, the building will be seen against a backdrop of built development and whilst it will be significantly different in appearance to the original 'agricultural' building, this in itself is not considered to be a sufficient reason for refusal.

The building has been used as an ancillary building to the dwelling for a number of years, and the proposed alterations are unlikely to cause harm to the special qualities of the National Park due to its close proximity to the group of dwellings it is located adjacent to.

The development will have an acceptable impact on the character and appearance of the host dwelling and will not cause an unacceptably detrimental impact to the wider 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

No mention has been made within the application documents of the building being used for an independent commercial use other than as an ancillary use to the dwelling, and in order to protect against any potential impact on adjacent properties amenity, a condition to ensure ancillary use only has been suggested.

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 considered 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.

A protected species report and mitigation and enhancement have been submitted with the application which are considered sufficient to ensure there is no harm to protected species as a result of the proposal with appropriate levels of enhancement.

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, 7, 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).
2. The development shall be carried out in accordance with the following approved plans and documents:  
Proposed plans  
Proposed site & location plan, Drawing 376/42/H  
Proposed elevations, Drawing 376/43/E,  
Proposed ground floor plan, Drawing 376/41/I  
Proposed Section plan, Drawing 376/44/A  
Proposed Art Studio- 376/45/B

## Item 5 - Report on Planning Applications

Proposed Garden Shed- 376/47/A

Ecological Survey and Recommendations by Richard Gould

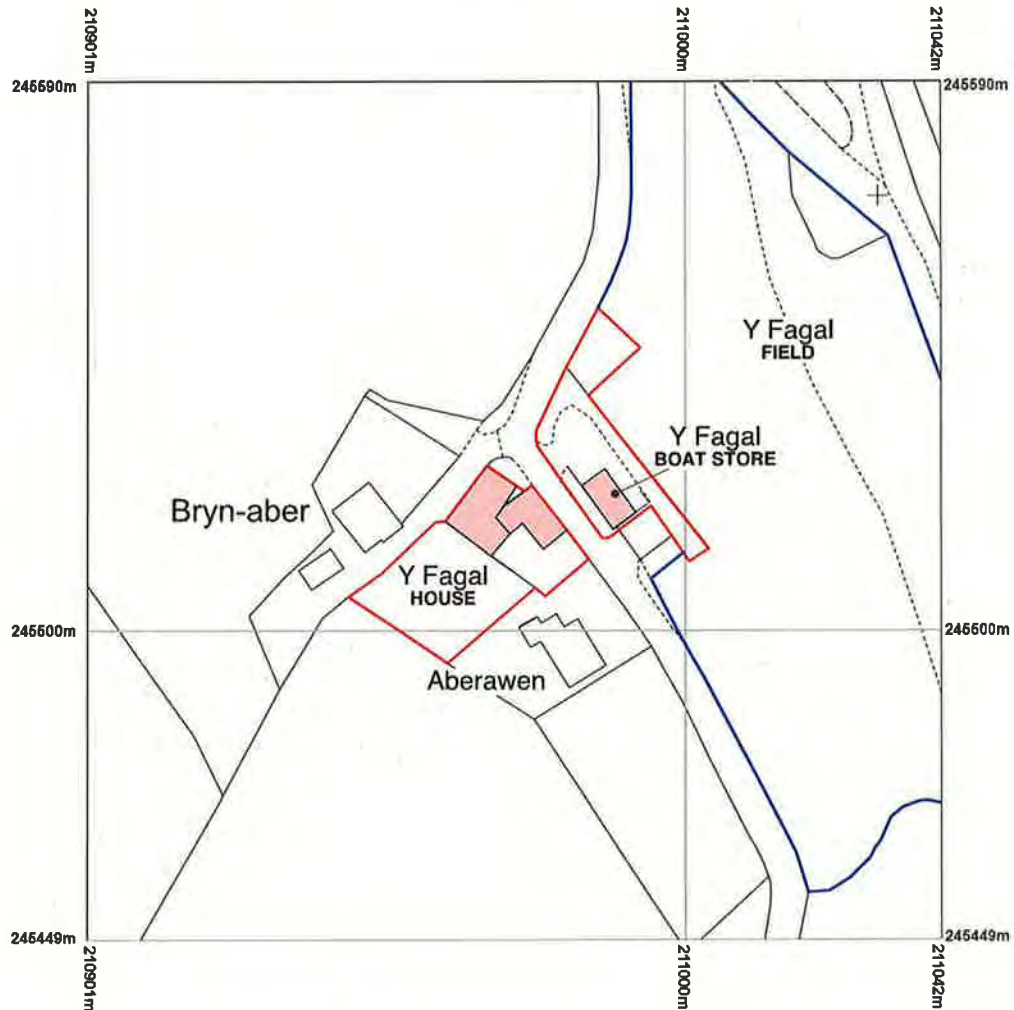
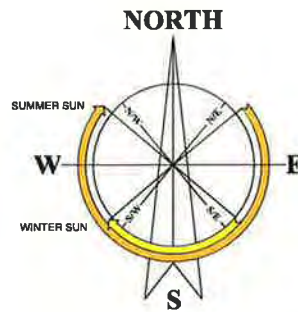
**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The Old Boat House as converted to an Artist studio hereby approved shall not be sub-divided from the host dwelling in any manner and shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Y Fagal. The Old Boat store shall not be used or disposed of as a separate unit of accommodation, as a holiday let, nor for any commercial purposes whatsoever. To be retained as such in perpetuity.  
**Reason:** In order to be clear on the type of accommodation sought and approved as the development would not be approved as a separate unit of accommodation. Policy: Local Development Plan – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
4. No activities that could result in disturbance Section 1 as indicated in the bat report (such as demolition, roof stripping, excavations or building works or associated operations) shall be carried out between the dates of 1st April and 1st October in any year. Any works undertaken during the specified period should only be carried out under the direction of a licensed bat ecologist to ensure that an offence is not committed.  
**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. Works must be undertaken in strict accordance with Section 7.3 – 7.7 of the ecological report by Gould ecology (these sections include measures to avoid disturbance to bats and birds).  
**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.
6. The proposed bat and bird mitigation and enhancements are welcomed and provided works are under taken in accordance with drawing No. 376 46 Rev A 'As proposed – Bat Mitigations – Elevations'.  
**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.
7. Prior to the erection of any external lighting on the approved site 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

## Item 5 - Report on Planning Applications

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), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).



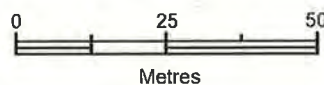
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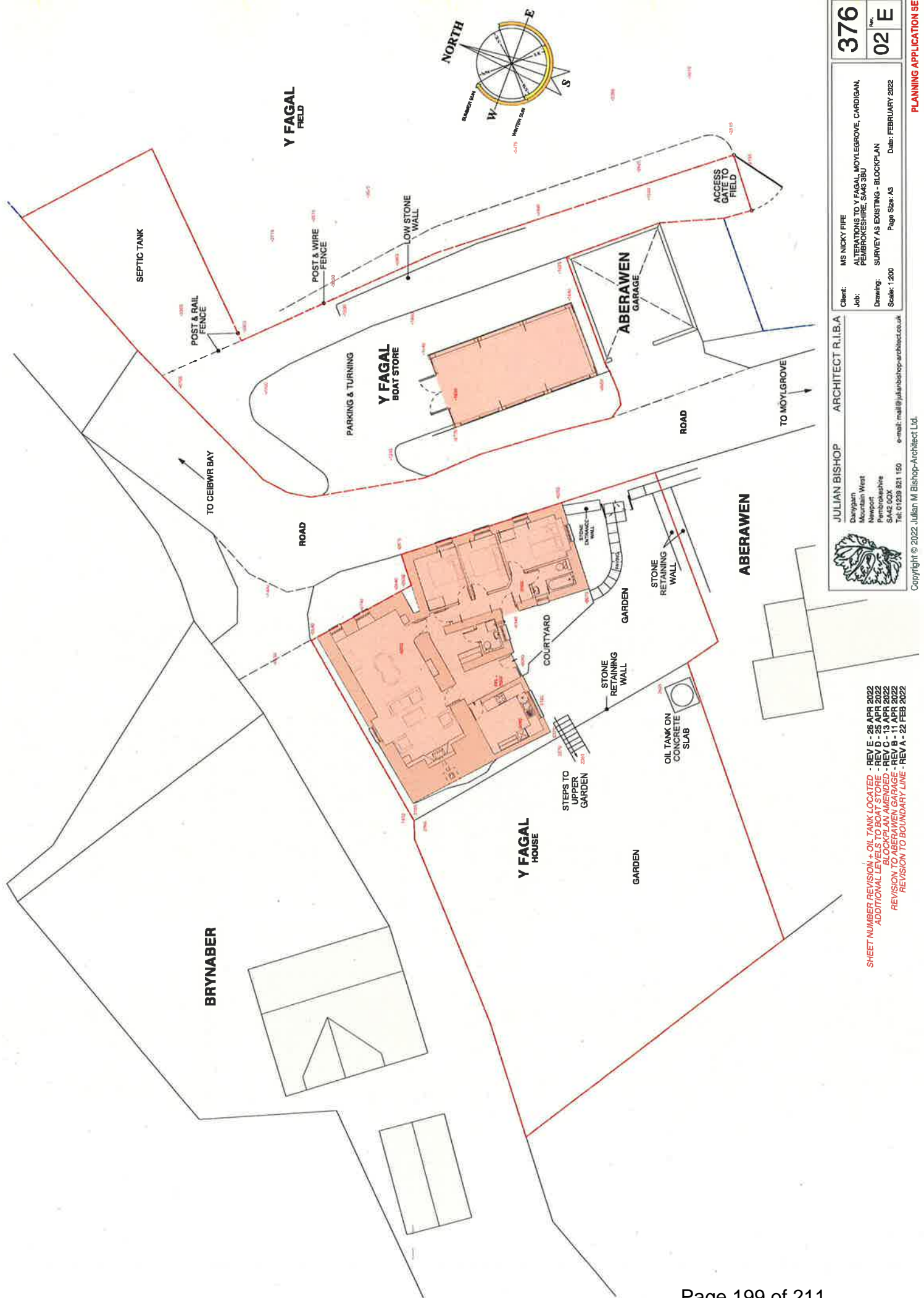
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**376**

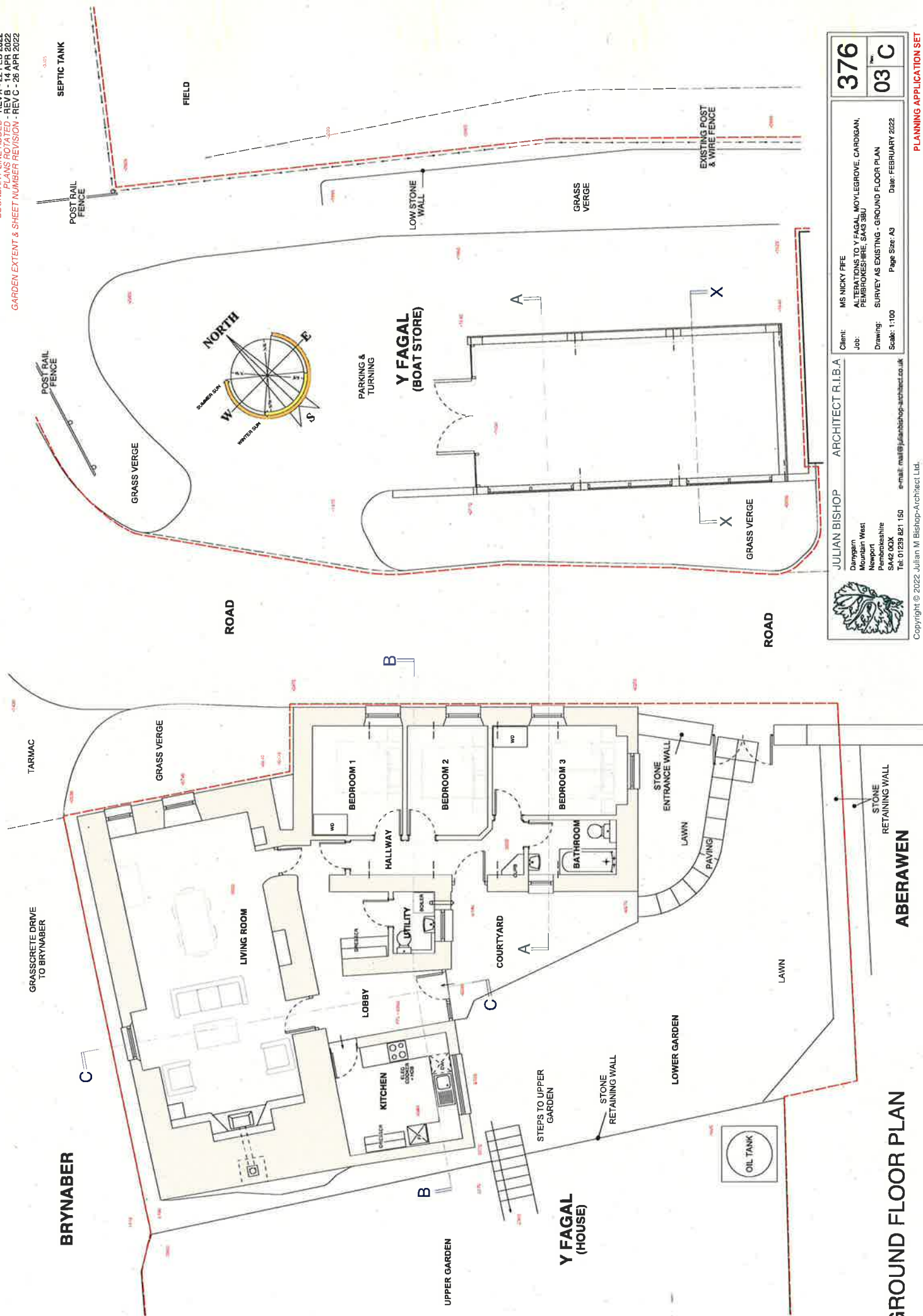
**01**


Rev





BOUNDARY LINE ADDED - REV A - 22 FEB 2022  
PLANS ROTATED - REV B - 14 APR 2022  
GARDEN EXTENT & SHEET NUMBER REVISION - REV C - 26 APR 2022





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Client: MS NICKY FFE  
Job: ALTERATIONS TO Y FAGAL, MOYLEGROVE, CARDIGAN, PEMBROKESHIRE, SA43 3BJ  
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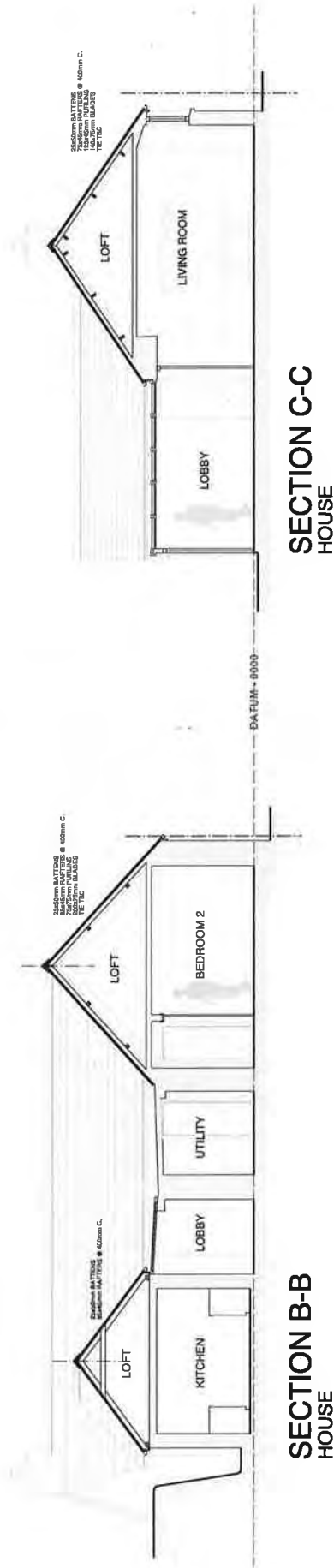
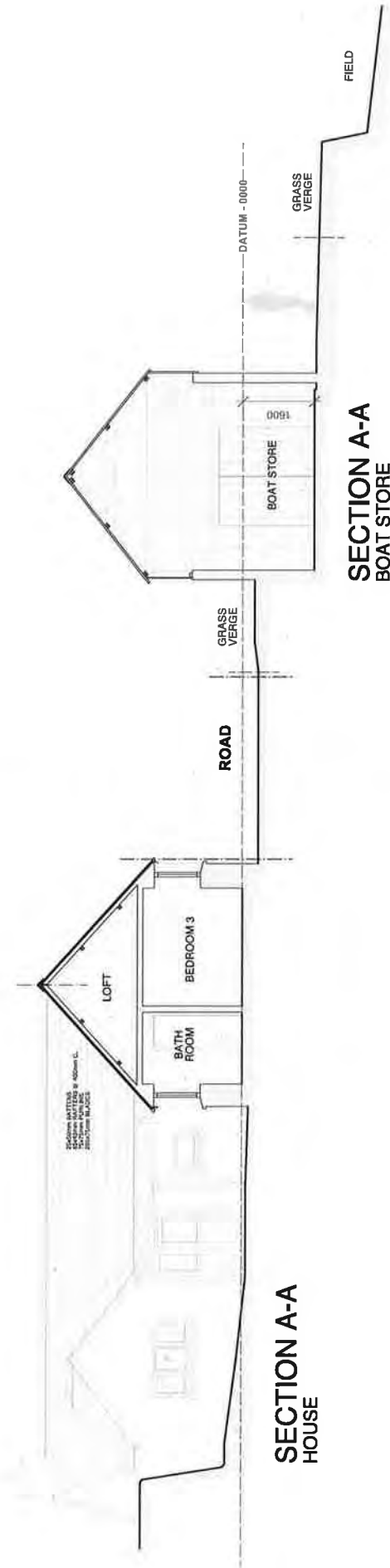
ARCHITECT R.I.B.A.

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GROUND FLOOR PLAN

ABERAWEN



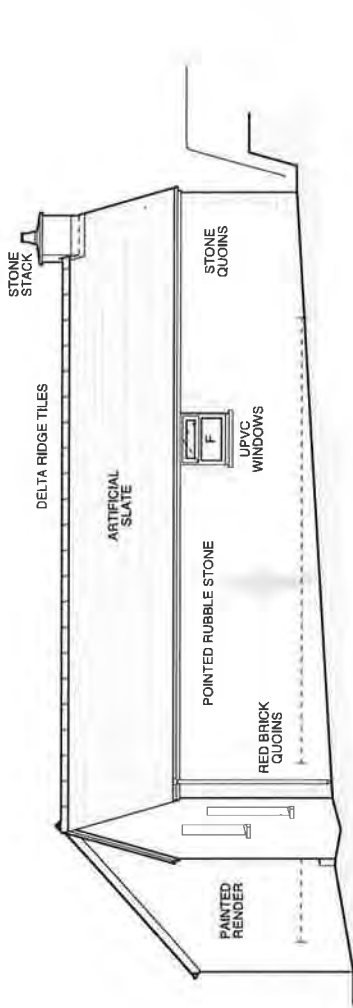


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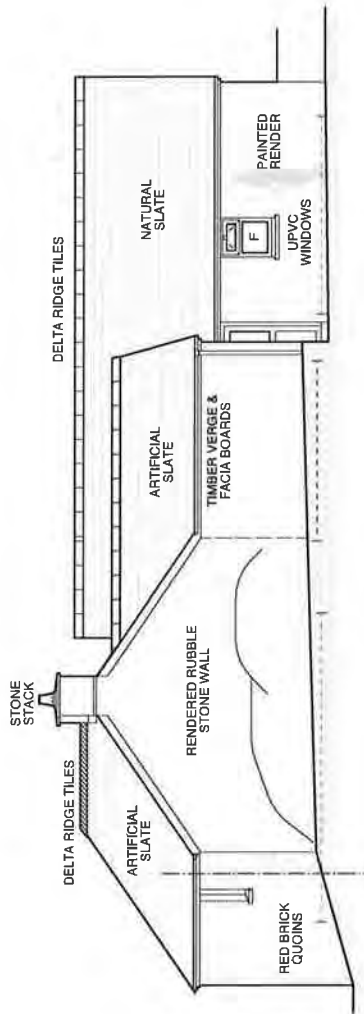
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PEMBROKESHIRE, SA43 3BU  
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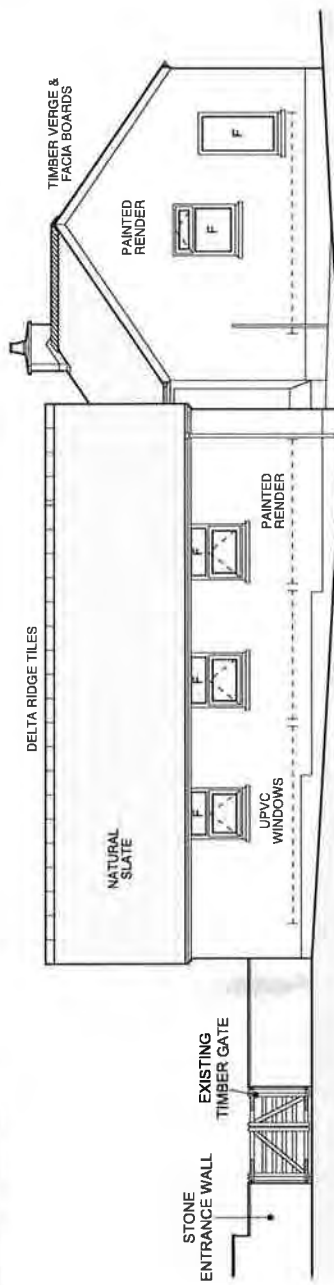




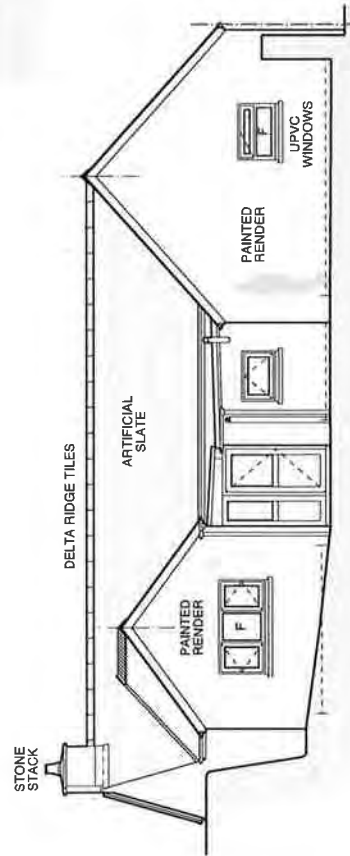
NORTH WESTERN ELEVATION



SOUTH WESTERN ELEVATION



NORTH EASTERN ELEVATION



SOUTH EASTERN ELEVATION



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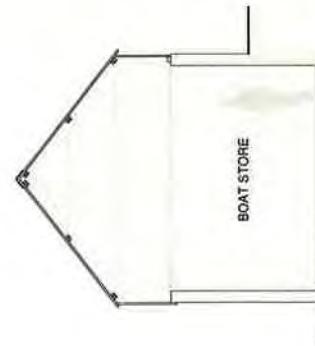
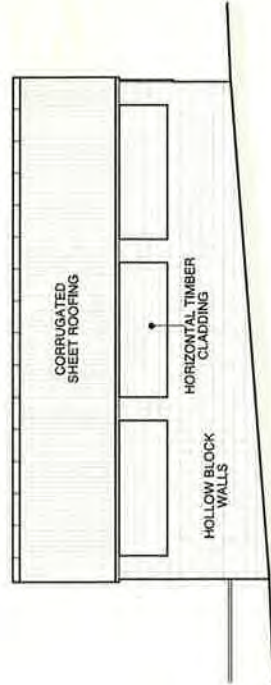
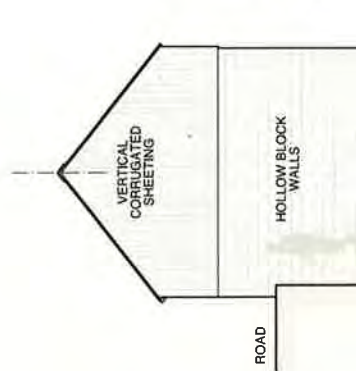
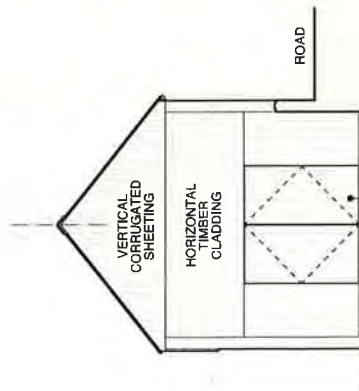
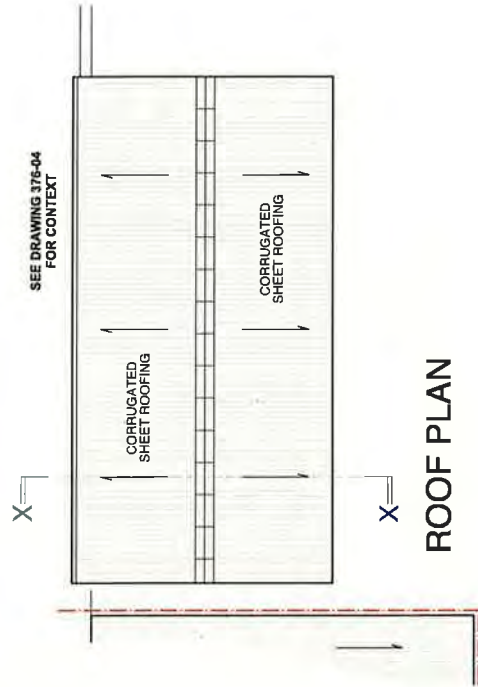
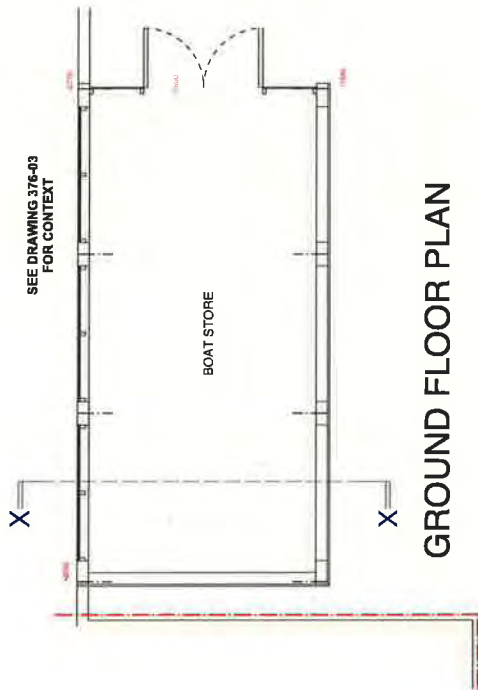
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Drawing: SURVEY AS EXISTING - HOUSE ELEVATIONS

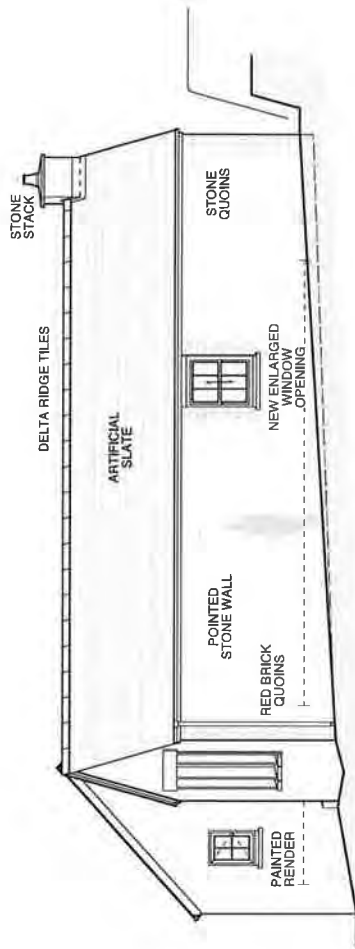
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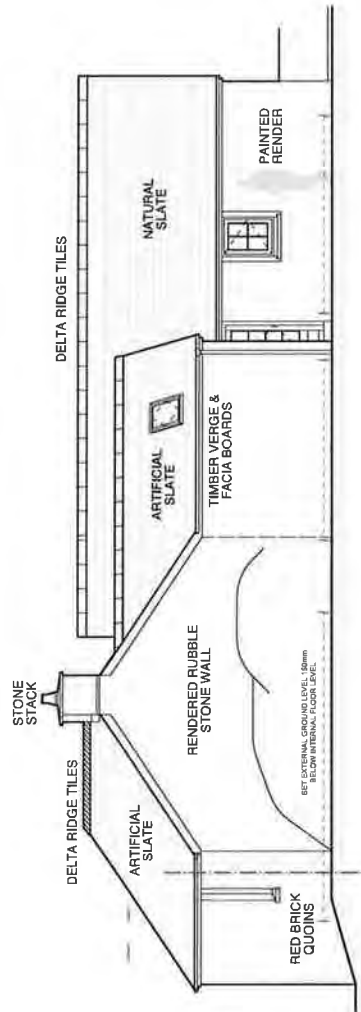
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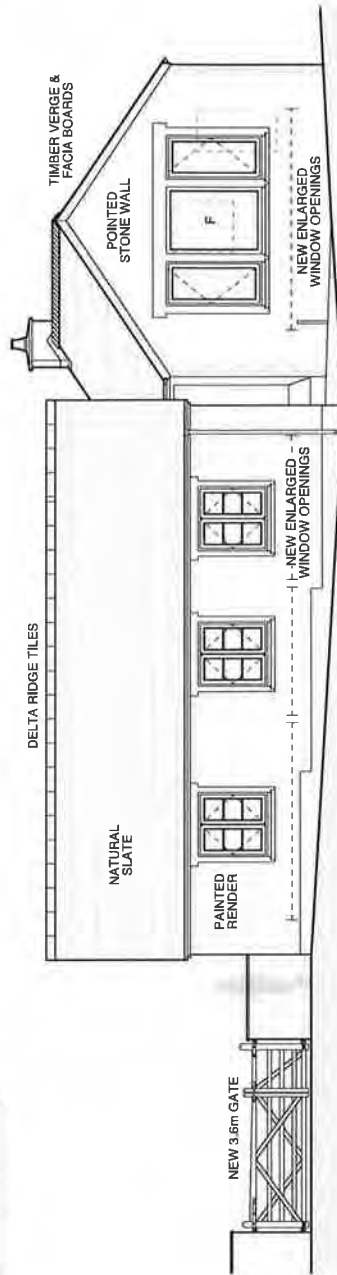
 <p><b>JULIAN BISHOP</b>          Danygarn          Mountain West          Newport          Pembrokeshire          SA46 0DA          Tel: 01238 821 150          e-mail: mail@julianbishop-architect.co.uk</p>	<p>ARCHITECT R.I.B.A.</p>		<p>Client: MS NICKY FIFE</p>	<p>376</p>
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NORTH WESTERN ELEVATION



SOUTH WESTERN ELEVATION



NORTH EASTERN ELEVATION

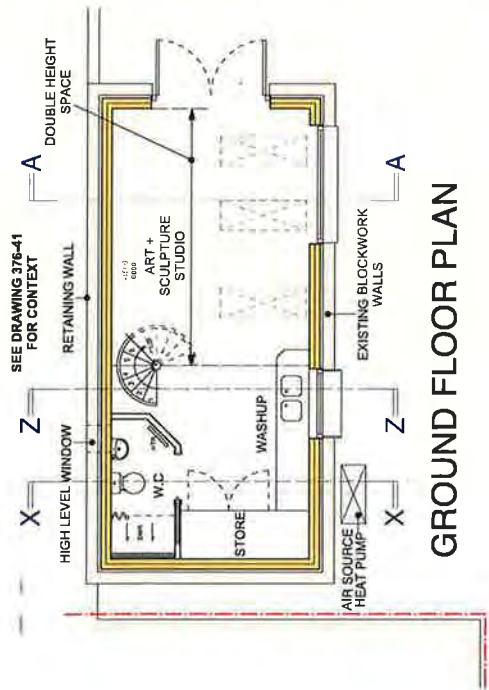


SOUTH EASTERN ELEVATION

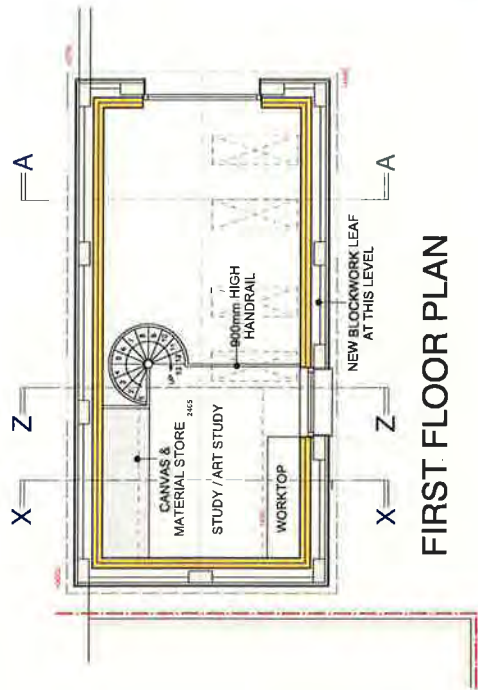
LIVING ROOM CILLS DROPPED TO 550mm - REV E - 26 APR 2022  
NEW GATE & GROUND LEVEL CHANGES - REV D - 20 APR 2022  
WINDOW CHANGES - REV C - 20 APR 2022  
NORTH WESTERN & NORTH EASTERN ELEVATIONS ADDED - REV B - 14 APR 2022  
SET UPDATED POST MEETING 7-4-22 - REV A - 11 APR 2022

	<b>JULIAN BISHOP</b> ARCHITECT R.I.B.A. Darnham Mountain West Newport Pembrokeshire SA49 2DX Tel: 01238 821 150 e-mail: mail@julianbishop-architect.co.uk	
	Client: MS NICKY FIFE Job: ALTERATIONS TO Y FACH, MOYLEGROVE, CARDIGAN, PEMBROKESHIRE, SA43 3BU Drawing: AS PROPOSED - SOUTH EASTERN & SOUTH WESTERN ELEVATIONS + NORTH EASTERN ELEVATION OPTIONS Scale: 1:100 Date: APRIL 2022 Page Size: A3	<b>376</b> <b>43</b> E

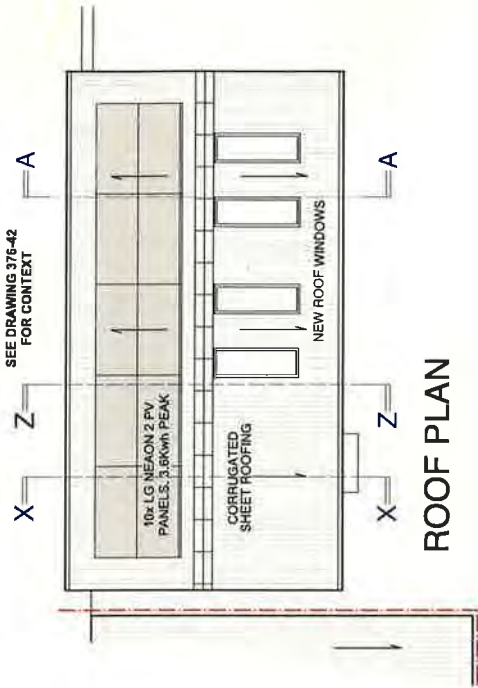




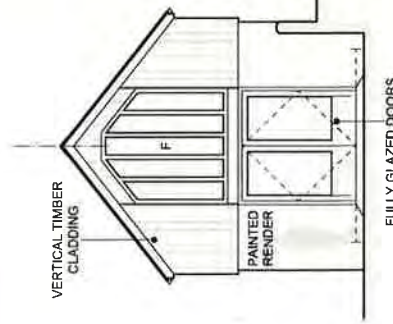
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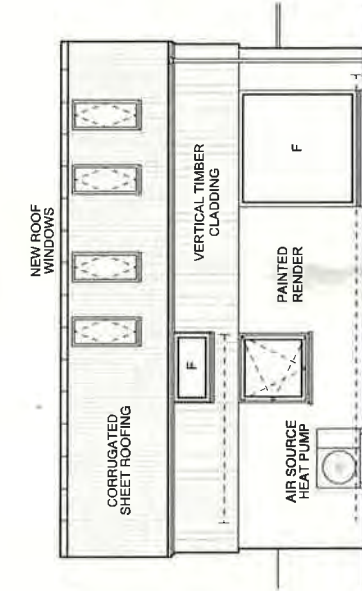
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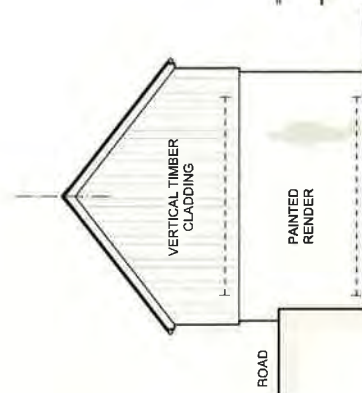
ROOF PLAN



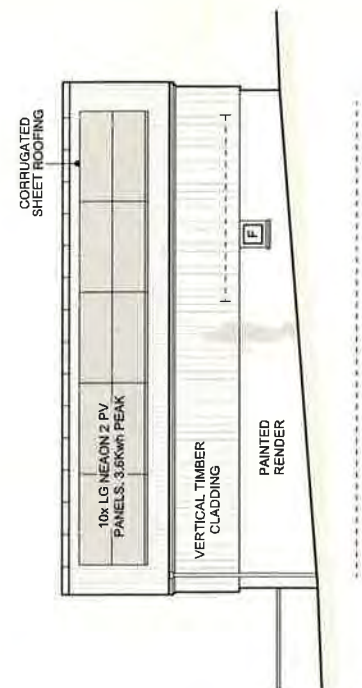
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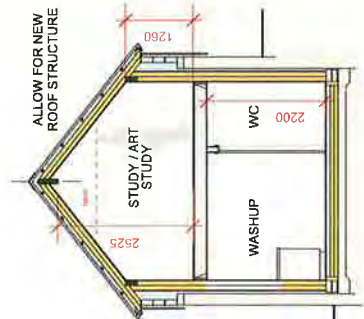
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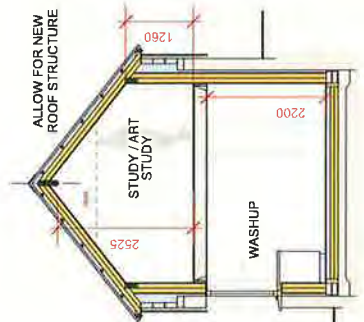
SOUTH EASTERN ELEVATION



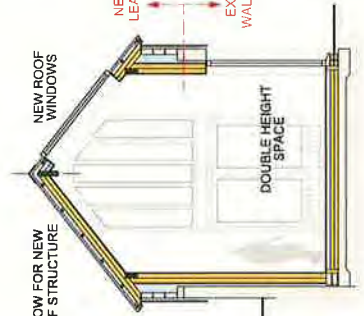
SOUTH WESTERN ELEVATION



SECTION X-X

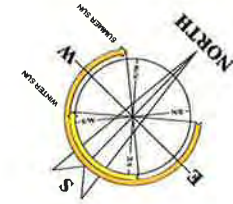


SECTION Z-Z



SECTION A-A

NEW BLOCKWORK LEAF AT THIS LEVEL  
EXISTING BLOCKWORK WALLS BELOW THIS POINT



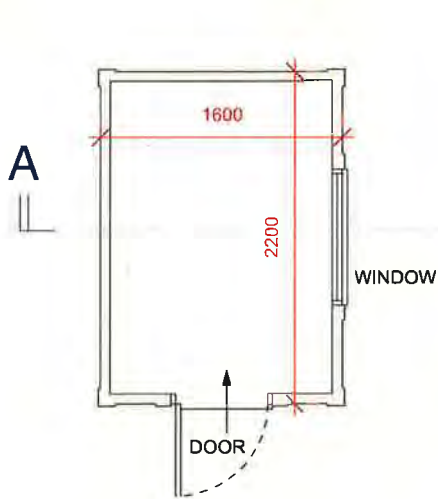
FIRST FLOOR STORES & WORKTOP ADDED - REV B - 12 MAY 2022  
WASHUP AREA WINDOW WIDTH - REV A - 11 MAY 2022

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		Job: ALTERATIONS TO Y FAGAL MOYLEGROVE, CARDIGAN, PEMBROKESHIRE, SA43 3BU	
Drawing: AS PROPOSED - ART STUDIO (WAS BOAT STORE)		Date: APRIL 2022	<b>B</b>
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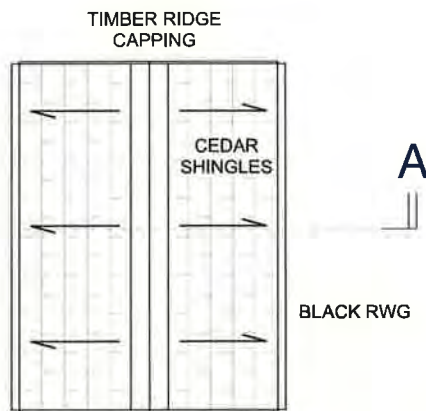
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PLANNING APPLICATION SET

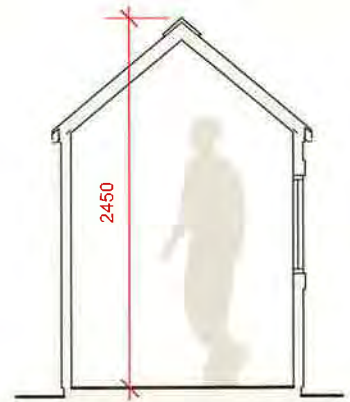




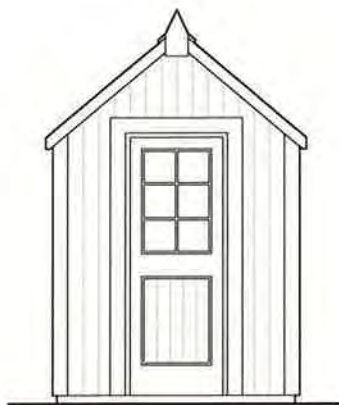
GROUND FLOOR



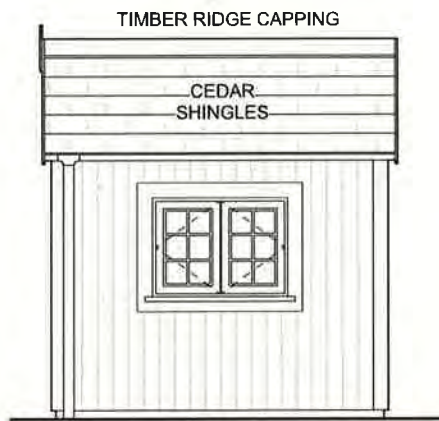
ROOF PLAN



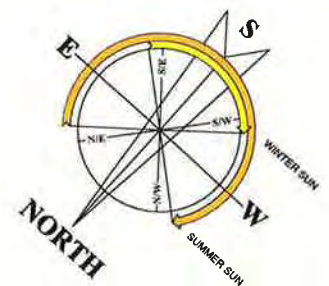
SECTION A-A



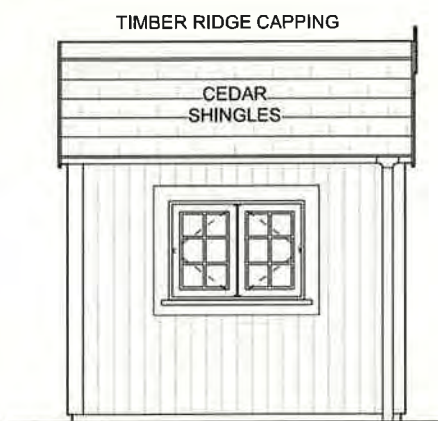
NORTH WESTERN ELEVATION



SOUTH WESTERN ELEVATION



SOUTH EASTERN ELEVATION



NORTH EASTERN ELEVATION



ILLUSTRATION OF PROPOSED GARDEN SHED.



PROPOSED SHED COLOUR  
'FORGET ME NOT BLUE'

REVISED SHED DESIGN - REV A - 17 MAY 2022

	<p><b>JULIAN BISHOP</b> Danygarn Mountain West Newport Pembrokeshire SA42 0QX Tel: 01239 821 150</p>	<p><b>ARCHITECT R.I.B.A</b> e-mail: mail@julianbishop-architect.co.uk</p>	<p>Client: MS NICKY FIFE Job: ALTERATIONS TO Y FAGAL, MOYLEGROVE, CARDIGAN, PEMBROKESHIRE, SA43 3BU Drawing: AS PROPOSED - NEW GARDEN SHED Scale: 1:50 Page Size: A4 Date: MAY 2022</p>	<p><b>376</b> 47 Rev. <b>A</b></p>
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