

Item 5 - Report on Planning Applications

Application Ref	NP/22/0695/FUL		
Case Officer	Jack Houser		
Applicant	Mr & Mrs P Harries		
Agent	Mr L Siggins		
Proposal	New roof covering & slate hanging to existing dormer roof structure, new kitchen flat roof coverings, structure & roof lights, replace glass roof panel with roof light, make good area of removed chimney stack		
Site Location	Gwalia, East Street, Newport, Pembrokeshire, SA42 0SY		
Grid Ref	SN05783915		
Date Valid	01-Dec-2022	Target Date	24-Feb-2023

This householder application is being reported to Committee for Members to note that it was issued in error, (given that the applicant had been a serving Councillor within the previous 12 months before the application was made) and that it should have been presented to Members for a decision. In this case, the decision was issued on the 6th of February 2023.

Consultee Response

Newport Town Council: Approve

Trunk Road Agency: No Objection

PCNPA Buildings and conservation officer: No adverse comments

PCNPA Planning Ecologist: Conditional consent

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, both site notice and neighbour letters were sent.

No third-party letters of representation were received.

Policies considered

Please note that these policies can be viewed on the Policies page of Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 03 - Newport Local Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

SPG03 - Landscape

SPG08 - Seascape Character

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 24 - The Historic Environment

Constraints

Historic Landscape
Ancient Monument - within 500m
Recreation Character Areas
Article_4_Directions
Trunk road within 25m
Affordable Housing Submarkets
Seascape Character Areas
Conservation Area Newport
Landscape Character Area

Officer's Appraisal

Site and Proposed development

Procedural matter- delegation

This application is made by an ex Member of the Pembrokeshire Coast National Park Authority, but his having left more than 12 months ago, it is determined as a delegated decision under the scheme of extended delegation.

The property is located within Newport Local Centre, the designated Conservation Area and the retail area of Newport as defined by Local Development Plan 2. Gwalia is one of three terraced houses that is located in the heart of East Street, just down the street opposite the grade II listed building The Llwyngwair Arms.

Gwalia is the end of the terrace and is built of squared stone, concrete tiled roof with big stone gable chimney which has been render in recent years. A dormer window has been added in the past on the rear elevation of the property, currently covered in bituminous felt under a fibre glass roof. Two extensions at the rear of the property consist of a single-story flat roof structure that is finished in a smooth painted render, with a bituminous felt roof; the other is a single-story shack that is constructed out of similar stone to the host dwelling with lies under a pitched slate roof, on the southern gable lies the remains of a once removed chimney stack. The property has a mixture of uPVC sash style windows that have been installed over the past.

Relevant Planning History

- **NP/21/0230/FUL - Change of use from mixed use residential and retail (A1) to a dwelling house (C3)- Approved**

Proposed Works

This application seeks planning permission for the re-dressing of the existing dormer on the rear elevation of the host dwelling. The faces of the dormer will be hung with slate and the roof will have a new glass fibre covering. Two new rainwater pipes will be added on the rear of the property.

The existing glass fibre roof will be replaced above the existing kitchen. The roof above the kitchen will in addition have two roof lights. The existing glass panel on the pitched roof of the extension will be replaced with a modern roof light. Finally, the base of the old stack will be removed and the stone will be reused to make up the gable, and will be covered in matching slate.

Key Issues

The application raises the following planning matters:

- *Policy and Principle of Development*
- *Siting, Design and Impact upon the Special Qualities of the National Park*
- *Amenity and Privacy*
- *Biodiversity*

Policy and Principle of Development:

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the National Park's purposes and duty, in order to ensure that development within the Park is compatible with these.

This is a householder application for development. Proposals are permissible where they accord well with the design, form and character of the host dwelling, and where extensions remain subservient in scale and form to the existing property.

The proposal is considered to be appropriate design, scale or use, to the host property and the residential setting. As such, the principle of the development complies with the relevant policies of the adopted Local development Plan (LDP) and can be supported.

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

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness.

Having consulted the Authority's Building Conservation Officer, the proposed works are considered to be beneficial and have low impact as part of the character of the Conservation Area and an interesting feature of the historic development of Newport.

The development will have an acceptable impact on the character and appearance of the host dwelling and will not cause an unacceptably detrimental impact to the special qualities of the National Park. As such, the development complies with policies 8, 14 and 29 of the LDP and can be supported.

Item 5 - Report on Planning Applications

Amenity and Privacy:

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

With the application looking to upgrade and renew existing features it is considered that there are no 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 LDP.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

PCNPA Planning ecologist required further information in the form of a PEA (insert what PEA/PRA stands for here) survey with regards that the works involved may have an effect on bats, A PEA was submitted and no further information was required, advisory notes are to be added to this permission from recommendation from the PCNPA planning Ecologist.

To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

The proposed development will be considered acceptable in terms of its impact on biodiversity with the addition of a condition for enhancements to be added, as such is considered to comply with policy 11 of the LDP.

Conclusion

The proposed scheme is considered to be acceptable in terms of scale, form, use and design. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park. It is not considered that the development will cause an unacceptable impact upon privacy or amenity of neighbouring properties. Ecology and landscape features will not be adversely affected by the development.

As such, the proposal complies with policies 1, 3, 8, 11, 14, 29, & 30 of the adopted Local Development Plan 2020 and can be supported.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.

Item 5 - Report on Planning Applications

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

- Proposed Ground Floor Plan G/10 November 22
- Proposed First Floor Plan G/11 November 22
- Proposed Second Floor Plan G/12 November 22
- Proposed Section A-A G/13 November 22
- Proposed Section B-B G/14 November 22
- Proposed East Elevation G/15 November 22
- Proposed North Elevation G/16 November 22
- Location Plan G/01 November 22

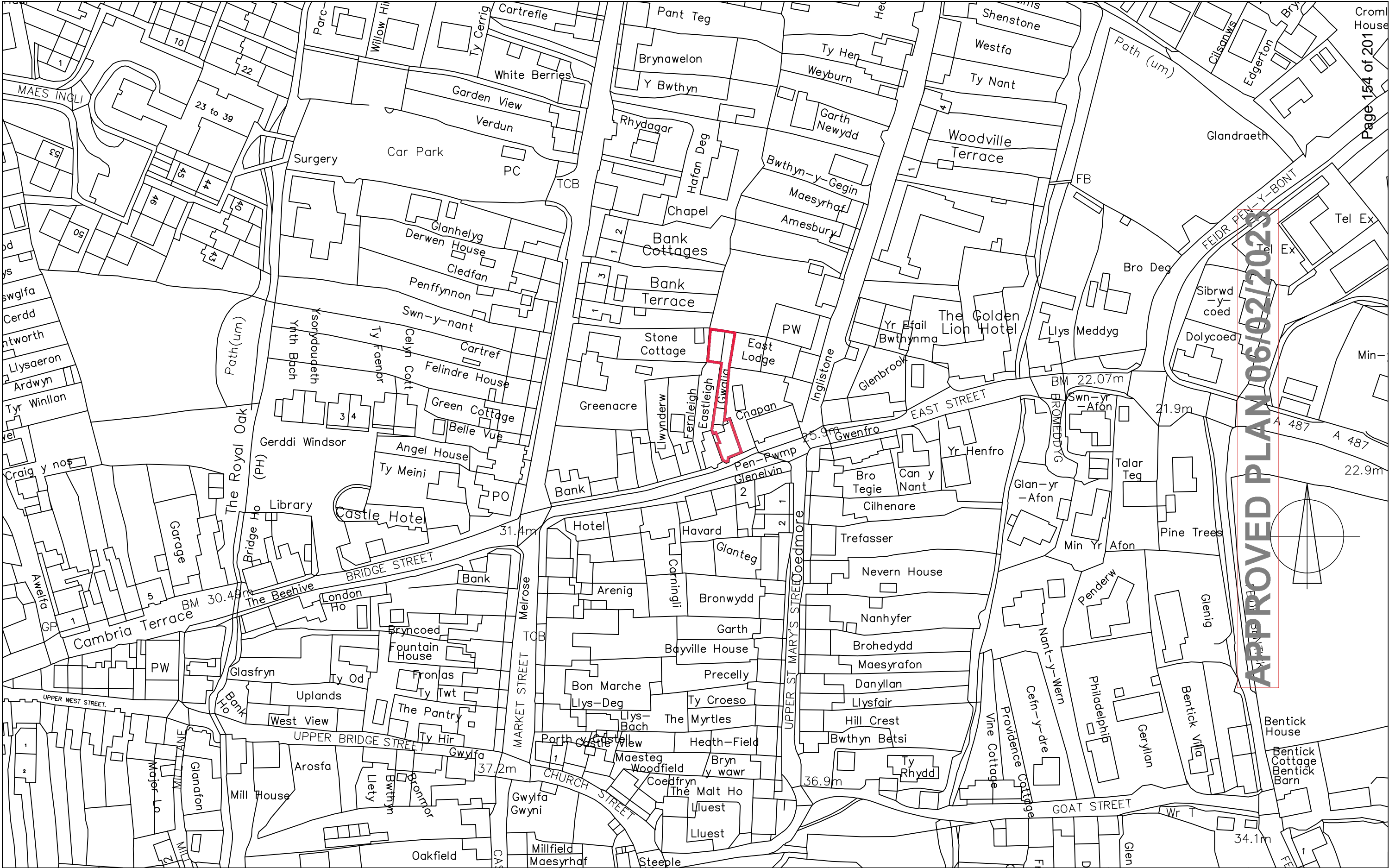
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire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

3. Before occupation of the development hereby approved, a biodiversity enhancement scheme shall be implemented, and completed, at the site, to include at least 2 no of different enchantments. Examples can be seen in Post-Cons-Bio-SPG-Eng-1.pdf (pembrokeshirecoast.wales)

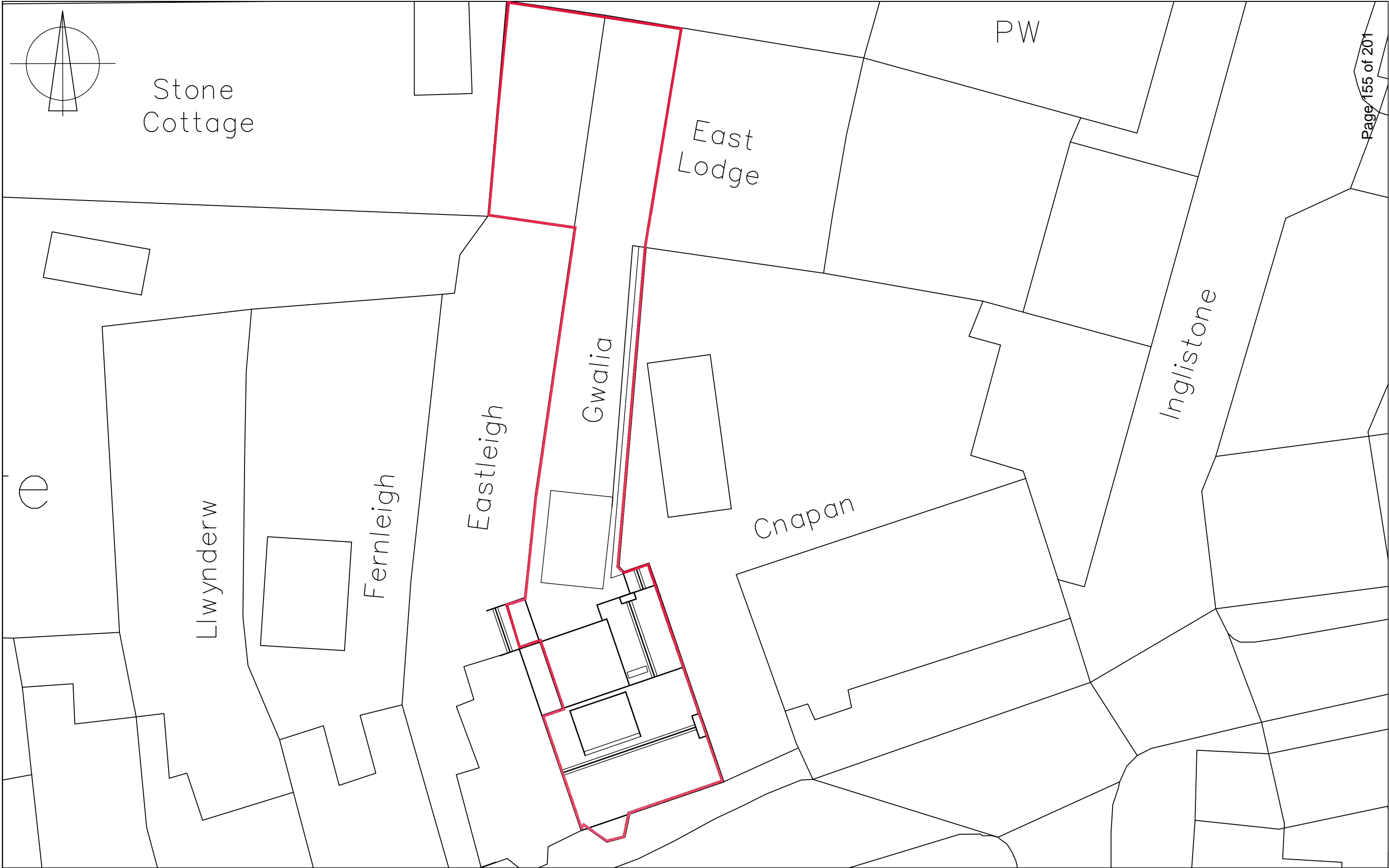
Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation, and enhancement of links between sites and their protection for amenity, landscape, and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Wildlife & Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

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).

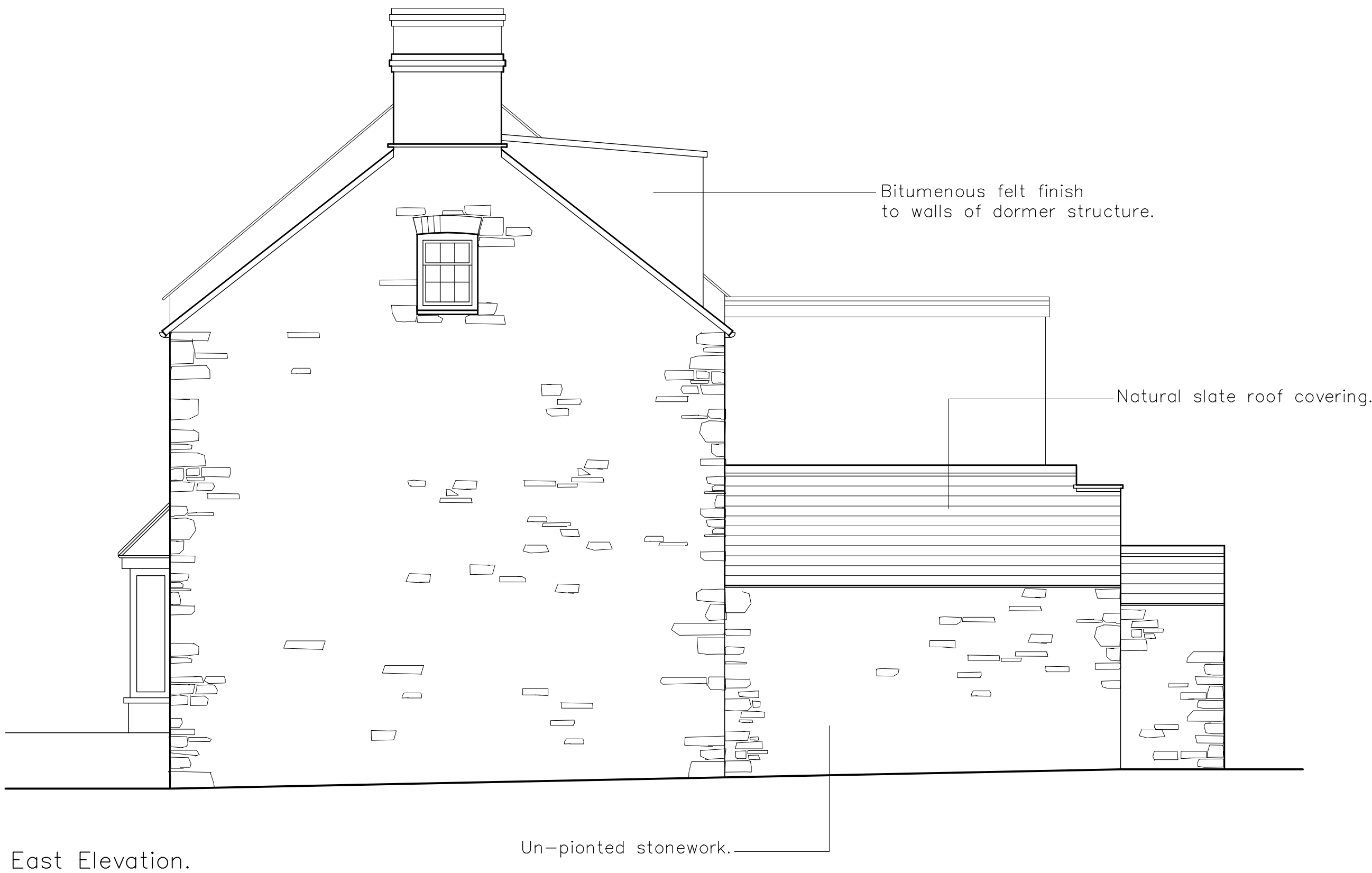
- It is recommended that the applicant and contractors be informed of the possibility of encountering bats unexpectedly during works.
- If bats are encountered on site works should stop immediately an NRW should be contacted (Natural Resources Wales, - General Enquiries: enquiries@naturalresourceswales.gov.uk 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.



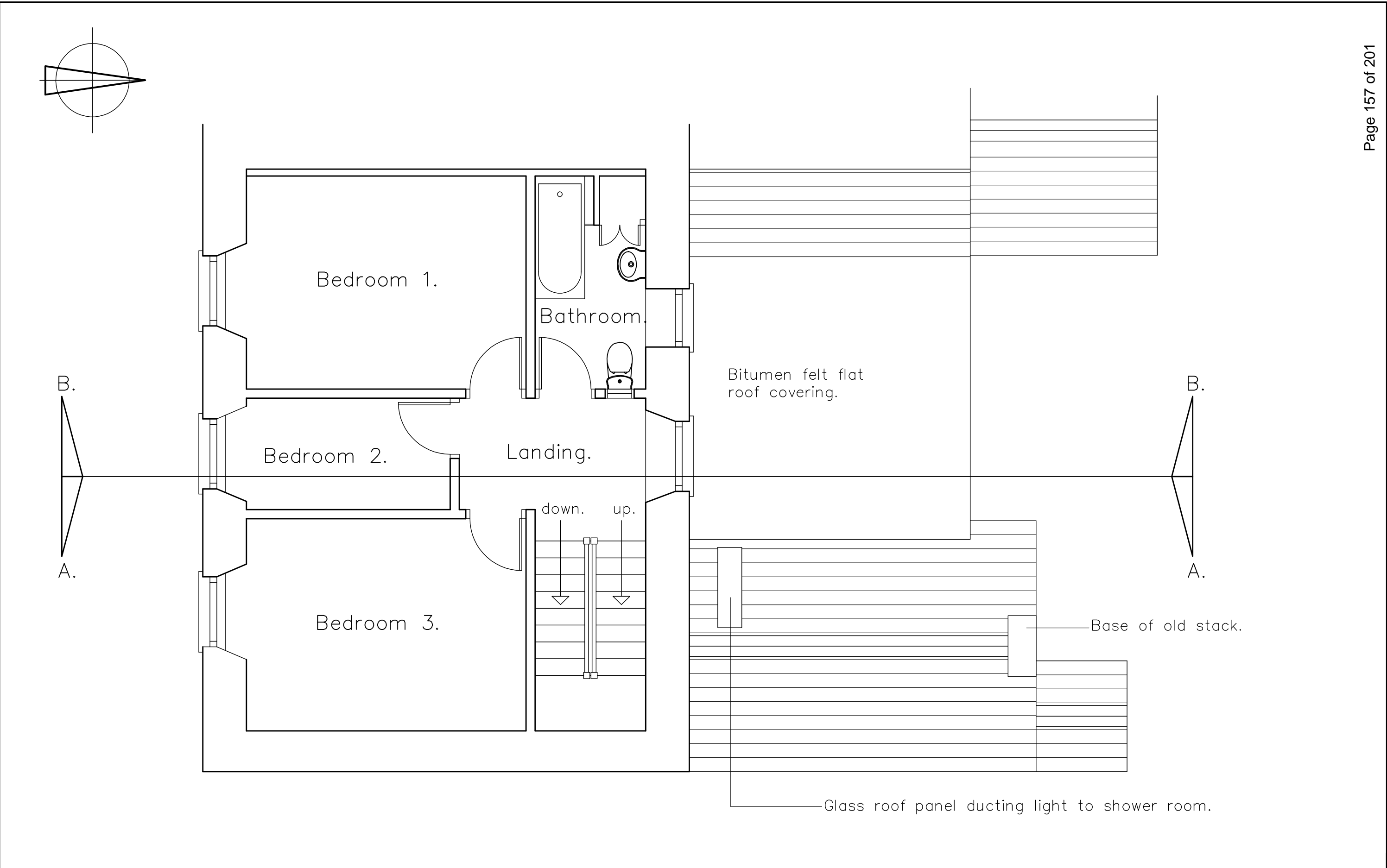
LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'ATHENRY', EGLWYSRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Tel: 01239891142 Mob:07977269337 email: liamsigginsltd@gmail.com	drawing title.	project.	date.	scale.
	SITE LOCATION PLAN.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022 revised.	1:1250 If printed @ A3. drawing number. G/01



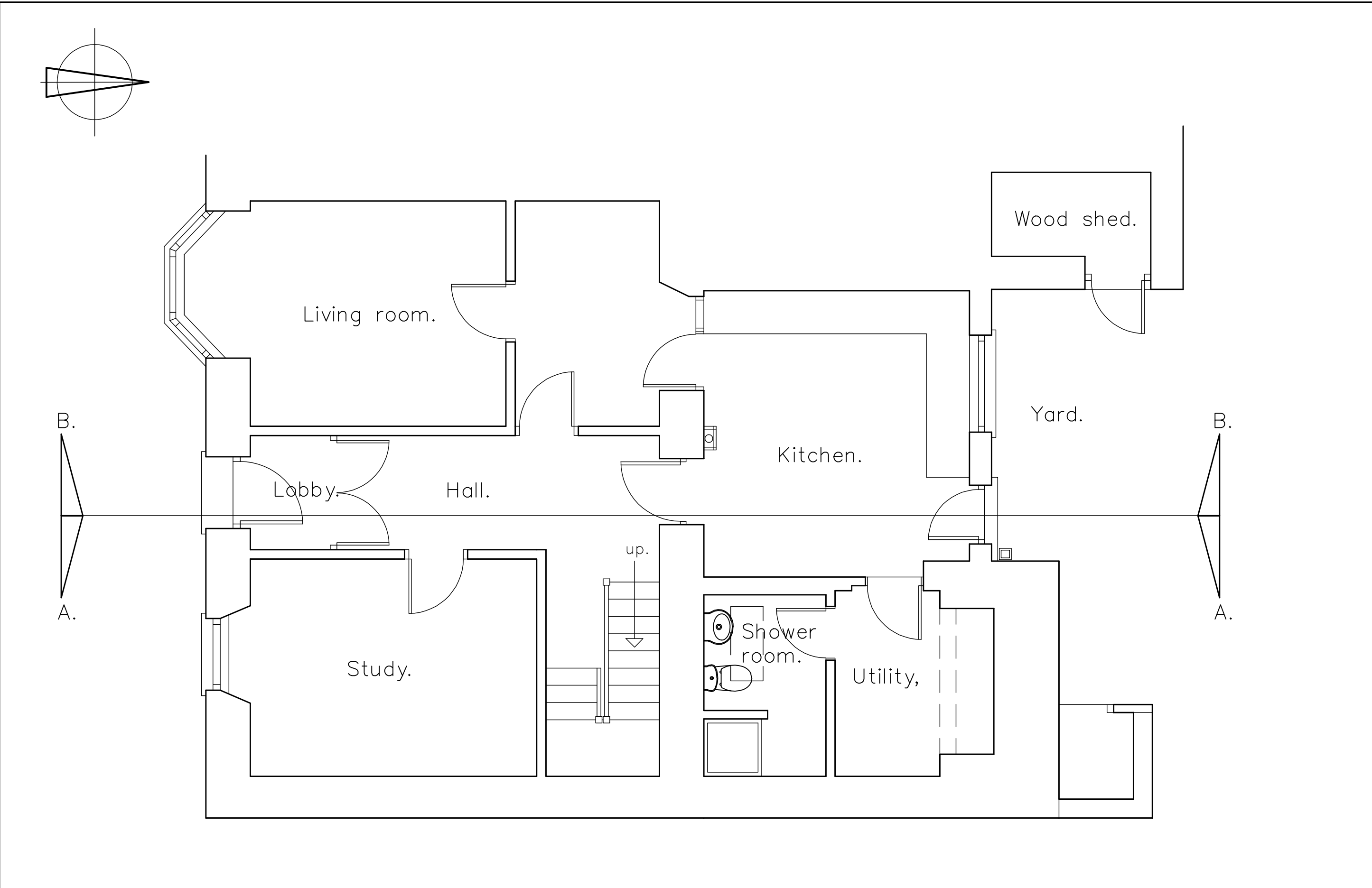
LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'ATHENRY', EGLWYSRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Tel: 01239891142 Mob:07977269337 email: liamsigginsltd@gmail.com	drawing title.	project.	date.	scale.
	EXISTING SITE PLAN.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022 revised.	1:200 If printed @ A3. drawing number. G/02



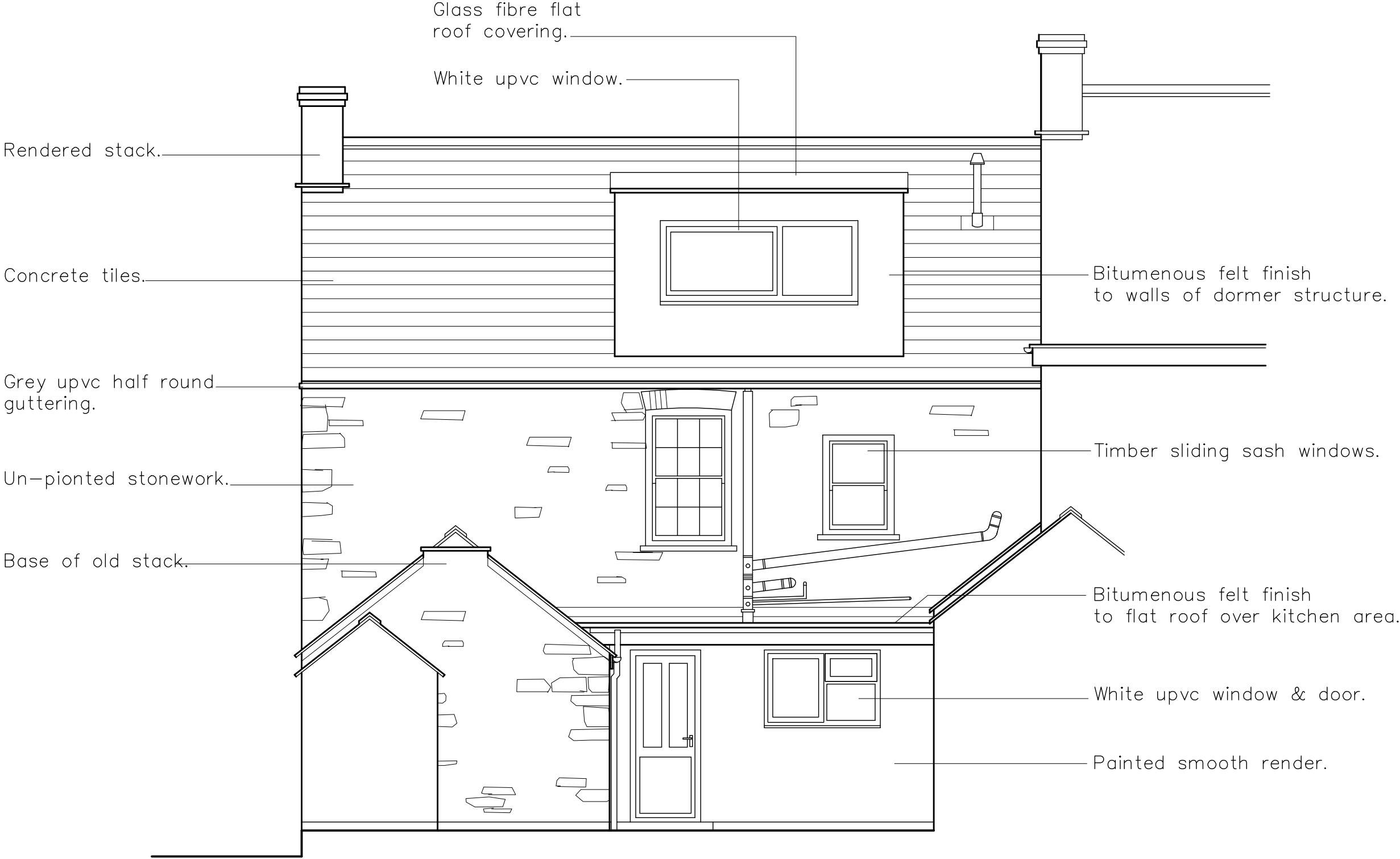
LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Mobile: 07977269337 Email: liamsigginsltd@gmail.com	drawing title.	project.	date.	scale
	EXISTING EAST ELEVATION.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022	1:50 If printed @ A3.
			revised.	dwg No. G/08



LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Mobile: 07977269337 Email: liamsigginsltd@gmail.com	drawing title.	project.	date.	scale
	EXISTING FIRST FLOOR PLAN.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022 revised.	1:50 If printed @ A3. dwg No. G/04

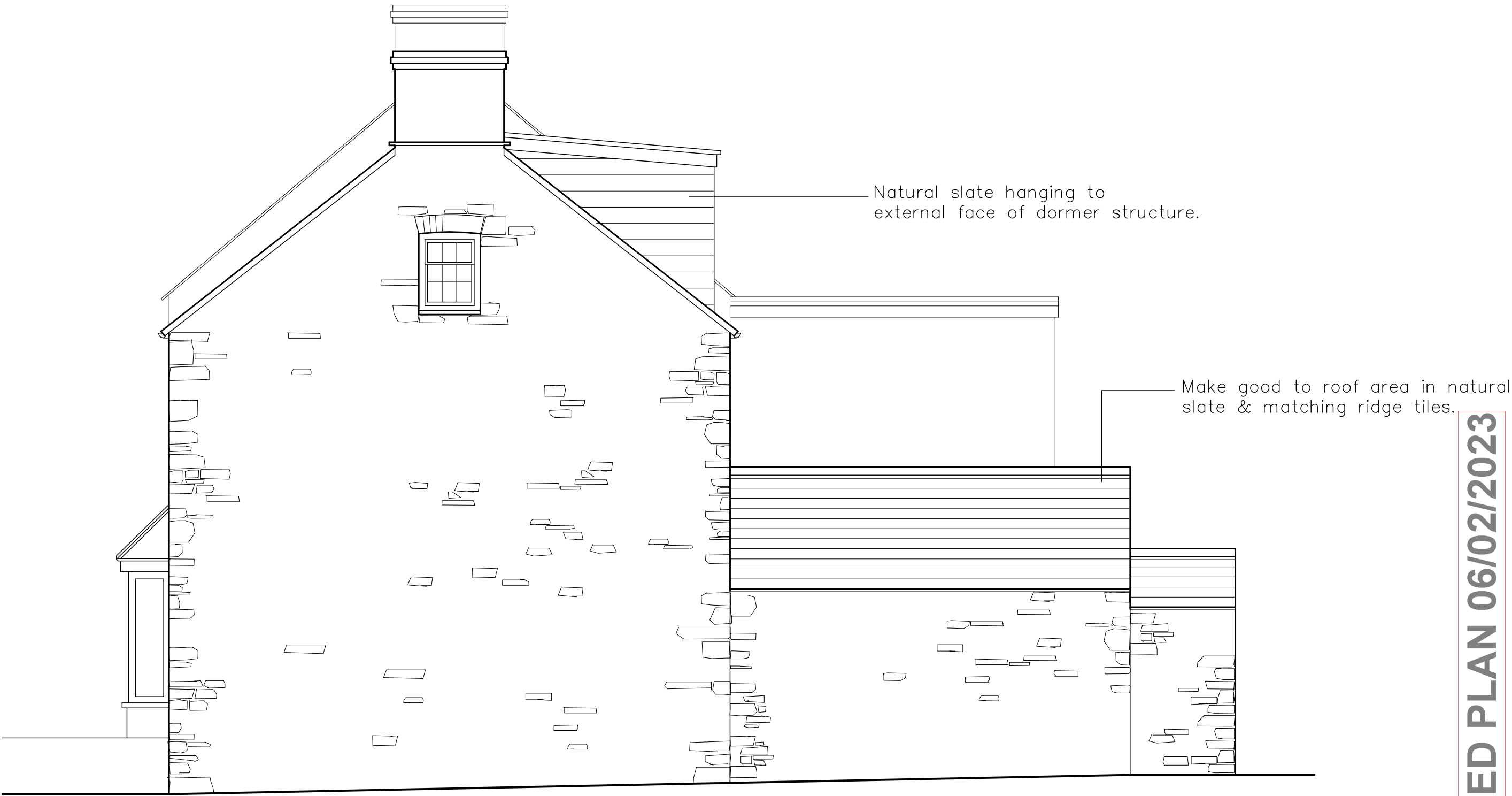


LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Mobile: 07977269337 Email: liamsigginsltd@gmail.com	drawing title.	project.	date.	scale
	EXISTING GROUND FLOOR PLAN.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022	1:50 If printed @ A3.
			revised.	dwg No. G/03



North Elevation.

LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Mobile: 07977269337 Email: liamsigginsltd@gmail.com	drawing title.	project.	date.	scale
	EXISTING NORTH ELEVATION.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022	1:50 If printed @ A3.
			revised.	dwg No. G/09



East Elevation.

**LIAM SIGGINS, BUILDING CONTRACTOR,
DESIGN & BUILD.**

'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ.
Mobile: 07977269337 Email: liamsigginsltd@gmail.com

drawing title.

PROPOSED EAST ELEVATION.

project.

**'GWALIA',
EAST STREET,
NEWPORT, SA42 0SY.**

date.

NOV 2022

revised.

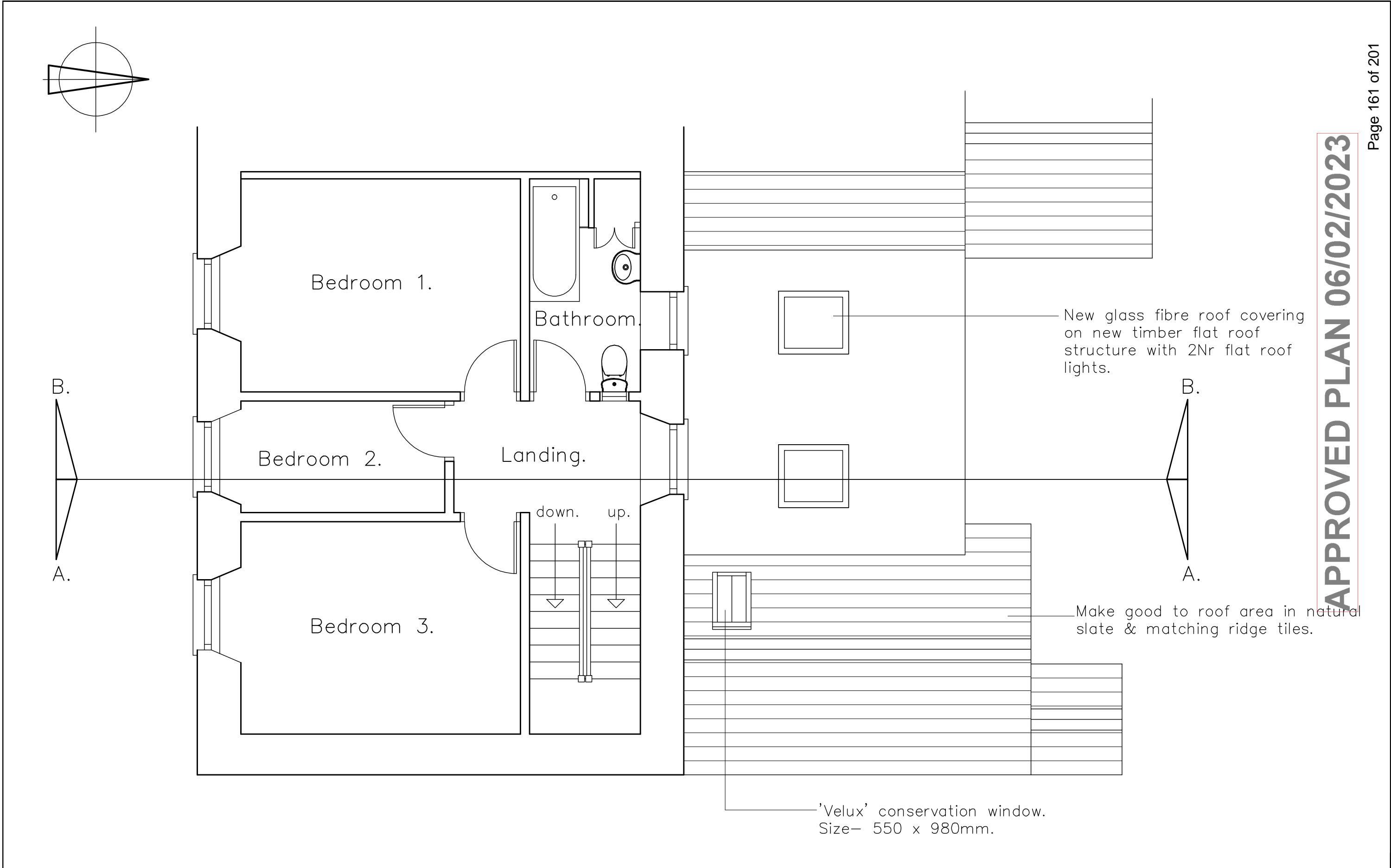
scale

1:50 If printed @ A3.

dwg No.

G/15

APPROVED PLAN 06/02/2023



**LIAM SIGGINS, BUILDING CONTRACTOR,
DESIGN & BUILD.**

'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ.
Mobile: 07977269337 Email: liamsigginsltd@gmail.com

drawing title.

PROPOSED FIRST FLOOR PLAN.

project.

**'GWALIA',
EAST STREET,
NEWPORT, SA42 0SY.**

date.

NOV 2022

revised.

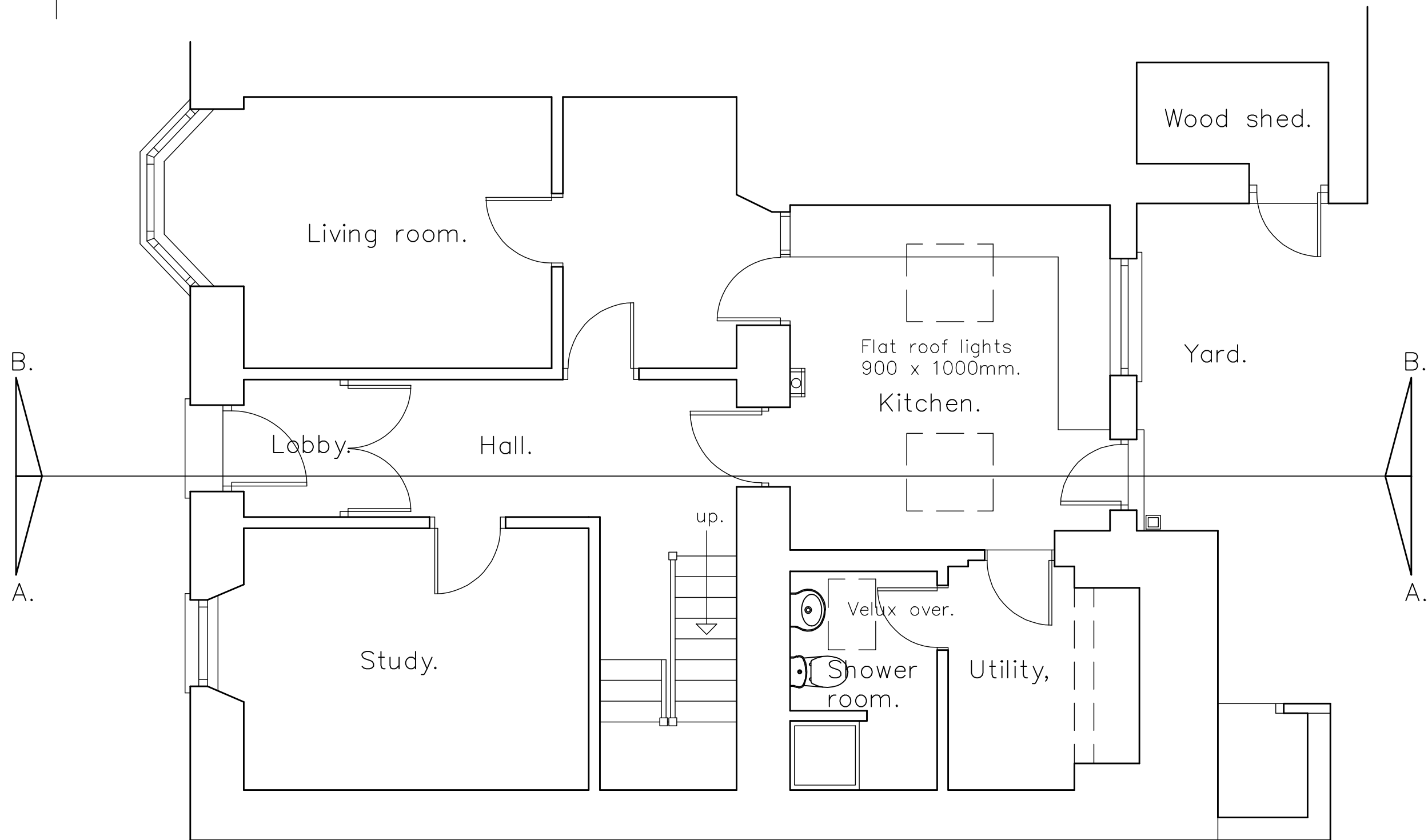
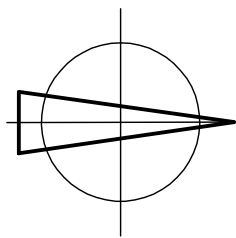
scale

1:50 If printed @ A3.

dwg No.

G/11

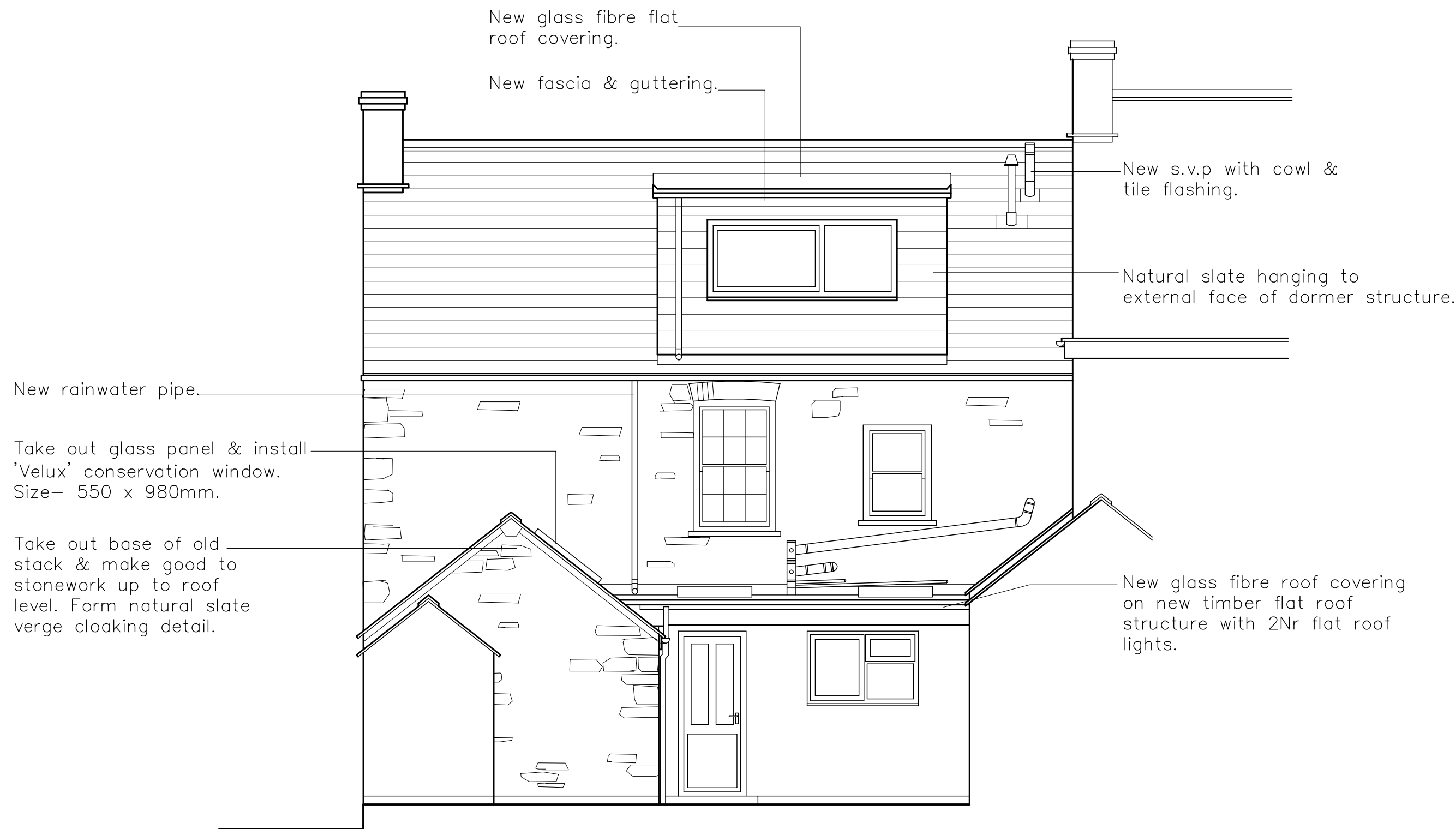
APPROVED PLAN 06/02/2023



LIAM SIGGINS, BUILDING CONTRACTOR,
DESIGN & BUILD.
'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ.
Mobile: 07977269337 Email: liamsigginsltd@gmail.com

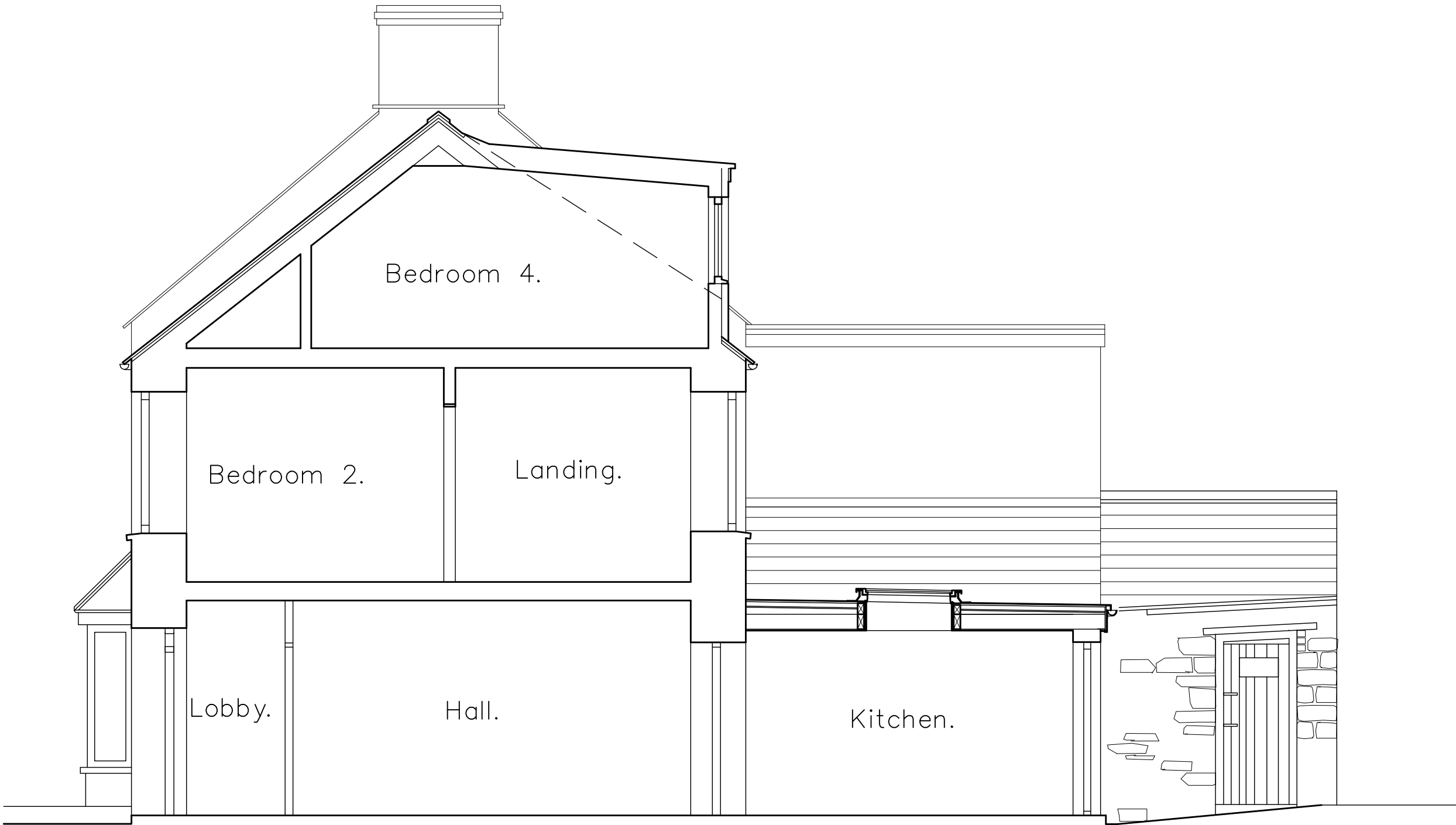
drawing title.	project.	date.	scale
PROPOSED GROUND FLOOR PLAN.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022	1:50 If printed @ A3.
		revised.	dwg No. G/10

APPROVED PLAN 06/02/2023



North Elevation.

LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Mobile: 07977269337 Email: liamsigginsltd@gmail.com	drawing title.	project.	date.	scale
	PROPOSED NORTH ELEVATION.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022 revised.	1:50 If printed @ A3. dwg No. G/16



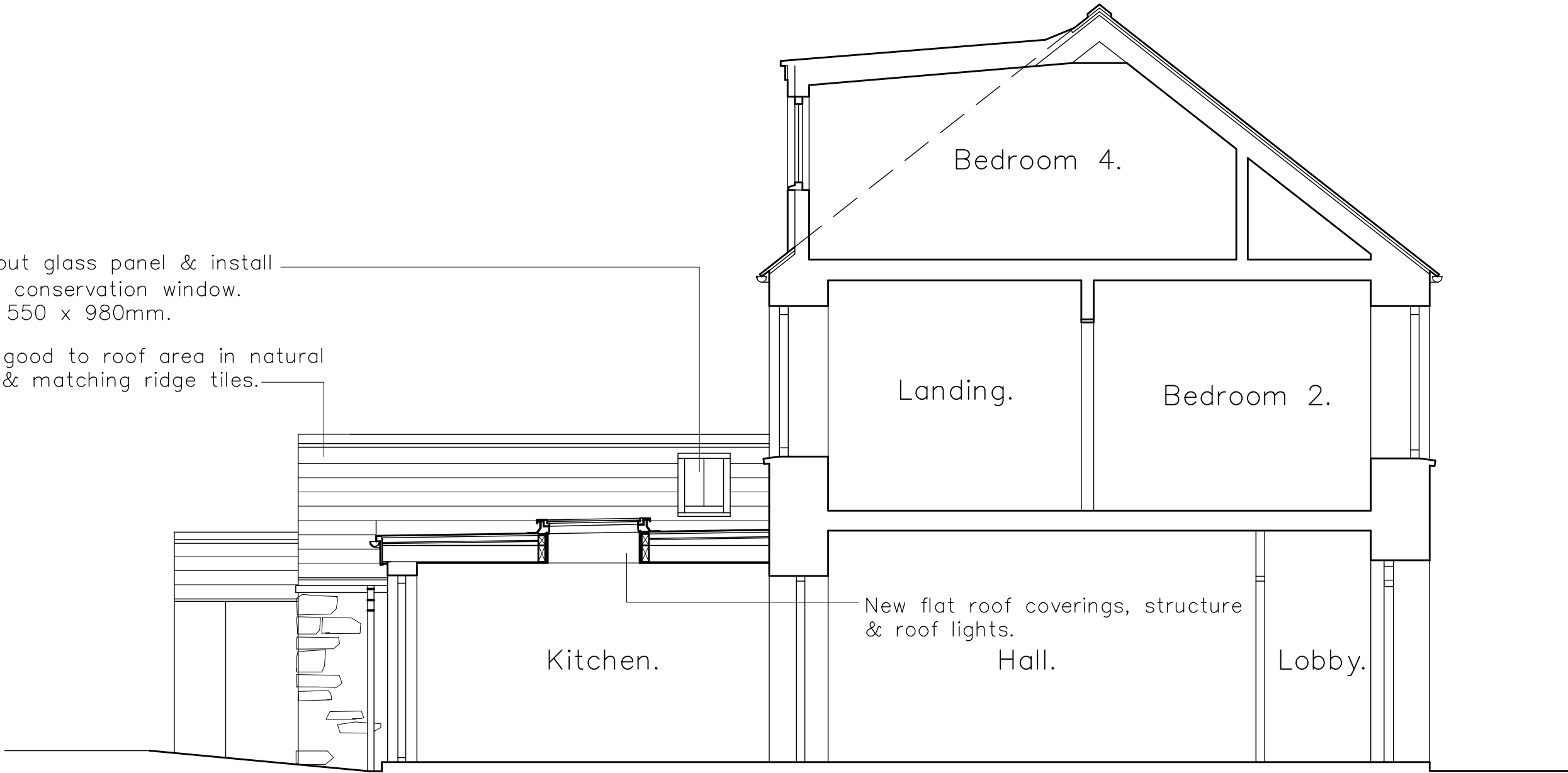
Section B-B.

APPROVED PLAN 06/02/2023

LIAM SIGGINS, BUILDING CONTRACTOR, DESIGN & BUILD. 'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ. Mobile: 07977269337 Email: liamsigginsltd@gmail.com	drawing title.	project.	date.	scale
	PROPOSED SECTION B-B.	'GWALIA', EAST STREET, NEWPORT, SA42 0SY.	NOV 2022 revised.	1:50 If printed @ A3. dwg No. G/14

Take out glass panel & install
'Velux' conservation window.
Size— 550 x 980mm.

Make good to roof area in natural
slate & matching ridge tiles.



APPROVED PLAN 06/02/2023

**LIAM SIGGINS, BUILDING CONTRACTOR,
DESIGN & BUILD.**

'ATHENRY', EGLWYSWRW, CRYMYCH, PEMBROKESHIRE, SA41 3UJ.
Mobile: 07977269337 Email: liamsigginsltd@gmail.com

drawing title.

PROPOSED SECTION A-A.

project.

**'GWALIA',
EAST STREET,
NEWPORT, SA42 0SY.**

date.

NOV 2022

revised.

scale

1:50 If printed @ A3.

dwg No.

G/13