

Application Ref: NP/22/0424/FUL

Case Officer	Jack Houser		
Applicant	Ms T Bowen		
Agent	Mr Jonathan Pickford		
Proposal	Demolition of existing residential dwelling and construction of new house and garage.		
Site Location	Ringstone, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JP		
Grid Ref	SM86141432		
Date Valid	13-Jul-2022	Target Date	02-Feb-2023

This application is being brought to the Development Management Committee Members as the Director with responsibility for planning considers that it raises matters of public interest.

Consultee Response

The Havens Community Council- Supporting

This application was considered by the Havens Community Council at a recent meeting, and the application was supported. They were consulted on two different occasions, 7th of September and the 9th of November 2022.

An objector has suggested that the Havens Community Council response was out of time with no formal extension of time being granted before expiry of the statutory 21 day consultation time limit. He further suggests that the Havens Community Council meeting was not transparent or objective and suggests that the consultation response is accordingly unlawful.

The Town and Country Planning (Development Management Procedure) Wales Order 2012 which sets out the consultation requirements contains time limits that are designed to ensure that planning applications can proceed on a timely basis. They do not appear to be designed to be so prescriptive so as to prevent consultation responses received out of time from being considered. Indeed case law suggests that all relevant material available at the decision date should be taken into account – that would include a “late” consultation response. The legislation does not in any event require that any extension of time is given before the expiry date.

No legal challenge has been taken against the decision of the Havens Community Council.

Officers do not accordingly accept the objectors suggestions that the consultation response from Havens Community Council should not be taken into account.

PCC- Drainage Engineers- Standard Advice

PCNPA Planning Ecologist- Standard Advice

Coal Authority- Material consideration, no objection

PCC - Transportation & Environment-No Objections

Dwr Cymru- Conditional consent

Development Planning Natural Resources Wales- Standard advice

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PCNPA Tree and Landscape Officer- Conditional consent
CADW - Protection & Policy- 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.

There have been a number of letters of support from neighbouring properties and a number of letters of objection from 2 neighbouring properties.

Below is a brief summary of the objections received:

1. The development to demolish and replace does not respond to the climate emergency in terms of providing for a reduced carbon footprint.
2. Documentation and Process: What is this building? What Impact?
 - Expired Data/ changed baselines for Bat reports.
 - Missing Tree Survey
 - No Access Statement
 - Missing extension
 - Different building
 - Contradictory roof
 - Lowered ground floor
 - Stray Garden
 - The undecided roof
 - Size of development, repeat pattern
 - No Distances
 - No Heights
 - Inaccurate labelling
 - Missing visualisations
 - Prejudicial inclusion of irrelevant and misleading design
 - Misrepresentation of view from Wilderness Cottage
 - Possibly unethical representation of Wilderness Cottage
 - Inaccurate statement about neighbouring property's right to light
 - Misrepresentation of shadowing
 - Misrepresentation of overlooking
 - Misrepresentation of topography
 - Telling miscellany
3. Residential amenity: Uncomfortable, intrusive, and crowded
 - Scale and proximity
 - Overlooking
 - Overshadowing
 - Garage
 - Boundary Wall
 - Noise pollution
4. Context: Out of context and scale and a missed opportunity
 - Undisclosed and excessive height:
 - Undisclosed width:

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- Out of scale in context
 - Outside permissible-development norms
 - Spacing – eastern neighbour (Upper Lodge)
 - Spacing – western neighbour (Wilderness Cottage)
 - Shape and orientation – change in development
 - Windows and glazing: Increase in glazing, unusual extent of glazing
 - Style – choice of building type
 - Style – roofs
 - Materials and finishes – white render
 - Materials and finishes – flat roof on the main building
 - Materials and finishes – garage roof
 - Materials and finishes – pitched roofs
5. Ecology: Destructive rather than an enhancement
- Environmentally unfriendly glazing and lighting
 - Bats
 - Birds
 - Plants
 - Neighbouring tree
 - External lighting
6. ENERGY AND SUSTAINABILITY: MINIMAL ENGAGEMENT
- Nearly zero engagement
 - No sustainability details
 - No evidence base
 - No design details
 - No energy-efficiency measures
 - No energy generation
 - Glazing

Policies considered

Future Wales: The National Plan 2040

Pembrokeshire Coast National Park Authority Local Development Plan 2

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 10 - Sites and Species of European Importance

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

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LDP2 Policy 46 - Housing
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
PPW11
SPG05 - Planning Obligations
SPG06 - Regionally Important Geodiversity Sites
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 23 - Economic Development
TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m
Biodiversity Issue
Safeguarding Zone
Ancient Monument - within 500m
Hazardous Zones
Recreation Character Areas
Low Coal Risk
Surface Coal
Affordable Housing Submarkets
Seascape Character Areas
Landscape Character Area

Officer's Appraisal

The host dwelling known as Ringstone is a two-level masonry structure that was built in 1974, the current dwelling has been substantially extended and modified since its original construction. The property is situated on the western edge of Haroldston Hill, which is approximately 100m from the coast. The bungalow is surrounded by a number of dwellings that have been built since the 1970s. Ringstone is a dormer bungalow that has an area of hard standing in the northeast of the site with a small, lawned area to the southeast of the dwelling. The property is accompanied by a garage and some outbuildings to the northwest of the dwelling. Ringstone consists mainly of a stone cladding external finish, UPVC window and conservatory. There is a fibreglass flat roof dormer on the front elevation of the property above the existing conservatory. The main pitched roof consists of cement roof tiles that leads to a fibreglass flat roof extension to the rear elevation of the property.

Proposed

The proposed works are for the demolition of the property known as Ringstone and the construction of a new dwelling and garage.

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The proposed new dwelling is a two-storey dormer bungalow. The proposed form of the new dwelling consists of a principal pitched roof with a south facing gable window at the first-floor level. The roof has a proposed finish of a natural slate.

It is proposed that surrounding the principal slated pitched roof there will be a flat metal roof.

The main pitched roof is to the east of the property and the property decreases in height as it approaches the neighboring property. The lean-to proposed on the western elevation of the property is timber clad under a standing seam metal roof. With the proposed open plan ground floor, the southern elevation will have a large glass opening which will allow for a substantial amount of natural light. Sections of the property are proposed to be clad with a mixture of cladded stone and treated timber, with the unclad sections to have a smooth cast render finish.

The proposed garage to the rear of the of the property is larger than existing and will have an external finish that is the same as the western lean to. An objector has raised the issue that the description of development does not include the demolition of the existing garage. The demolition of the garage is however clearly shown on the plans forming this application and is not considered to be unacceptable, for the reasons set out below. Enforcement against any demolition would not be considered to be expedient were the same considered to be a breach of planning control and a grant of permission would likely be forthcoming should an application be made. Permitted development rights are potentially also available. Officers do not see this as an issue preventing determination of this application.

The existing decking is proposed to be removed and replaced with the terrace enclosed by a frameless glass balustrade.

A more natural landscaping scheme than is existing using indigenous planting is proposed at the front of the property.

The supporting statement reads: "the current condition and performance of the property is poor (sic) as a result will need upgrading. Due to the nature of the original construction and design, modifying the existing building to bring it in line with current building regulation requirements and exceed the energy performance will not be cost effective, therefore complete demolition and new construction is proposed. The current condition of the house is poor with many of the fiberglass flat roofs in need of immediate repair."

The existing boundary treatments along the west property line are proposed to remain as per the current configuration. On the southern boundary is a timber fence, the fence has been proposed for removal and the proposal is to replace this with a Pembrokeshire-style hedge bank and planting, Additional planting will be added to the eastern roadside boundary with approved indigenous species.

Relevant Planning History

- NP/20/0193/FUL Demolition of existing dwelling house and construction of new dwelling house. Withdrawn

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- NP/21/0102/FUL- Refused; this application was taken to the Development Planning committee for refusal under officers' recommendation. The submitted design was recommended for refusal based on the following reason- The proposed design is not considered to respect the context, scale or design of adjoining development and will cause harm to the special qualities of the National Park. As such the proposal is contrary to TAN 12 (Design), Planning Policy Wales (Edition 11, February 2021), And Policies 8,14,29, and 30 of the Pembrokeshire Coast National Park Development Plan.

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
- Drainage
- Other Material Considerations

Policy and Principle of Development:

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 in close proximity to the Rural Centre of Broad Haven but is located outside the main built form of the settlement and settlement boundary. It is situated within a group of dwellings which rise up Haroldston Hill, adjacent to the coastline. This area is within the countryside as defined by the Pembrokeshire Coast National Park adopted Local Development Plan 2 (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 a lawful use, so the principle of the proposed use is accepted. Officers therefore consider the application to conform with the criteria set out in Policy 7.

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) 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. A replacement dwelling would be considered acceptable in principle, given the design and age of the existing property. Proposals for this type of development are permissible where they demonstrate an

integrated approach to design and construction and accord with LDP2 policies regarding sustainable design and the special qualities of the National Park (discussed below).

Siting, Design and Impact upon the Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (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, 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 LDP2 requires all development proposals to be well designed in terms of a range of criteria including place and local distinctiveness.

An objector suggests that the design is over development because the increase in the footprint of the replacement dwelling is substantially larger than the existing. The proposed siting of this dwelling over the original footprint and even with increases to the existing footprint on the eastern and south elevations is however considered to be acceptable within the site and utilises the gently sloping area of the existing site and has sufficient associated amenity space.

The scale of the new dwelling and height proposed at 2 storey is considered by Officers to be appropriate for this site and its context with the surrounding development which has a mix of storey heights.

The existing floorspace is currently 198.5m², with an increase of 52m² the proposed footprint will 256.5m². The current ridge height to the lowest point of the existing dwelling comes in at 5.9m and has a proposed ridge height of 7.3m, the increase is 1.4m.

The proposed design and orientation of the dwelling is not considered to result in any overbearing impact on the immediate neighbours given the lack of fenestration on the proposed development and in relation to the topography of the site.

A photomontage demonstrating the anticipated neighbour view have been provided by the applicant as part of the application. An objector has criticised the photomontages, suggesting that they are contradictory and misleading and that the development will be domineering. This issue has been carefully considered and a site visit has been carried out such that the impact of the proposal has been able to be assessed by Officers and can be assessed by Members accordingly. The proposed orientation and proximity to the neighbouring dwelling is not considered to be unacceptable in this instance.

With Regards to SPG06- Landscape, the proposed development sits in the heart of the landscape character area known St Brides Bay, which consists of a landscape and seascape made up of sea coastal cliffs and beaches that sit between Solva and

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Little Haven. The coastal features here provide a strong sense of place. This agricultural landscape overlies a gently undulating landform on the coastal hinterland of this area on the west coast of Pembrokeshire. The landscape contains small, wooded valleys and some overgrown hedges and areas of scrub. It has scattered small villages and farmsteads, some with tourism developments, including caravan parks. The strong coastal character arises from a repeated pattern of shallow indentations of small-scale rocky headlands and inlets, interspersed with a number of broad sandy beaches. There are extensive views along the coastline and across St. Bride's from the coastal villages and many of the local roads and footpaths.

Ringstone can be seen from the coastal path and is visible from the beach in Broad Haven. A photomontage provided shows that this replacement dwelling will sit in the background and be viewed in context with the existing properties. Currently there is no particular style or similarity of the type of properties that surround Ringstone. Taking into consideration the special characteristics that are associated with the landscape and seascape SPGs of St Brides Bay, it is considered that the development will not cause an unacceptably detrimental impact to the special qualities of the National Park.

In addition to place and local distinctiveness Policy 29 of the LDP2 also requires all development proposals to be well designed in terms efficient use of energy, the materials and resources used and the resilience to climate change.

Policy 29 of the LDP2 should also be considered in relation to SPG05 - Sustainable Design, which aims to promote high quality, sustainable design that enhances the natural beauty, wildlife and cultural heritage of the Pembrokeshire Coast National Park. All designs and developments should include high quality building and spaces, based on the principles of intelligent siting, climate change-responsive structures, using sustainably sourced materials.

Whilst the requirement to promote sustainable development is part of the Local Development Plan, there is no specific local or national policy which requires applicants to address the carbon footprint of their plans at present. Calculations demonstrating savings in embodied energy are complex. However, by taking some simple steps such as reducing site waste and selecting materials with a low embodied energy rating, a significant contribution to improving sustainability can be made. The proposed design makes use of opportunities for passive solar gain with the southern glazing element. The new build will be required to meet Building Regulations standards and will therefore represent an improvement to the energy efficiency of the existing property. The applicant's design statement notes that materials have been selected carefully for both longevity and visual appearance.

A Construction Method Statement (CMS) would detail how waste will be processed on site, reducing and reusing where possible. This will ensure compliance with the requirements of Policy 29 Sustainable Design in relation to Waste and materials and resources. Planning Policy Wales (Edition 11) states that "Planning authorities must consider the potential for temporary environmental risks, including airborne pollution and surface and subsurface risks, arising during the construction phases of development." These risks will be minimised by the CMS which would be conditioned.

The development will, in the opinion of Officers have an acceptable impact on the character and appearance of the surrounding dwellings and will not cause an unacceptable detrimental impact to the special qualities of the National Park. As such, the development complies with policies 8, 14 and 29 of the LDP2 and can be supported.

Amenity and Privacy:

A significant amount of correspondence has been received on behalf of one of the neighbouring properties 'Wilderness' which raises concerns of the potential impact on amenity and privacy to the neighbouring dwelling from the proposed development.

Policy 30 of the LDP2 states that development will not be permitted where it has an unacceptable impact on amenity.

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighboring properties.

The proposed building will be moved away from the existing boundary wall by 1m at the widest point and no less than 800mm at its narrowest distance. The plans that have been submitted have distance measurements that relate to the new position of the host dwelling in correspondence with the direct neighbour 'Wilderness'.

An additional three measurements have been taken from the closest corner of the proposed dwelling to the neighbouring property known as Wilderness that are 9m, 7m, and 6m. these measurements are from the same place on the host dwelling to three different points on the neighbouring property

Taking into consideration that there is a large boundary wall, which is proposed to remain as per the current configuration, and the proposed development is no closer than the existing dwelling this is considered by Officers to be acceptable.

The first floor of the proposed dwelling has two side windows on the western elevation which are set back above a flat roof and which a cross section shows will have no impact on residential amenity for 'Wilderness'. The bathroom window is to be obscure glazed.

The only other window that looks directly to the west of the property is at ground floor level which will be screened by the boundary wall which is proposed to remain as per the current configuration. The boundary wall will obscure the view and there should be no overlooking from the west elevation.

This dwelling's only private amenity space is to the frontage of the dwelling, and windows face towards the east and south, rather than towards the neighbouring property to the west.

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The garage at the rear of the property is proposed to be built close to the existing footprint and no change is proposed to the height of the building. The garage is the closest building to the next-door property. The proposed garage is larger than as existing and at its closest point to the neighbouring property known as Wilderness is 1.5 m. This separation distance is being extended by 0.5m from the as existing separation distance.

An objector has referred to a breach of the “right to light” from which Ringstone benefits. Whilst an impact on light could be a material consideration were it considered to be unacceptable, that is not considered to be the case here. Legal “rights to light” can also exist but any breach of the same are a civil matter that can be dealt with by agreement between the parties or the Courts, should they exist. Such rights are not considered by officers to be material.

Having carefully considered the objections regarding ‘Wilderness’ Officers do not consider that there are any overriding concerns in respect of residential amenity of the application site or the neighbouring properties.

Overall, the development is considered to have an acceptable impact on residential amenity and accords with Policy 30 of the LDP2.

Access and Parking:

The Highways Department of PCC has been consulted in respect to any potential impact on traffic or highway safety. Their response is copied below.

‘The proposal is to demolish the existing dwelling and create an updated dwelling of similar size. The new dwelling will be a similar size property compared with the existing with a double detached garage. There will be a large driveway and turning area. The property is directly accessed off a C- classed road, the highway at the front of the property is a steep hill but it has good visibility in both directions. I have no objections on highway grounds to the plans as submitted’. As such, the proposed development is considered to comply with Policies 59 & 60 of the LDP.

Biodiversity

PPW, TAN5 and LDP2 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.

The Planning Ecologist suggests that the bat report by Kite ecology dated March 2020 submitted in support of the above application confirms that there are no bats currently using the property proposed for demolition and replacement.

Under the Environment (Wales) Act 2016 all applications must demonstrate that they will maintain and enhance biodiversity. This is also a requirement of Planning Policy Wales (Edition 11) and the Authority’s Biodiversity Supplementary Planning Guidance.

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The proposed downward facing external light fixtures are welcomed and the proposed planting along with the bat box are also welcomed and will ensure biodiversity enhancement is delivered.

The application site is less than 50m from Pembrokeshire Marine Special Area of Conservation (SAC). As a competent authority under the Habitats Regulations, the National Park Authority has to consider the impacts of development on the features for which the European site is designated and where necessary undertake a Test of Likely Significant Effect (TLSE). In this case, however, it is considered that this development proposal will not have any likely significant impact on the SAC features.

The proposal is for the replacement of an existing dwelling and all services will remain the same utilising those existing. It is therefore considered not likely that the development will cause any adverse effects including sediment transfer and deposition, turbidity, noise, visual presence, physical disturbance, sediment transfer or nutrient transfer. There will be no reduction in the area of the habitat within the SAC and there will be no direct or indirect change to the physical quality of the environment (including the hydrology) of the habitats within the site. There is unlikely to be any ongoing disturbance to species or habitats for which the site is notified or changes in species composition or population size of any feature and there is no pathway to effects. Therefore, on this occasion a full TLSE has not been undertaken.

An updated Bat report dated April 2022 was provided in response to suggestions from objectors that earlier bat reports were out of date - which still concludes no traces of bats. The Authority's Planning Ecologist has carefully considered an objector's representations in regard to the condition of the garage and considers that there have been a number of bat reports conducted over the last number of years and all have come to the same conclusion. The Planning Ecologist's professional opinion is that both visual inspection and emergence surveys were undertaken on the building in 2014, 2017 and 2019. All of which concluded that bats were not using the building proposed for works. A further inspection survey was undertaken in April 2022 which confirmed no baseline changes in the condition of the property and no bats (or their signs) using the property. The garage has concrete rendered walls with a flat roof. It is the Planning Ecologist's opinion that this building would hold low-negligible potential to support bats and it would be reasonable to conclude no bats were present. The ecologist for the applicant considered the same and it was not considered further within the report. The building looks well sealed and is located in an exposed area with very little bat activity. As there have been several surveys over several years, all of which resulted in no evidence of bat presence at Ringstone, The Planning Ecologist's view is that it is reasonable to agree with the conclusions of the 2022 report.

An objector has suggested that the roadside hedge on the east will be increased and replanted with a "species rich" hedgerow will involve disruption and destruction. He reports seeing "foraging and commuting along the roadside hedges". The Planning Ecologist's view has been sought and her opinion is that the boundary hedgerows in question here are small scale and short and that due the scale and length of these hedgerows and timescale in which there would be distance, even if removal and replanting were to occur, the small number of pipistrelle bats recorded in the area would not be affected and it would not cause a barrier to their commuting or result in

a significant loss of foraging habitat. The site is very exposed and although a small number of bats were noted by the ecologist, the numbers were very low in the context of Pembrokeshire. All in all, it is reasonable to conclude that the small sections of hedgerow do not offer vitally important commuting and foraging habitat for bats.

To comply with Planning Policy Wales (Edition 11) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity. This proposal will be considered to adequately address this aspect with a standard biodiversity condition that will require a minimum of 4 different biodiversity enhancements.

An objector has suggested that the PCNPA has not consulted with Natural Resources Wales in relation to bat issues. Natural Resources Wales have been consulted twice, both on the original application and the subsequent updated bat survey and have raised no objection to the proposals.

Drainage

Dŵr Cymru have been consulted on the planning application and note that foul flows are to be disposed of via the public sewerage system. They offer no objection in principle to this but request that should planning permission be granted a condition noting that no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network be applied.

The Drainage Engineers at Pembrokeshire County Council have been consulted with the development proposals and have raised no objection but have confirmed that SAB consent would be required.

Landscape

Following consultation with the PCNPA Tree and Landscape officer (T&LO), Officers have considered the proposed landscaping in Drawing A"122 P001 and in principle consider it to be acceptable, however their expert advice indicates that Acer Campestre (field Maple) is omitted from the proposed species list as it is non-native to Pembrokeshire and would be unlikely to successfully integrate into the landscape visually as a hedgerow species. Furthermore, the Authority's Tree and Landscape officer has suggested that there are no reasons not to recommend approval with standard conditional consent. As the boundary wall is to be retained, the T&LO does not believe that a specific condition to protect the tree is required as the existing wall will provide adequate protection. However, a condition to ensure retention of the wall has been suggested.

An objector has suggested that the applicant was required to provide a tree survey and that the application should not have been validated or determined without the same. The objector has pointed to an error on the application form that there was no tree on a neighboring property, whereas there is a large sycamore that should be considered. It is Officers view that sufficient information has been made available via

the application documents, the consultation with the PCNPA Tree Officer, site visits and the objector's correspondence for the application to be able to be determined.

Other Material Considerations: Historic Environment

CADW consultation response- Having carefully considered the information provided, we have no objection to the proposed development regarding the scheduled monuments listed in our assessment of the application.

Assessment

PE134 Standing Stones near Upper Lodge

PE362 Harold Stone

This planning application is for the demolition of existing residential dwelling and construction of new house and garage at Ringstone, Broad Haven.

The above scheduled monuments are located inside 500m of the proposed development, but intervening buildings will block views of the proposed development from scheduled monument PE362 Harold Stone and therefore there will be no impact on the setting of this scheduled monument.

The application area is located some 13m northwest of the boundary of scheduled monument PE134 Standing Stones near Upper Lodge. The monument comprises the remains of two Bronze Age standing stones, which are situated in a hedge bank. The northern stone measures 1.3m high above the bank and is c 1m square at this point. The southern stone measures 1.3m high above the bank and is, 1m wide and is 0.6m at this point. The stones are on record as being the remains of a former stone circle and other stones have been identified close-by area, although these are probably not in-situ.

Bronze Age ritual monument are thought to have been located so that they could be viewed from and to neighbouring funerary and ritual monuments, prominent natural features and associated settlement sites. In this case the stones are located overlooking Broad Haven and possibly were also associated with the Harold Stone (PE124), although this link has now been severed by modern buildings. The surviving significant views from the scheduled monument are therefore to the southwest in an arc from west to southeast

The proposed development will see the existing house, which is a two-level building of masonry construction with first floor accommodation within the roof space demolished and replaced by a new two-level structure in the same location. It will be located in the direction of the important view from the standing stones towards Harold's Stone, but as noted above this view has already been blocked by modern buildings, including Ringstone. As such any slight visual change in the view from the standing stone will not have any effect on the way that they are experienced, understood and appreciated. Consequently, the proposed development will not have an unacceptable impact on the setting of scheduled monument PE134.

Other Considerations

An objector has commented that the application was not supported by a Design and Access Statement (DAS) and thus should not have been validated and cannot be lawfully determined. However, a DAS is only required in Wales for a new dwelling which is over 100sq m and in a Conservation Area. As this is not in a designated Conservation Area, a DAS is not required for validation or determination.

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An objector has suggested that any permission should have a nonstandard time condition applied which limits the period for commencement to three years instead of the standard five-year period. In the view of officers, there is no planning reason to justify such a condition and such a condition would therefore not comply with Welsh Government Circular. 'The Use of Planning Conditions for Development Management' (WGC 016/2014). The Circular sets out six tests for planning conditions that they should be: necessary; relevant to planning; relevant to the development to be permitted; enforceable; precise; and reasonable in all other respects.

The extensive correspondence from the objector has been considered by officers and do not in officers views disclose any reasons for refusal of the planning application.

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 and ecological enhancements may be introduced via planning condition. There are no unacceptable drainage concerns.

As such, the proposal complies with policies 1, 7, 8, 9, 10, 11, 14, 29, 30, 46, 59, and 60 of the adopted Local Development Plan 2020 and can be supported. The proposal is also considered to comply with the policies of Future Wales. There are no other material planning considerations that indicate the application should be refused.

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' wellbeing 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:

Amended Site Plan A2122 Ringstone- P001 REV B Received on 18/11/22

Amended Context Elevations A2122 Ringstone- P002 Received on 14/10/22

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Amended GF Plan A2122 Ringstone- P100 Received on 14/10/22

Amended Proposed First Floor Plan A2122 Ringstone- P101 Received on 14/10/22

Amended Proposed East and North Elevations A2122 Ringstone- P200 Received on 14/10/22

Amended Proposed South and West Elevations A2122 Ringstone- P201 Received on 14/10/22

Amended Proposed Sections A2122 Ringstone- P300 Received on 14/10/22

Amended Proposed Amenity Diagram A2122 Ringstone- P603 Received on 14/10/22

Amended Survey Site Plan A2122 Ringstone- S001 Received on 18/11/22

Amended Location Plan A2122 Ringstone- P000 Received on 18/11/22

Planning Design Statement A2122 REV F Received on 11/07/22

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 Landscaping work shall be carried out in accordance with A12122 P001 in the first planting season immediately following completion of the development. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/ or maintenance which shall also be submitted for approval to the LPA prior to any works commencing on site.

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 habits 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 of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 15: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

4. The boundary wall on the western elevation as shown on Plan A12122 shall be retained in situ in order to protect the tree to the adjacent property.

Reason: In the interests of maintaining a suitable scheme of landscape protection and to protect the visual amenity of the area, to maintain the special qualities of the landscape and habits 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 of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 15: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to

Item 5 - Report on Planning Applications

protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

6. Before occupation of the development hereby approved, a biodiversity enhancement scheme shall be implemented, and completed, at the site, to include at least 4 different enchantments. Examples can be seen in Post-Cons-Bio-SPG-Eng-1.pdf (pembrokeshirecoast.wales), 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 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity). To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

7. Any external lighting must be low level, downward facing, hooded and on a short PIR activated timer.

Reason: As the proposal is in a prominent location for the development to comply with the Environment (Wales) Act 2016 to maintain and enhance biodiversity. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

8. 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)

9. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Informatives – Dwr Cymru/Welsh Water

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

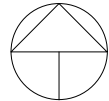
The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water Industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.

Ecology:

It is recommended that the applicant be informed that all British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended).

Item 5 - Report on Planning Applications

- It is recommended that the applicant and contractors be informed of the possibility of encountering bats unexpectedly during works.
- If bats are encountered on site works should stop immediately and NRW should be contacted (Natural Resources Wales, - General Enquiries: enquiries@naturalresourceswales.gov.uk or 0300 065 3000 Mon-Fri, 8am - 6pm) a licence may then need to be applied for from NRW.
- Licences are not automatically granted by virtue of a valid planning consent and it may be possible that the necessary licence application may be refused.



1 Location Plan
1 : 1250

A A Red line North boundary amended A Date 2

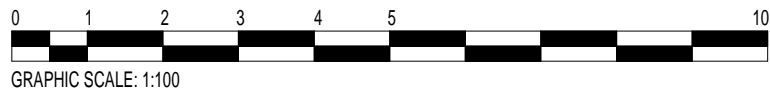
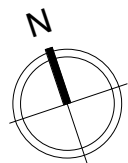
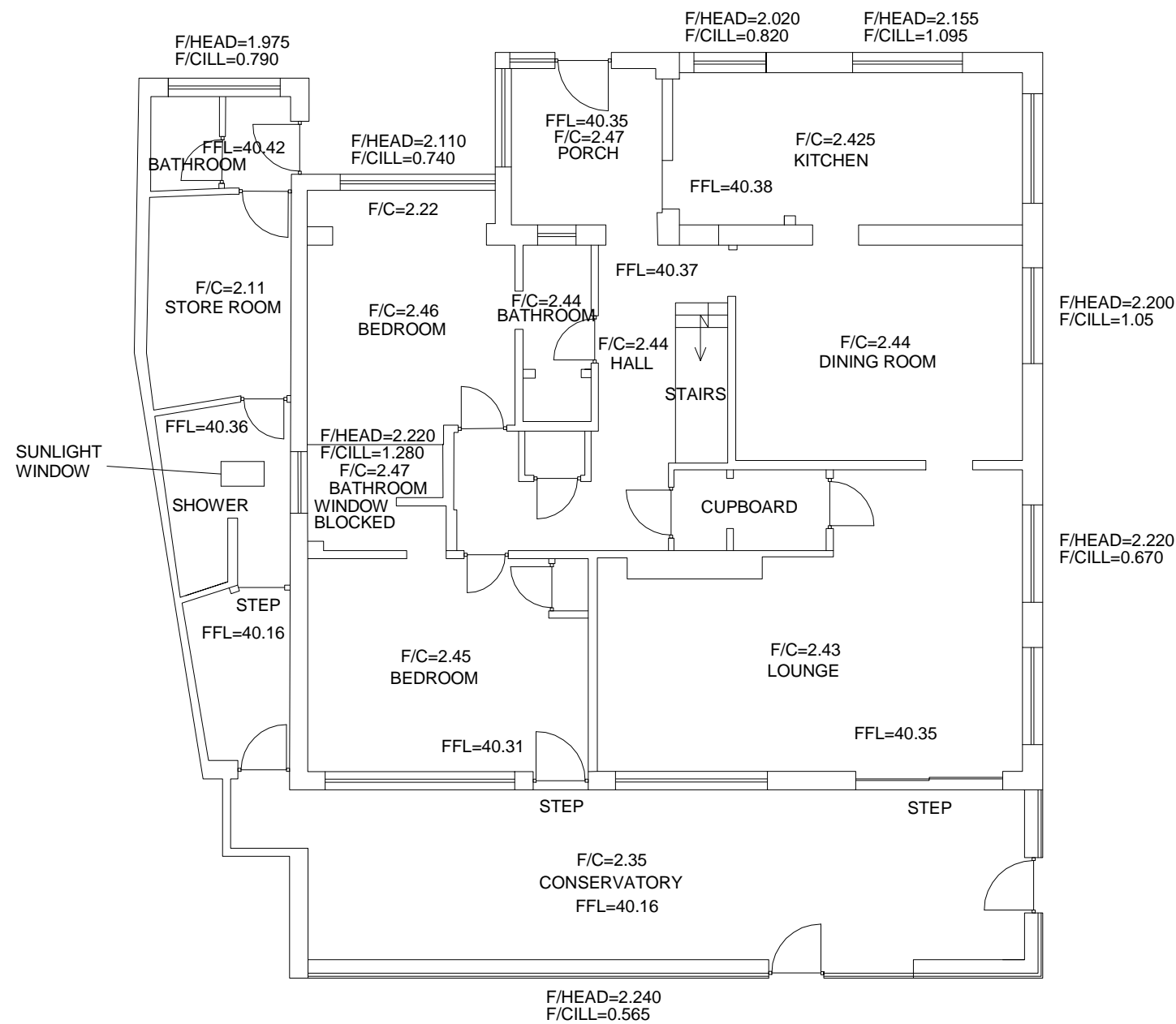
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Structural Engineer_:			
Quantity Surveyor_			
Energy Consultan_			
M & E Consultant_			
<div>WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden</div> <div>ACANTHUS HOLDEN architects planners interiors consultants</div>			
Client: Ms Teresa Bowen			
Project: Ringstone			
Drawing Title: SITE LOCATION PLAN			
Scale: 1 : 1250	Sheet Size:RIBA St 1-7): A3	3	Sub Stage: PLANNING
Job No: A2122	Drawing No: P000	Rev: A	
Issue Date: -	Designed By: JP	Drawn By: JP	Checked By: PH
Approved By: PH			

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B B Red line North boundary amended B Date 2

Rev	Description	Date	Initial
Structural Engineer_:			
Quantity Surveyor_:			
Energy Consultan_:			
M & E Consultant_:			
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Client: Ms Teresa Bowen			
Project: Ringstone			
Drawing Title: SURVEY SITE PLAN			
Scale: 1 : 200	Sheet Size: RIBA St 1-7): A3	3	Sub Stage: PLANNING
Job No: A2122	Drawing No: S001	Rev: B	
Issue Date: -	Designed By: JP	Drawn By: JP	Checked By: PH
			Approved By: PH



1 GROUND FLOOR PLAN
1 : 100

Rev	Description	Date	Initial

Structural Engineer_ :
Quantity Surveyor_ :
Energy Consultan_ :
M & E Consultant_ :

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Client: MS BOWEN

Project: RINGSTONE

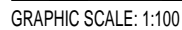
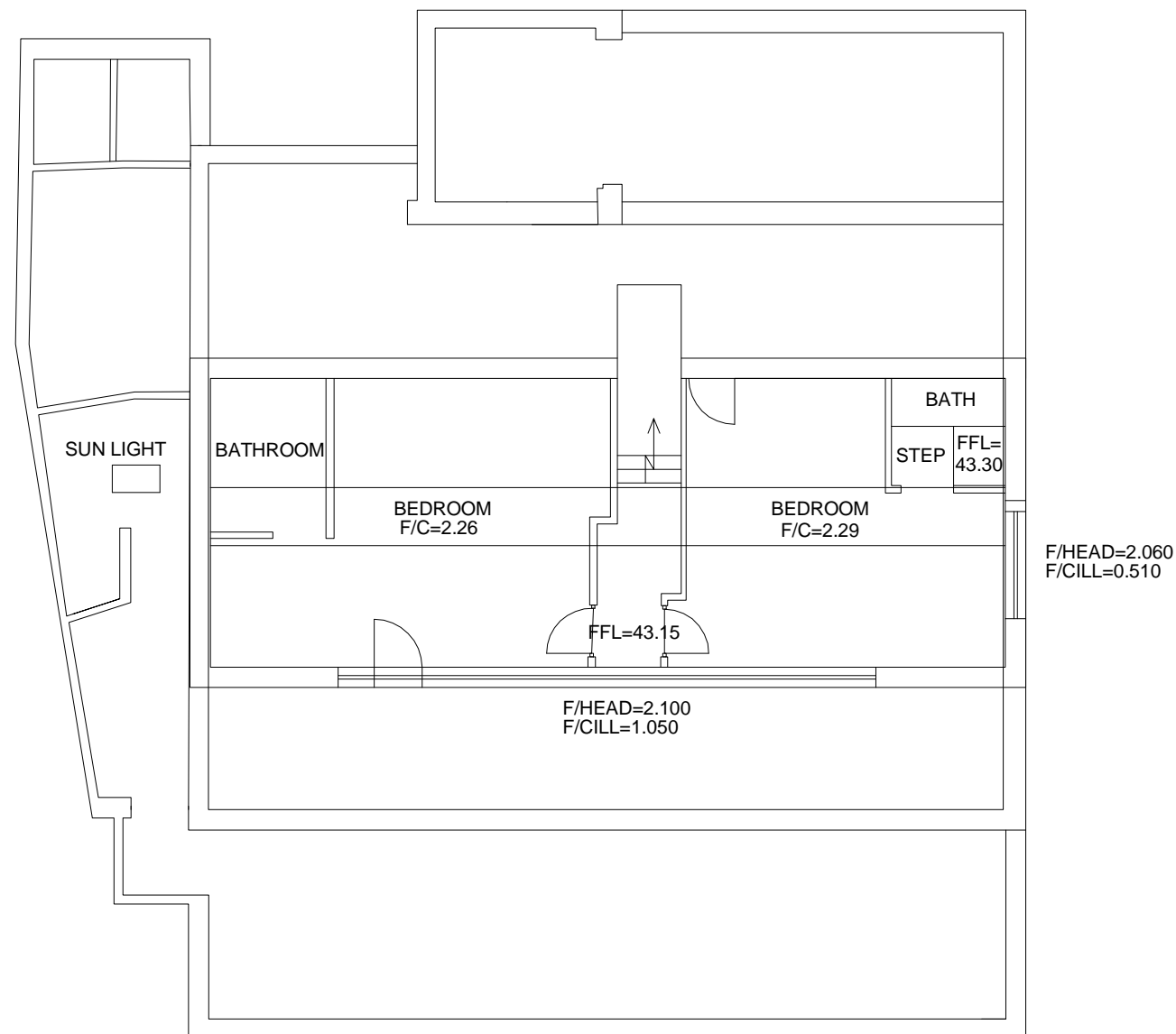
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Job No: A2122 Drawing No: S100 Rev: -

Issue Date: - Designed By: JP Drawn By: JP Checked By: PH Approved By: PH

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1 FIRST FLOOR LEVEL
1 : 100

Rev	Description	Date	Initial

Structural Engineer:

Quantity Surveyor_

Energy Consultant

M & E Consultant: _____

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Client: MS BOWEN

Project: RINGSTONE

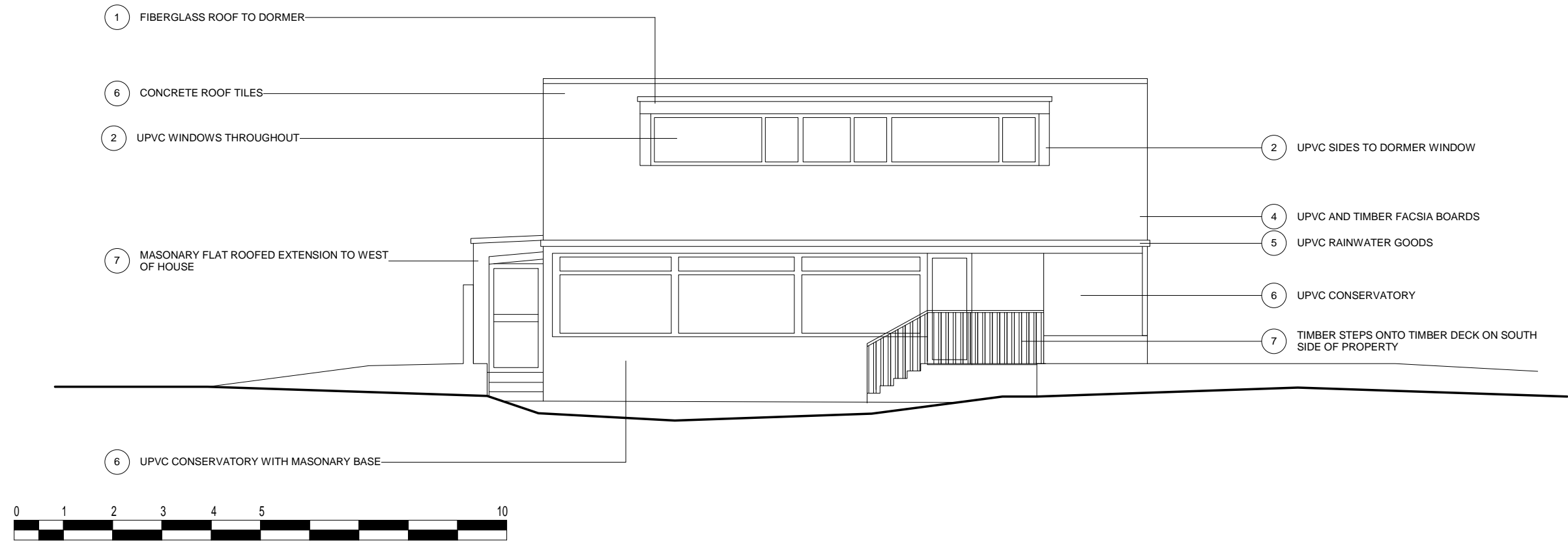
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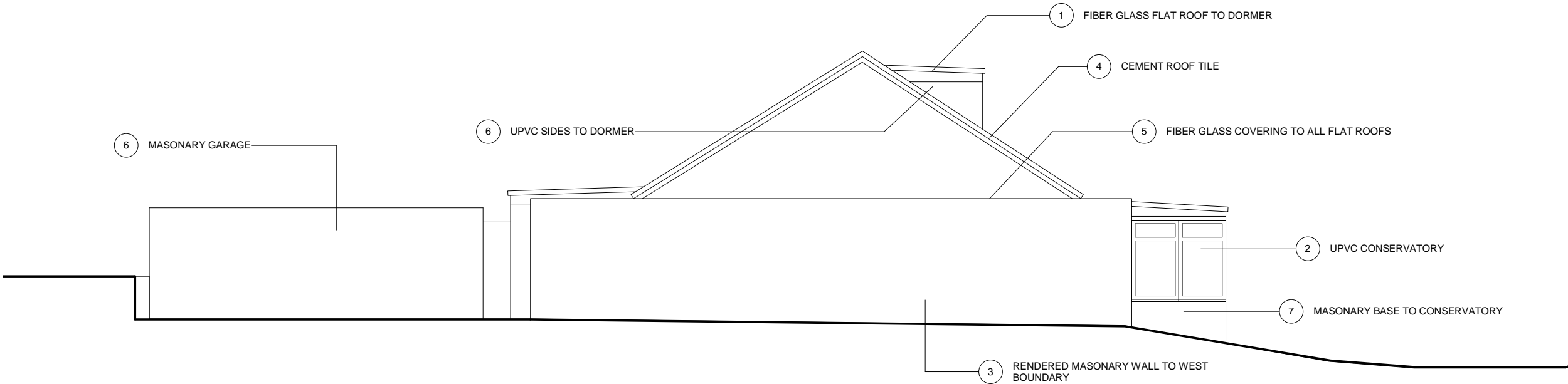
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Issue Date:	Designed By:	Drawn By:	Checked By:	Approved By:
-	JP	JP	PH	PH

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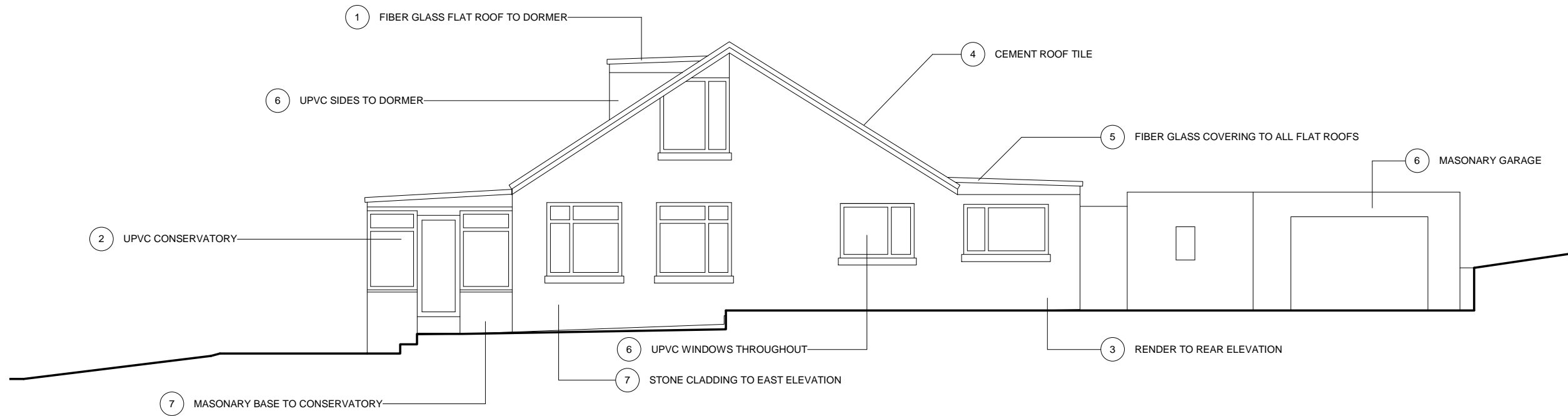


1 SOUTH ELEVATION
1 : 100



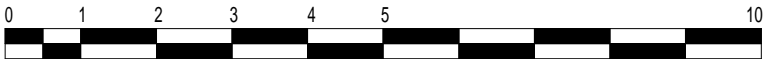
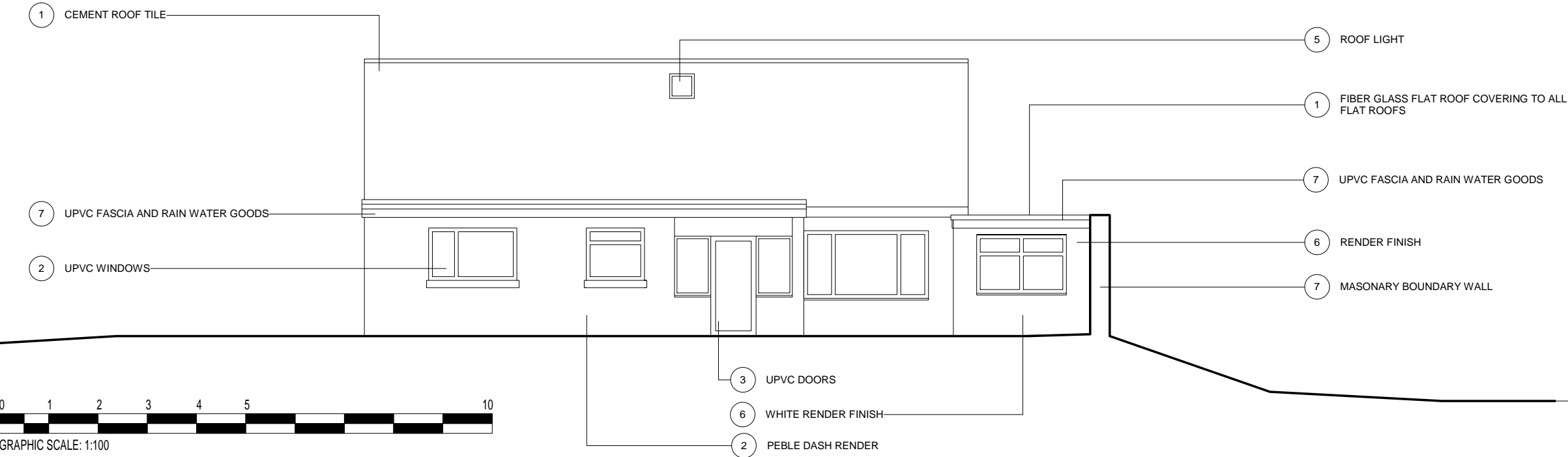
2 WEST ELEVATION
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A	A DESIGN CHANGEDA 2020-02-12s CLIENT INSTRUCTION		
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Quantity Surveyor_			
Energy Consultan_			
M & E Consultant_			
<div>WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden</div> <div>ACANTHUS HOLDEN architects planners interiors construction</div>			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: SURVEY ELEVATONS			
Scale: 1 : 100	Sheet Size:RIBA St 1-7): A3	3	Sub Stage: PLANNING
Job No: A2122		Drawing No: S201	
Issue Date: -		Designed By: JP	Drawn By: JP
		Checked By: PH	Approved By: PH
<p>NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.</p> <p>Page 57 of 251</p> <p>Copyright Acanthus Holden Architects (Note: prints of drawing not to true scale)</p>			



GRAPHIC SCALE: 1:100

2 EAST ELEVATION
1 : 100



GRAPHIC SCALE: 1:100

1 NORTH ELEVATION
1 : 100

A	A DESIGN CHANGEDA 2020-02-123 CLIENT INSTRUCTION		
Rev	Description	Date	Initial

Structural Engineer_:

Quantity Surveyor_

Energy Consultan_

M & E Consultant_

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Client:	MS BOWEN
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Project:	RINGSTONE
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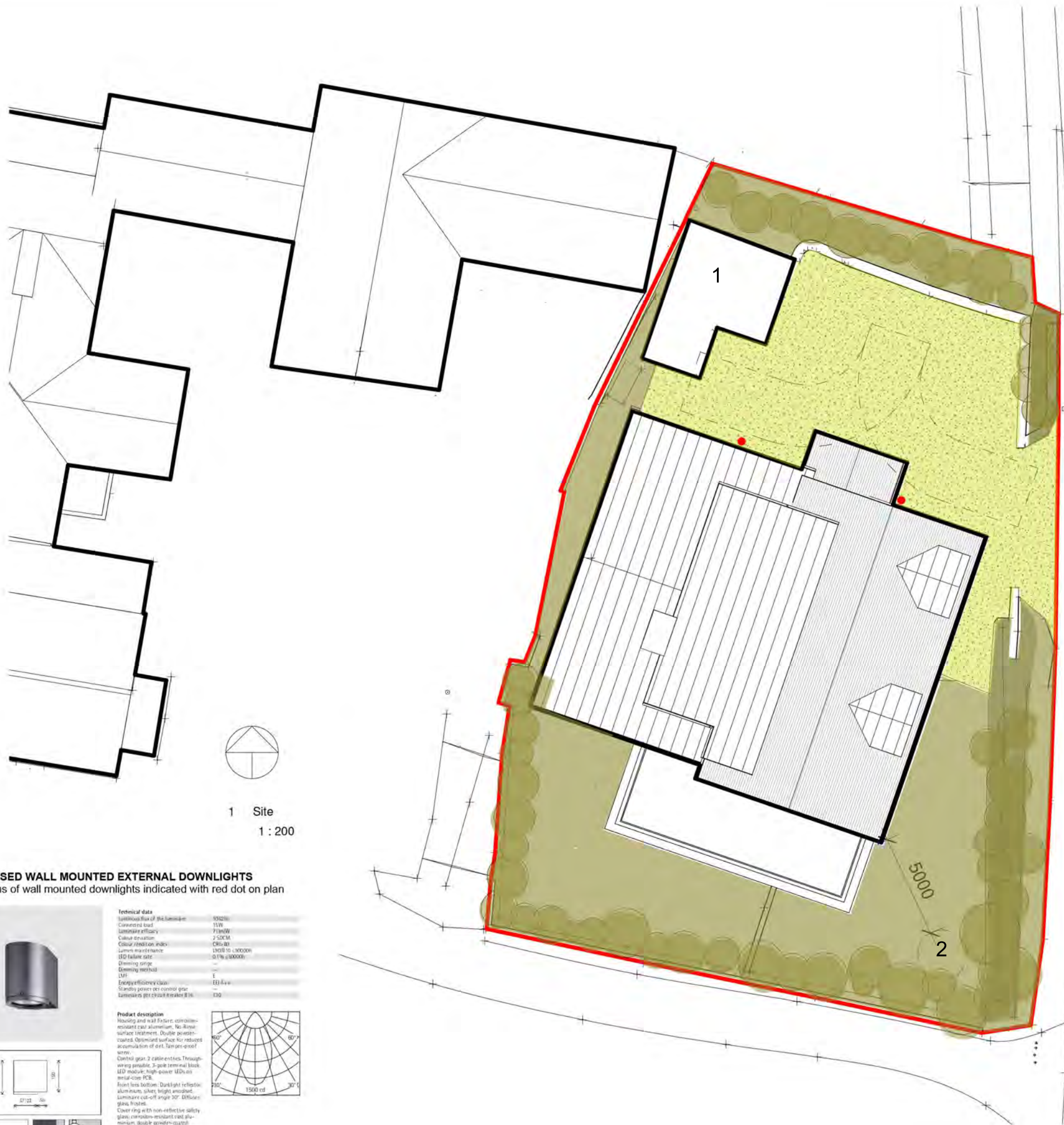
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Scale:	Sheet Size:RIBA St 1-7):	Sub Stage:
1 : 100	A3 3	PLANNING

Job No:	Drawing No:	Rev:
A2122	S200	A

Issue Date:	Designed By:	Drawn By:	Checked By:	Approved By:
-	JP	JP	PH	PH

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PROPOSED WALL MOUNTED EXTERNAL DOWNLIGHTS
Locations of wall mounted downlights indicated with red dot on plan



Technical data	
Luminaire flux of the luminaire	1012lm
Consumed load	15W
Luminaire efficiency	71lm/W
Cable structure	2-50CM
Colour rendering index	CR>80
Lumen maintenance	L90B10 > 100000h
LED failure rate	0.1% @ 100000h
Dimming range	—
Dimming method	—
LMF	E
Energy efficiency class	EE A++
Standby power per control gear	—
Luminaire protection index	IP65
Product description	
Housing and wall fixture: corrosion-resistant cast aluminium. No flame surface treatment. Double powder-coated. Optimised surface for reduced accumulation of dirt. Tamper-proof wires.	
Control gear: 2 cable entries. Through-wire possible. 3-pole terminal block. LED module: high-power LEDs on metal-core PCB.	
Front lens bottom: Darklight reflector aluminium, silver bright anodized. Luminaire cut-off angle 30°. Diffuser: glass, frosted.	
Over ring with non-reflective safety glass, corrosion-resistant cast aluminium, double powder-coated. Tamper-proof screws.	
Protection grade: IP65; dust-proof and water jet-proof.	
Weight: 2.38kg	

Mixed Species Hedge
Planted @ 6 per.lin.m. in two staggered rows. 7m length (40 plants). Each fitted with cane and plastic spiral rabbit guard.
Planted in 450mmx450mm trench with full covering of forest bark mulch.

Acer campestre	10%	4No	30-40cm high BR
Crataegus monogyna	10%	45%	18No 30-40cm high BR
Corylus avellane	10%	4No	30-45cm high BR
Ilex aquifolium	5%	2No	2 litre pot
Lonicera periclymen	5%	2No	2 litre pot
Prunus spinosa	20%	8No	30-40cm BR
Rosa canina	5%	2No	40-60CM BR

Wild Flower Plugs and Bulbs
Located in random groups at North end of garden under tree canopies. From "The Wild Flower Shop" – or similar.
Digitalis purpurea (Foxglove) - plugs 12No In groups of 3No Primula vulgaris (Primrose) – plugs 30No in groups of 5
Hyacinthoides non-scripta (Bluebell) – bulbs 100No. In groups of 10No

Maintenance
Roof Garden Maintenance
1st Year. Remove any weeds before they go to seed. Area to be cut once the flowers have died back in the autumnTo around 10cm
leaving a week before collecting leaf litter to allow seed drop.
2nd Year and on going. After 12 months the sward should be established and cut once a year in the Autumn. Remove any weeds.

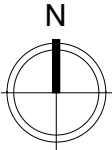
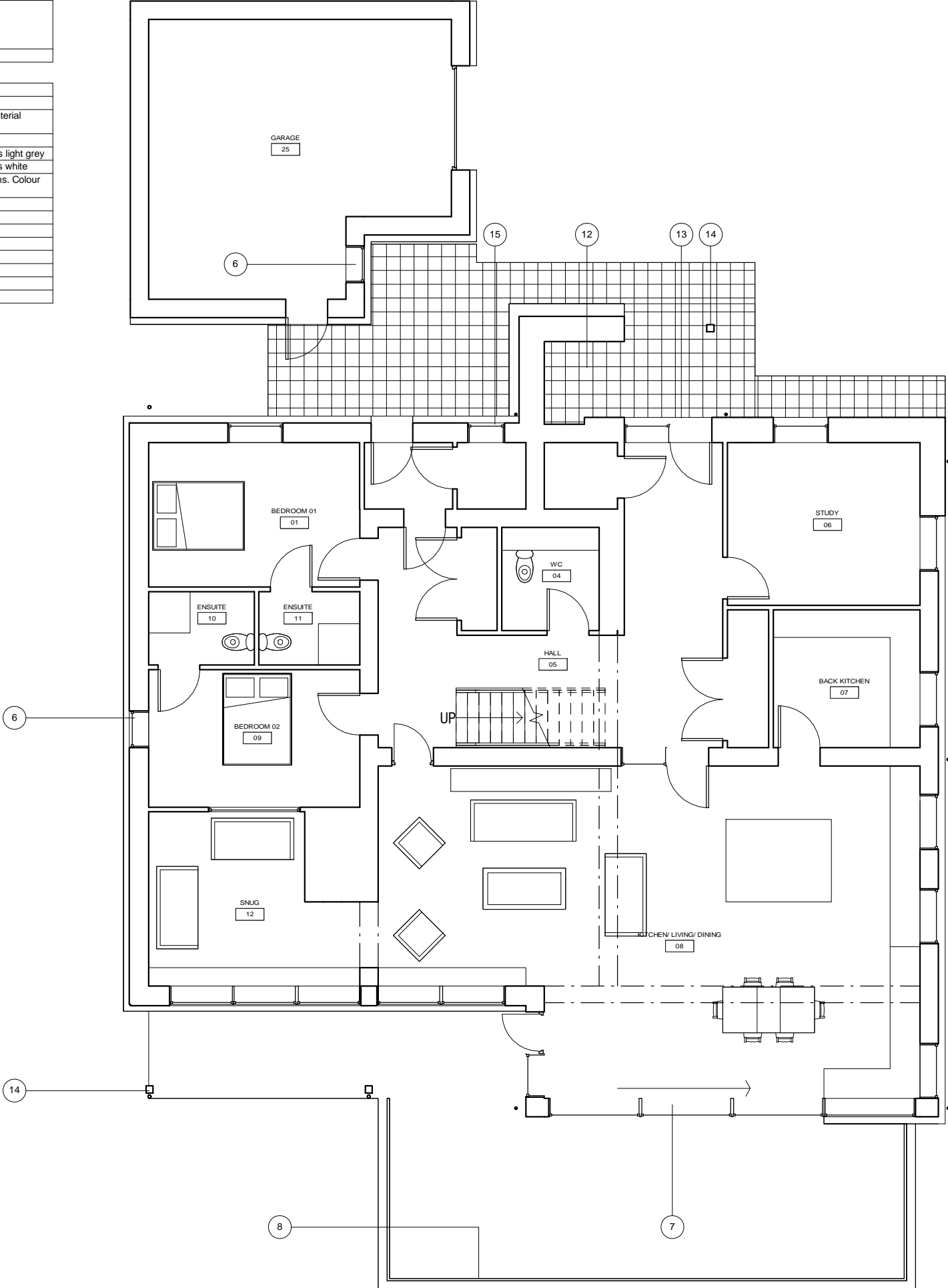
Hedge Maintenance
For the initial three years ensure that 50mm layer of forest bark is maintained over the hedge trench. Water as required in prolonged periods of dryness. At the end of the growing season apply an application of slow release fertilizer and lightly rake in. Keep the hedge trench weed free. After two years "top" prune the plants to encourage bushy growth then retain at required height.

Grass
Lesser cut peripheral grass areas shall be cut 6 times a year and cuttings raked up to compost. Lawn areas ,approximately 20 cuts per year or to suit.

1. Existing garage to be replaced with similar scal building on footprint of existing garage. Ridge height to remain same as existing.
2. Location of rainwater soakaway.

Rev	Description	Date	Initial
Structural Engineer_			
Quantity Surveyor_			
Energy Consultan_			
M & E Consultant_			
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ACANTHUS HOLDEN			
Client: Ms Teresa Bowen			
Project: Ringstone			
Drawing Title: SITE PLAN			
Scale: 1 : 200	Sheet Size:RIBA St 1-7): A3	3	Sub Stage: PLANNING
Job No: A2122	Drawing No: P001	Rev:	
Issue Date: -	Designed By: JP	Drawn By: JP	Checked By: PH
Approved By: PH			
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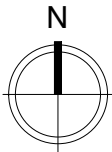
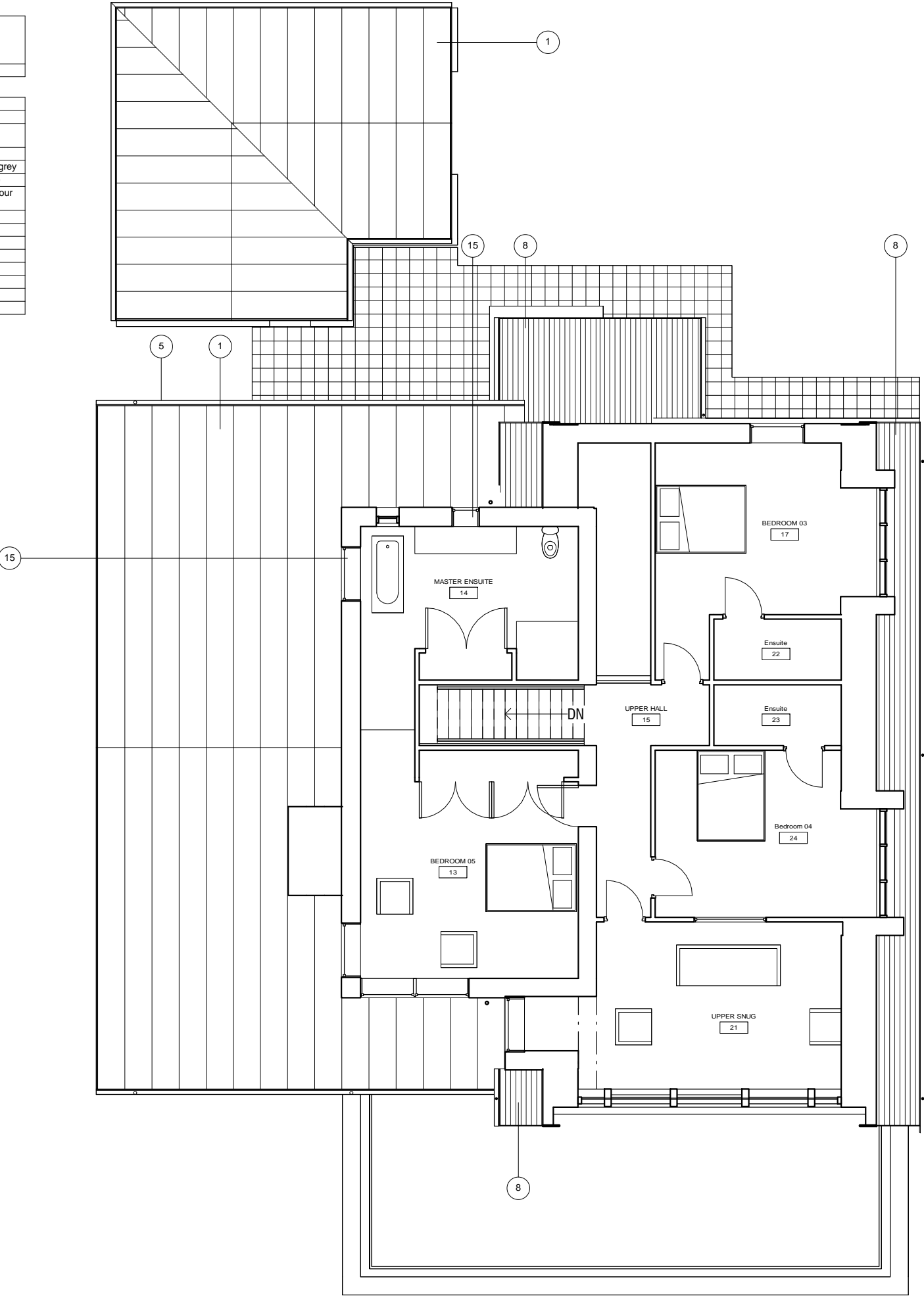
Ringstone Proposed Notes	
Note Number	Note Text
1	Standing seam metal. Colour as grey
2	External render. Colour white
3	Stone cladding. Refer to design statment for material examples
4	Timber fascia boards painted white.
5	Aluminium rainwater good throughout. Colour as light grey
6	Aluminium timber composite windows. Colour as white
7	Aluminium timber composite sliding door systems. Colour as white
8	Frameless glass balastrade to terrace
9	Natural slate
11	Vertical timber cladding
12	Log store
13	Principal entracne under porch roof
14	Timber column
15	Frosted glass to bathroom window
16	Bat box



2 GROUND FLOOR PLAN
1 : 100

Rev	Description	Date	Initial
Structural Engineer_			
Quantity Surveyor_			
Energy Consultan_			
M & E Consultant_			
<div>WATERMAN'S LANE SA71 4NU THE GREEN PEMBROKE TEL (01646) PEMBROKESHIRE 685472 WALES architects@acanthus-holden.co.uk www.acanthus.co.uk/holden</div> <div>ACANTHUS HOLDEN architects planners interiors landscape</div>			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: GROUND FLOOR PLAN			
Scale: 1 : 100	Sheet Size: A3	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: P100	Rev:	
Issue Date: 05/21/18	Designed By: JP	Drawn By: JP	Checked By: PH
Approved By: PH			
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9	Natural slate
11	Vertical timber cladding
12	Log store
13	Principal entracne under porch roof
14	Timber column
15	Frosted glass to bathroom window
16	Bat box



1

FIRST FLOOR LEVEL

1 : 100

Rev	Description	Date	Initial
Structural Engineer_			
Quantity Surveyor_			
Energy Consultan_			
M & E Consultant_			
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Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: FIRST FLOOR PLAN			
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Job No: A2122	Drawing No: P101		Rev:
Issue Date: 12/13/21	Designed By: JP	Drawn By: JP	Checked By: PH Approved By: PH
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9	Natural slate
11	Vertical timber cladding
12	Log store
13	Principal entracne under porch roof
14	Timber column
15	Frosted glass to bathroom window
16	Bat box



1 EAST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

Rev	Description	Date	Initial
Structural Engineer _			
Quantity Surveyor _			
Energy Consultant _			
M & E Consultant _			
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Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: ELEVATIONS			
Scale: 1 : 100	Sheet Size: A3	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: P200	Rev:	
Issue Date: 05/21/18	Designed By: JP	Drawn By: JP	Checked By: PH
Approved By: PH			

Ringstone Proposed Notes	
Note Number	Note Text
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15	Frosted glass to bathroom window
16	Bat box

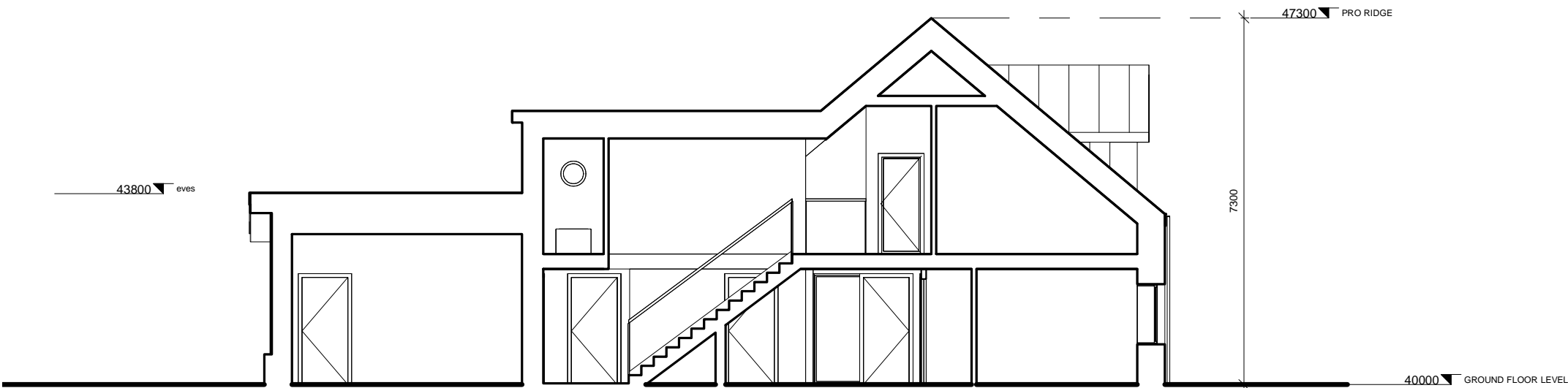


1 SOUTH ELEVATION
1 : 100

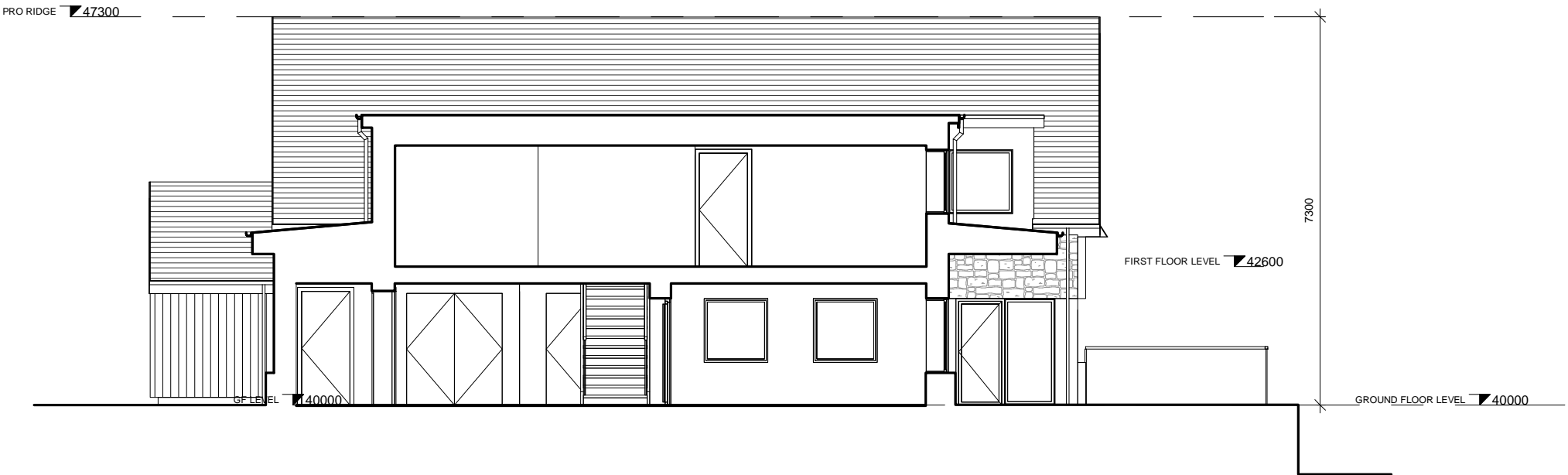


2 WEST ELEVATION
1 : 100

Rev	Description	Date	Initial
Structural Engineer :			
Quantity Surveyor :			
Energy Consultant :			
M & E Consultant :			
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<div> <div>ACANTHUS HOLDEN</div> <div>architects planners persuaders collaborators</div> </div>			
Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: ELEVATIONS			
Scale: 1 : 100	Sheet Size: A3	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: P201	Rev:	
Issue Date: 12/14/21	Designed By: JP	Drawn By: JP	Checked By: JP
Approved By: JP			



1 Section 2
1 : 100



2 04 - SECTION DD
1 : 100

Rev	Description	Date	Initial
Structural Engineer_			
Quantity Surveyor_			
Energy Consultan_			
M & E Consultant_			
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Client: MS BOWEN			
Project: RINGSTONE			
Drawing Title: GA SECTIONS			
Scale: 1 : 100	Sheet Size: RIBA St 1-7): A3	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: P300		Rev:
Issue Date: 05/21/18	Designed By: JP	Drawn By: JP	Checked By: PH Approved By: PH
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Diagram A. Sunlight study illustrating shadow cast onto neighbouring Wilderness Cottage at 9am March.
Shadow from existing Ringstone house indicated in dark orange.

Wilderness Cottage indicated as light orange

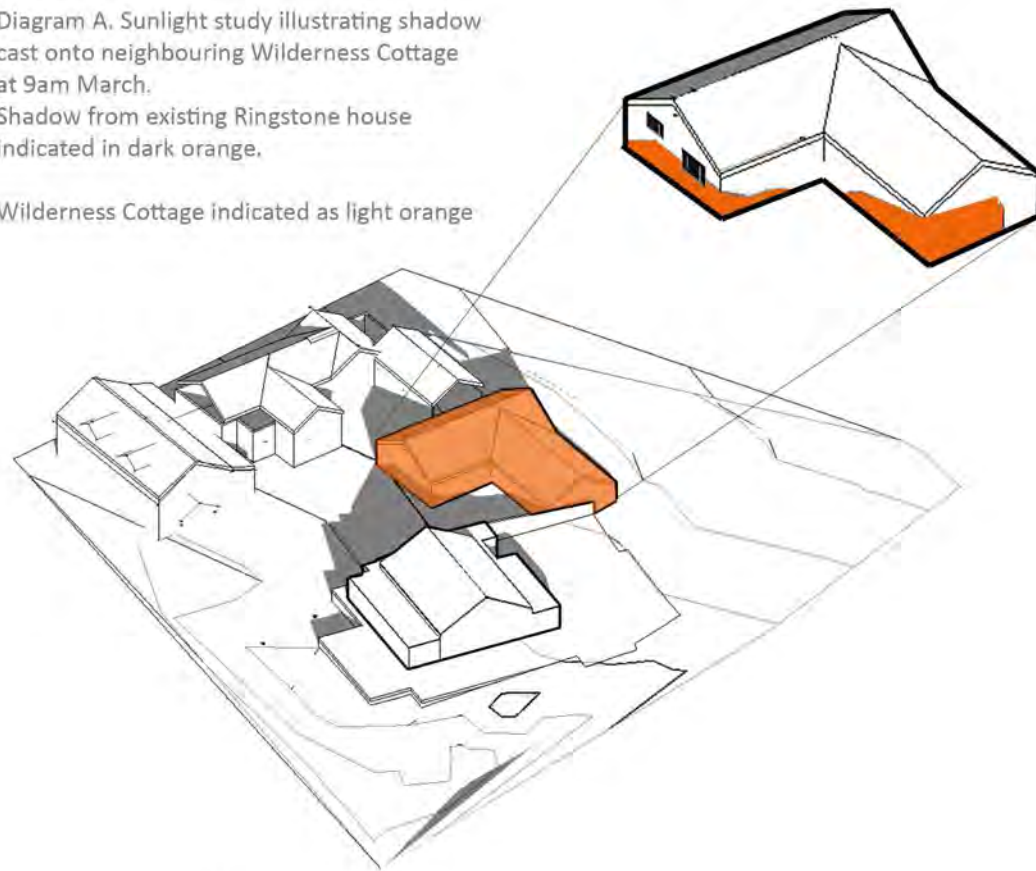
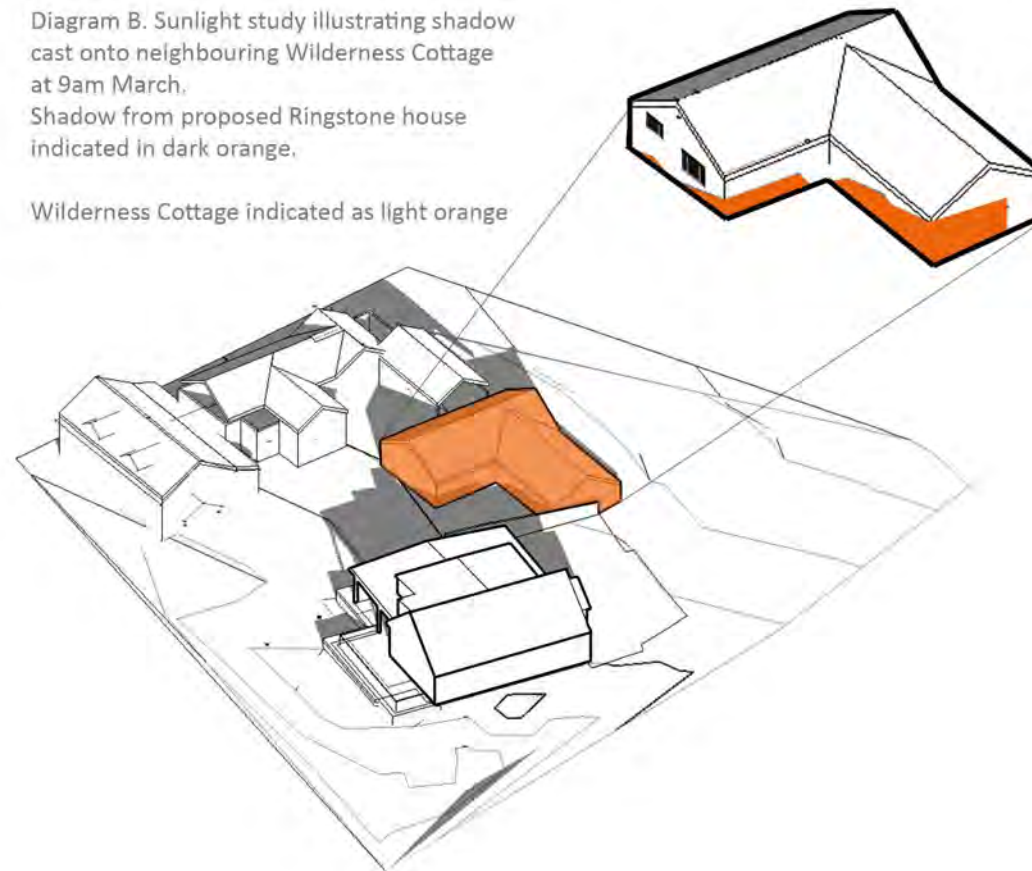


Diagram B. Sunlight study illustrating shadow cast onto neighbouring Wilderness Cottage at 9am March.
Shadow from proposed Ringstone house indicated in dark orange.

Wilderness Cottage indicated as light orange



Rev	Description	Date	Initial
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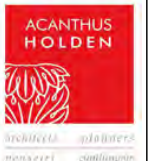
Structural Engineer_

Quantity Surveyor_

Energy Consultant_

M & E Consultant_

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Client: MS BOWEN

Project: RINGSTONE

Drawing Title: Amenity Diagram

Scale: A3 Sheet Size: RIBA St 1-7): 3 Sub Stage: PLANNING

Job No: A2122 Drawing No: P603 Rev:

Issue Date: 06/20/22 Designed By: JP Drawn By: JP Checked By: PH Approved By: PH

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Mixed Species Hedge
Planted @ 6 per.lin.m. in two staggered rows. 7m length (40 plants). Each fitted with cane and plastic spiral rabbit guard.
Planted in 450mmx450mm trench with full covering of forest bark mulch.

Acer campestre	10%	4No	30-40cm high BR
Crataegus monogyna	45%	18No	30-40cm high BR
Corylus avellane	10%	4No	30-45cm high BR
Ilex aquifolium	5%	2No	2 litre pot
Lonicera periclyamen	5%	2No	2 litre pot
Prunus spinosa	20%	8No	30-40cm BR
Rosa canina	5%	2No	40-60CM BR

Wild Flower Plugs and Bulbs
Located in random groups at North end of garden under tree canopies. From "The Wild Flower Shop" – or similar.
Digitalis purpurea (Foxglove) - plugs 12No in groups of 3No Primula vulgaris (Primrose) – plugs 30No in groups of 5
Hyacinthoides non-scripta (Bluebell) – bulbs 100No. In groups of 10No

Maintenance
Roof Garden Maintenance
1st Year. Remove any weeds before they go to seed. Area to be cut once the flowers have died back in the autumnTo around 10cm leaving a week before collecting leaf litter to allow seed drop.
2nd Year and on going. After 12 months the sward should be established and cut once a year in the Autumn. Remove any weeds.

Hedge Maintenance
For the initial three years ensure that 50mm layer of forest bark is maintained over the hedge trench. Water as required in prolonged periods of dryness. At the end of the growing season apply an application of slow release fertilizer and lightly rake in. Keep the hedge trench weed free. After two years "top" prune the plants to encourage bushy growth then retain at required height.

Grass
Lesser cut peripheral grass areas shall be cut 6 times a year and cuttings raked up to compost. Lawn areas ,approximately 20 cuts per year or to suit.

- 1. Existing garage to be demolished and rebuilt. height of proposed garage to match existing.
- 2. Location of rainwater soakaway.

REV A Note
Dimensions A and B (indicated as red) are included on this plan as a response to the objection and incorrect distances raised by the neighbour. The correct distances are indicated but are not relevant to this application as views towards Wilderness Cottage are not possible from the windows in question.

Dimension C is 23m. A section illustrating this objection is illustrated on additional drawing P003. The ground floor roof to the West of the first floor bedroom window blocks veiws to the Wilderness Cottage window. The ground floor roof has been specifically designed to secure the

B B Red line North B Date
boundary amended 2

Rev	Description	Date	Initial
Structural Engineer :			
Quantity Surveyor :			
Energy Consultant :			
M & E Consultant :			
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Client: Ms Teresa Bowen			
Project: Ringstone			
Drawing Title: SITE PLAN			
Scale: 1 : 200	Sheet Size: A3	Sub Stage: 3	PLANNING
Job No: A2122	Drawing No: P001	Rev: B	
Issue Date: -	Designed By: JP	Drawn By: JP	Checked By: PH
			Approved By: PH