

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, Freshwater 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 objected to the proposal.

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 Estates Officer: Further Information Required
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.

2 letters of objection and 4 letters of concern have been received including one from the Freshwater East Community Association.

The objection letters can be summarised as follows.

Objections are focused on the increase in size compared to the existing structure and:

- That the plans are misleading and do not reflect the true use of all existing and proposed uses of room.
- That the highway authority cannot adequately assess the number of cars that will be parked at the property.
- There is no Datum Level marked on the proposed plans.
- The authority has in addition 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

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bedrooms as well as a gym and study which could be used as bedrooms. The objection is that the Highway Authority would not have 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 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 proposal is for a single detached new build property of 1 1/2 storeys which differs from the current single storey existing chalet. The proposal sits on the same original footprint as the current chalet, but the increase in storeys results in a significant extension of size in terms of scale.

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

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

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Policy, Principle of Development and Impact on National Park

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2021 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies to support them. On page 104, Future Wales states that: “National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...” and that “Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”

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 which is in lawful use so the principle of residential accommodation is accepted. Officers therefore 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 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 Authority's Building Conservation Officer has no objection to the demolition of the existing building. The existing building was deemed to be of no 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. 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.

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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 to be in accordance with the policies mentioned above.

Officers have received an objection regarding the omission of a datum level from the proposed plans. A condition will be used to control this ensuring that all levels are provided before construction.

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 neighbouring 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 neighbouring properties.

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.

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

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

Landscaping

The proposed scheme includes landscaping details. The Authority's 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 suggested condition the application is considered appropriate.

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Biodiversity

PPW, TAN5 and LDP2 Policies 11 & 12 requires biodiversity and landscape considerations to be taken into account in determining individual applications.

The proposed development is immediately surrounded by the Freshwater East Local Nature Reserve which is a non-statutory designation. Because of the sensitivity of the surrounding environment the applicant has prepared a CEMP setting out the pollution controls that will be put in place during construction. As set out above a condition is suggested to require this to be formally discharged by the authority. This ensures compliance with Policy 12 as it would not have an unacceptable affect on the LNR.

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.

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 is suggested to ensure development is carried out as per section 4 of the submitted bat report.

The above aspects can 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 no increase in bedroom numbers are proposed officers foresee no objections.

PCC drainage engineers have confirmed that SAB approval will be required and an informative could be issued on any decision notice.

Conclusion

Following consideration of the policies contained within Future Wales, Pembrokeshire Coast National Park Local Development Plan 2 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 in accordance with policy, is appropriate and can be supported. The scheme incorporates a sustainable design that provides modern living accommodation. The development

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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.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

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 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

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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. No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In order to be clear on the levels of the development approved to provide for 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), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

6. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order 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), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 60 (Impacts of Traffic).

7. Before occupation of the development hereby approved, a biodiversity enhancement scheme shall be implemented, and completed, at the site, to include erection of 1 no. bird or bat box under the eaves of the property, as high up as possible on an elevation which does not feature any external lighting. To be retained as such in perpetuity.

Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies

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1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

Informatives

1. DRAINAGE

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres the proposed works will require SAB approval prior to the commencement of any works on site relating to this application.

The applicant should be made aware that the granting of planning consent for this application does not remove the requirement to gain SAB approval.

It should be noted that if an application for SAB approval has not been made and subsequently approved by the SAB Team as part of a formal SAB Application, we will not be able to support any future application for the discharge of any surface water drainage related condition in connection with this development since any proposals submitted for the discharge of the condition may be subject to change in order to meet Welsh Governments Statutory Standards for Sustainable Drainage Systems.

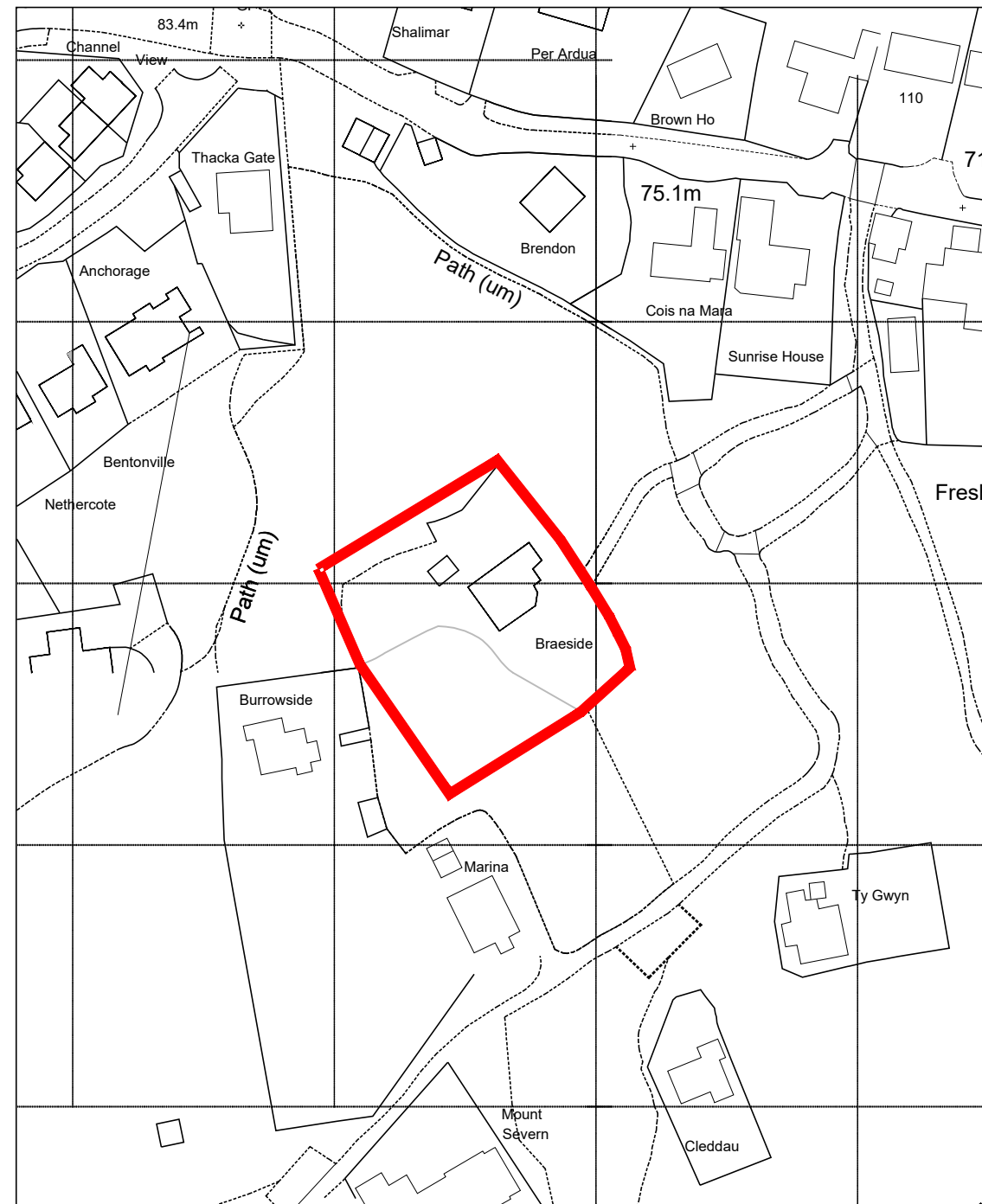
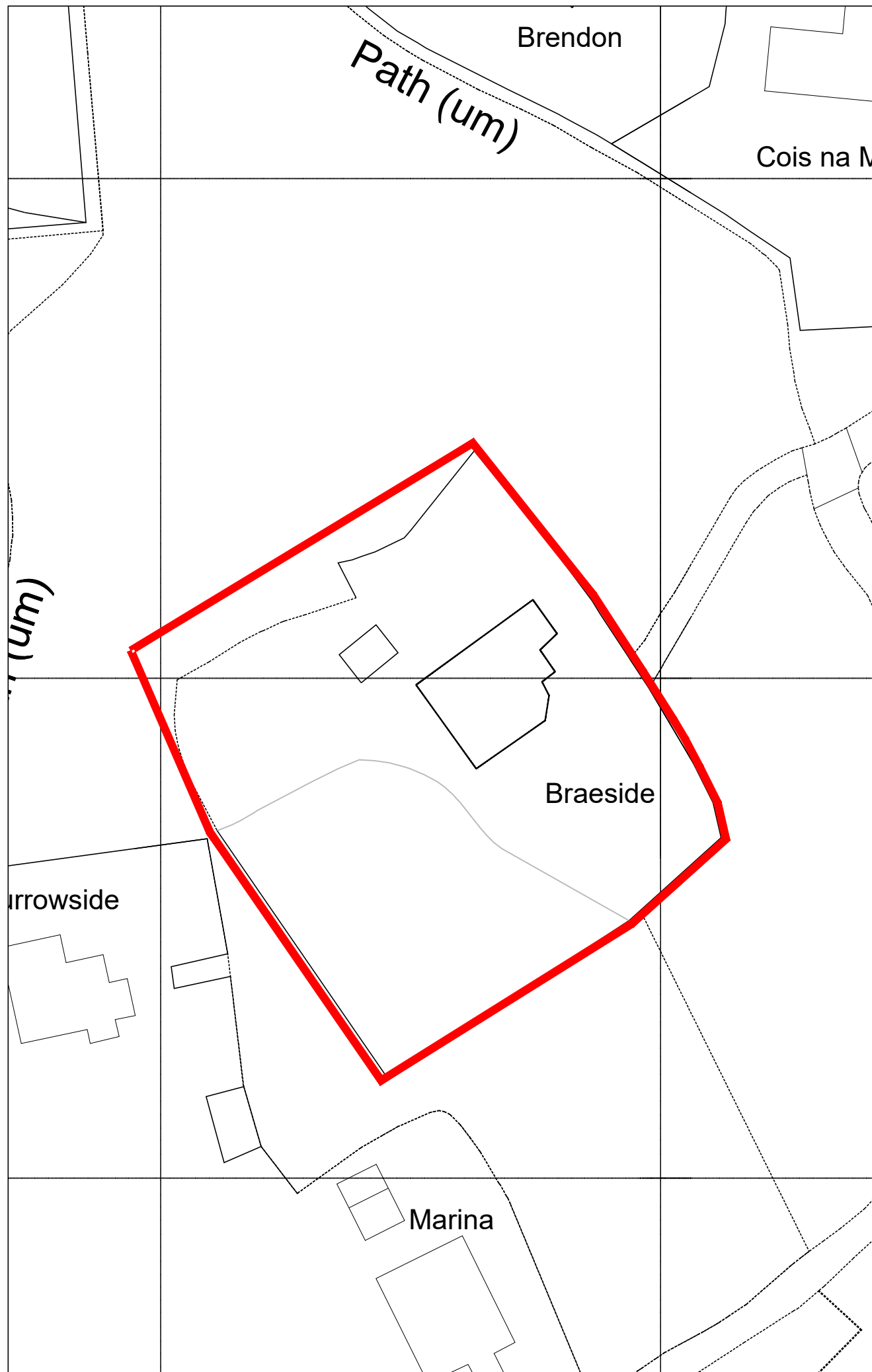
The applicant can obtain further information in relation to the requirement for SAB approval from the Authorities Website at www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-body-sab

The applicant should be informed that approval should be sought from:

SAB, Community Services Directorate, Infrastructure Division,
Pembrokeshire County Council,
County Hall,
Haverfordwest,
Pembrokeshire,
SA61 1TP
email: sab@pembrokeshire.gov.uk
Telephone: 01437 776142.

2. The applicants attention is drawn to the attached letter from Dwr Cymru / Welsh Water in respect of Surface Water Discharge and connection to the Public Sewer.

3. The applicants attention is drawn to the attached letter from the Coal Authority and its Standard Advice.



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Mr & Mrs Allen

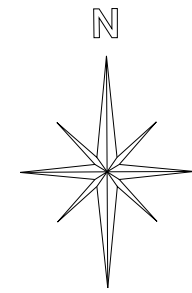
PROJECT:
Braeside
Freshwater East
Pembrokeshire

DRAWING TITLE:
PLANNING
Proposed Site & Location Plan

DAVID McKNIGHT
ARCHITECTURAL DESIGNER

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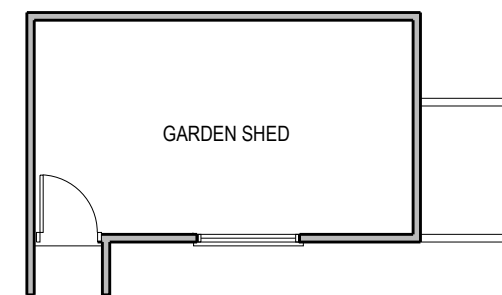
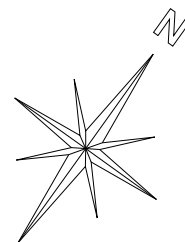
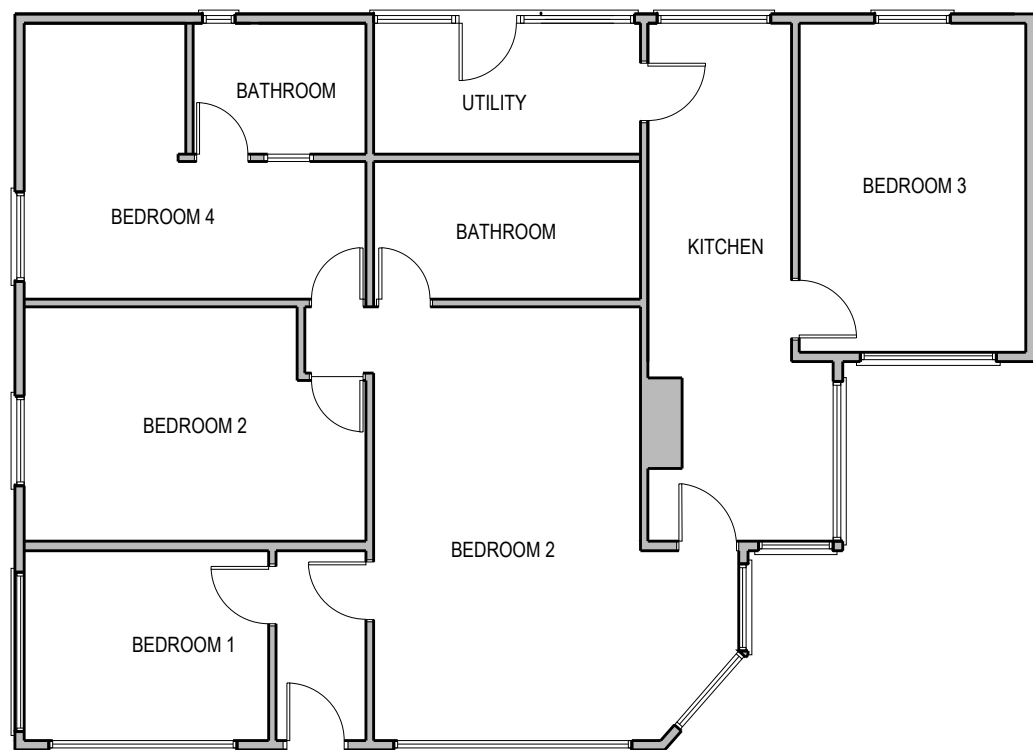
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PROJECT:
Braeside
Freshwater East
Pembrokeshire

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PLANNING
Existing Floor Plans

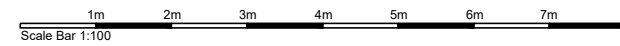
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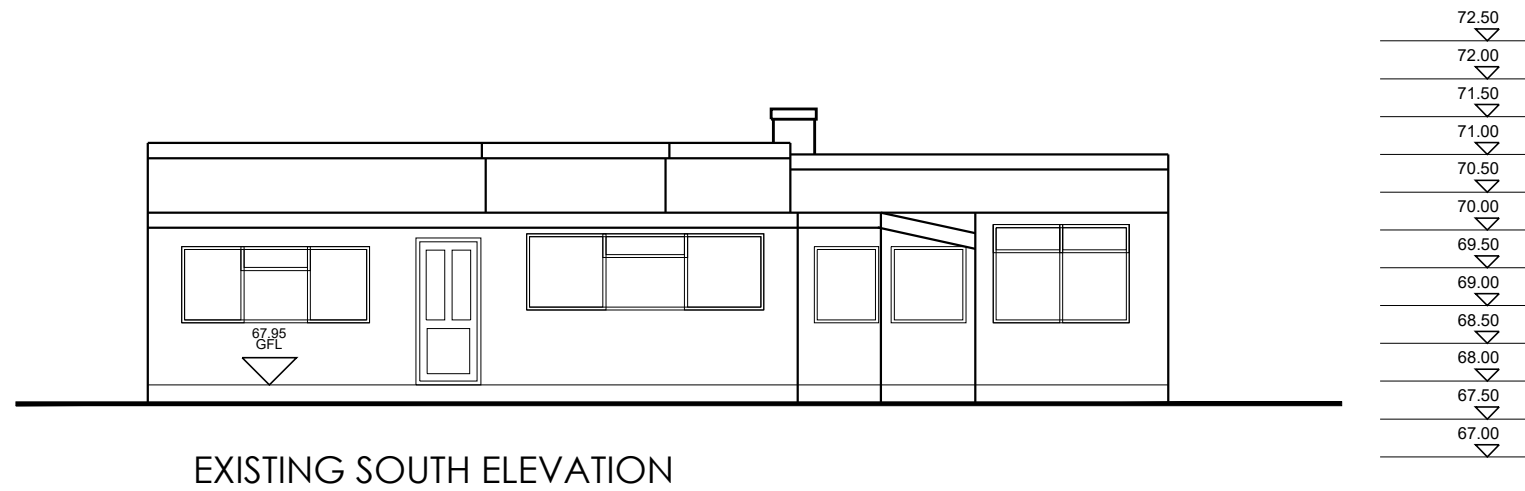


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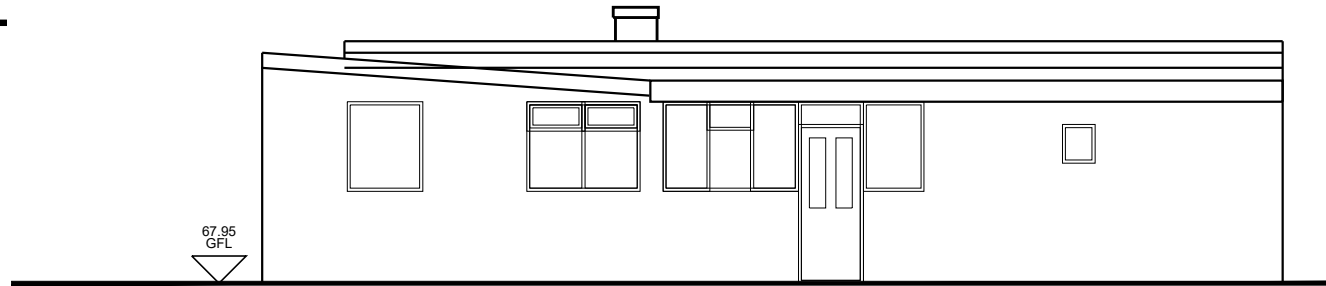
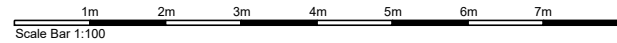
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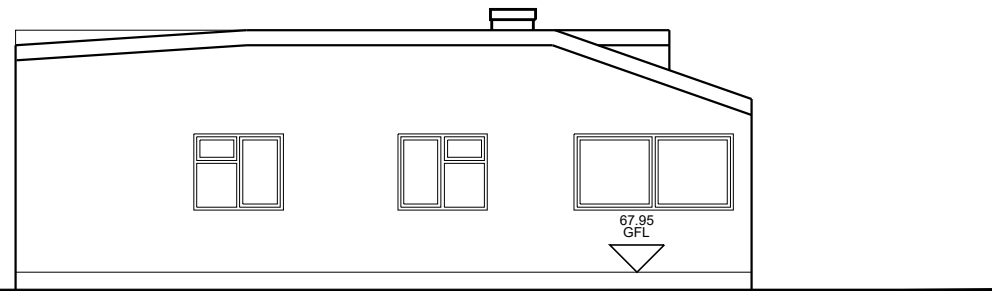
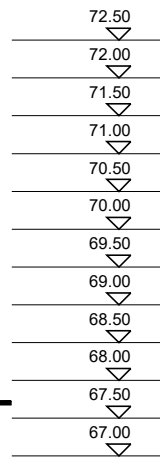
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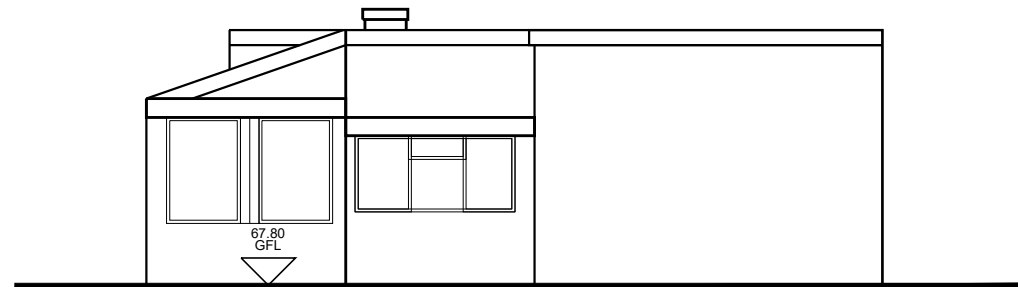
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

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CLIENT:

Mr & Mrs Allen

PROJECT:

Braeside
Freshwater East
Pembrokeshire

DRAWING TITLE:

PLANNING
Existing Elevations

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S-205	02 *

CONTRACTORS SECURITY (HERAS -TYPE) FENCING WITHIN THE CONSTRUCTION SITE, (NOT WITHIN THE PUBLIC RIGHT OF WAY OR OTHER LAND OWNED BY PCNP). CONTRACTOR TO PROVIDE ALL NECESSARY HEALTH AND SAFETY SITE NOTICES. CABLE TIE ATTACHED TO THE SITE FENCING AT EYE LEVEL, CLEARLY DISPLAYED TO THE CURRENT HEALTH AND SAFETY STANDARDS.

NOTE:
ALL CONCRETE MIXERS TO BE IN CONTAINED AREA.
CONCRETE WASH WATERS TO BE COLLECTED AND DISPOSED OF OFF SITE.
THEY WILL NOT BE DISPOSED OF TO THE GROUND OR ADJACENT TO THE SITE, OR TO WATER COURSES/ SURFACE WATER DRAINS.

WOVEN NETTING EXCLUSION FENCE AND ACCESS PROTECTION DURING THE CONSTRUCTION WITH HEALTH & SAFETY NOTICES, TO BE REMOVED ON COMPLETION OF BUILDING WORKS, INDICATED IN MAGENTA DOTTED LINE.

ROUTE FOR DELIVERY OF MATERIALS TO AND REMOVAL OF WASTE FROM, BRAESIDE SITE INDICATED IN GREEN DOTTED LINE.

PROPOSED CONSTRUCTION ACCESS ROUTE, INDICATED IN RED HATCHED

EXISTING VEHICULAR ACCESS TRACK TARMAC SECTION

PRIVATE DEEDS RIGHT OF WAY ACCESS (INDICATED WITH BLUE DOTTED LINE) MAINTAINED AT ALL TIMES DURING CONSTRUCTION

EXISTING VEHICULAR ACCESS TRACK STONED SECTION (INDICATED WITH GREEN HATCH)

PUBLIC RIGHT OF WAY ACCESS (INDICATED WITH RED DOTTED LINE) MAINTAINED AT ALL TIMES DURING CONSTRUCTION

Path (um)

75.1m

Brendon

Cois na Mara

Sunrise House

The Freshwater Inn (PH)

Braeside

CONTRACTORS PARKING

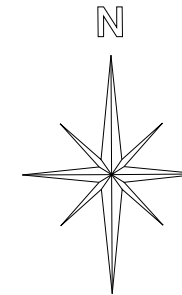
CONTRACTORS COMPOUND

Burrowside

SITE Plan
1:500

Scale Bar 1:500

10m 20m 30m 40m



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Revisions

CLIENT:

Mr & Mrs Allen

PROJECT:

Braeside
Freshwater East
Pembrokeshire

DRAWING TITLE:

PLANNING
Existing Access Road Protection Plan

DAVID MCKNIGHT
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Tel: 07427662478
Email: mcknightdavid@hotmail.com

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DATE: 25.03.2022

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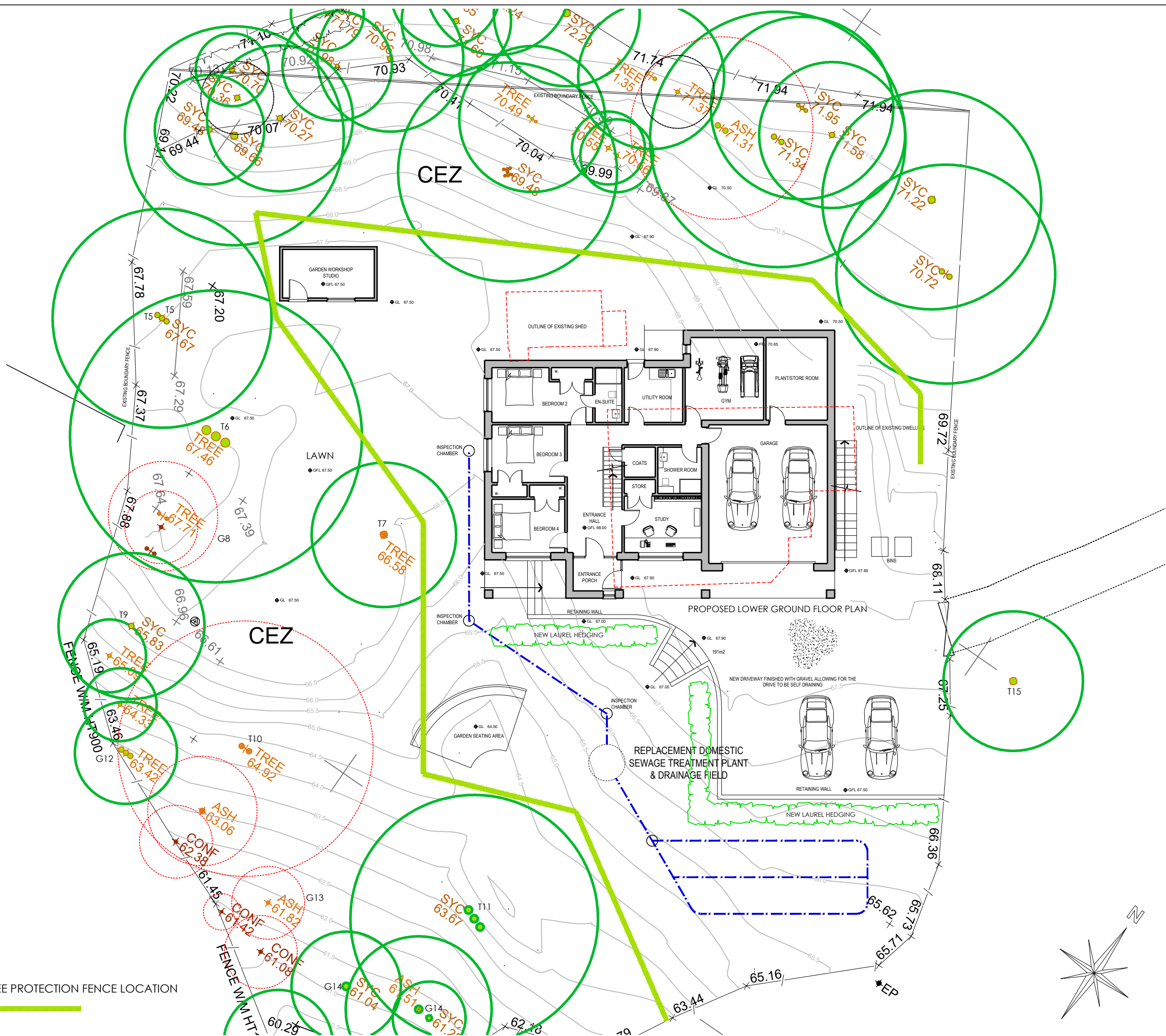
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TREE PROTECTION FENCE LOCATION



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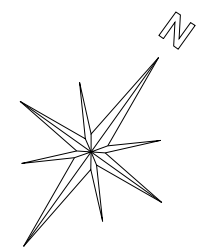
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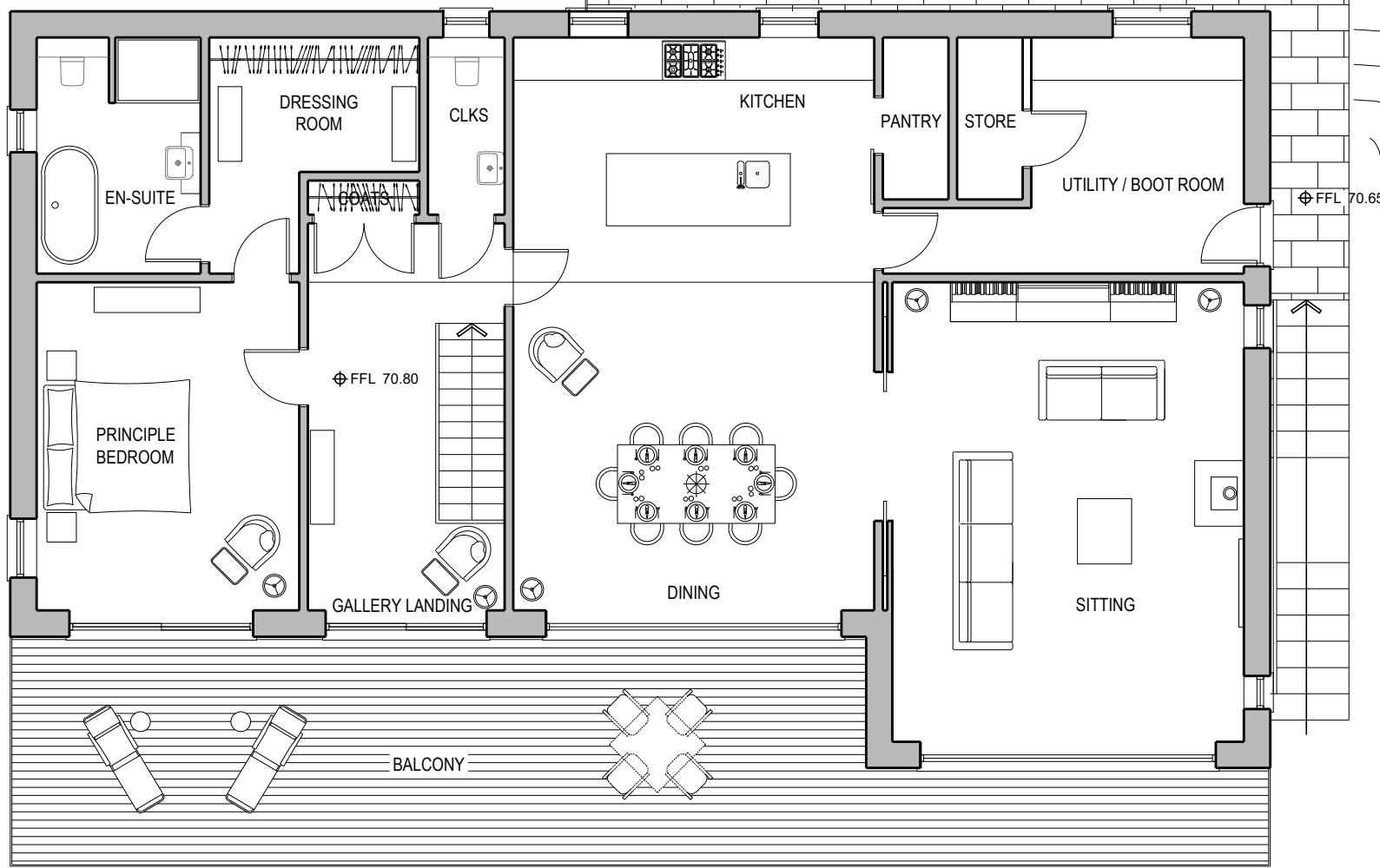
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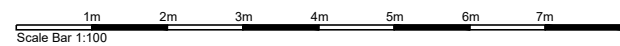
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PROPOSED UPPER GROUND FLOOR PLAN



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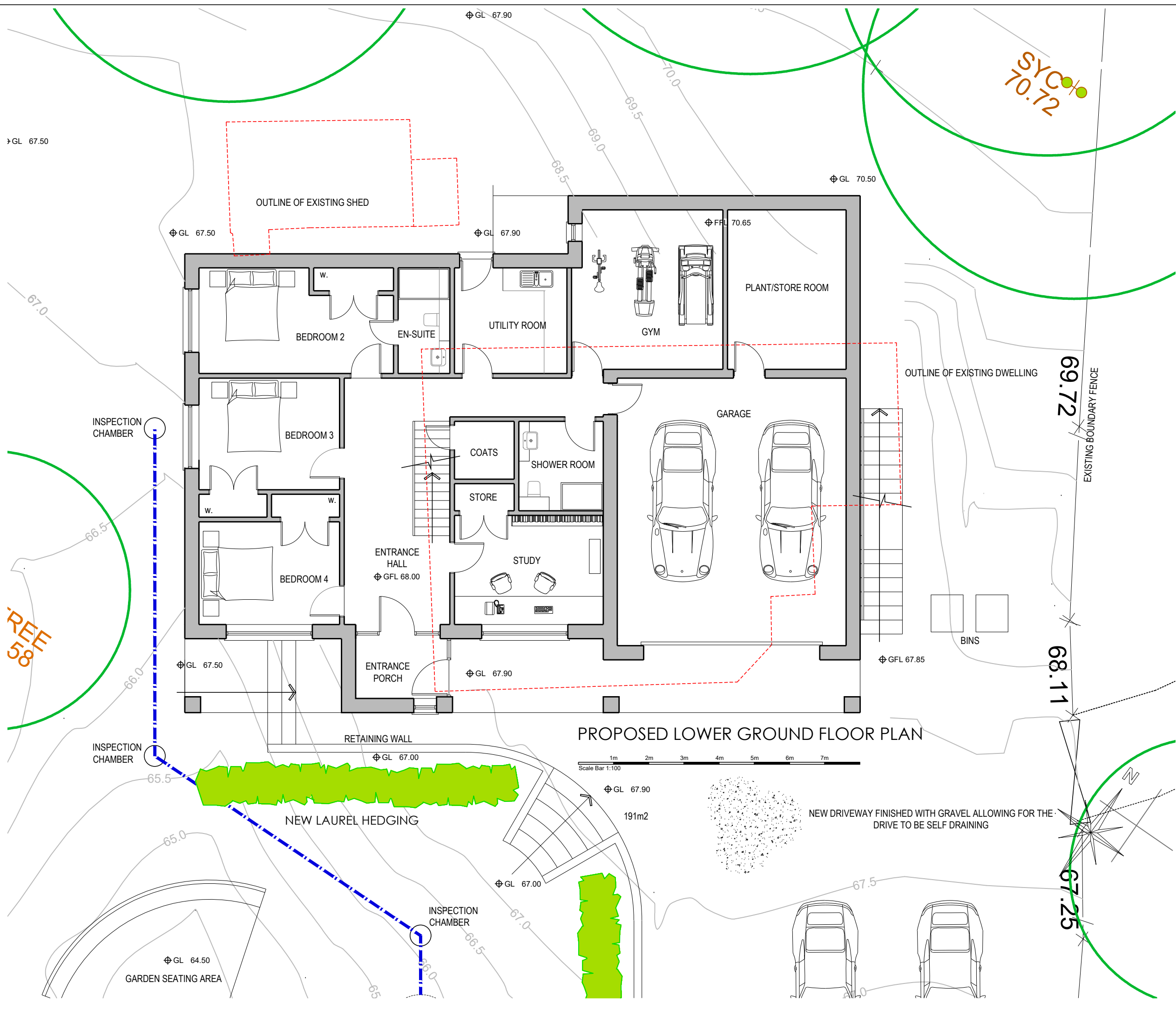
PROJECT:
Braeside
Freshwater East
Pembrokeshire

DRAWING TITLE:
PLANNING
Proposed First Floor Plan

DAVID MCKNIGHT
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P-205	04 *



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Revisions		

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Mr & Mrs Allen

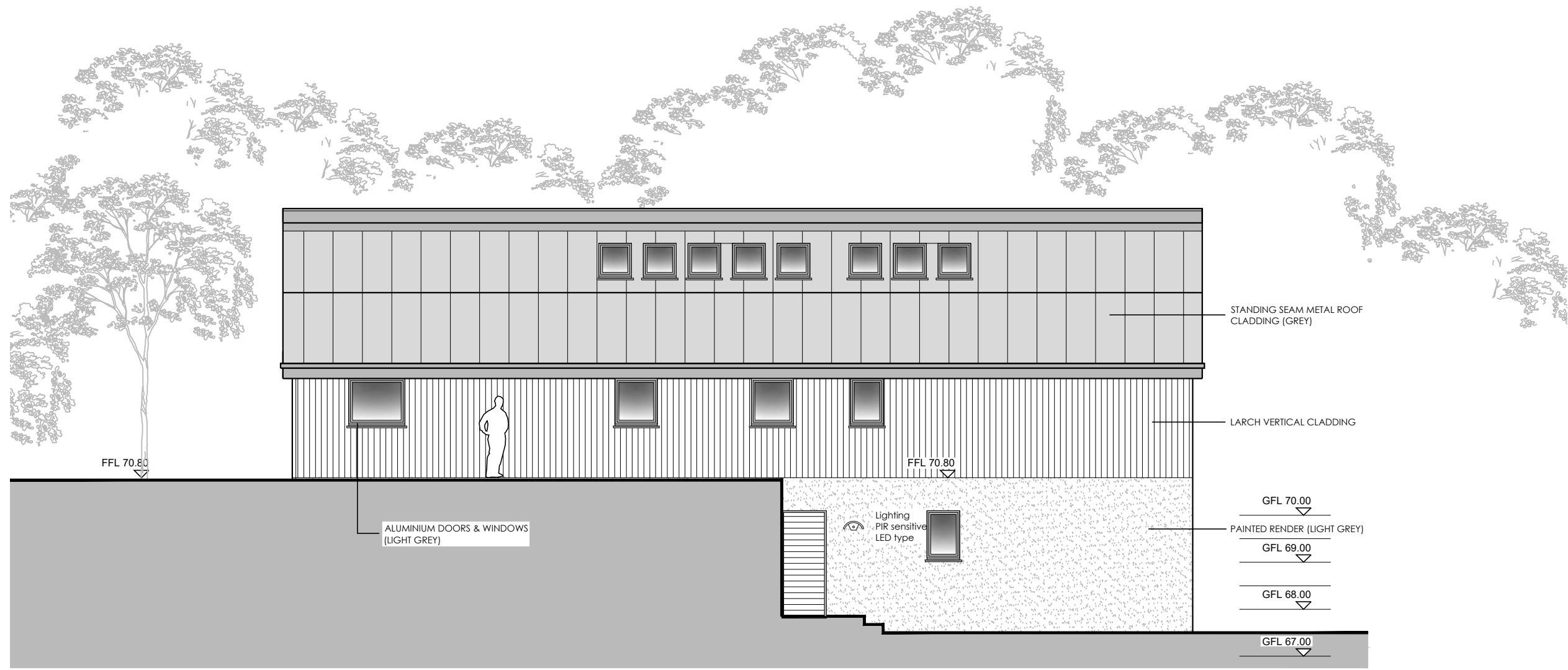
PROJECT:
Braeside
Freshwater East
Pembrokeshire

DRAWING TITLE:
PLANNING
Proposed Ground Floor Plan

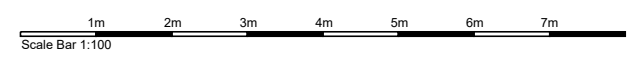
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PROPOSED NORTH ELEVATION



EXTERNAL LIGHTING IN ACCORDANCE WITH THE KITE ECOLOGY REPORT

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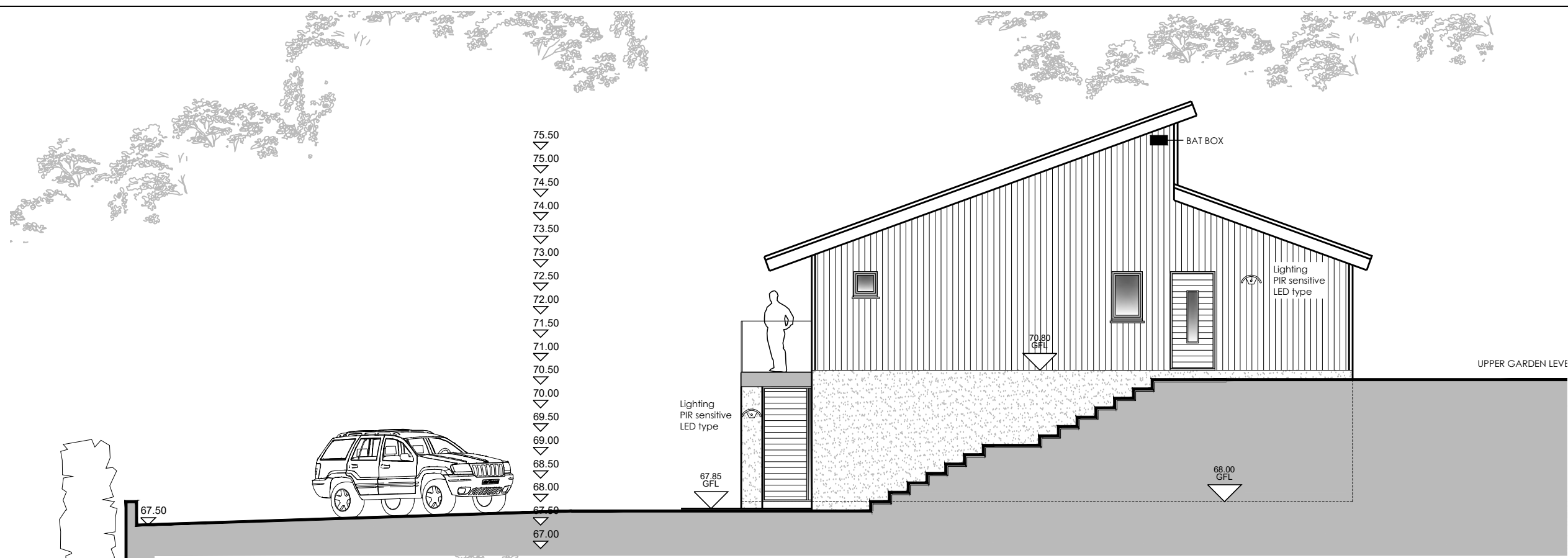
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PLANNING
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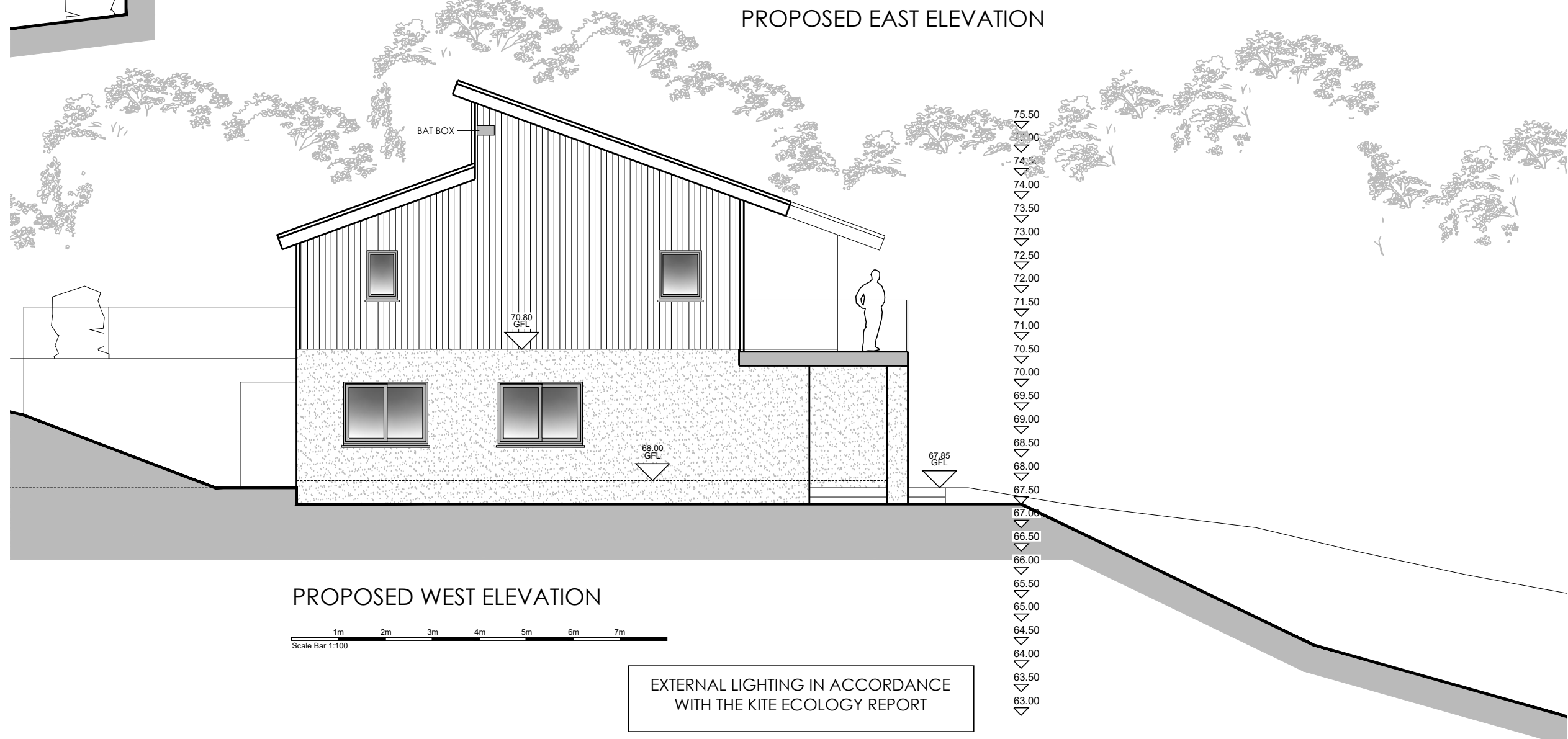
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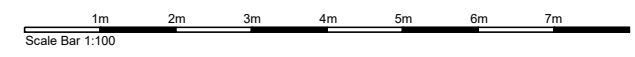
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PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION



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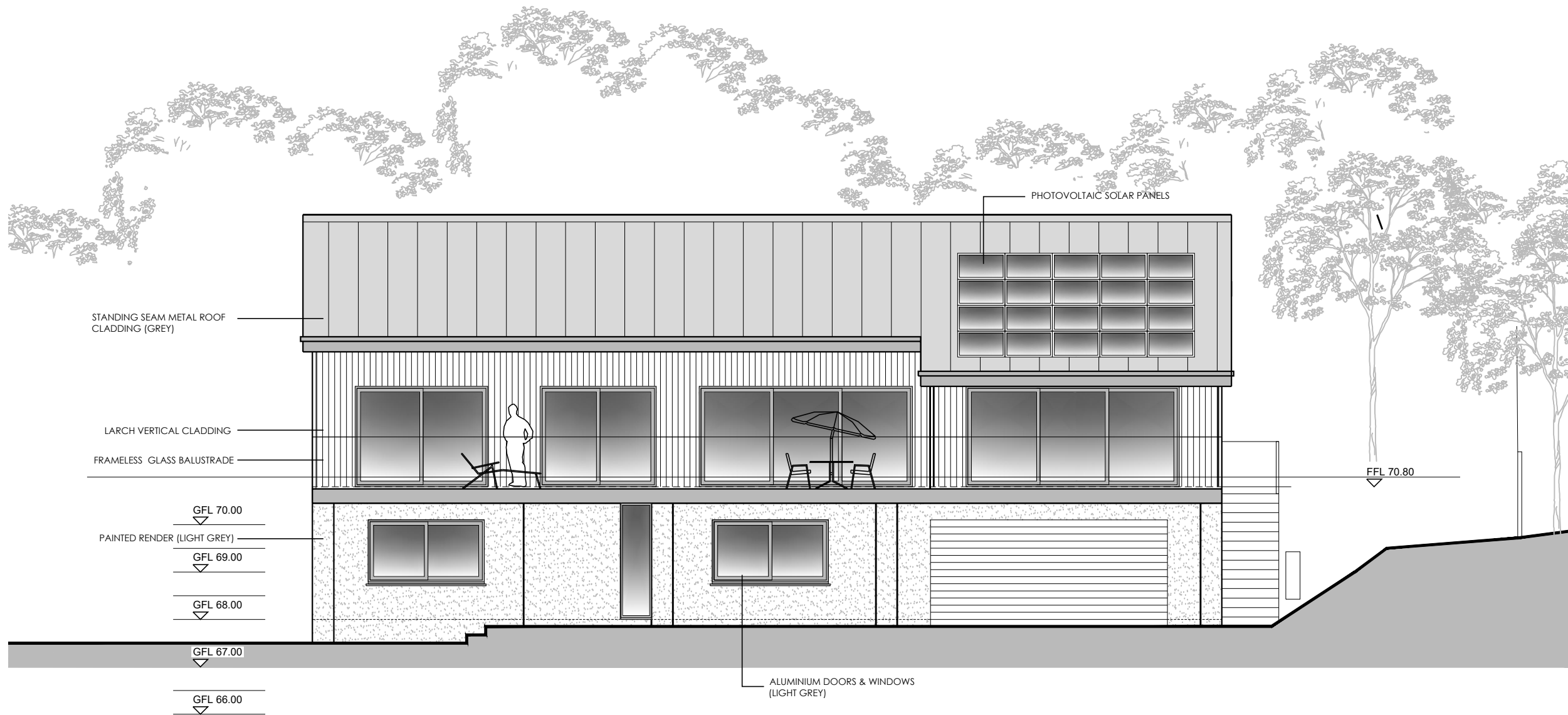
PROJECT:
Braeside
Freshwater East
Pembrokeshire

DRAWING TITLE:
PLANNING
Proposed North Elevation

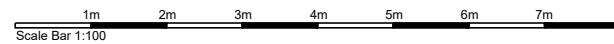
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PROPOSED SOUTH ELEVATION



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Rev	Date	Description
Revisions		

CLIENT:

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PROJECT:

Braeside
Freshwater East
Pembrokeshire

DRAWING TITLE:

PLANNING
Proposed South Elevation

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