

Application Ref: NP/22/0148/FUL

Case Officer	Rob James		
Applicant	Mr & Mrs Allen		
Agent	Mr D McKnight, David McKnight Architectural Designer		
Proposal	Demolition of existing bungalow and construct new dwelling.		
Site Location	Braeside, Feshwater East, Pembroke, Pembrokeshire, SA71 5LF		
Grid Ref	SS01929834		
Date Valid	09-Mar-2022	Target Date	31-May-2022

This application is before members as Lamphey Community Council have objected to the proposal which is contrary to the Officer recommendation.

Consultee Response

Lamphey Community Council: Objection

Dwr Cymru Welsh Water: No Objection, advisory to consult NRW

PCC - Drainage Engineers: Standard Advice SAB Approval will be required

PCNPA Planning Ecologist: No objection

PCNPA Tree and Landscape Officer: Conditional Consent

PCC -

Transportation & Environment: No Objection

Natural Resources Wales: No Response at time of writing this report

PCNPA Access Manager: No Objection.

PCNPA Building Conservation Officer: No Objection

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 neighbour comments have been received however the authority has had a response from Freshwater East's Community Association. they object to the planning application stating that the floor plan of the existing and proposed building is misleading. The existing property has too many bedrooms showing no living room or dining room. The proposed building has 4 stated bedrooms as well as a gym and study which could be used as bedrooms. The objection is that the Highway Authority would not of adequately assessed the potential level of traffic.

They further object to the lack of information regarding how the access road will be made suitable for large heavy construction traffic.

Officers consider the submitted plans to be accurately drawn to the correct scale. the number of rooms can be adequately assessed and whether a study is used as a bedroom in the future is beyond the control of Planning legislation.

The objection regarding the access will be considered under the Highway section of this report.

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 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 12 - Local Areas of Nature Conservation/Sites of Geological Interest

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 33 - Renewable Energy & Low Carbon Energy

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG03 - Landscape

SPG12 - Biodiversity

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 08 - Renewable Energy

TAN 12 - Design

TAN 18 - Transport

Constraints

Local Nature Reserve - within 25m

NPA Property - within 25m

Special Area of Conservation - within 500m

Tree Preservation Order

Biodiversity Issue

Rights of Way Inland - within 50m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Site & Context

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

The proposal briefly comprises an application to demolish an existing 4 bedroomed detached chalet style property located within the countryside and replace it with a 4 bedroomed property located close to the existing footprint. The new property will be 1 1/2 storey which differs from the single storey existing chalet.

The site is screened from view of its neighbors by mature woodland and is situated on land that is lower than nearby neighbors.

Relevant Planning History

No Relevant History.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage

Policy, Principle of Development and Impact on National Park

The site lies within the open countryside as defined by the Pembrokeshire Coast National Park adopted Local Development Plan (LDP2) and 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 application is for a replacement dwelling, so the principle of residential accommodation has been in use for many years.

Officers consider the application to conform with the criteria set out in Policy 7

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 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

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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.

The proposed design differs substantially from the existing chalet. The PCNPA Buildings Conservation Officer has no objection to the demolition of the existing building, as the existing building is not considered to be of any significant architectural merit.

Replacement dwellings are usually to be built on the existing footprint of the building unless material considerations deem it appropriate to be relocated, but there is no specific policy which applies to replacement dwellings in LDP2. Whilst some of the new building will be built on the existing footprint some will be outside. This has been done to make use of the site's topography enabling the new building to be built into the bank of the land reducing its height and setting the building into the landscape when viewed from the coast. Officers consider this to be appropriate.

The proposed design is contemporary, and the height of the building is higher than that of the existing building. The building is 1 1/2 storeys in height. The building when viewed in its wider context will match that of existing properties in the immediate area, many of which are full 2 storey and located on land higher than the subject property. Officers consider that the scale, design and layout are in accordance with the policies mentioned above.

Amenity and Privacy

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighboring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

The current proposal is not considered by officers to result in impact upon the amenity and privacy currently enjoyed by neighboring properties and can be supported.

Highways, Access and Parking

Correspondence has been received raising concerns that the property is accessed via a lane which is currently unsuitable for construction traffic. The land is owned by PCNPA. PCNPA Estates officer has been consulted and gave advice stating that on previous applications a CEMP had been submitted setting out construction methods and mitigation measures regarding the access.

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A CEMP has been submitted and a condition will require this to be formally discharged by the authority.

PCC Highways department have also been consulted and offered no objection subject to a condition which is included.

Landscaping

The proposed scheme includes landscaping details. PCNPA Tree & Landscape Officer has been consulted and offered no objections subject to a condition that the work will be carried out in accordance with the submitted Arboricultural Survey.

Subject to the inclusion of this condition the application is considered appropriate.

Biodiversity

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape 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.

No bats were recorded using the building proposed for demolition as part of the ecological survey work by Kite Ecology. Enhancement opportunities and suitably restricted external lighting measures are identified in Sections 4 & 5 of the report which would be conditioned to ensure they are secured and delivered.

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 Authority's ecologist has confirmed that an EPS License is not required and added that the proposed external lighting and bat boxes as shown on the submitted plans is welcomed.

Despite bats not being found, as there are bats in the area and the site is surrounded by good bat habitat a condition will be used to ensure development is carried out as per section 4 of the submitted bat report.

The above aspects will be secured through planning conditions. As such, the proposal conforms to the relevant requirements of PPW, TAN5 and LDP2 policies 10 & 11.

Land Drainage

Welsh Water has indicated that as the development proposes to use a septic tank and that NRW should be consulted in respect of this. at the time of writing this report NRW have not responded although as o increase in bedroom numbers are proposed officers foresee no objections.

PCC drainage engineers have confirmed that SAB approval will be required and an informative will be issued on the decision notice and this report.

Conclusion

Following consideration of the policies contained within LDP2 and National Planning Policy in the form of Planning Policy Wales (Edition 11) and having regard to all material considerations it is considered that the development is appropriate and can be supported. The scheme incorporates a sustainable design that provides modern living accommodation, the development will be in keeping with the aims of the LDP2, in that the development will conserve and enhance the existing character of the site and the special qualities of this area of the National Park. As such, subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of LDP2.

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: P01 - Location and Block Plan
P02 – Proposed Site Plan
P03 – Proposed Ground Floor Plan
P04 – Proposed First Floor and Roof Plan
P05– Proposed South Elevation
P06 Proposed North Elevations
P07 Proposed North Elevation

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

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Local Development Plan 2 - Policy: 60 (Impacts of Traffic).

4. The proposed development shall be completed in full adherence to the arboricultural details submitted to the LPA (PC21-110). Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.

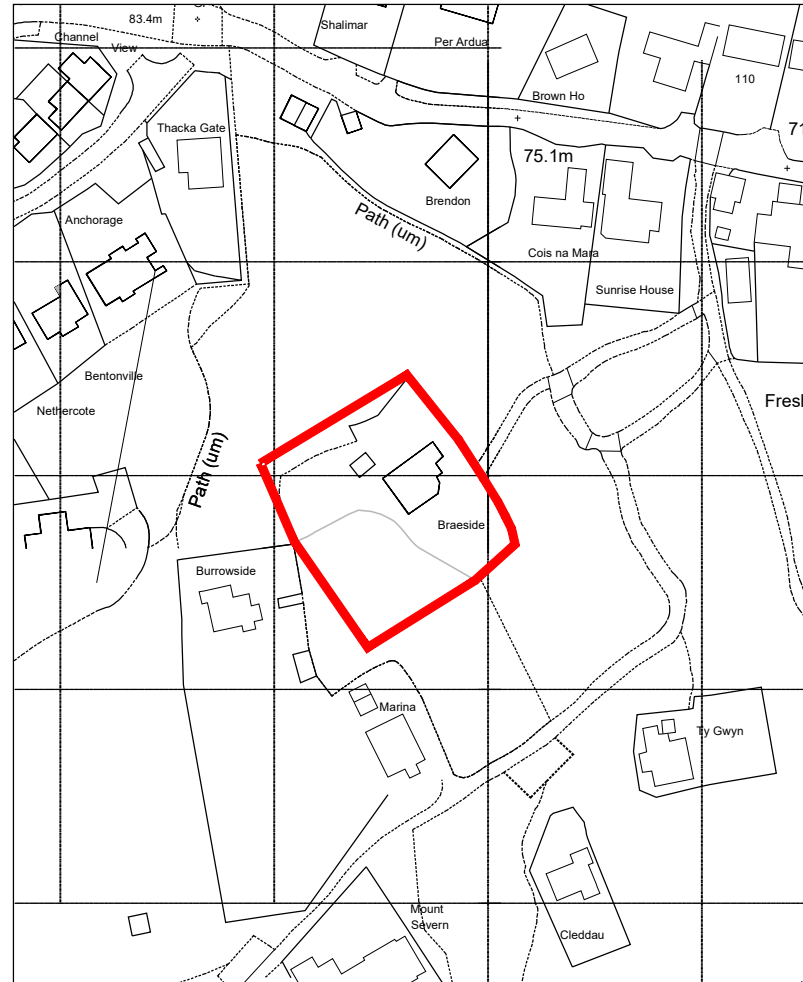
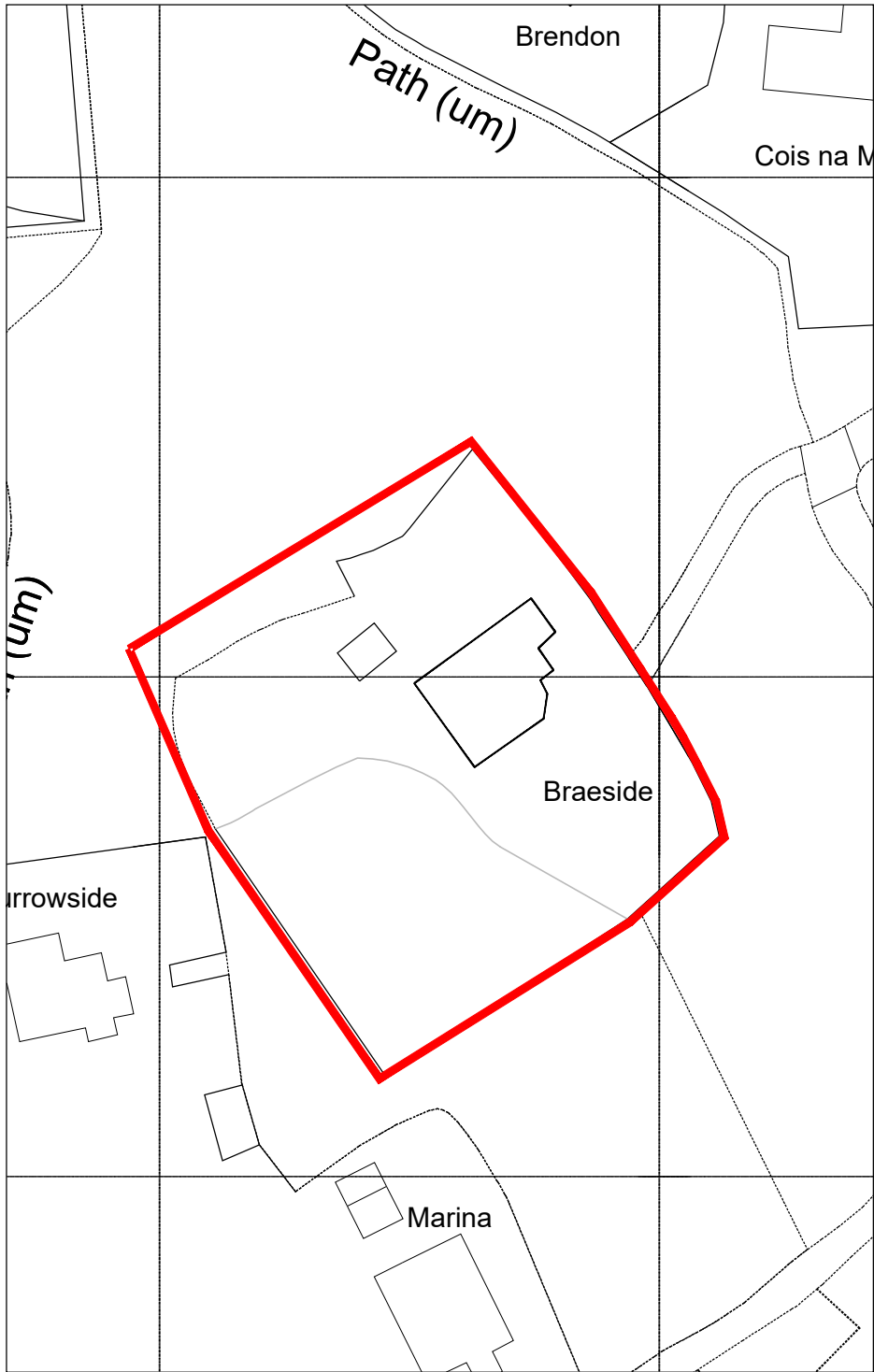
Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of

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the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

5. The suggested biodiversity enhancements, lighting scheme and precautionary principles shall be followed and implemented as detailed in Sections 4 & 5 of the submitted Ecological report by Kite Ecology.

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.



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Mr & Mrs Allen

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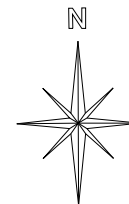
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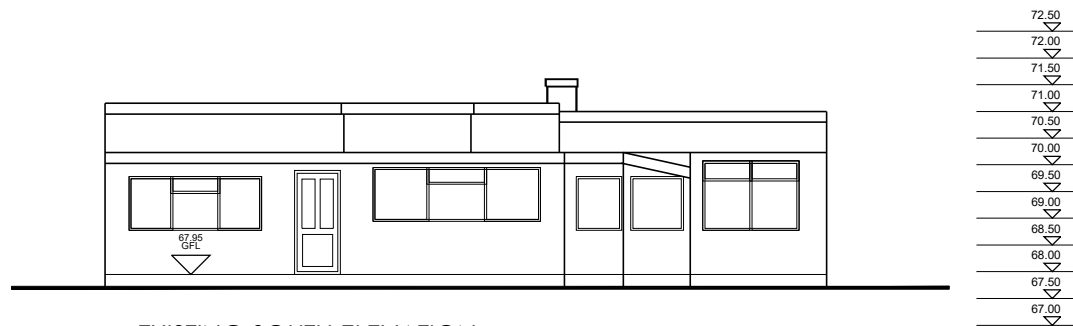
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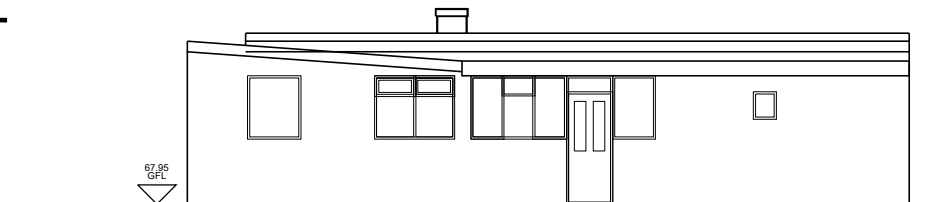
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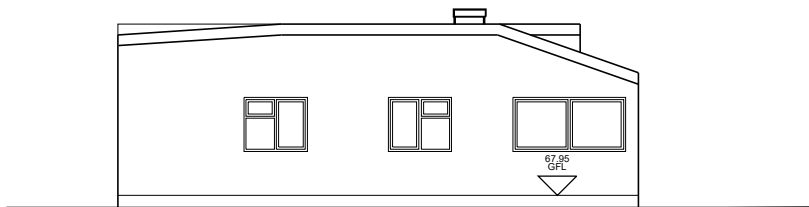




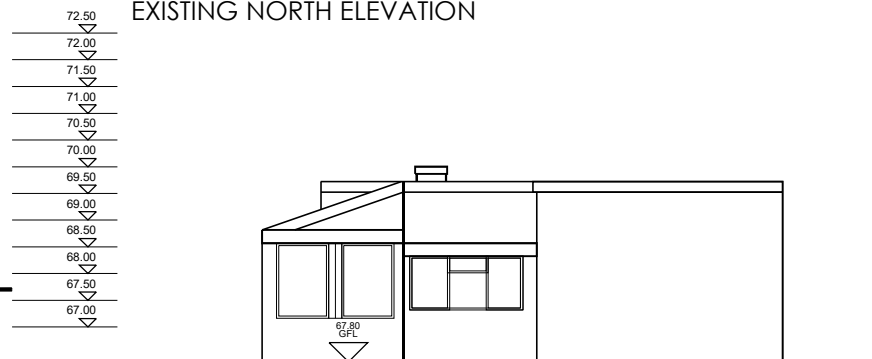
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

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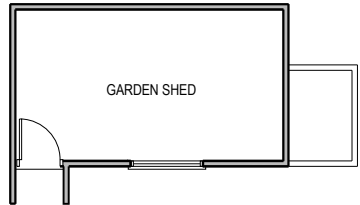
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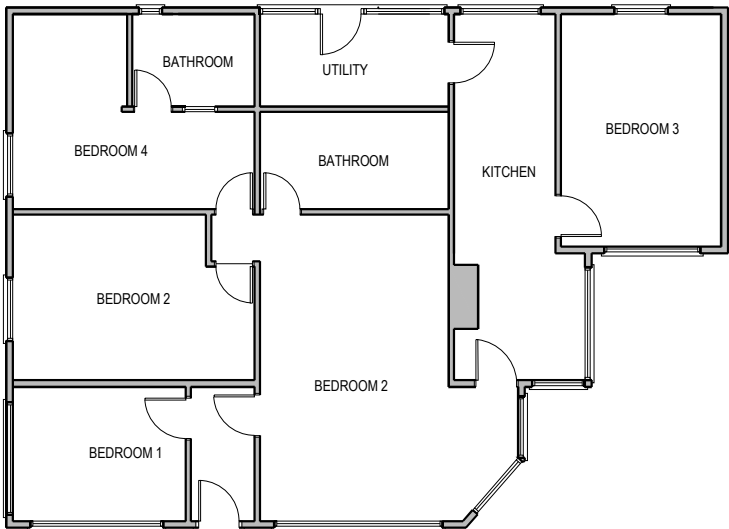
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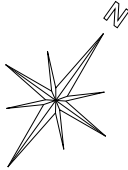
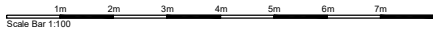
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EXISTING FLOOR PLAN



EXISTING FLOOR PLAN



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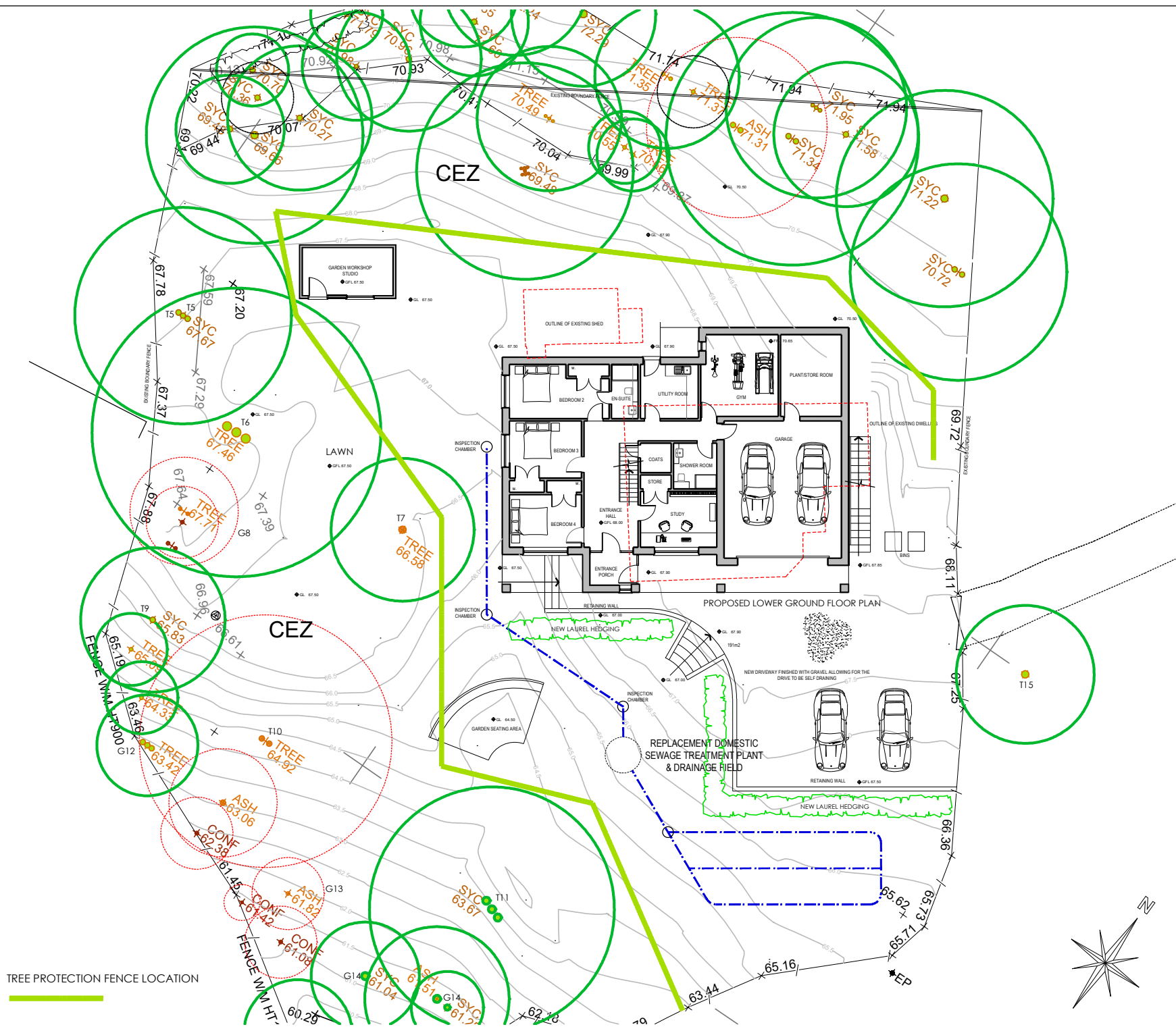
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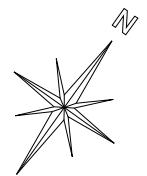
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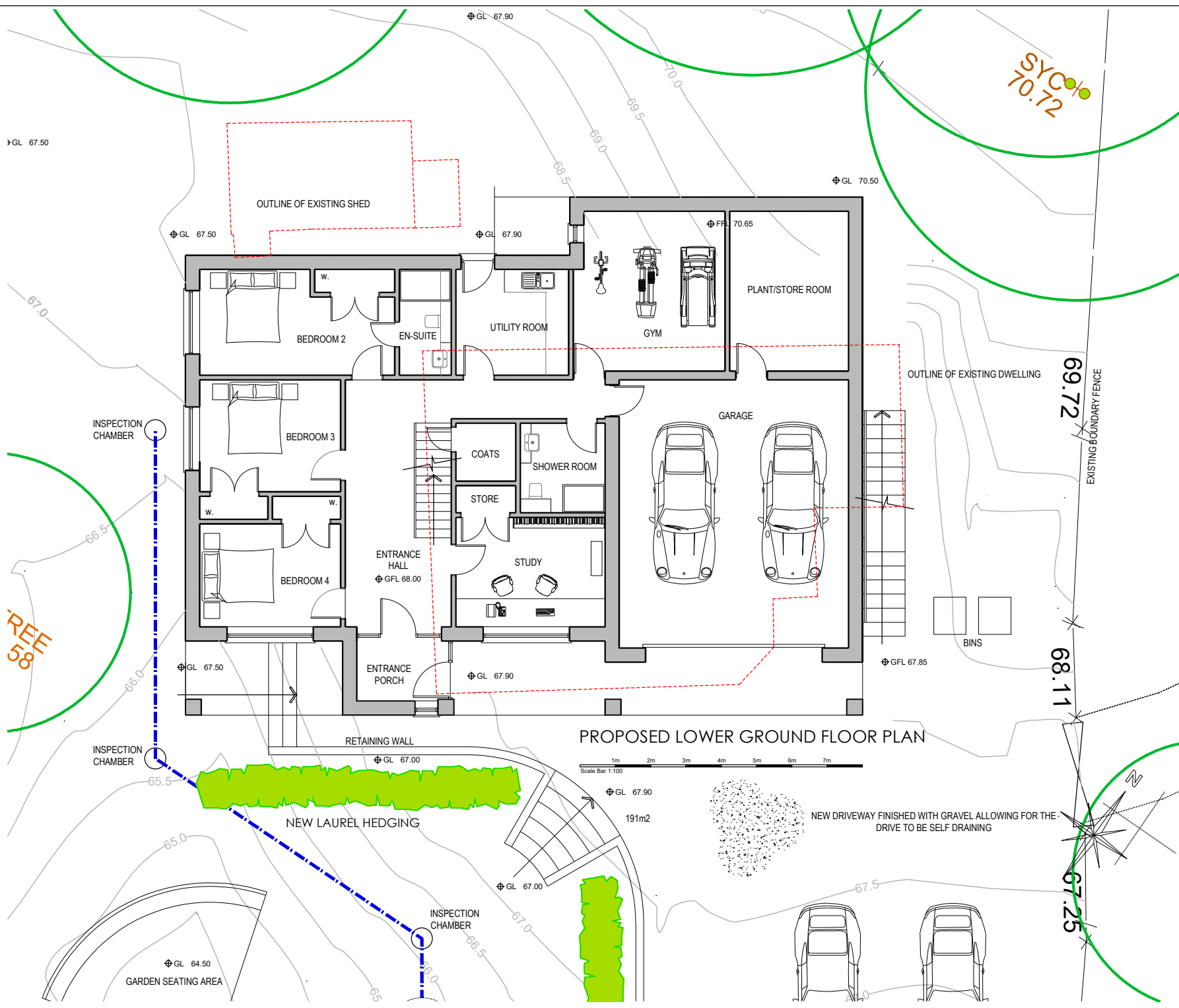
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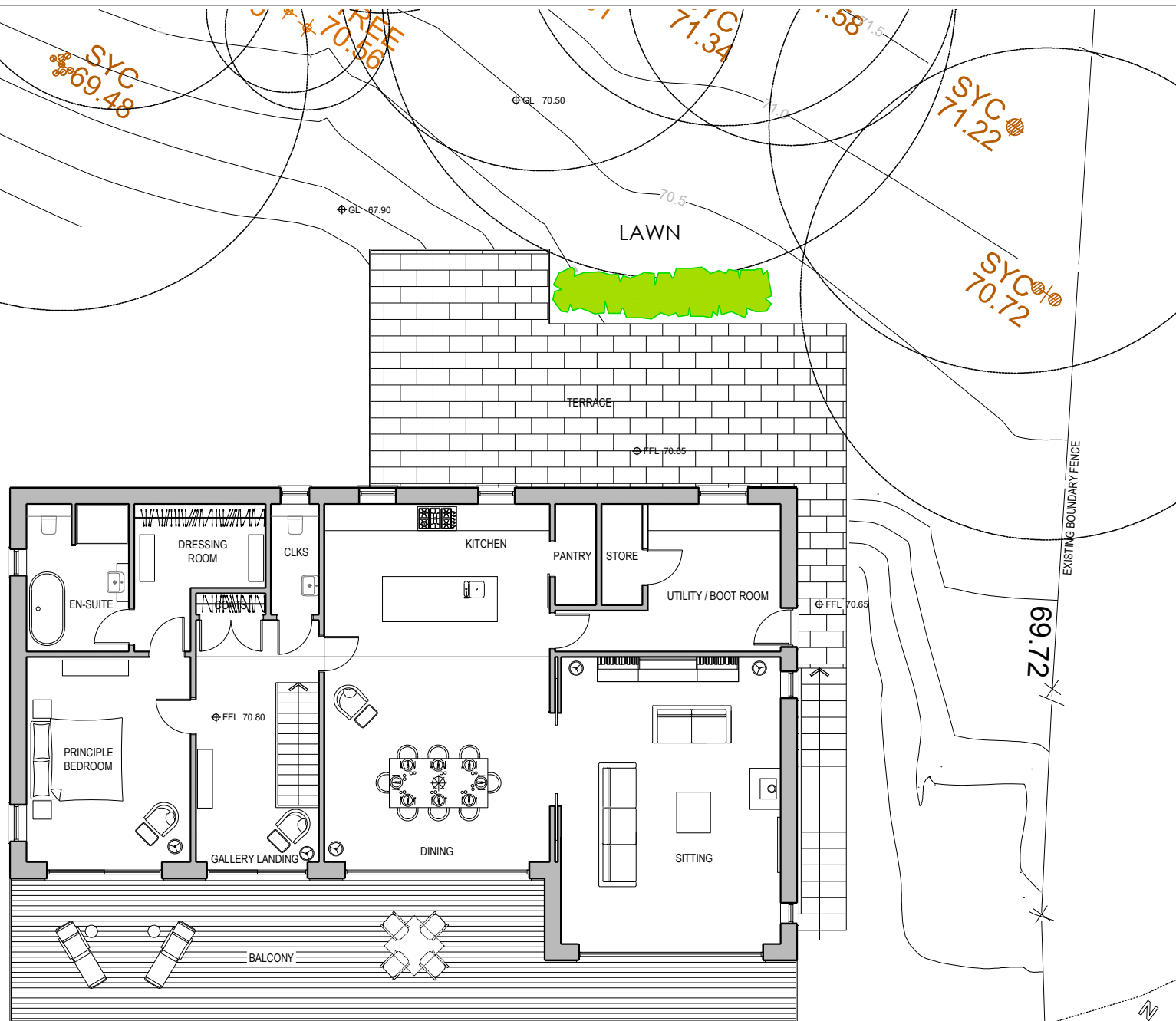
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PROPOSED UPPER GROUND FLOOR PLAN

Scale Bar 1:100

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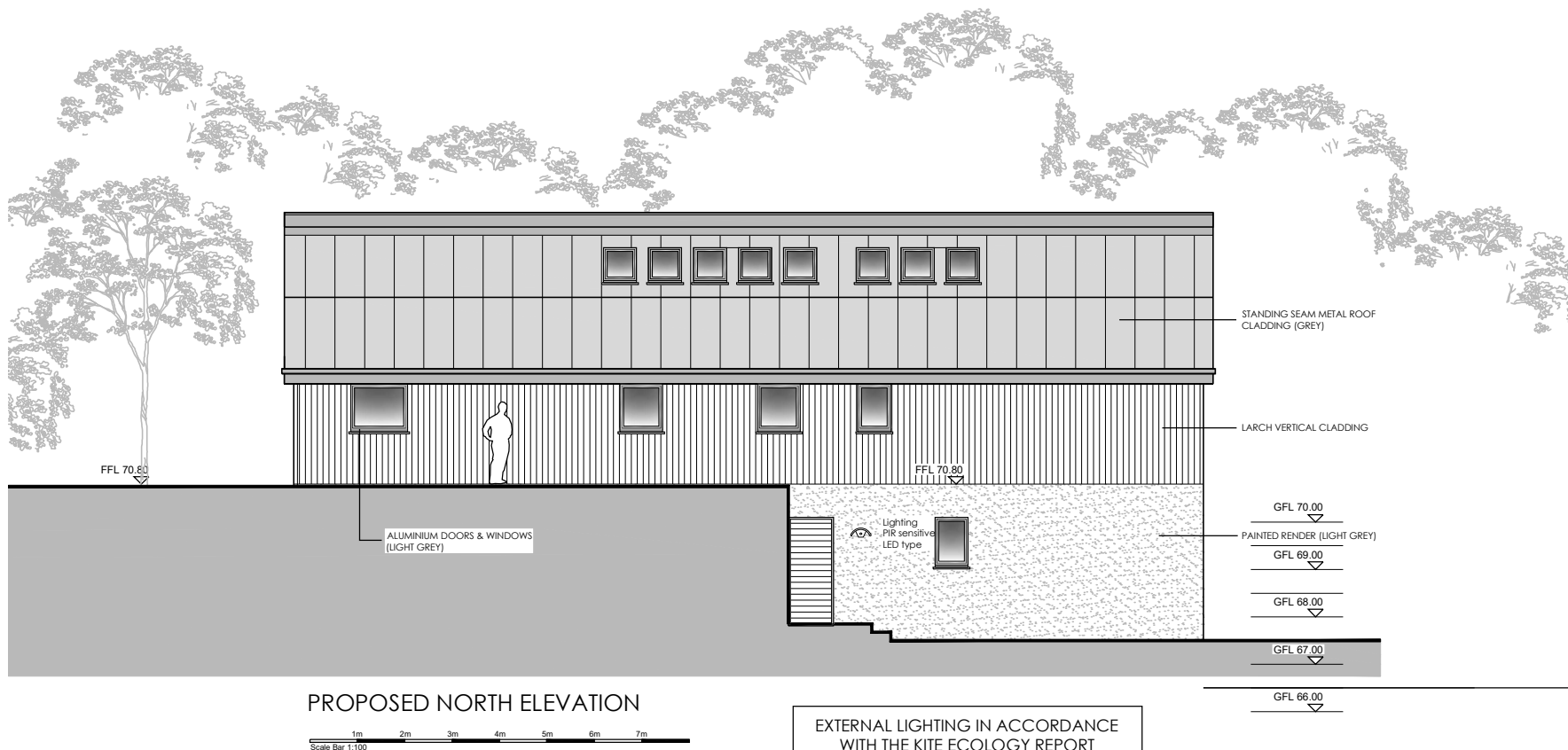
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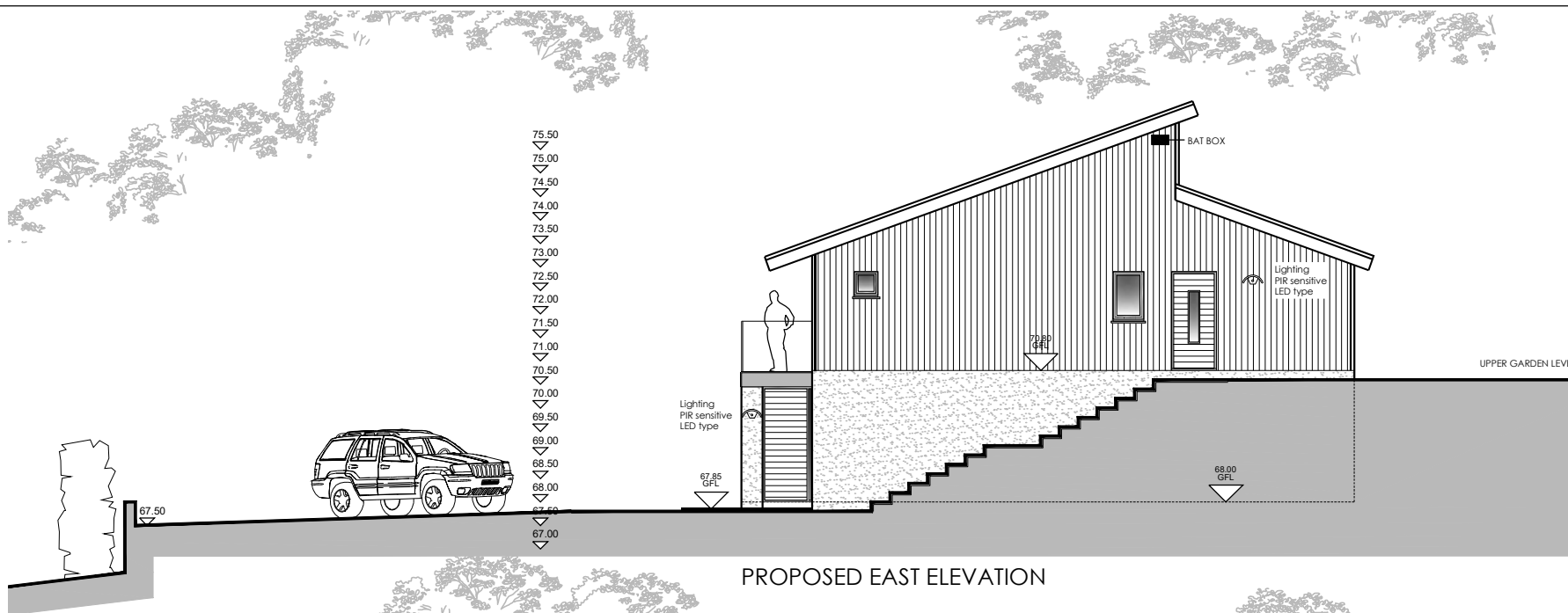
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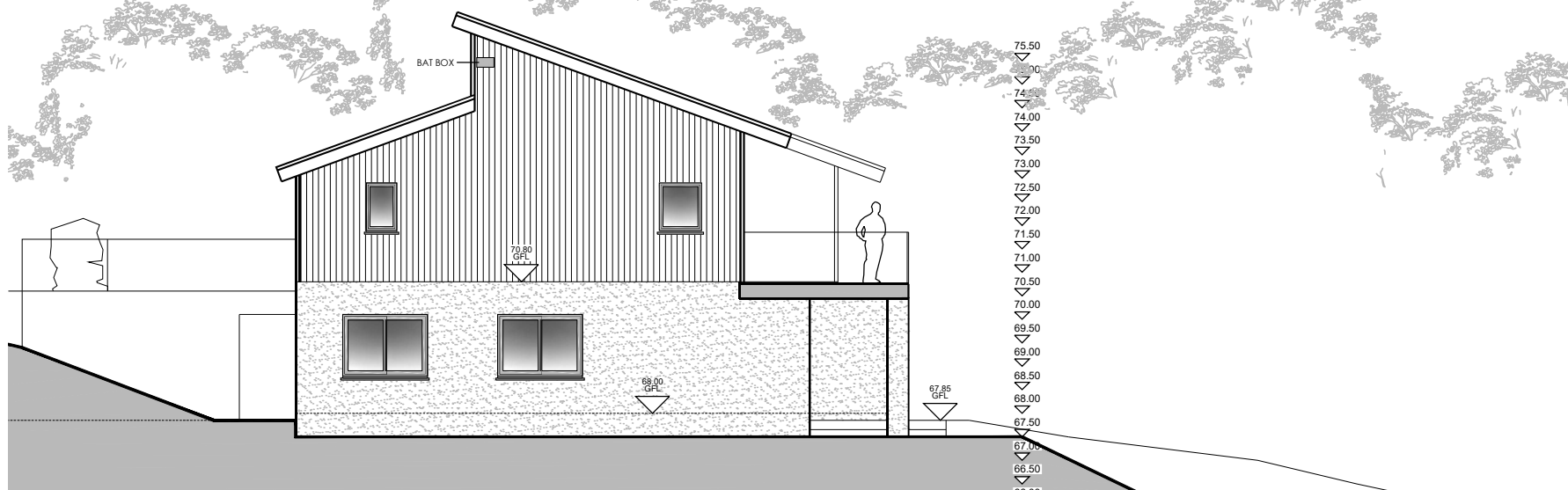
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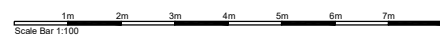
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PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



EXTERNAL LIGHTING IN ACCORDANCE
WITH THE KITE ECOLOGY REPORT

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