

**Application Ref: NP/22/0357/FUL**

<b>Case Officer</b>	Sara Thomas		
<b>Applicant</b>	Ms J Speechley		
<b>Agent</b>	Mrs C Bowen		
<b>Proposal</b>	Retrospective summerhouse space at Grey Winds used as part of the enjoyment of house and domestic wildlife garden where following a rewilding lifestyle native trees and reptiles in particular are flourishing. The space allows for work and rest in the garden which is at a higher level to the house.		
<b>Site Location</b>	Grey Winds, Newport, Pembrokeshire, SA42 0QG		
<b>Grid Ref</b>	SN06443844		
<b>Date Valid</b>	06-Jun-2022	<b>Target Date</b>	31-Jul-2022

This application is being brought to the Development Management Committee as the comments of Newport Town Council raise material planning considerations which differ to the Officer Recommendation

**Consultee Response**

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

**Natural Resources Wales:** No objection

**Newport Town Council:** No material considerations or site specific comments but a suggested condition relating to the prevention of residential use.

**PCNPA Planning Ecologist:** No adverse comments

**PCNPA Tree and Landscape Officer:** No adverse comments

**Public Response**

Both a site notice and neighbour notification letters were posted in accordance with requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012.

One third party representation has been received which listed the following points:

- It is positioned about as far from the house as possible, near the boundary of Carningli, certainly not anywhere near what would be considered the garden of the property.
- It is highly visible to anyone walking the nearby footpaths on Carningli, which is an area designated SSSI and of ancient historical significance
- It is not in keeping with its sensitive location. It has 11 windows, and bright orange netting on the roof.
- With its double-glazed windows and wood burner it is certainly not a property constructed for summer use. It amounts to a dwelling.
- While the applicant mentions ecological diversity, surely that's a reason to leave the supposed habitat well alone and not traverse it to and from the 'Summer house'
- I see this is the second retrospective planning application this year for work completed without permission. As far as I can determine no ecological surveys were undertaken before work began or have been completed since for submission with either application.

### **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

PPW11

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

### **Constraints**

Site of Special Scientific Interest - within 50m

Common Land CROW Access

Biodiversity Issue

Historic Landscape

Ancient Monument - within 500m

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Within Site of Special Scientific Interest consult NRW / Planning Ecologist\_20m

Landscape Character Area

### **Officer's Appraisal**

The application site is situated at Grey Winds, Newport, outside the settlement boundary within open countryside. The site is built to the rear of a detached dwelling, which is set back from the highway to the north known as 'Ffordd Cilgwyn' and situated to the rear of the neighbouring dwelling 'Belmont'. The site is situated at a higher level than the highway to the north in a field adjacent to the applicants garden. The land forms part of the designated Registered Historic Landscape (Newport & Carningli) and also forms part of the north eastern slope of Mynydd Carningli which is also within the designated Landscape Character Area 22.

## Relevant History

NP/22/0143/FUL – New pitched roof on detached garage (retrospective) – Approved 18th July 2022

## Current Proposal

Retrospective planning permission is sought for the erection of a detached summerhouse. The summerhouse is situated a significant distance from the existing dwelling to the southwest. The summerhouse consists of a circular design measuring approximately 3.7 metres in diameter, with a pitched roof measuring 2.7 metres in height at its apex. Materials are red cedar cladding, with a rubber roof.

It is apparent that the application has been submitted following planning enforcement investigations in relation to the erection of a summerhouse. It is considered that the summerhouse is situated outside the curtilage of the dwelling and therefore does not benefit from permitted development rights.

The Enforcement Officer for the LPA offered the following advice prior to the submission of this application:

*‘Whilst I fully acknowledge the fact that you made enquiries using the National Park Authority’s planning surgery service concerning the proposed erection of a summerhouse within your rear garden, I have to advise you that the structure is not considered to be located within the garden of the dwellinghouse and as such formal planning permission is required.*

*Unfortunately, I also have to advise you that should an application be submitted for its retention, that it is unlikely to be supported by officers as the structure is located within the open countryside where there is a presumption against new development unless it can be justified (see Policy 7 of the adopted Pembrokeshire Coast National Park Local Development Plan 2). Furthermore, the summerhouse is sited within a sensitive landscape on the lower slopes of Carningli Mountain which is a designated historic landscape and that the field in which it is sited adjoins a SSSI (Site of Special Scientific Interest). The National Park Authority has a duty to conserve and enhance the natural beauty, wildlife and cultural heritage of the Park.... I would suggest that you consider re-locating the structure to within your existing and lawful rear garden whereby planning permission may not be required depending on where exactly it is to be re-located and I can offer you further advice on this matter’.*

At validation stage, the LPA suggested that the application should also include an extension of curtilage in its description to change the stated use of the site to residential. This offer was declined.

The aerial photographs for the preceeding ten years do not indicate that the site has been used as part of the established residential curtilage and appears indistinguishable from the common land surrounding it.

## Key Issues

The primary issues in the consideration of this application are:

- Principle of Development
- Impact on the character of the countryside
- Residential amenity

### *Principle of Development*

The application site is situated outside the settlement boundary and is therefore in open countryside. Policy 7 'Countryside' of the LDP states that 'Outside the identified Centres is countryside where development must be strictly controlled'. The policy sets out the types of development that may be permitted in the countryside and in relation to residential development this is strictly limited to exceptional releases for affordable housing or the conversion of appropriate existing buildings in the countryside.

There is an established residential garden plot / curtilage serving the existing dwelling and it is considered that the summerhouse proposed for retention is situated a significant distance from the existing dwelling and outside the recognised curtilage. As a result, this would not meet the policy framework to protect the countryside from unnecessary development and the principle of erecting a residential outbuilding outside the curtilage is considered unacceptable.

### *Impact on the Character of the Countryside*

The application site is of a substantial size. However, not all the land within the applicant's ownership is 'curtilage' and any development should be contained within the existing curtilage to avoid the extension of the curtilage into the adjoining land and thus the countryside.

There is a significant distance between the existing dwelling and the summerhouse. The summerhouse is relatively large and due to the differences in levels within and around the application site it is visible from the adjacent common land and footpath during parts of the year. It appears that an attempt has been made for the summerhouse to blend in with its surroundings through the use of materials. However, it still appears as a domestic building within an otherwise rural setting. The surrounding area is clearly rural in character and the provision of the summerhouse has a detrimental impact on the character of the surrounding countryside and the visual amenities of the National Park.

### *Residential Amenity*

The summerhouse is situated a significant distance from the neighbouring dwellings, which also reinforces its isolated location, however it is not considered that the proposal adversely affects residential amenity.

## **Conclusion**

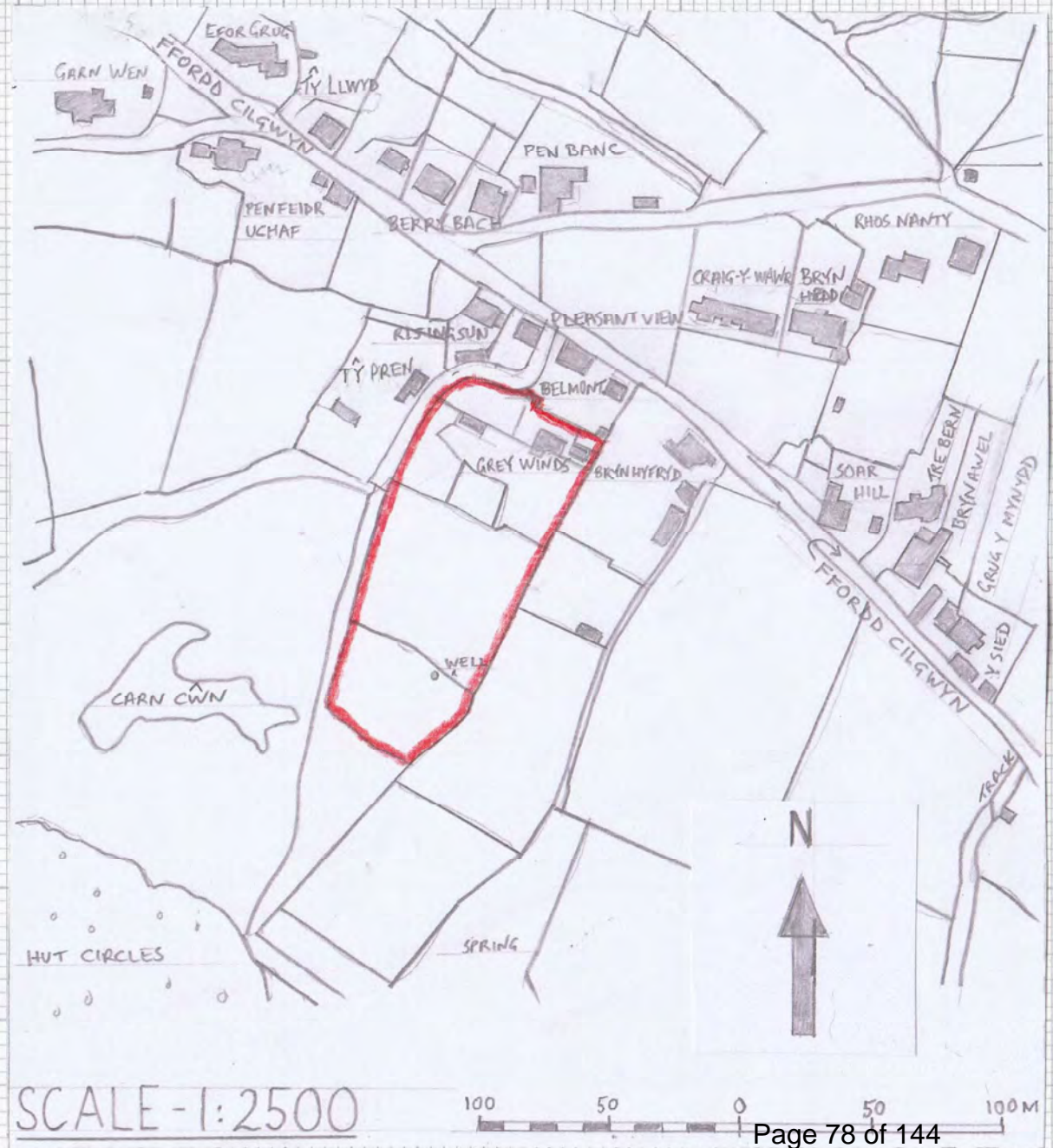
The provision of the summerhouse, which is outside the recognised curtilage of the existing dwelling, is considered unacceptable in principle and fails to meet the policy framework of protecting the countryside from unnecessary development. The proposal is also considered to have a detrimental impact on the character and appearance of the surrounding countryside and is contrary to Policy 7 of the LDP.

## **Recommendation**

REFUSE, for the following reason:

1. The proposal by the nature of its siting outside the curtilage of the dwelling and within the countryside, is considered unacceptable in principle as it fails to protect the countryside from unnecessary development and has a detrimental impact on the character and appearance of the surrounding countryside and the visual amenities of the National Park. The proposal is therefore contrary to Policies 7 (Countryside), Policy 8 (Special Qualities) and Policy 14 (Conservation) of the adopted Local Development Plan 2.

PROJECT SUMMERHOUSE IN DOMESTIC WILDLIFE GARDEN (RETROSPECTIVE) GREY WINDS  
TITLE SITE PLAN  
SCALE 1:2500  
DATE 01.06.22  
DRAWING No.1



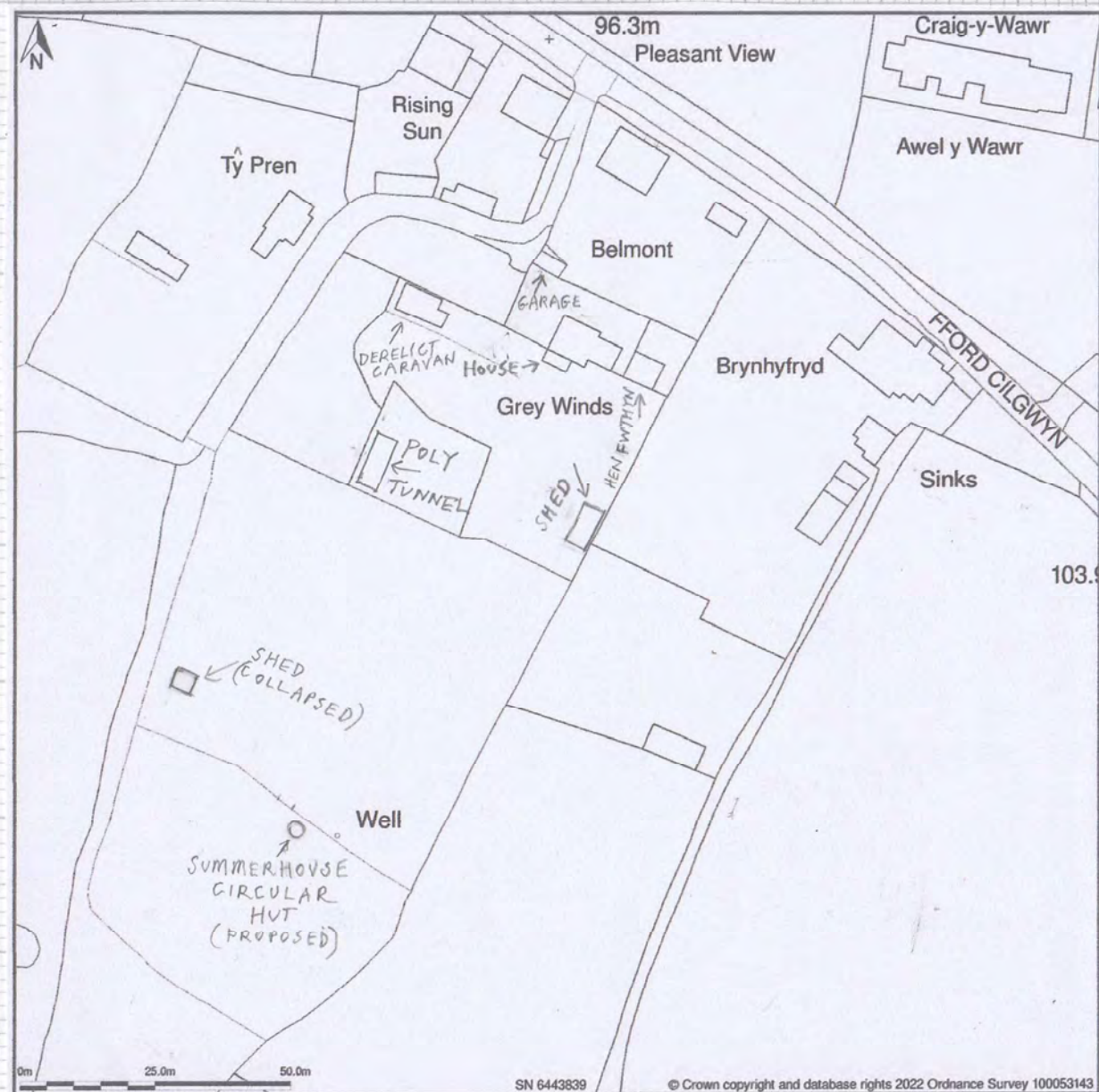
PROJECT SUMMERHOUSE IN DOMESTIC WILDLIFE GARDEN (RETROSPECTIVE) GREY WINDS

TITLE existing site layout

SCALE 1:1250

DATE 01-06-22

DRAWING No. 2



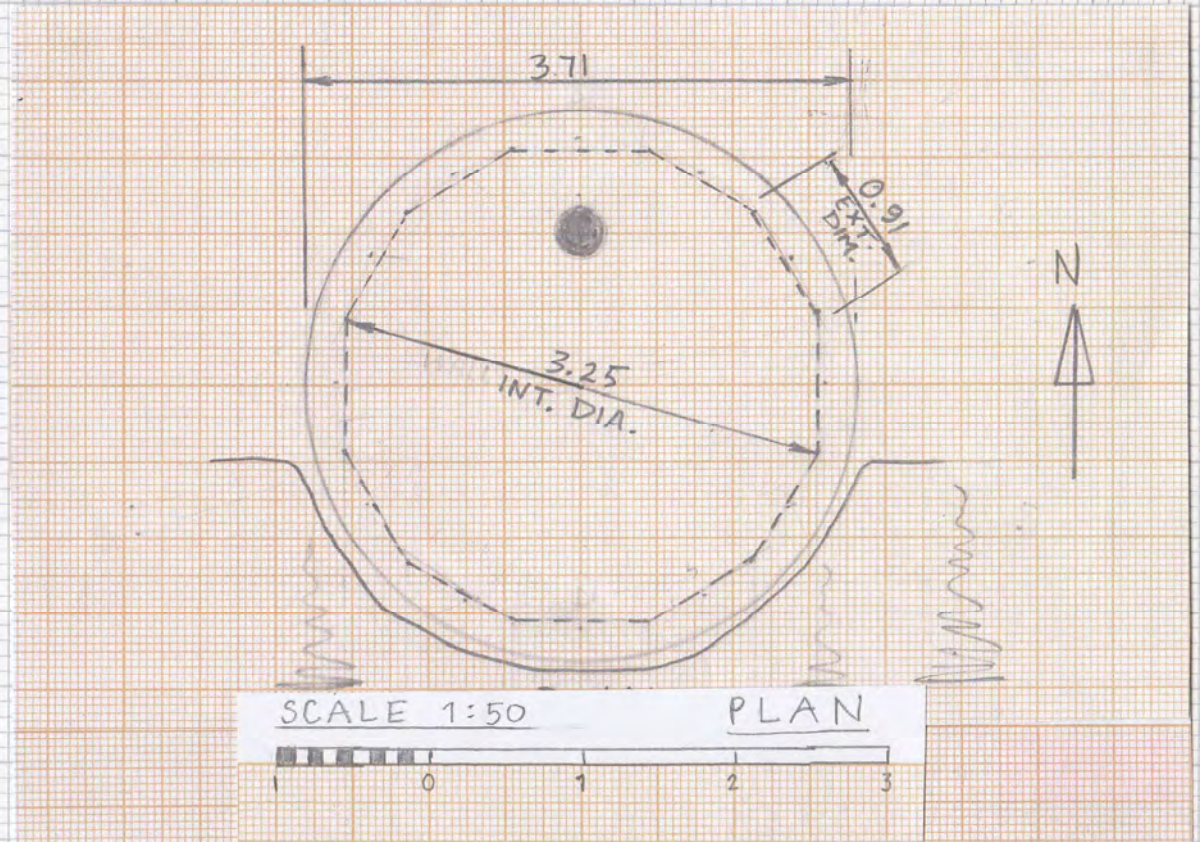
PROJECT SUMMERHOUSE IN DOMESTIC WILDLIFE GARDEN (RETROSPECTIVE) GREY WINDS, FFORDO CILGWYN SA42

TITLE FLOOR PLAN AND MATERIALS

SCALE 1:50

DATE 01.06.22

DRAWING NO. 3



### MATERIALS

WALLS Local mid-Wales Western Red Cedar

ROOF Rubber (black), local recycled fishing net

OPENINGS Glass/cotton canvas (beige) (dark orange)

STONES round south bank from site

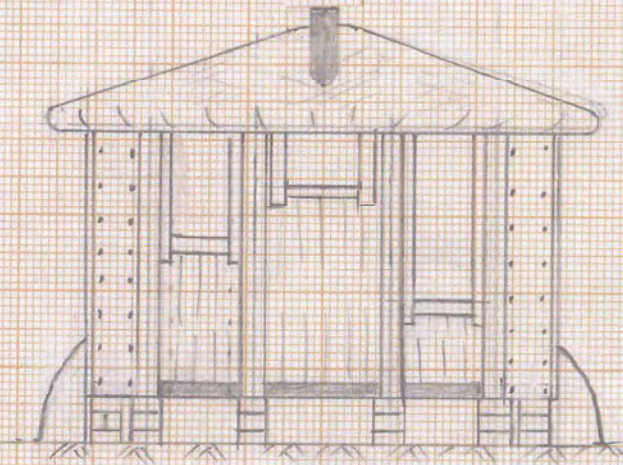
PROJECT SUMMERHOUSE IN DOMESTIC WILDLIFE GARDEN (RETROSPECTIVE) GREY WINDS, FFORDO CILGWYN

TITLE PROPOSED ELEVATIONS NORTH, SOUTH

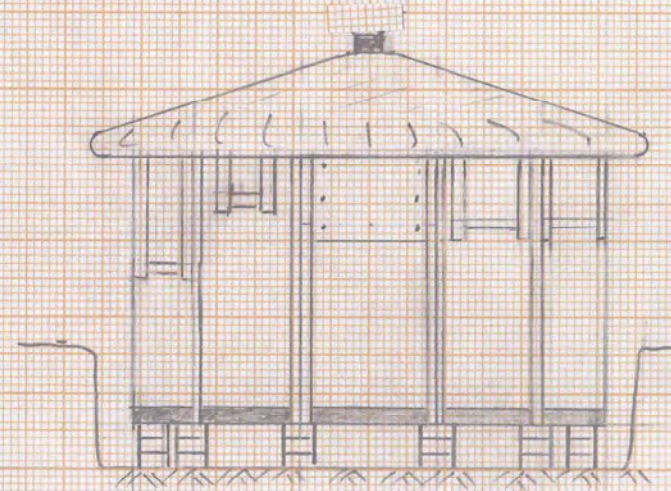
SCALE 1:50

DATE 01.06.22

DRAWING No. 4



NORTH ELEVATION



SOUTH ELEVATION

SCALE 1:50



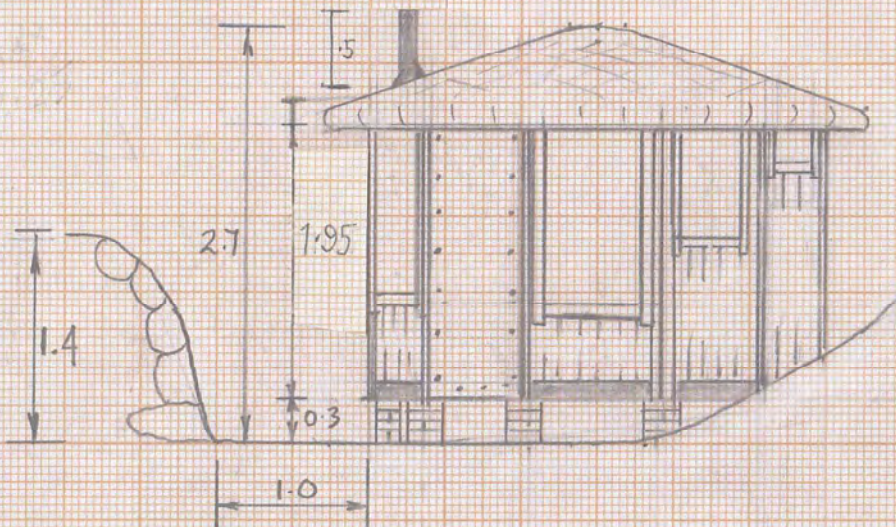
PROJECT SUMMERHOUSE IN DOMESTIC WILDLIFE GARDEN (RETROSPECTIVE) GREY WINDS, FFORDD GILGWYN SA42

TITLE PROPOSED ELEVATIONS WEST, EAST

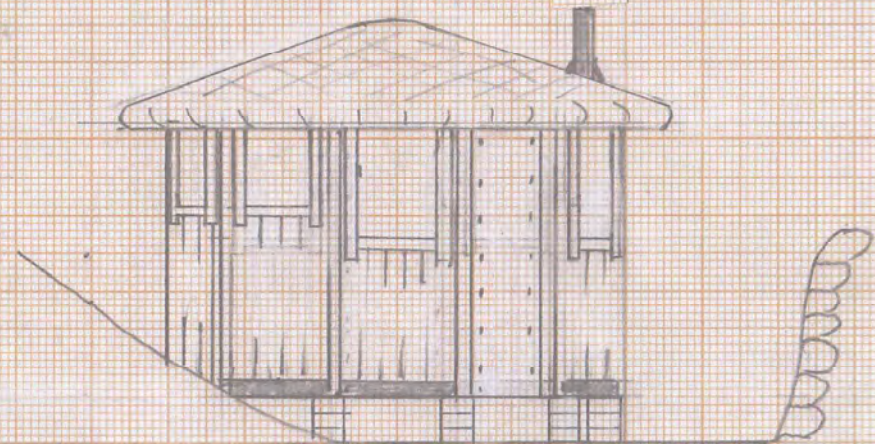
SCALE 1:50

DATE 01.06.22

DRAWING No. 5



WEST ELEVATION



EAST ELEVATION

SCALE - 1:50



PROJECT	SUMMERHOUSE IN DOMESTIC WILDLIFE GARDEN (RETROSPECTIVE), GREY WINDS, Ffordd Cilgwyn SA42	
TITLE	PLAN AND SECTION SHOWING LINE OF SIGHT THROUGH SUMMERHOUSE TO HUT CIRCLES	
SCALE	HORIZ. 1:5000	VERTICAL 1:2000
DATE	01.06.22	
DRAWING No. 6		

