



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY

Application Ref	NP/22/0032/FUL		
Case Officer	Emma Watkins		
Applicant	Ms G A Nicol-Hughes		
Agent	Mr Iain MacRae, MacRae Associates		
Proposal	Demolition of garage and replacement with two-storey building		
Site Location	Pengarn, 18, Ffordd Panteg, Solva, Haverfordwest, Pembrokeshire, SA62 6TN		
Grid Ref			
Date Valid	02-Jun-2023	Target Date	27-Jul-2023

This application is brought to the Development Management Committee as the Community Council have objected to the application

Consultee Response

Solva Community Council: Objecting

1. The proposed plans constitute an overbuild for the site in question. The site is a small area of grass plus modest garage directly outside the gates of a neighboring property and towards the top of a steep and narrow lane. The large increase in floorplan indicated in the proposals would see the structure taking up most of the site leaving minimal space between it and the neighboring property's access or Panteg Lane itself. Access problems for both as well as wider traffic matters could clearly be an issue.

2. There is some doubt as to whether the applicant owns all of the land on which they wish to build. This would need to be clarified before the planning proposal could be considered.

Dwr Cymru Welsh Water: Conditional Consent

PCNPA Tree and Landscape Officer: Conditional Consent

PCNPA Planning Ecologist: Standard Advice

PCC - Drainage Engineers: Observations

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.

Five response letters were received from 3 sources and they raise the following concerns:

- Land forms part of the public highway
- Highways issues with regard to manoeuvring of vehicles

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- Plans do not show dimensions, nor true scale of proposal
- No detail relating to soakways and dispersal of grey water
- Significant structure that represents an overdevelopment of site
- Residential area not suited to commercial warehouse serving holiday lets
- Access to adjoining property would be compromised
- Potential future use of building raises concerns given the proposed construction
- Loss of Pembrokeshire hedge and impact on current features
- Potential impact upon mains water supply

Other concerns relating to land ownership, and potential encroachment onto land controlled by other parties, were raised. Additionally, there was comment that the application documentation had not been completed correctly. The comments outlined above are addressed in the report below, where material. It also references those issues that are not considered to be material and therefore not relevant to the land use planning considerations.

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](#)

Future Wales - The National Plan 2040 (FW which was adopted on 24th February 2022)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 06 - Rural Centres

LDP2 Policy 08 - Special Qualities

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

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 60 - Impacts of Traffic

SPG05 - Seascape Character

TAN 05 - Nature Conservation and Planning

TAN 10 - Tree Preservation Orders

TAN 12 - Design

TAN 18 - Transport

Constraints

Special Area of Conservation - within 500m

Biodiversity Issue

Safeguarding Zone

Ancient Monument - within 500m

Hazardous Zones

Recreation Character Areas

Affordable Housing Submarkets

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

Site description and description of development

The site the subject of this application is a small area of land located on the northern end of Panteg Road in the upper part of the settlement of Solva. Panteg Road runs through a residential area, housing a mix of dwelling types, and, ultimately, provides access to a farm stead, the entrance to which is located immediately adjacent to the application site.

In addition, the site abuts the access to a property known as Windcroft, located to the east of the application site, and lies opposite no. 18 Panteg, which is identified as the applicant's home address.

The application site currently houses a single storey garage building, with the access facing to the west, with the building materials being brick to the elevations, and slate to the roof. Given the topography of the area, the adjoining land to the north and east is at a higher level therefore the application site is bounded by retaining walls.

The application has been submitted seeking approval for the demolition of the existing garage, and its replacement with a larger building on site. The application description describes it as a two-storey building, although the first-floor storage area is located within the roof space and its height is more consistent with that of a single storey building.

The materials proposed in the construction include the use of colour washed render to the elevations, artificial slates to the roof, and uPVC for the windows, doors, facias, and rainwater goods.

The opening to the new building will be in the form of a single door with a combination full-length window to the west elevation, a single window in the south elevation, and two rooflights in the south facing roof plane.

Following discussions with officers, the overall scale of the building has been reduced such that it is proposed to leave a gap of 700mm around the building, the ridge height is 4.1 m, and the eaves height is set at 2.85m. Reference to a 'florist work area' have also been removed from plans.

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
- Access and Parking

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- Landscaping and Biodiversity
- Other Material Considerations

Policy:

The proposal seeks approval for the erection of a replacement detached garage on the northern edge of the Rural Centre of Solva as identified by the adopted Local Development Plan (LDP).

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) sets out the National Park's purposes and duty, in order to ensure that development within the Park is compatible with these. As the development is for householder development within the settlement boundary, it will be compatible with the National Park Purposes and Duty and is therefore acceptable in principle.

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

Policy 6 sets out the land use priorities for Rural Centres. Criteria e) and f) seek to ensure developments contribute to the protection and enhancement of the special qualities of the Centre and that it is of a scale that is consistent with the size and character of the Centre.

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 special qualities will be protected and enhanced. Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and 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 (criterion 'a').

The proposed building is to measure 6.6m in length by 3.65m in width with a maximum height of 4.1m (2.85 to the eaves) underneath a pitched roof. It is to be sited on the footprint of the existing garage and although it is of enlarged proportions (approximately 1.8m longer, 0.8m wider and 1.1m taller), it respects the existing roof form and will continue to appear as a domestic outbuilding. The walls are to be rendered and the roof finished in slate, in keeping with the local vernacular. The building is proposed to be set in from the site boundaries and set-back from the highway and as such will not represent an over development of the site.

Owing to its siting, the proposal will not be visible from wider public viewpoints and will not result in any significant visual intrusion. Its scale is considered to be appropriate within this location and its design incorporates high quality materials. It will retain the domestic character exhibited by the previous building and as such, the proposed building is considered to comply with Policies 6, 8, 14 and 29 of the Local Development Plan.

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Amenity and Privacy:

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

The proposal building will be constructed on the site of an existing garage, approximately 15m away, and on the opposite side of the lane, from the nearest dwelling (38 Panteg Road), which is elevated above the application site and screened by a high and mature hedge. Owing to its siting, proportions and existing screening provided by the hedge at no.38, the proposal will not have any adverse impact on neighbouring amenity in terms of loss of light or through being overbearing.

The garage will be served by a full-length window in its western elevation, looking toward the boundary with no. 38 Panteg Road, and a small window and 2no. rooflights in its southern elevation. The existing garage also has a window in its southern elevation. Given that the garage is to be used as a store incidental to Pengarn, there will be occasions when it is being utilised by the occupants. However, owing to the distance between neighbouring dwellings and the proposal building, and screening to the eastern boundary of no. 38 Panteg Road, there will be no additional adverse impact in terms of overlooking or loss of privacy as a result of the proposal.

The site of the proposed garage is not widely visible within the surrounding landscape, given the local topography and screening provided by existing residential development and boundary treatments. Its visual impact will therefore be confined to the immediate area. Although the proposed building is of a greater height and enlarged proportions compared to the existing garage, its scale is consistent with the proportions of a domestic garage/outbuilding, and it would not appear to be incompatible with the residential character of its surroundings and would not be overly intrusive compared to the existing garage.

In terms of traffic generation, the proposed building will be incidental to the domestic use of Pengarn and will be conditioned as such. The agent has confirmed that no business will be run from the building and in any instance, this would represent a breach of planning control and would be subject to assessment under a further application.

As such the proposal will not have any adverse impact on amenity and is considered to comply with Policy 30.

Access and Parking:

Policy 60 prevents development which would have an unacceptable impact in terms of access, highway safety, traffic generation and the environment as a result of traffic.

The Highways department have not commented in relation to the application. It is worth noting that the existing garage does not meet the required parking dimensions to be considered a viable form of off-street parking. Its loss would not therefore have a material impact in terms of increased off-street parking

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demand. Furthermore, Pengarn is served by an existing driveway which is able to accommodate three vehicles.

Objections to the scheme have raised the issue of vehicle manoeuvrability, obstruction to the access to the neighbouring property and traffic generation. However, the existing site does not provide sufficient space for a vehicle to park within it whilst the garage is being accessed and vehicles must manoeuvre within the lane to either access or egress in a forward gear. As the proposed building is not designed to accommodate a vehicle, as the existing garage, is the issue of manoeuvrability falls away and the scheme represents a betterment. In addition, the amendments to the proposal ensure that the building will not encroach onto land outside of the applicant's control and the vehicle access to the neighbouring property will not be obstructed.

The proposal will not have a direct impact on levels of traffic, access or upon highway safety and as such is considered to comply with Policy 60 of the Local Development Plan.

Biodiversity:

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

The application is supported by a tree survey as there is a potential for the proposal to have impact on a pine tree on land to the east of the building at Windcroft. The report concluded there will be no impact on the tree as a result of either demolition or construction of the building or during the lifetime of the tree. The Tree and Landscape Officer has advised a condition recommending the erection of appropriate protective fencing during construction works, however, the report which was submitted subsequent to these comments being made states that the existing retaining walls are deemed sufficient to act as a protective barrier during demolition and construction.

The PCNPA Ecologist has confirmed that bats are not using the existing building not commented on the current proposal, yet this latest application, and those previously approved, have included detail in the form of appropriate habitat and roosting surveys. It is considered that the recommendations contained within the surveys can be appropriately conditioned, and this is reflected below.

The proposal is therefore considered to be acceptable in terms of its impact on biodiversity and in accordance with Policy 11 of the Local Development Plan.

Other material considerations

Some of the objections received indicate the proposal would stray onto land outside of the applicant's control. The applicant has provided details which

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satisfactorily demonstrate ownership of the application site. Plans have been amended to adjust the size of the proposed building to ensure it doesn't overhand either the highway or neighbouring boundaries and so this matter is considered to be resolved and the correct ownership certificates have been signed on the application form.

Conclusion

The erection of a replacement detached outbuilding serving Pengarn is considered to be an acceptable development in this location and will not cause an adverse impact on visual amenity or on the special qualities of the National Park. Further the proposal does not have an unacceptable adverse effect on amenity. As such, the application accords with policies 1, 4, 8, 11, 14, 29 and 30 of the Local Development Plan 2 and can be supported.

Recommendation

Approval subject to 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:
Drwg Ref – 1A Proposed Site and Location Plan
Drwg Ref – 2A Proposed Elevations
Drwg Ref – 3A Proposed Floor Plans
Doc Ref – PC22-109 Report on a Pine tree in relation to a proposed development at Pengarn, 18 Panteg Road, Solva, Pembrokeshire, Tree Consultants, Wales (4 August 2022)
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 development commences details of external illumination, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.
Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.
4. Prior to the construction of the building hereby approved details of the external finishes and colours shall be submitted to and approved in

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writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: 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 – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

5. Where the roof is to be to slated, these shall be natural slates, as shown on plan.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.
6. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network
Reason: To prevent hydraulic overbearing of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
7. The building hereby permitted shall not be used as a business use at any time and should be used for purposes ancillary to the residential use of the dwelling known as 'Pengarn, 18 Panteg Road'.
Reason: In order to be clear on the approved scheme of development in the interests of protecting the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty) and 7 (Countryside).
8. The works shall be carried out in accordance with the recommendations and working method statement as set out in the Preliminary Roost Assessment Report (Ref RE035-04), and supplemented by Hibdarnation Survey (Ref RE035-04b).
Reason: In order to ensure protection of biodiversity in accordance with Local Plan Policy 11.

Informatives

Bats

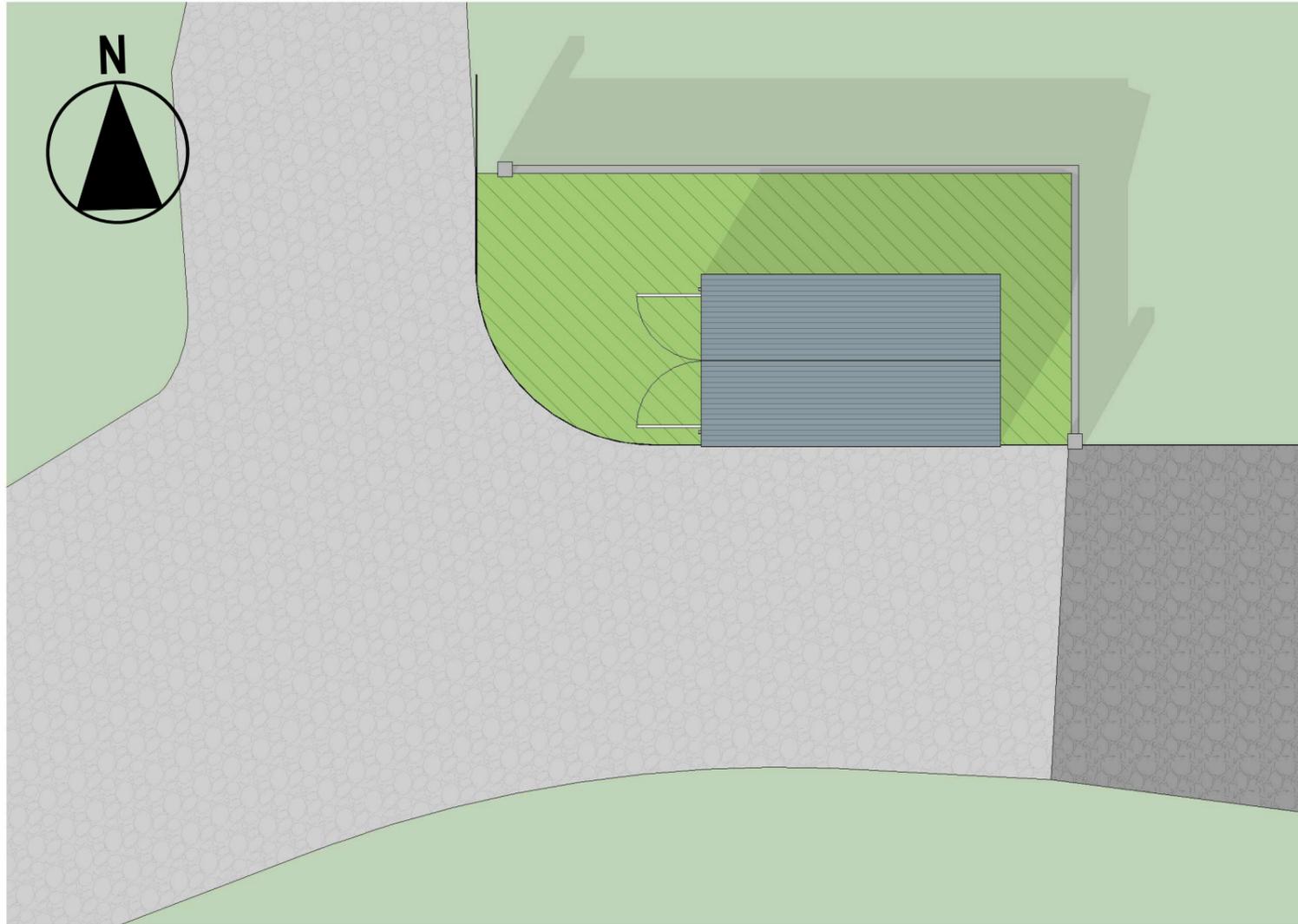
All British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under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

There is a possibility of encountering bats unexpectedly during works. If bats are encountered on site works should stop immediately and 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.

Drainage

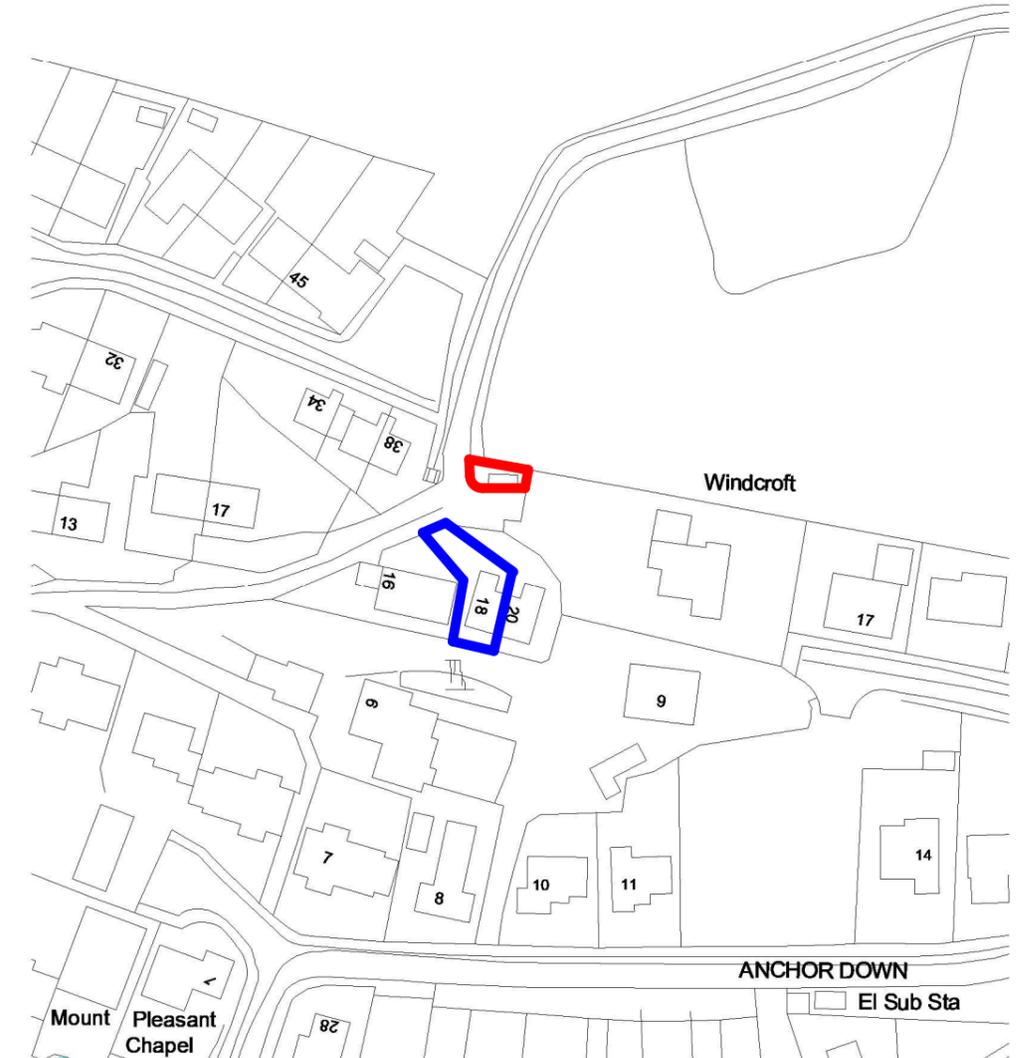
The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (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 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.



Site Plan

1 : 100



Location Plan

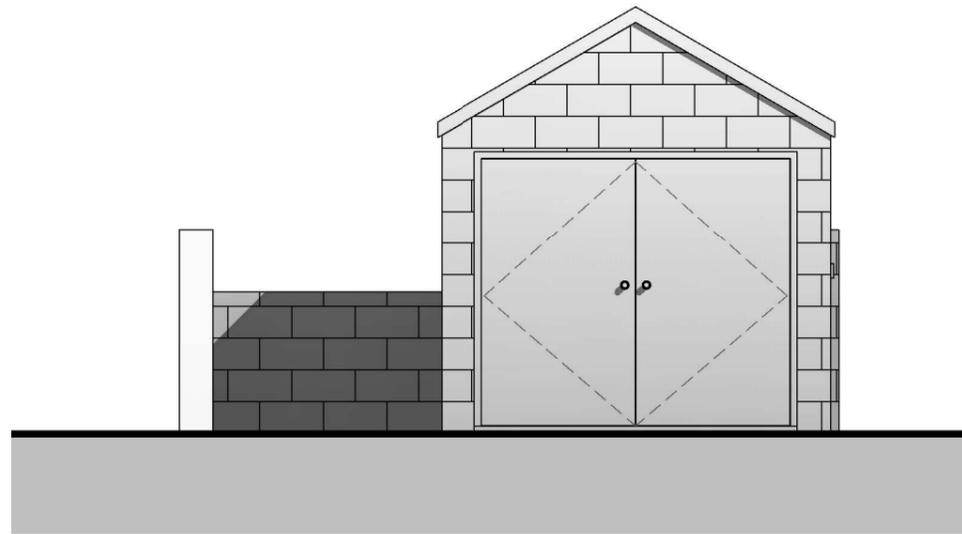
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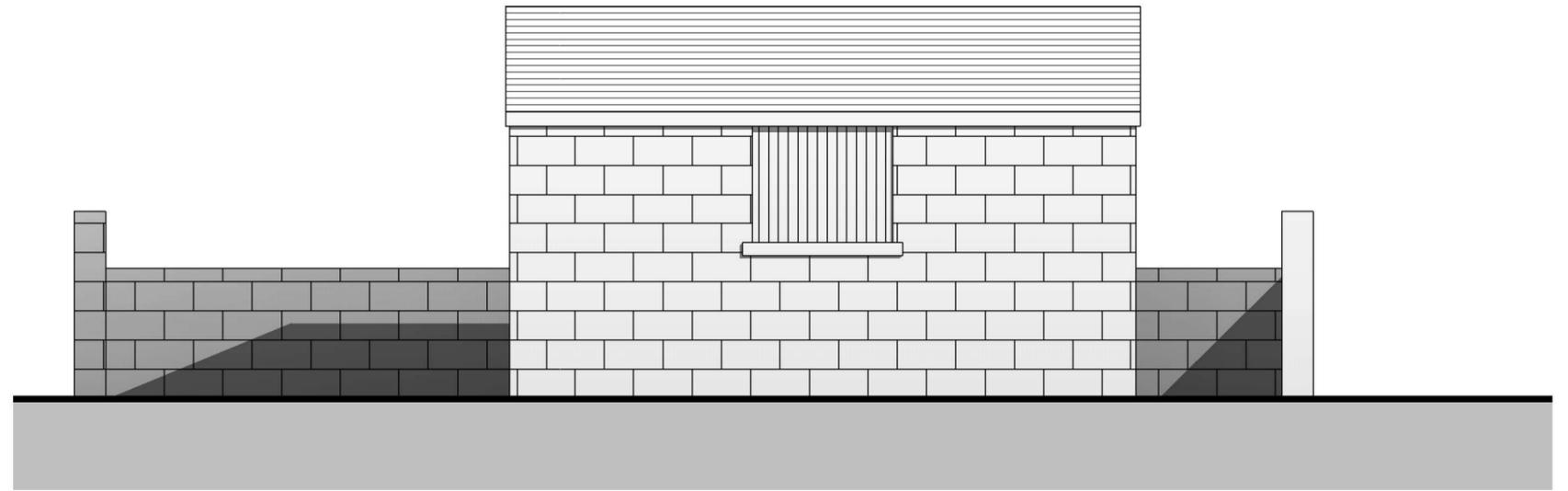
Drawing 4
 Existing Site & Location Plan
 Upgrade Of Garage To Store, 18 Panteg Road, Solva
 December 2021

Scales as Shown @ A3



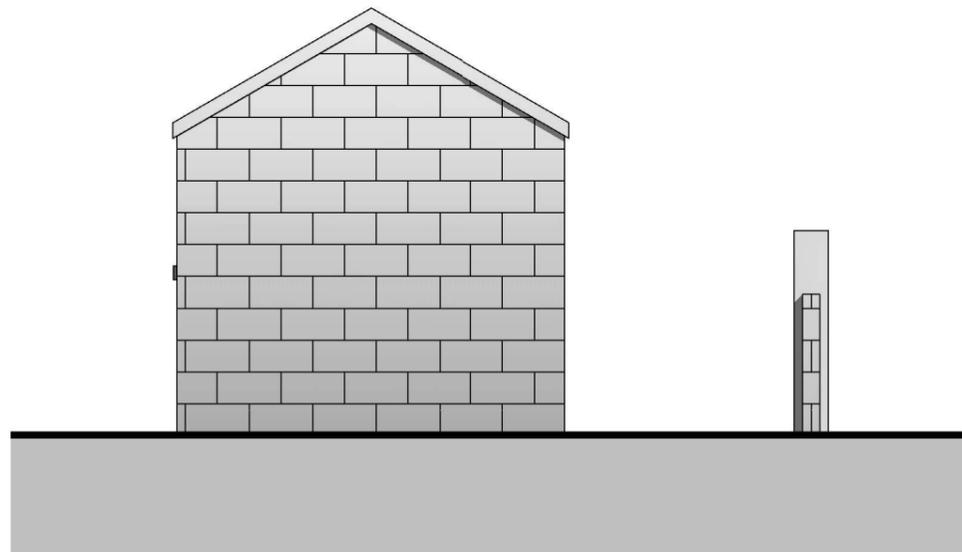
West Elevation

1 : 50



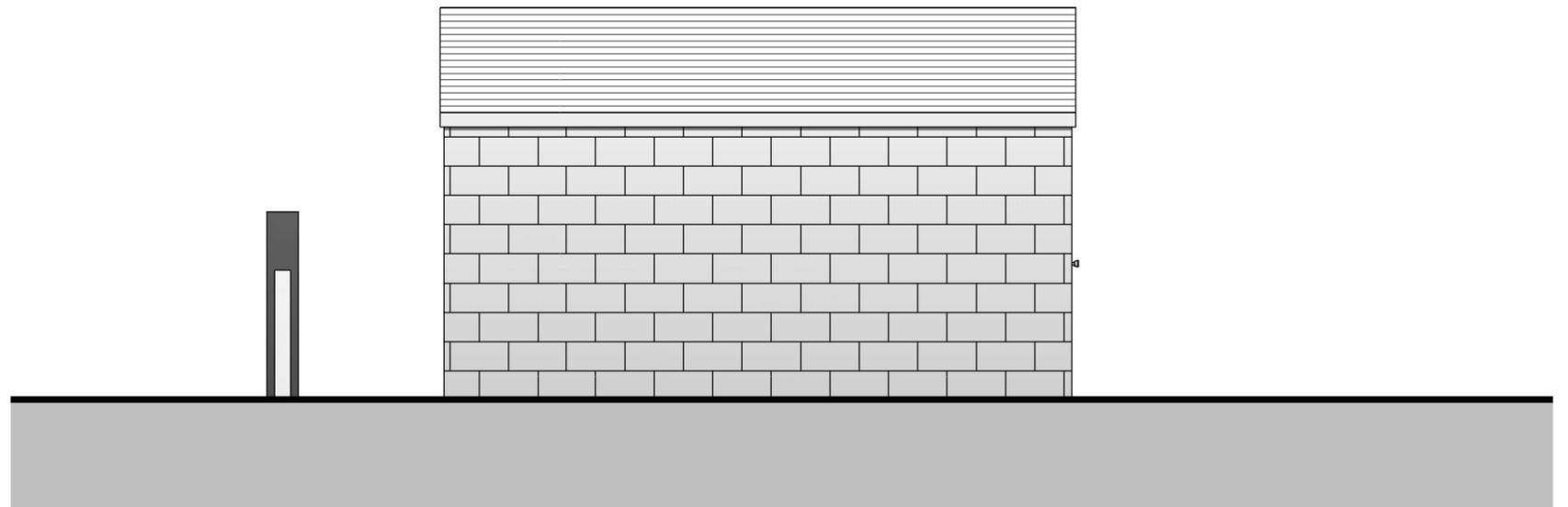
South Elevation

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East Elevation

1 : 50



North Elevation

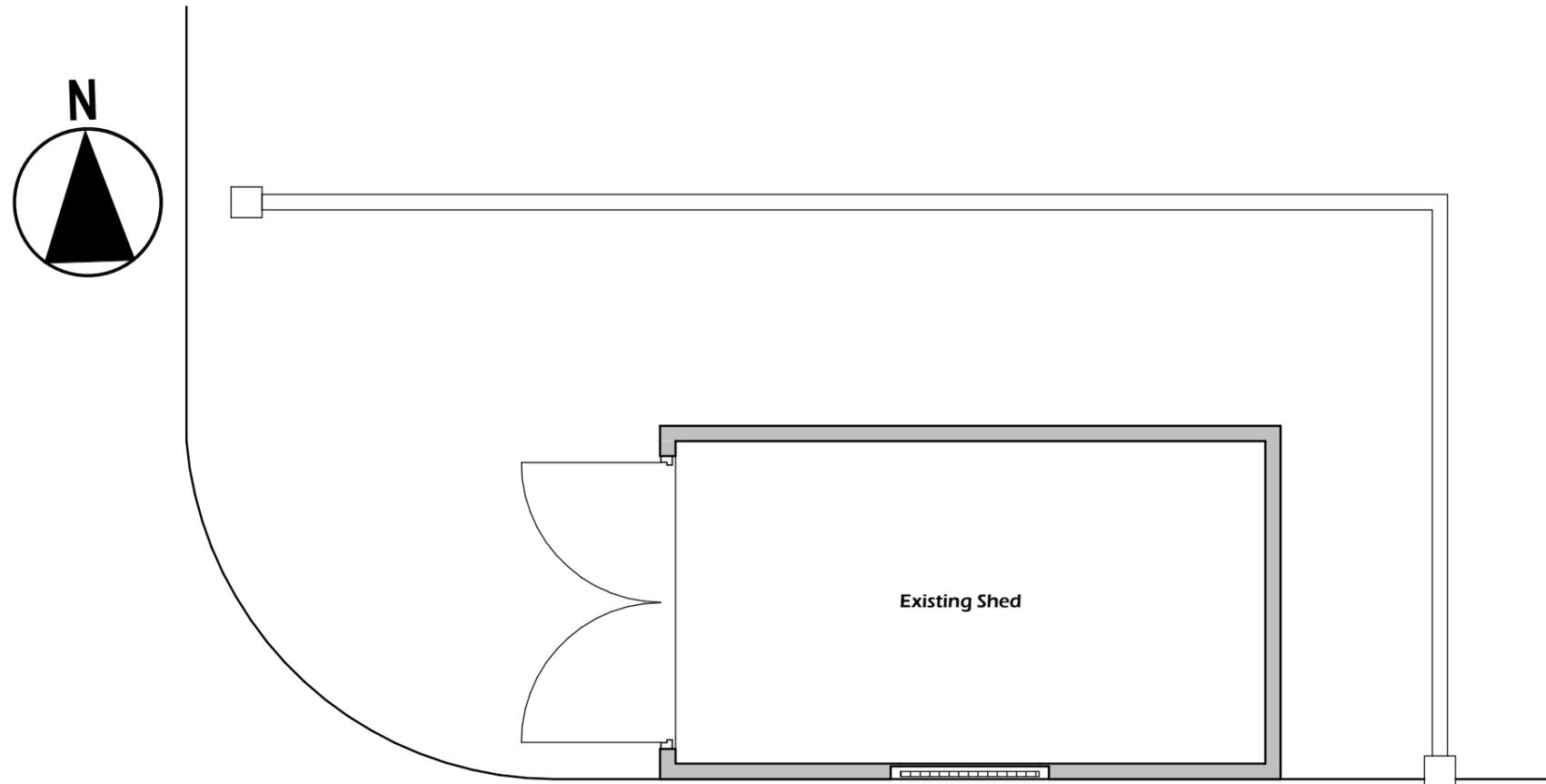
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Drawing 5
Existing Elevations
Upgrade Of Garage To Store, 18 Panteg Road, Solva
December 2021

Scales as Shown @ A3



Existing Shed Floor Plan

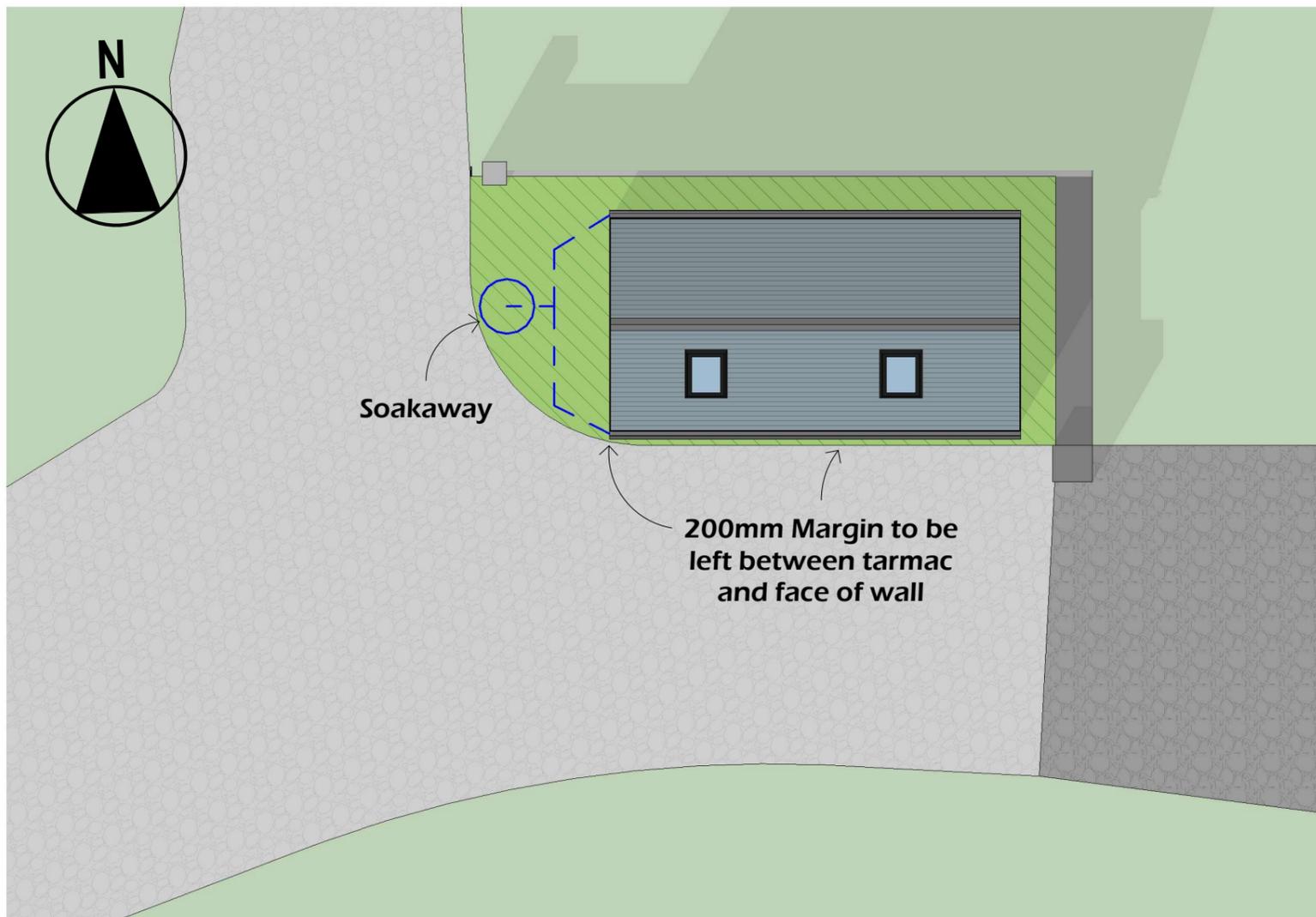
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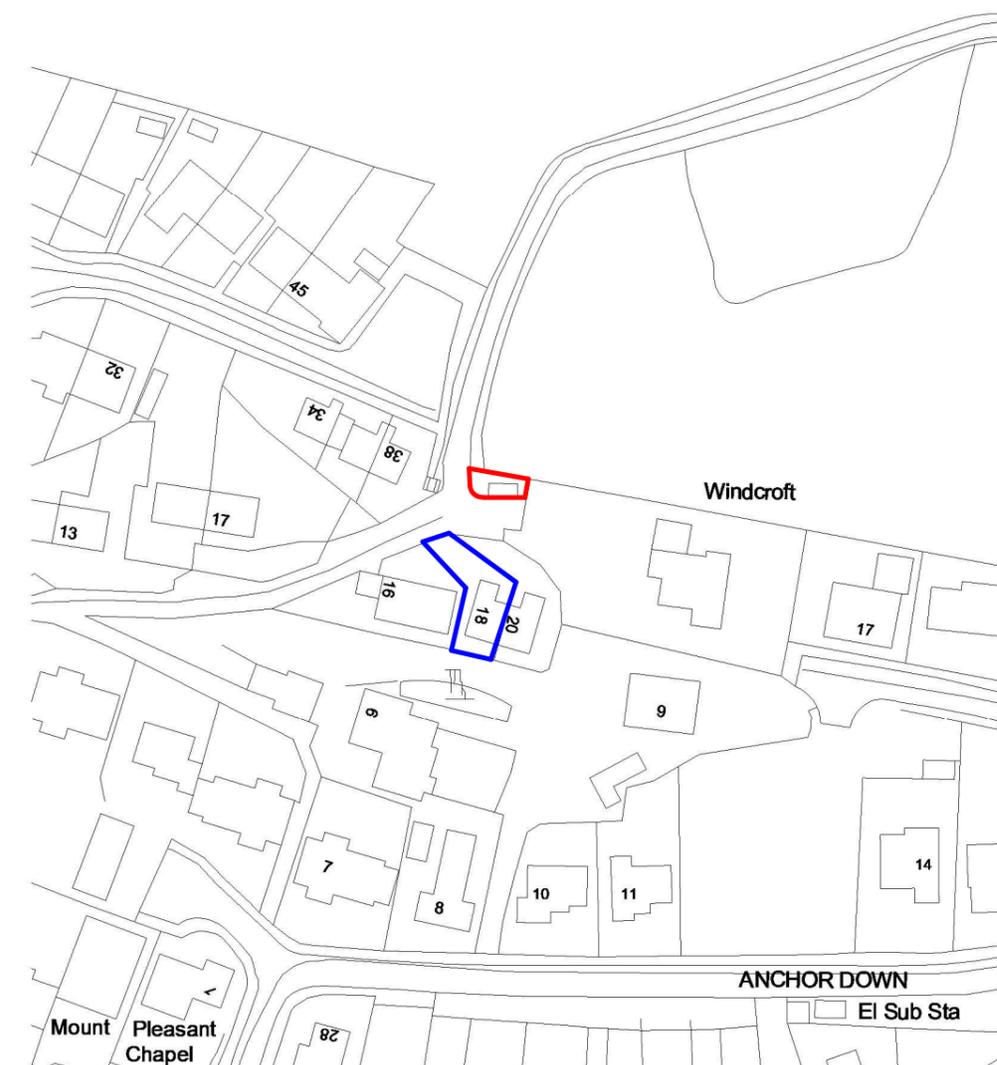
Drawing 6
Existing Shed Floor Plan
Upgrade Of Garage To Store, 18 Panteg Road, Solva
December 2021

Scales as Shown @ A3



Site Plan

1 : 100



Location Plan

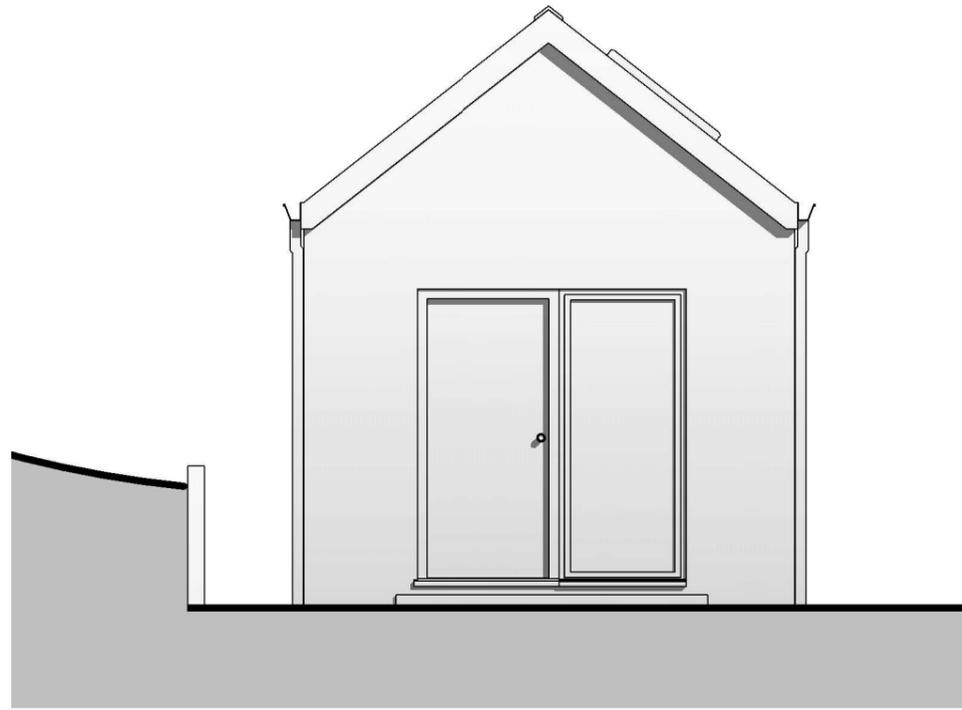
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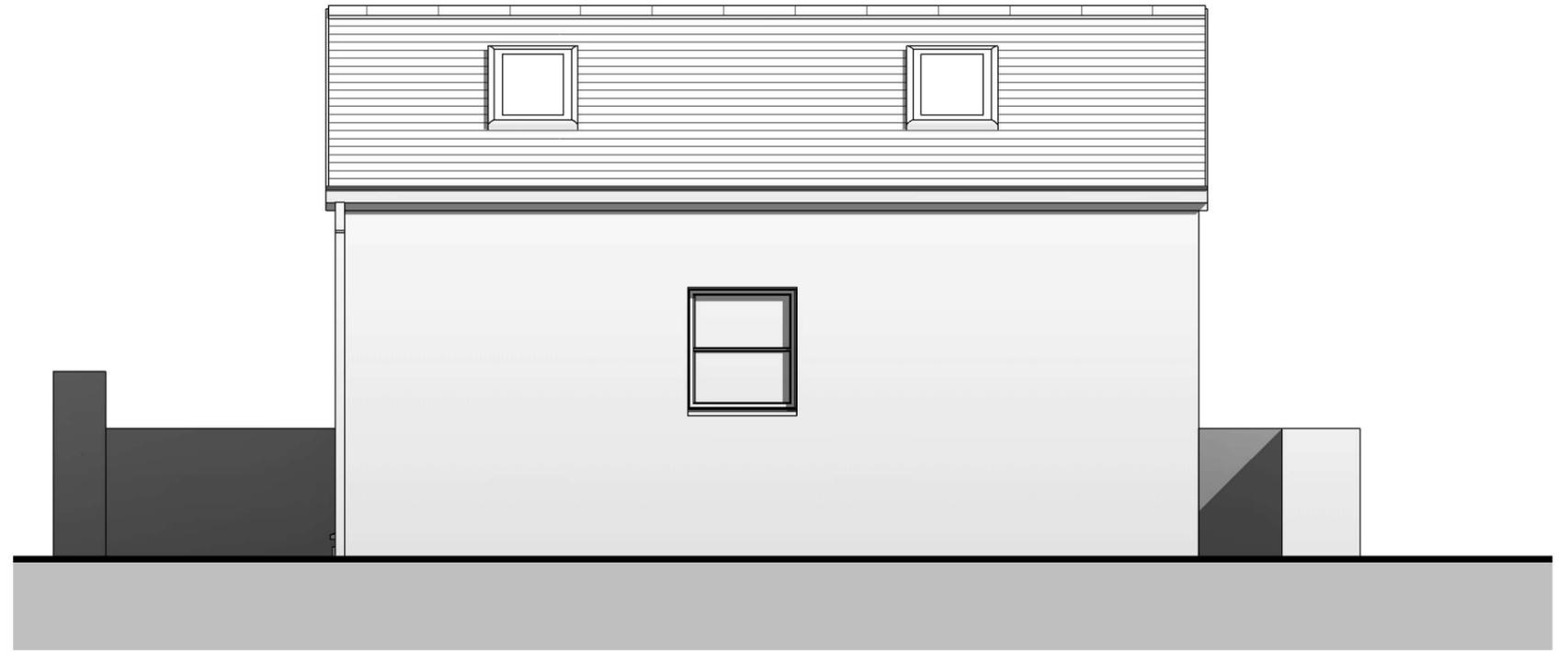
Drawing 1A
 Proposed Site & Location Plan
 Upgrade Of Garage To Store, 18 Panteg Road, Solva
 June 2023

Scales as Shown @ A3



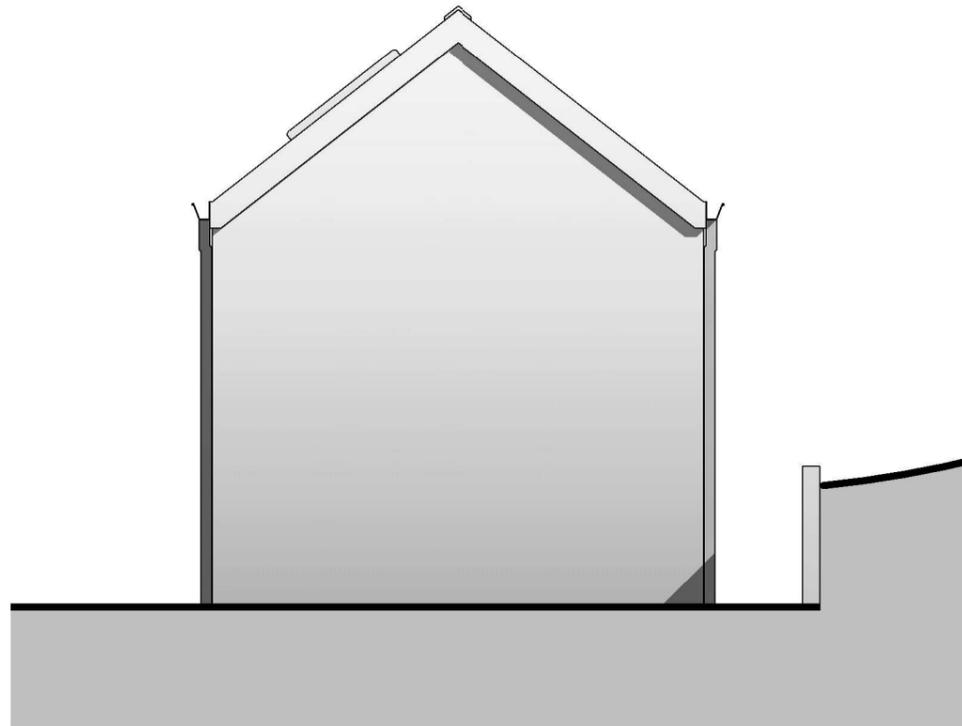
West Elevation

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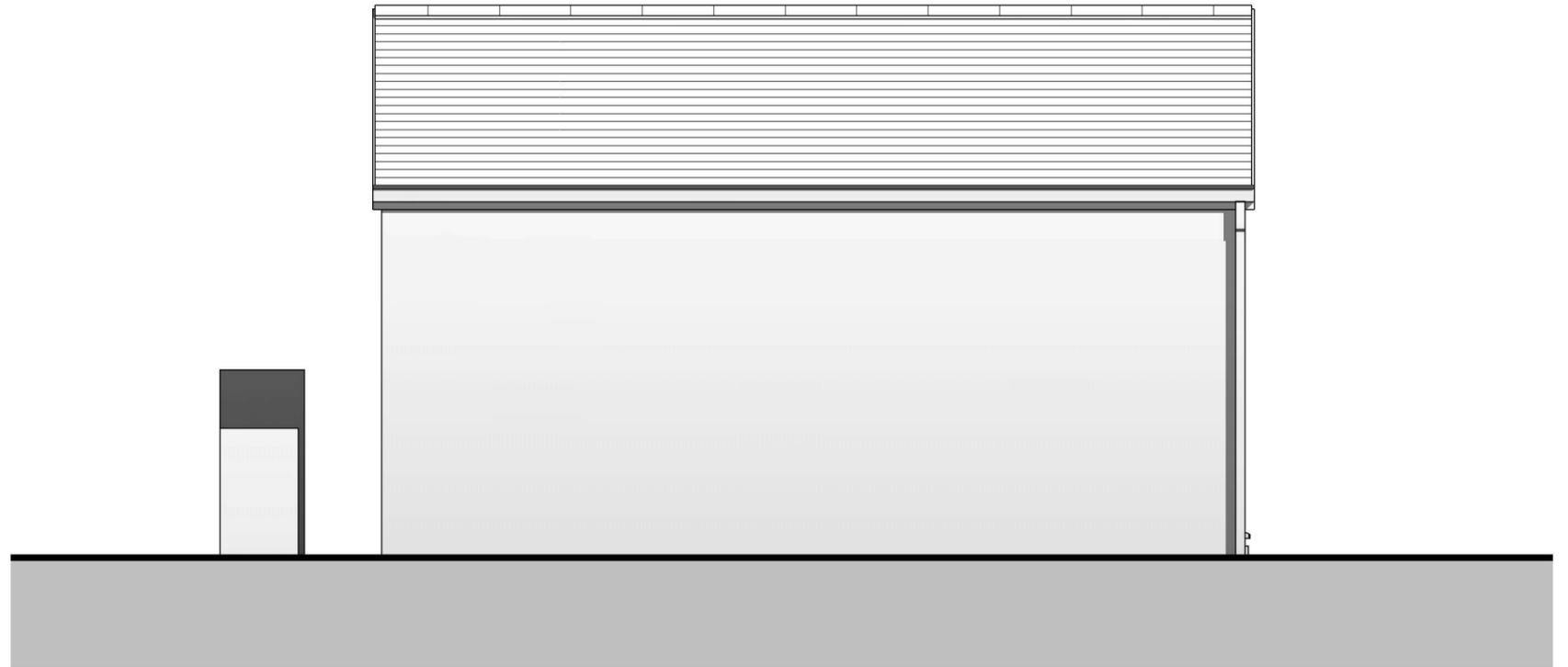
South Elevation

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East Elevation

1 : 50



North Elevation

1 : 50

Iain MacRae

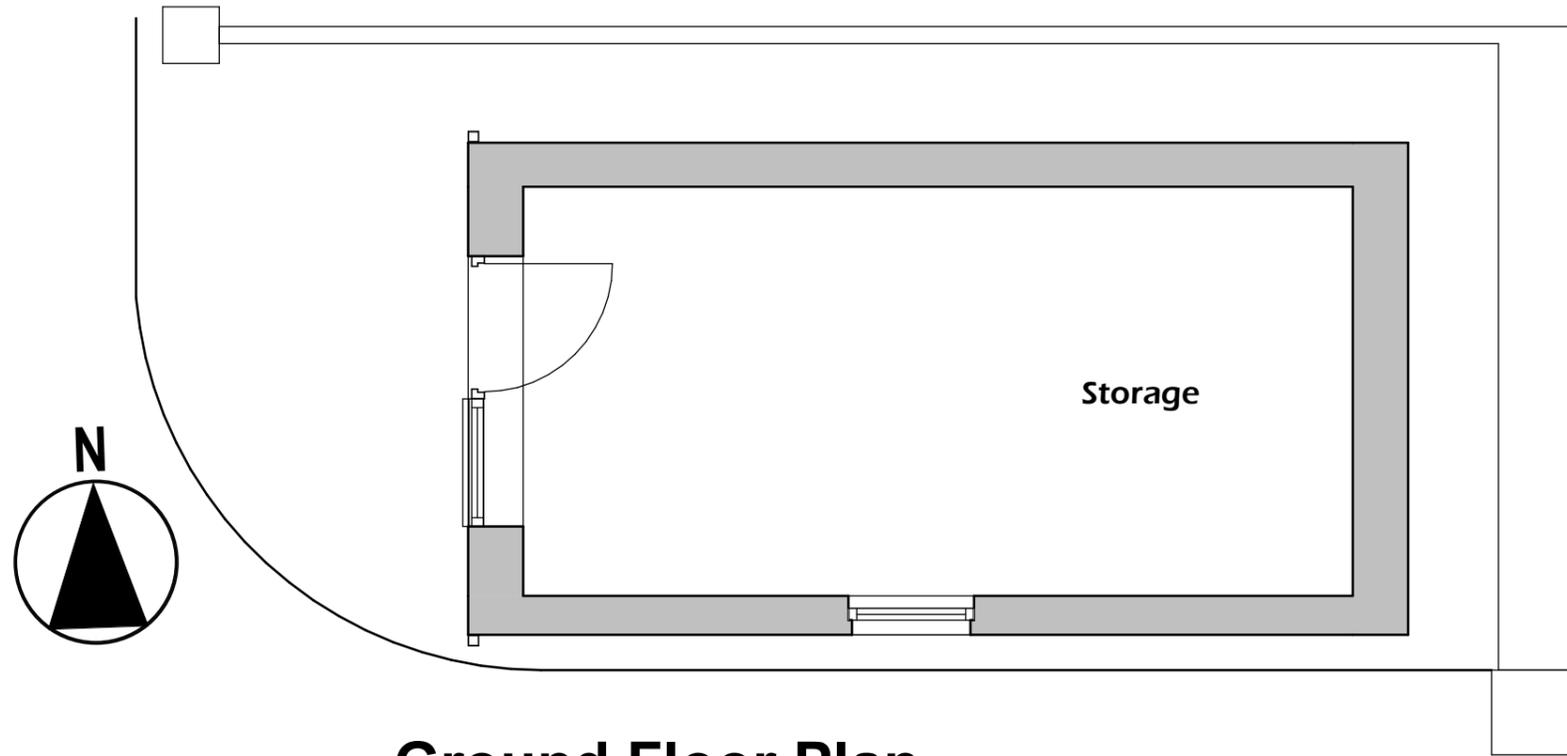
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Finishes

- Walls - Colour Washed Render
- UPVC Windows & Doors
- UPVC Facias & Rainwater Goods
- Roof - Man Made Slate - Blue/Black
- Ridge - Butt Jointed Ridge Tiles - Blue/Black

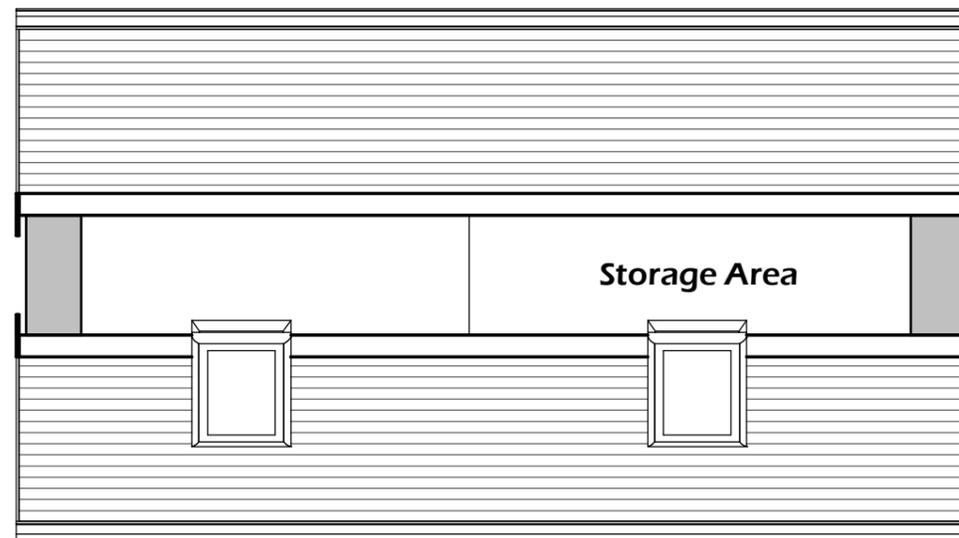
Drawing 2A
 Proposed Elevations
 Upgrade Of Garage To Store, 18 Panteg Road, Solva
 June 2023

Scales as Shown @ A3



Ground Floor Plan

1 : 50



Raised Storage Area

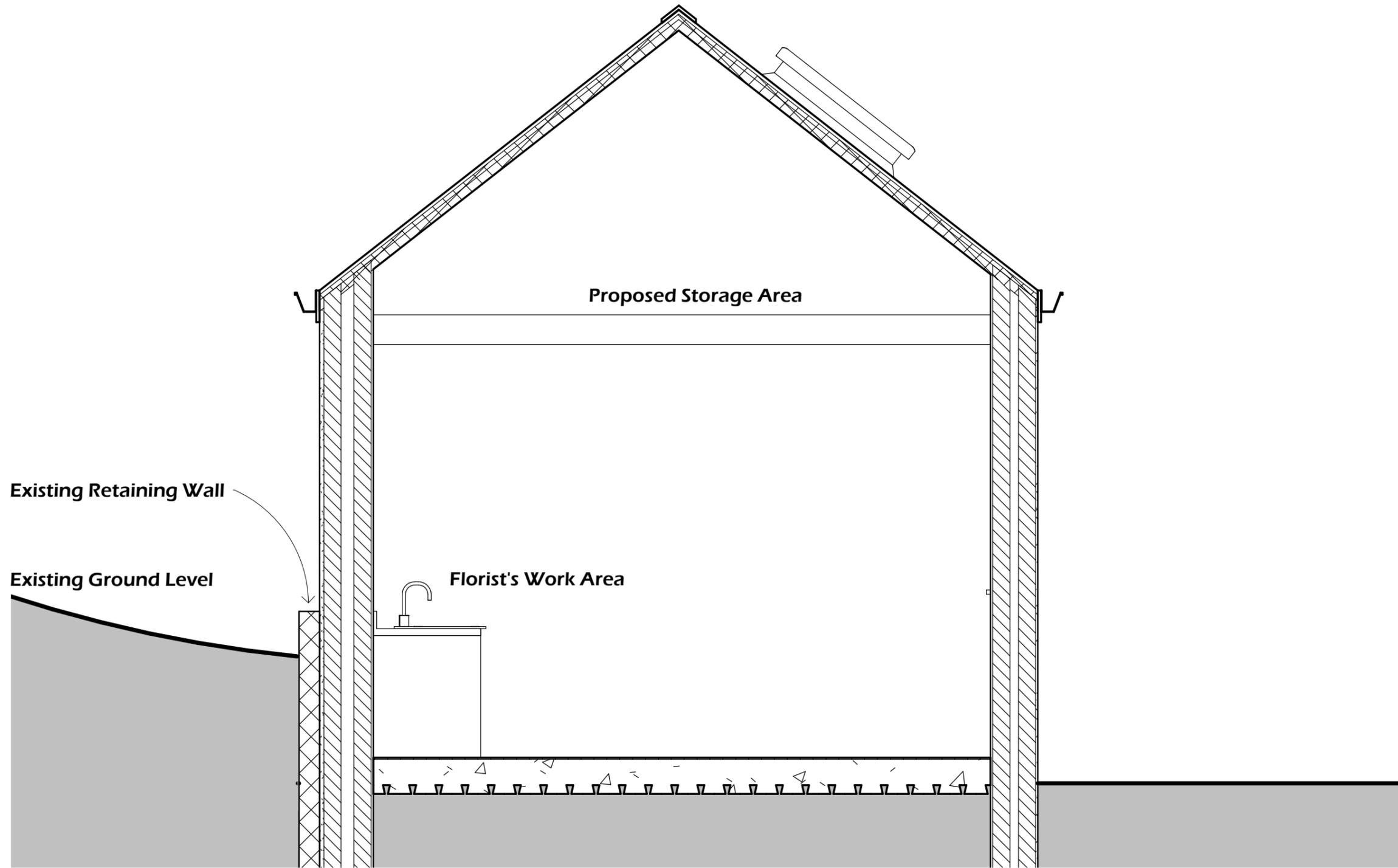
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Drawing 3A
 Proposed Floor Plans
 Upgrade Of Garage To Store, 18 Panteg Road, Solva
 June 2023

Scales as Shown @ A3



Proposed Section
1 : 25

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Drawing 7
Proposed Section
Upgrade Of Garage To Store, 18 Panteg Road, Solva
December 2021

Scales as Shown @ A3