

**Application Ref: NP/21/0752/FUL**

<b>Case Officer</b>	Sara Thomas		
<b>Applicant</b>	c/o agent		
<b>Agent</b>	Mr C Cox		
<b>Proposal</b>	The erection of 2 no. 4 bedroom detached dwellings		
<b>Site Location</b>	Mountain Ash Cottage, Sandy Hill Road, Saundersfoot, Pembrokeshire, SA69 9PL		
<b>Grid Ref</b>	SN13070439		
<b>Date Valid</b>	24-Nov-2021	<b>Target Date</b>	30-Jul-2023

**This application is being reported to the Development Management Committee at the Chairs request, following consideration for extended delegation and as the Community Council has objected to the application, contrary to the Officer recommendation for approval.**

**Summary**

The proposal is for the erection of two dwellings within the Centre of Saundersfoot. The site benefits from an existing planning permission for two new dwellings but which includes the demolition of a single property. The current application proposes retaining the single property previously proposed for demolition and adding two additional dwellings. Affordable Housing provision is proposed as an off-site contribution and a signed unilateral undertaking to secure this has been received by the Authority. The design and scheme as a whole is considered acceptable and the proposal is recommended for approval.

**Consultee Response**

**Saundersfoot Community Council:** Objecting  
**PCC - Transportation & Environment:** Supporting  
**PCNPA Park Direction:** Supporting  
**PCNPA Access Manager:** No objection  
**PCNPA Tree and Landscape Officer:** Conditional Consent  
**PCC - Drainage Engineers:** Observations  
**PCNPA Planning Ecologist:** Further information required  
**PCNPA Tree and Landscape Officer:** Further information required

**Saundersfoot Community Council** made 2 consultation responses which are as follows:

06/01/2022: Councillors would like to visit the site to ascertain how the site will accommodate the proposed dwellings, to consider the possible impact on the surrounding properties and also to determine if there would be any impact to the proposed dwellings from neighbouring properties and any persons using the public footpath, in close proximity to the site.

09/03/2022: The Community Council have received a number of letters raising concerns of this development. The Council considered these in their response. Unfortunately the Pembrokeshire Coast National Park Planning Authority were

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unable to support a site visit and Councillors were disappointed that they were unable to access the site and gauge the proposed development and impact on neighbouring properties. The Council consider that this proposed development is potentially overpowering to neighbouring properties, neighbours will have their amenities greatly affected in a negative way and the proposed dwellings will cause major overdevelopment of the site. The Council do not support this application.

The Community Council were advised that if they wished to visit the site, they were able to contact the applicant's agent to arrange access.

### **Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012. Approximately 7 letters of objection have been received, their comments are summarised below:

- Overlooking
- Light pollution
- Loss of tranquillity in garden
- Loss of amenity through loss of open space
- The proposal is in contradiction of the LDP
- Failing to provide sustainable and affordable housing
- Increase in dependence on motorised transport
- Overdevelopment
- Retention of existing dwelling is an improvement to approved plans
- Visually intrusive
- Loss of view
- Loss of light
- Shared access is inadequate
- Increase surface water runoff and foul water
- Mountain Ash will no longer have a garden
- Will set a precedent for allowing dwellings to be built in the gardens
- Proximity to neighbouring property
- Increase in noise

### **Policies considered**

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

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

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

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 04 - Saundersfoot Local Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

Pembrokeshire Coast National Park Authority  
Development Management Committee - 31 January 2024

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LDP2 Policy 11 - Nationally Protected Sites and Species  
LDP2 Policy 12 - Local Areas of Nature Conservation/Sites of Geological Interest  
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park  
LDP2 Policy 29 - Sustainable Design  
LDP2 Policy 30 - Amenity  
LDP2 Policy 32 - Surface Water Drainage  
LDP2 Policy 34 - Flooding and Coastal Inundation  
LDP2 Policy 46 - Housing  
LDP2 Policy 48 - Affordable Housing  
LDP2 Policy 59 - Sustainable Transport  
LDP2 Policy 60 - Impacts of Traffic  
PPW11  
SPG01 - Affordable Housing  
SPG05 - Biodiversity  
SPG15 - Sustainable Design & Development  
TAN 05 - Nature Conservation and Planning  
TAN 10 - Tree Preservation Orders  
TAN 12 - Design

### **Constraints**

Tree Preservation Order  
Biodiversity Issue  
Rights of Way Inland - within 50m  
LDP Centre:60pc aff housing;30 units/ha  
Recreation Character Areas  
Low Coal Risk  
Surface Coal  
Landscape Character Assessment  
Affordable Housing Submarkets  
Landscape Character Area

### **Officer's Appraisal**

#### **Site and Context**

The application site is situated at Mountain Ash Cottage, Sandy Hill Road, within the local centre of Saundersfoot. The site relates to a detached, dormer bungalow, which is slightly set back from the road frontage to the south. The dwelling is situated within a particularly large plot and is bound by dwellings at Lawnswood to the rear. There is a significant difference in levels between the front and rear of the site. Access to the site is gained from Sandy Hill Road, with off-street parking provided to the side of the dwelling. The streetscene varies considerably in terms of the scale and design of the existing dwellings.

## Relevant History

NP/22/0272/RES – Reserved matters details associated with NP/19/0132/S73 – Demolition of existing dwelling & erection of 2 No. detached dwellings – Approved 3rd November 2022

NP/19/0132/S73 – Variation of Conditions 1 and 2 of NP/16/0141/OUT to allow a further 3 years for submission of reserved matters – Approved 1st May 2019

NP/18/0232/TPO – 2 x oak trees -canopy reduction – Approved 15th May 2018

NP/16/0141/OUT – Demolition of existing cottage & proposed construction of two separate dwellings within existing plot boundaries each with separate access onto Sandyhill Road – Approved 2nd May 2016

NP/15/0345/FUL – Demolish existing cottage & construction of two separate dwellings within the existing plot boundaries, each with separate access onto Sandyhill Road – Withdrawn 4th September 2015

NP/11/350 – Outline application: Demolition of existing dwelling and erection of two detached dwellings (all matters reserved) – Approved 22nd December 2011

## Current Proposal

Planning permission is sought for the erection of 2 detached dwellings. The proposed dwellings are situated to the rear of the existing dwelling and are side by side. The dwellings are identical in terms of their scale and design and will provide a kitchen/diner, utility room, larder, WC and storage area at lower ground floor level, a living room, study, WC and en-suite bedroom at ground floor level and 3 en-suite bedrooms at first floor level. The orientation of the dwellings results in the front elevations facing south towards the existing dwelling. As a result of the differences in levels within the site, the front elevation of the dwellings appears single storey with pitched roof dormers and a glazed gable. The rear of the property is three storeys with a gable projection. A dormer is proposed to the rear roof slope and to the side roof slope of the gable projection. A balcony is proposed at ground floor level to the rear elevation. Proposed materials are render with a slate roof.

Rooflights are also proposed to the rear and sides.

Access to the dwellings is proposed through the existing access from Sandy Hill Road with 2 car parking spaces proposed to serve each new dwelling and the existing dwelling. Turning space is also provided within the site. Amenity space is provided to the rear of the dwellings.

## Key Issues

The primary issues in the considerations of this application are:

- Policy and Principle of Development
- Impact on the Character of the Surrounding Area

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- Residential Amenity
- Highway Safety
- Biodiversity
- Affordable Housing
- Drainage

### *Policy and Principle of Development:*

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2022 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 is situated within the centre boundary of Saundersfoot, as defined by the Local Development Plan (LDP2).

PCNPA LDP 2 Policy 4 Saundersfoot Local Centre (Strategy Policy) sets out land use priorities for Saundersfoot that include the provision of housing to facilitate the delivery of the affordable housing needs of the local area and development which contributes to the protection and enhancement of the village's special qualities.

PCNPA LDP 2 Policy 50 Housing Development Proposals supports housing development on suitable sites within a Centre boundary. As a result, the principle of residential development is considered acceptable. It is also noted that there is an existing valid planning permission on the application site (outline and reserved matters) for the demolition of the existing dwelling and the erection of 2 new dwellings.

### *Impact on the Character of the Surrounding Area:*

PCNPA LDP2 Policy 29 of requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The existing dwelling is highly visible within the streetscene and although not a designated Listed Building, is considered to contribute to the historic character of the area due to its design, scale and form.

The existing dwelling does not reflect the design of any of the neighbouring dwellings, however there is a variety of different designs amongst the dwellings within the immediate vicinity and there does not appear to be a consistent scale or design of the dwellings. The retention of the existing dwelling as opposed to its demolition as part of the previous permission is therefore welcomed.

The proposed dwellings are situated to the rear of the existing dwelling, however due to the differences in levels (with the site reducing significantly towards the rear boundary), the ridge height of the proposed dwellings are lower than the ridge of the

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existing dwelling. As a result, the proposed dwellings do not dominate the existing dwelling. This also results in the roof slope of the proposed dwellings being the most visible element of the proposed development from street level.

The proposed dwellings are relatively large in scale, particularly in relation to the existing dwelling, however the application site is large and is capable of accommodating the existing and proposed dwellings with adequate amenity space and without appearing as overdevelopment of the site. The remaining amenity space serving the existing dwelling is considered adequate to accommodate the dwelling.

The proposed dwellings are served by large areas of amenity space. The provision of dormers to the front elevation reduces the overall scale of the dwelling which is encouraged, furthermore the gable projection to the rear which is set in from the sides and the use of render and brick reduces the overall bulk of the development.

The existing dwelling consists of a render finish and the use of render and grey brick to the proposed dwellings, which in addition to the large amount of glazing also provides the dwellings with a contemporary appearance.

The use of dormers are not generally encouraged, however dormers are characteristic of existing dwellings within the streetscene in this area. The dormers are also proposed to be pitched roof and small scale (set up from the eaves and down from the ridge) therefore do not dominate the roof slope and are not excessive in number. As noted above, the dormers also reduce the overall scale of the proposed dwellings.

Concerns have been expressed by the neighbouring properties and Saundersfoot Community Council in relation to the proposed development having a detrimental impact on the visual amenity of the area, however for the reasons addressed above, the proposal is considered acceptable in terms of its scale, design, siting and materials and will not adversely affect the character or appearance of the surrounding area.

The proposal as a whole is considered to meet the criteria of Policy 29 (Sustainable Design) of LDP2 in being well designed in terms of place and local distinctiveness.

### *Residential 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 neighbouring properties.

The application site is surrounded by dwellings and the dwellings at Lawnswood to the rear are situated at a significantly lower level. Due to the differences in level, it is likely that any views from the proposed dwellings towards the dwellings at Lawnswood will be over their ridge.

There have been a number of objections received from the neighbouring properties in relation to overlooking, disturbance, loss of view, loss of light and the proximity to the neighbouring property. There are windows proposed to the front elevation of the

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dwelling and the dwelling to the east will have views towards the rear elevation of the existing dwelling. There are only windows at ground floor level to the rear elevation of the existing dwelling and due to the differences in level, the first-floor windows of the proposed dwelling is at a similar level to the ground floor windows of the existing dwelling. Thus, taking into account the differences in level and the enclosures, the proposal will not result in significant overlooking of the existing dwelling. In addition, there is a large amount of glazing proposed to the rear elevation of the dwellings and a large balcony area, however the distance from neighbouring dwellings and the differences in levels does not result in any significant overlooking of the neighbouring dwellings.

As noted above, the proposed dwellings are relatively large in scale however the dwellings are set in from the boundaries of the site, particularly to the rear and therefore also considering the height of the proposed dwellings and the original ground level, the proposal is not considered to have an overbearing impact on the neighbouring dwellings. In relation to other concerns raised by neighbours, loss of view is not a planning consideration and therefore cannot be considered as part of this application. It is also not considered that the proposed dwellings will cause a greater level of disturbance than any of the existing dwellings.

As such the proposed development is considered to comply with Policy 30 of LDP2.

### *Highway safety:*

Concerns have been expressed by the neighbouring properties that the existing access is inadequate, however the Highway Authority have no objection to the proposed development.

The proposal involves the use of the existing access and although the use of the access is more intensive serving 3 dwellings rather than a single dwelling, the access is acceptable in terms of visibility and the gradient of the driveway is acceptable. The proposal includes turning space, which allows vehicles to turn within the site and leave in a forward gear which is encouraged. There are also 2 car parking spaces servicing the existing and proposed dwellings, which is adequate to meet the needs of the dwelling. Thus, the proposed development is not considered to adversely affect highway safety and to comply with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

### *Biodiversity:*

Policy 11 of the Local Development Plan requires that any development which may disturb or harm protected species will only be allowed where the effects will be acceptable minimised or mitigated through careful design, work scheduling or other measures.

An updated walkover and bat survey was received in May 2022 which the PCNPA Ecologist has considered and which made recommendations for enhancement.

The PCNPA Ecologist had no objection subject to the imposition of a condition requiring the enhancement referred to in the ecological report being implemented

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and has also requested a condition that prevents any additional external lighting being installed until a scheme has been submitted to and approved by the LPA. Whilst an objection has been received with regard to light pollution, this condition will restrict the potential for that to occur.

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.

An updated walkover and bat survey was received in May 2022 which the Ecologist has considered which made recommendations for enhancement. Biodiversity enhancements have been shown on the submitted drawings and the additional lighting condition has been added.

The development is therefore considered to comply with the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

### *Affordable Housing:*

Policy 48 of the LDP2 sets out the affordable housing requirements for residential development. The policy requires that in the south-east coast sub-market area 50% of housing on sites of 2 or more dwellings will be affordable.

The existing permission on the application site relates to the demolition of the existing dwelling and the erection of 2 new dwellings, which consequently resulted in the creation of 1 net additional dwelling.

As only 1 net additional dwelling was proposed, under the existing permission the policy position required an off-site affordable housing contribution based on the floorspace of the approved dwelling.

As the current/revised application proposes the retention of the existing dwelling, 2 new dwellings are created (a net gain of 2) which meets the threshold for an onsite provision of affordable housing - the policy expectation being that one of the dwellings on site should be provided as an affordable home.

The applicant advised that they are not willing to provide 1 of the proposed dwellings as affordable on site and have made reference to the existing fallback position of the valid planning permission, which has sought an off-site contribution. As part of the application, 3 affordable housing providers were contacted, however they all advised that they would not be willing to take the existing dwelling for the provision of affordable housing.

As such, taking into account the current extant planning permission and the advantages of retaining the existing dwelling, together with the lack of interest from Registered Social Landlords for an onsite property, an off-site affordable housing contribution is considered acceptable in this instance.



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It has been identified that there is a need for affordable housing within the area and therefore an affordable housing contribution is sought in accordance with the Welsh Government Acceptable Coast Guidance (ACG)<sup>1</sup>. The agent has agreed to provide a contribution of £140,360 and a signed Unilateral undertaking has been submitted to deliver this. This rate which reflects the cost of delivering a single 1-bedroom dwelling, is a higher rate than the footprint calculation usually applied to off-site contributions and officers consider that it can be considered as equivalent to an on-site contribution in this case.

### *Drainage:*

PCC Drainage have advised that SAB approval will be required and an informative to this effect will be added to the permission. The planning statement notes that the relatively large rear gardens offer potential for a variety of sustainable drainage options such as rain gardens, water butts or water barrel planters. As surface water issues will be addressed through SAB approval, no planning condition is required.

### *Well-being:*

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

## **Conclusion**

The proposed development is considered acceptable in terms of the principle of the proposed new dwellings and will not have a detrimental impact on the character of the surrounding area or the residential amenity of any neighbouring properties in accordance with the policies of the Local Development Plan. Affordable housing provision in the form of an off-site commuted sum has been secured through a Unilateral Undertaking.

Arboricultural, parking, lighting and ecological matters can be acceptably controlled through planning conditions.

## **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:

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<sup>1</sup> [Microsoft Word - 23\\_06\\_27 - ACG GUIDANCE - June 2023 - Final - CL \(gov.wales\)](#)

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Drawing No.249-03 'Proposed Elevations East and South of Plots 1 & 2' dated 18/08/2021

Drawing No.349-04 'Proposed Elevations West and North of Plots 1 & 2' dated 18/08/2021

Drawing No.349-05 'Proposed Lower Ground and Ground Floor Plans of Plots 1 & 2' dated 18/08/2021

Drawing No.349-06 'Proposed First Floor and Roof Plans of Plots 1 & 2' dated 18/08/2021

Drawing No.349-07 'Proposed Site Section and Front Elevation of Existing Cottage and Plots 1 & 2' dated 18/08/2021

Drawing No.349-08 Rev.A 'Proposed Site Plan of Existing Cottage and Plots 1 & 2' dated 18/08/2021

Drawing No.349-09 'Existing Site Layout and Site Location Plan' dated October 2021

Planning Statement dated November 2021

Document Ref: PC23-110 'Tree Consultants Wales - Report on Trees' dated 25th October 2023

**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 proposed development shall be completed in full adherence to the arboricultural details submitted to the Local Planning Authority (PC23-110). Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority. Upon completion of the development, the Local Planning Authority will be provided with clear and obvious proof that the details of the Arboricultural Method Statement have been adhered to, including the Arboricultural Supervision schedule. Proof will be demonstrated through the submission of a report, which summarise the details of Arboricultural Consultant visit, including where relevant photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan.

**Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

4. Prior to the construction of the dwellings hereby approved samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a proper standard of development and appearance in the

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interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) and 30 (Amenity)

5. The parking and turning facilities shown on the plan hereby approved shall be provided before the dwellings are first occupied, and thereafter retained for that purpose.

**Reason:** To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan - Policy 53 (Impacts on Traffic)

6. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

7. The recommendations contained in Section 7 of the Ecological report must be carried out prior to development of the site.

**Reason:** To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

### **Informatives**

The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority includes the application form, contractors list and explanatory notes

The applicant should be aware that the proposed works will require SAB (Sustainable Drainage Systems Approving Body) approval. Approval should be sought from:

SAB  
Community Services Directorate  
Infrastructure Division  
Pembrokeshire County Council  
County Hall

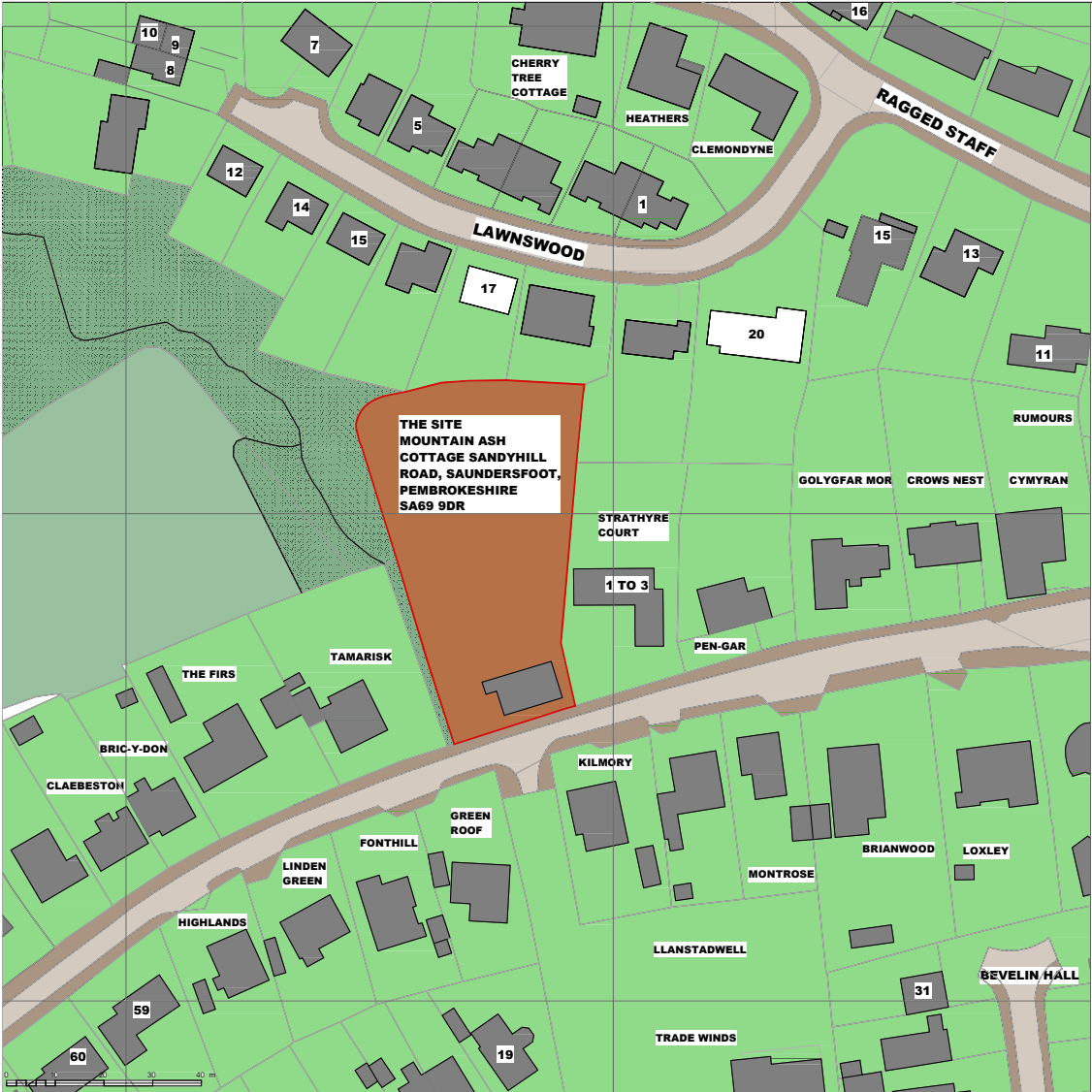
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Haverfordwest  
Pembrokeshire  
SA61 1TP

Email: [sab@pembrokeshire.gov.uk](mailto:sab@pembrokeshire.gov.uk)  
Telephone: 01437 776142

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 and an NRW should be contacted (Natural Resources Wales, - General Enquiries: [enquiries@naturalresourceswales.gov.uk](mailto: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.

This planning permission is accompanied by a Unilateral Undertaking to secure the agreed Affordable Housing contribution on commencement of development.



Do not scale, use figured dimensions only. Dimensions to be checked on site and any discrepancies reported to the Architect immediately. This drawing is copyright.



**SCHEME :**  
**THE PROPOSED DEVELOPMENT OF 2 NUMBER 4 BEDROOM DWELLINGS ON LAND/GARDEN TO THE NORTH AT: MOUNTAIN ASH COTTAGE, SANDYHILL ROAD, SAUNDERSFOOT, PEMBROKESHIRE SA69 9DR**

**FOR .....**  
**BYRON LLOYD**  
**C/O MOUNTAIN ASH COTTAGE,**  
**SANDYHILL ROAD,**  
**SAUNDERSFOOT,**  
**PEMBROKESHIRE**  
**SA69 9DR**

**DRAWING : EXISTING SITE LAYOUT AND SITE LOCATION PLAN**

**STAGE : PLANNING ISSUE**

**SCALE : 1 to 50**  
**DRAWING NO : 349 - 09**  
**DATE : OCT 2021**  
**DRAWN BY : Reuben Evans**

AMENDMENTS	DATE

- KEY**
- THE SITE
  - DWELLINGS AND OTHER BUILDINGS
  - FRONT AND REAR GARDENS AND GREEN SPACES
  - ROADS
  - FOOTPATHS AND REAG LANE ACCESS

# SITE LOCATION PLAN

**ECOLOGICAL REQUIREMENTS AND RECOMMENDATIONS**

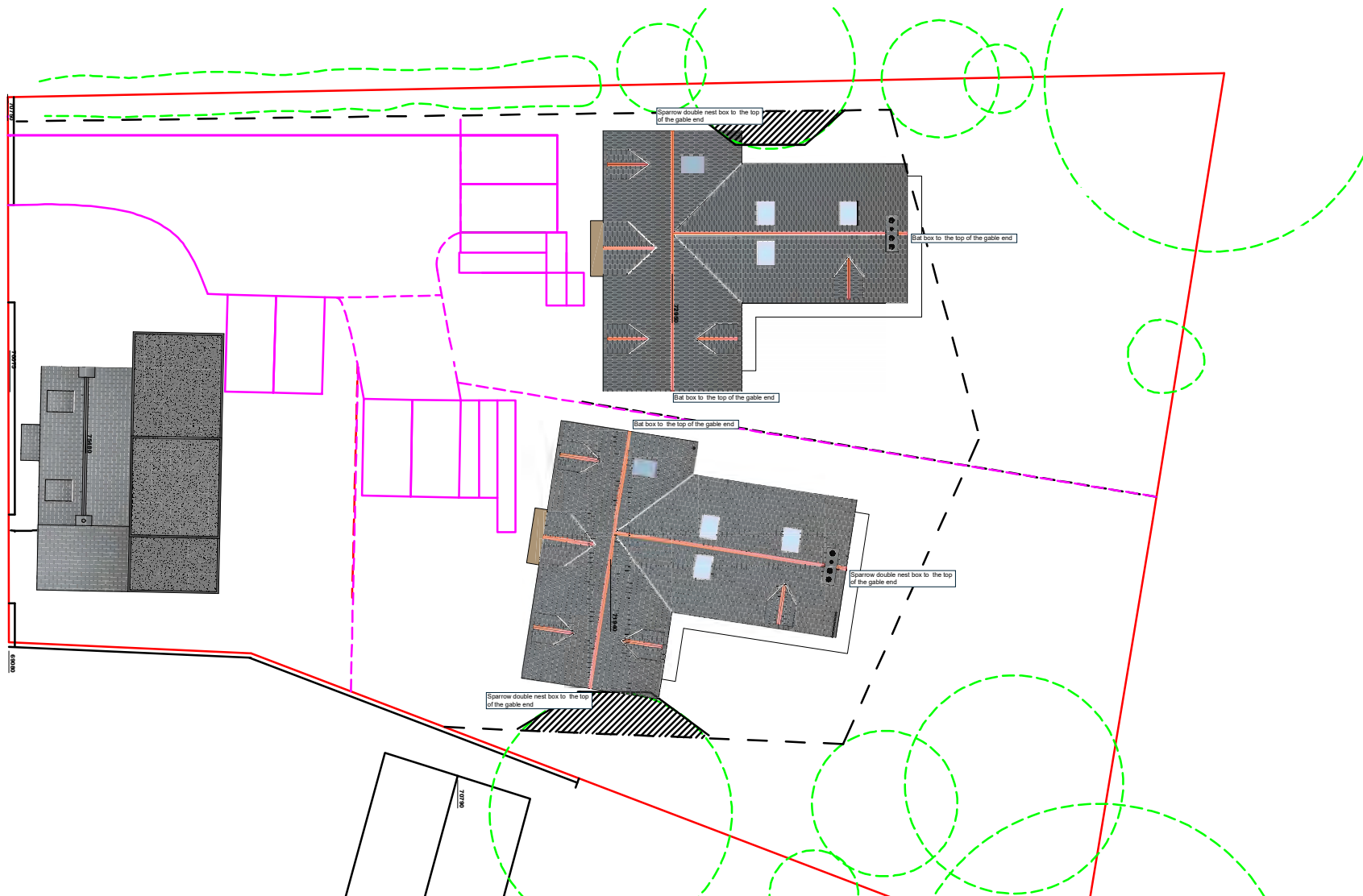
**HABITATS**  
**Hedgerows**  
 Where possible as much of the hedgerows and mature trees surrounding the site should be incorporated into the scheme. Any new planting should use locally sourced, native species. Mature trees specimens should be retained and any limb removal kept to a minimum.  
**Grassy areas**  
 Given the mature, 'wild' nature of the vegetation on the majority of the site, it will not be possible to replicate this post development. It is therefore recommended that any gardens or amenity areas should be seeded using wildflower mixes as these contain a greater variety of species and will enhance the biodiversity of the site. The vegetation along the northern boundary is particularly botanically rich and should be retained in the scheme.

**SADGERS**  
 As hedgers are known to be in the area, and there is the possibility that they may occasionally feed or commute across the site, contractors should be made aware of this and advised that as animals can become trapped in steep sided trenches, these should not be left open overnight. Where it is necessary for trenches to be left open, a ramp should be incorporated to allow animals to escape.

**BATS**  
**General**  
 Bats were recorded commuting and foraging along the mature hedgerow along the western boundary. It is recommended that as much of this boundary is retained in the development to allow the bats to continue to do this post-development.  
**Lighting**  
 As bats are in the area, any new external lighting should be hooded, downward facing and positioned to avoid shining directly onto the features such as woodland edges and hedgerows. The lighting should also be PIR sensitive LED type which have a much more directional lighting range.  
 It would also be beneficial to the local bat population if several bat tubes could be incorporated into the scheme. These tubes are self contained 'woodcrete' boxes that are built into the wall structure of new buildings and can be removed to blend in with the development. The bat tubes should be positioned at the top of walls, but avoid being located directly above windows or doors.  
 While no bats were recorded using the property, as bats are in the area, it is recommended that initial works to the property be completed using the precautionary principle.  
**Precautionary principle**  
 All roof coverings should be removed by hand being lifted rather than rolled and checked on their underside prior to stacking (possible to ensure no bats are clinging to the underside). All weather boards and soffits also should also be removed by hand. If a bat is encountered during works, it should be gently covered and work in that area ceases. The area should be left undisturbed for a minimum of 24 hours to allow the bat to move off of its own accord. Further advice can be sought either from Kids Ecology or Natural Resources Wales.

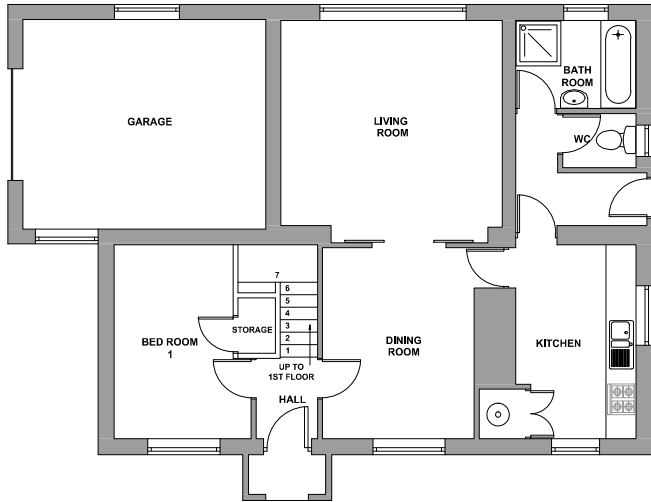
**BIRDS**  
**Clearance**  
 A number of bird species were recorded using the site during the survey and as there are several areas of scrubby vegetation on site, any site clearance should be carried out between late August and early March in any year which will avoid the bird nesting season, so preventing the potential killing or injuring of birds or destruction of their eggs or active nests. If it is unavoidable to carry out site clearance during the bird nesting season, then it should be conducted carefully and the presence of birds and/or their nests checked for throughout the clearance. Should it not be encountered during such works, then clearance in that area should cease immediately with the nest being protected until the young have fledged or the nest is no longer in use.  
**Enhancements**  
 To enhance nesting opportunities on site, a house sparrow terrace will be included in the scheme (example shown in Figure 9). Nest boxes should be positioned as high up as possible on a building, but avoid being located over windows or doors.

**REPTILES**  
 The site has become overgrown since clearance after 2015 and the grassy areas have become rather tussocky. It is therefore recommended that as there are known records in the area, it be assumed reptiles are present and initial works to the site be carried out using the following precautionary principles set out below.  
**Grassland**  
 The grassland and scrubby vegetation on the development site will be cut to 10cm above ground height using hand tools (this includes the use of hand strimmers and brush cutters). The vegetation must not initially be cut to ground level, or the risk of animal mortality would be high. Cut material will be hand raked to the sides of the area and then removed from the site.  
 The prepared area should then be left as such for at least three days prior to a further strimming or cutting as close to ground level as possible, thus allowing time for any species (if present) to move away.  
 Both stages set out in 7.6.2.1 and 7.6.2.2 will proceed working from the south to north, again allowing any species (if present) time to move away into the surrounding habitat.  
 The area cut must be maintained at a shorter sward height as possible until clearance work commences. Any reptiles which are then found can be captured using gloves and moved to the surrounding habitat.  
**Clearance of turf**  
 Any turf removal must be completed using an excavator fitted with a toothed bucket. Any reptiles encountered must either be allowed to move off of their own accord, or captured and moved off into the surrounding habitat.  
**Timing**  
 Clearance work will take place when day time temperatures are between 16-24°C, when reptiles and amphibians are alert and mobile and can move out of the area subject to disturbance.  
 Vegetation above ground can be cleared during the autumn and winter months (September to March) when reptiles are in hibernation, while the remaining ground-level structures cleared during the subsequent summer months (April to September) when reptiles are active. Potential hibernation sites (log, hedge banks, wood piles, rock piles etc) must not be disturbed during the winter period as they may be used by as hibernacula.  
 Work areas can be completely cleared of above and ground-level structures during the autumn months of September and October.  
**Enhancements**  
 It would be beneficial to the local reptile population if 'reptile piles' could be incorporated into the scheme. This could include the construction of artificial hibernacula using some of the rubble and other vegetation to be removed on a quiet area of the site.

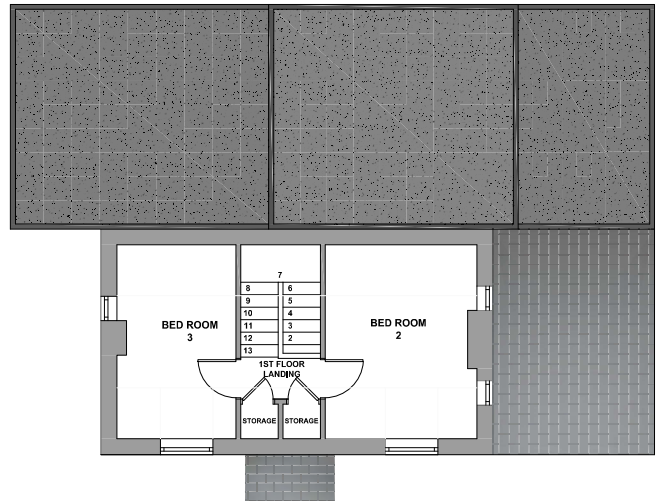


<b>Reuben Evans</b> <b>ARCHITECT</b> BSc BArch Telephone: 01446 761154 Mobile: 07809 165854 Email: reuben.evans@outlook.com	<b>SCHEME :</b> The proposed development of 2 number 4 bedroom dwellings on land garden to the North at: <b>Mountain Ash Cottage, Sandyhill Road, Saundersfoot, Pembrokeshire SA69 9DR</b>	<b>FOR :</b> Byron Lloyd C/O Mountain Ash Cottage, Sandyhill Road, Saundersfoot, Pembrokeshire SA69 9DR	<b>DRAWING :</b> Proposed Site Plan of Existing Cottage and Plots 1 & 2	<b>STAGE :</b> Planning Application	<b>SCALE :</b> 1 : 50  <b>DRAWING NO :</b> 349 - 08 REV A  <b>DATE :</b> 18 / 08 / 2021  <b>DRAWN BY :</b> REL	<b>AMENDMENTS</b> REV A ECOLOGICAL REQUIREMENTS AND RECOMMENDATIONS ADDED	<b>DATE</b> OCT 23
	Page 62 of 91						

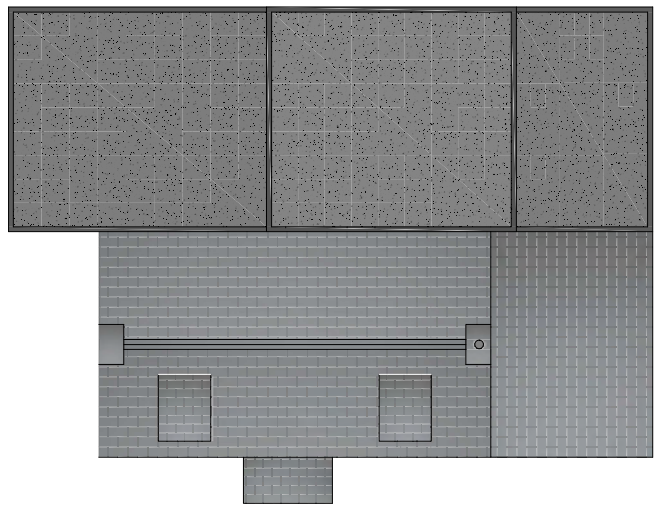
Do not scale, use figured dimensions only. Dimensions to be checked on site and any discrepancies reported to the Architect immediately. This drawing is copyright.



**EXISTING GROUND FLOOR PLAN** SCALE..... (1 to 50 at A1)



**EXISTING FIRST FLOOR PLAN** SCALE..... (1 to 50 at A1)



**EXISTING ROOF PLAN** SCALE..... (1 to 50 at A1)

**SCHEME :**  
 The proposed development of 2 number 4 bedroom dwellings on land/garden to the North at Mountain Ash Cottage, Sandyhill Road, Saundersfoot, Pembrokeshire SA69 9DR

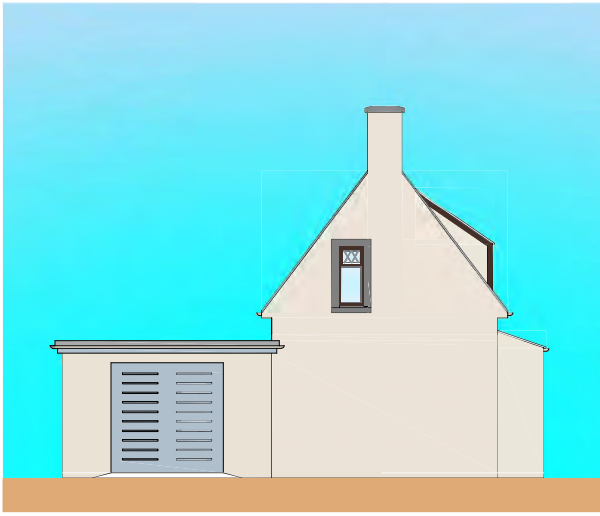
**FOR .....**  
 Byron Lloyd  
 C/O Mountain Ash Cottage,  
 Sandyhill Road,  
 Saundersfoot,  
 Pembrokeshire  
 SA69 9DR

**DRAWING :**  
 Existing Plans of Mountain Ash Cottage

**STAGE :**  
 Planning Application

**SCALE :** 1 : 50  
**DRAWING NO :** 349 - 02  
**DATE :** 18 / 08 / 2021  
**DRAWN BY :** REL

AMENDMENTS	DATE



**EXISTING SIDE  
ELEVATION WEST**

SCALE.....  
(1 to 50 at A1)



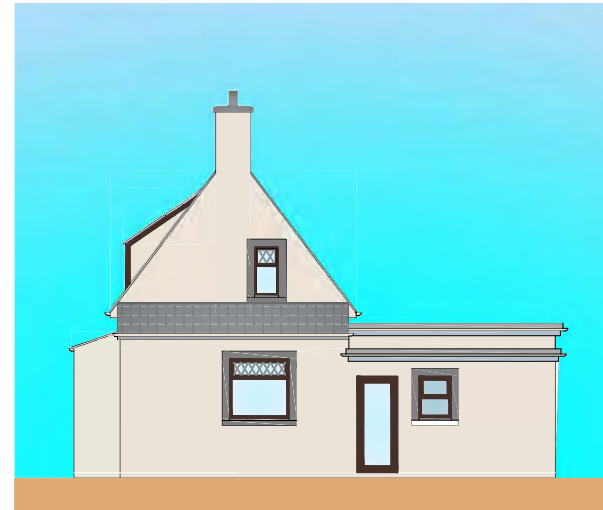
**EXISTING FRONT  
ELEVATION SOUTH**

SCALE.....  
(1 to 50 at A1)



**EXISTING REAR  
ELEVATION NORTH**

SCALE.....  
(1 to 50 at A1)



**EXISTING SIDE  
ELEVATION EAST**

SCALE.....  
(1 to 50 at A1)

Do not scale, use figured dimensions only. Dimensions to be checked on site and any discrepancies reported to the Architect immediately. This drawing is copyright.



**SCHEME :**

The proposed development of 2 number 4 bedroom dwellings on land/garden to the North at: **Mountain Ash Cottage, Sandyhill Road, Saundersfoot, Pembrokeshire SA69 9DR**

**FOR :**

Byron Lloyd  
C/O Mountain Ash Cottage,  
Sandyhill Road,  
Saundersfoot,  
Pembrokeshire  
SA69 9DR

**DRAWING :**

Existing Elevations of  
Mountain Ash Cottage

**STAGE :**

Planning Application

**SCALE :** 1 : 50

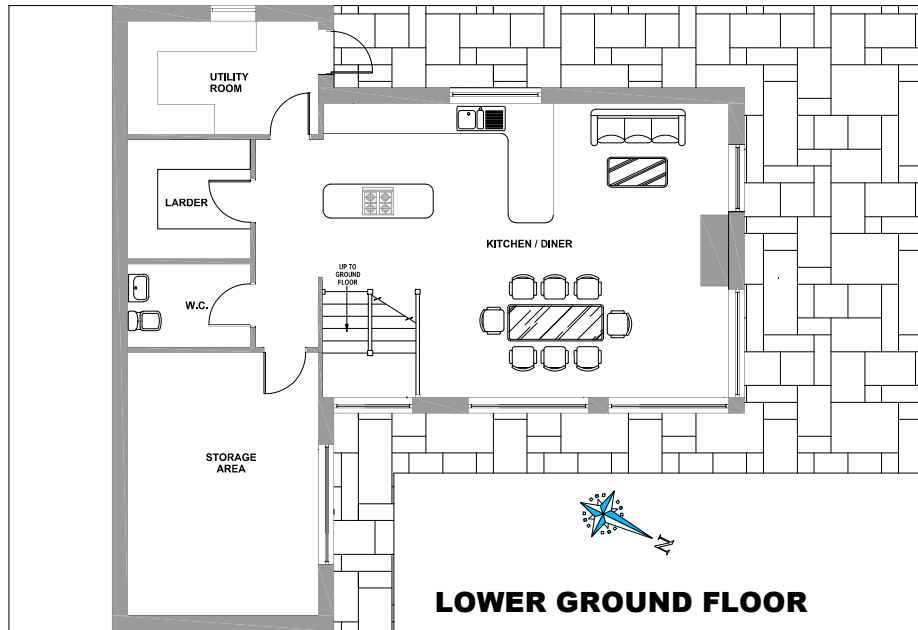
**DRAWING NO :** 349 - 01

**DATE :** 18 / 08 / 2021

**DRAWN BY :** REL

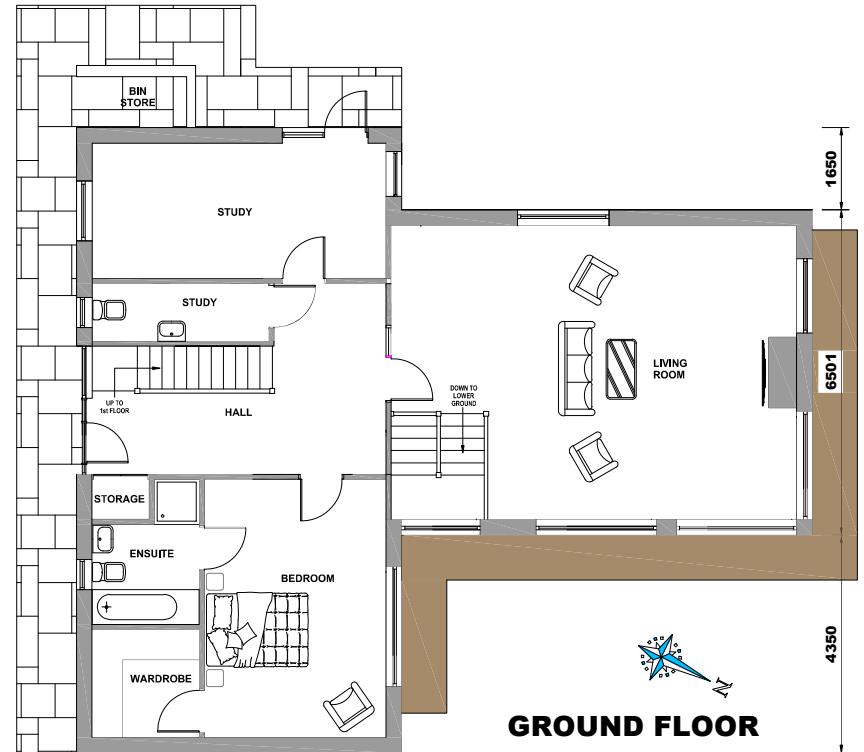
AMENDMENTS	DATE





**PLOTS 1 & 2  
PROPOSED  
LOWER GROUND FLOOR PLAN**

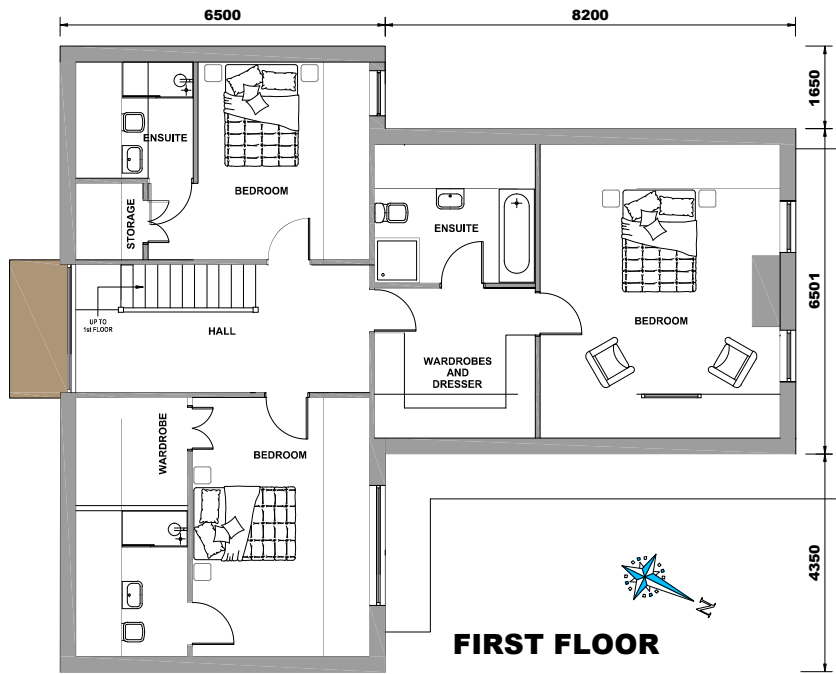
SCALE.....  
(1 to 50 at A1)



**PLOTS 1 & 2  
PROPOSED  
GROUND FLOOR PLAN**

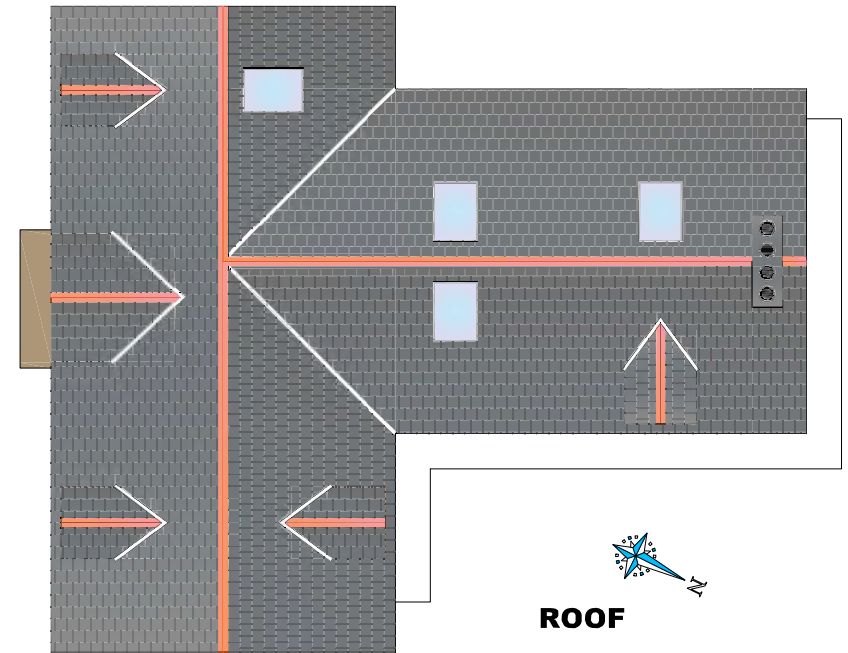
SCALE.....  
(1 to 50 at A1)





**PLOTS 1 & 2  
PROPOSED  
FIRST FLOOR PLAN**

SCALE.....  
(1 to 50 at A1)



**PLOTS 1 & 2  
PROPOSED  
ROOF PLAN**

SCALE.....  
(1 to 50 at A1)



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**SCHEME :**  
The proposed development of 2 number 4 bedroom dwellings on land adjacent to the North at: Mountain Ash Cottage, Sandyhill Road, Saundersfoot, Pembrokeshire SA69 9DR

**FOR :**  
Byron Lloyd  
C/O Mountain Ash Cottage,  
Sandyhill Road,  
Saundersfoot,  
Pembrokeshire  
SA69 9DR

**DRAWING :**  
Proposed First Floor and Roof Plans  
of Plots 1 & 2

**STAGE :**  
Planning Application

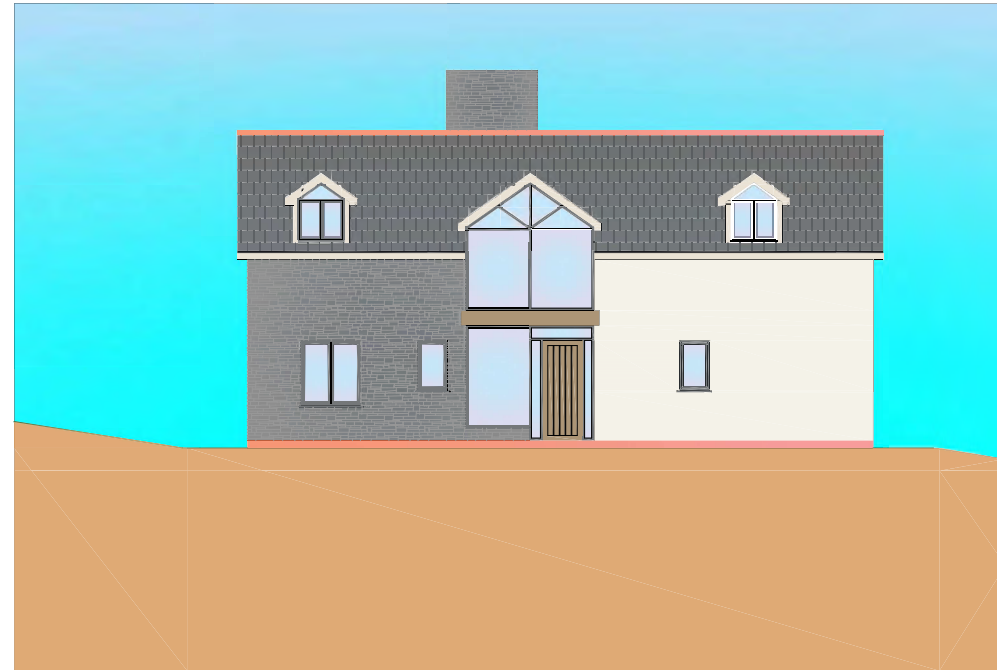
**SCALE :** 1 : 50  
**DRAWING NO :** 349 - 06  
**DATE :** 18 / 08 / 2021  
**DRAWN BY :** REL

AMENDMENTS	DATE



**PLOTS 1 & 2  
PROPOSED SIDE ELEVATION  
EAST**

SCALE:.....  
(1 to 50 at A1)



**PLOTS 1 & 2  
PROPOSED FRONT ELEVATION  
SOUTH**

SCALE:.....  
(1 to 50 at A1)

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**SCHEME :**  
The proposed development of 2 number 4 bedroom dwellings on land/garden to the North at: Mountain Ash Cottage, Sandyhill Road, Saundersfoot, Pembrokeshire SA69 9DR

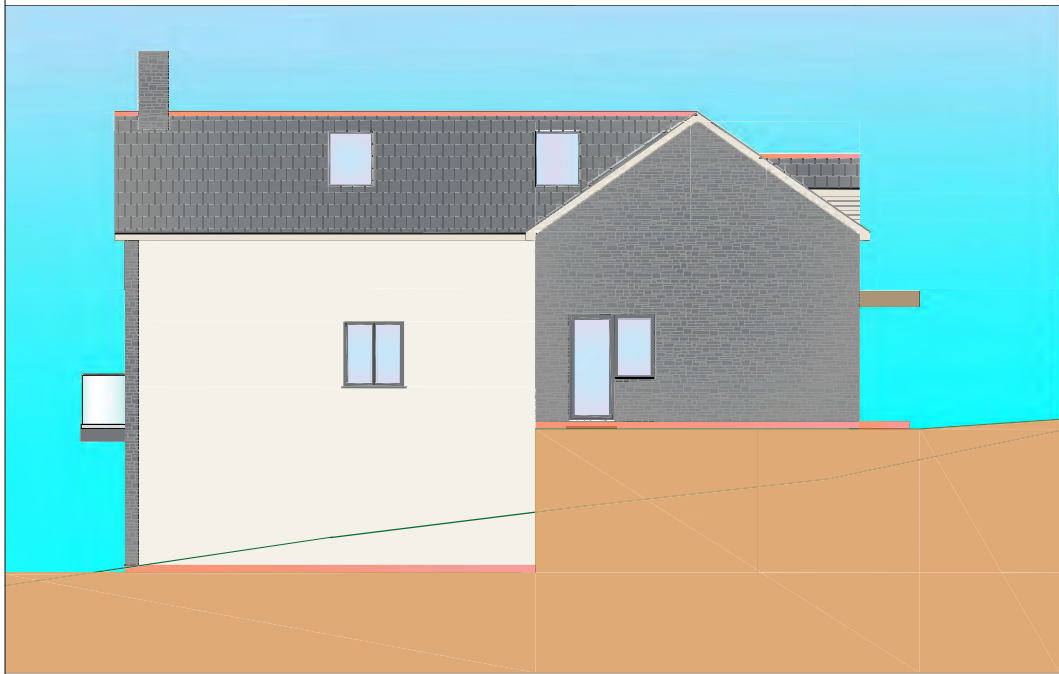
**FOR :**  
Byron Lloyd  
C/O Mountain Ash Cottage,  
Sandyhill Road,  
Saundersfoot,  
Pembrokeshire  
SA69 9DR

**DRAWING :**  
Proposed Elevations East and South of Plots 1 & 2

**STAGE :**  
Planning Application

**SCALE :** 1 : 50  
**DRAWING NO :** 349 - 03  
**DATE :** 18 / 08 / 2021  
**DRAWN BY :** REL

AMENDMENTS		DATE
A	Internal revisions	June 2021



**PLOTS 1 & 2  
PROPOSED SIDE ELEVATION  
WEST**

SCALE:.....  
(1 to 50 at A1)



**PLOTS 1 & 2  
PROPOSED REAR ELEVATION  
NORTH**

SCALE:.....  
(1 to 50 at A1)

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**SCHEME :**  
The proposed development of 2 number 4 bedroom dwellings on land/garden to the North at: Mountain Ash Cottage, Sandhill Road, Saundersfoot, Pembrokeshire SA69 9DR

**FOR :**  
Byron Lloyd  
C/O Mountain Ash Cottage,  
Sandhill Road,  
Saundersfoot,  
Pembrokeshire  
SA69 9DR

**DRAWING :**  
Proposed Elevations West and North of Plots 1 & 2

**STAGE :**  
Planning Application

**SCALE :** 1 : 50  
**DRAWING NO :** 349 - 04  
**DATE :** 18 / 08 / 2021  
**DRAWN BY :** REL

AMENDMENTS	DATE



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**SCHEME :**  
 The proposed development of 2 number 4 bedroom dwellings on land adjacent to the North at: Mountain Ash Cottage, Sandyhill Road, Saundersfoot, Pembrokeshire SA69 9DR

**FOR :**  
 Byron Lloyd  
 C/O Mountain Ash Cottage,  
 Sandyhill Road,  
 Saundersfoot,  
 Pembrokeshire  
 SA69 9DR

**DRAWING :**  
 Proposed Site Section and Front Elevation of Existing Cottage and Plots 1 & 2

**STAGE :**  
 Planning Application

**SCALE :** 1 : 50  
**DRAWING NO :** 349 - 07  
**DATE :** 18 / 08 / 2021  
**DRAWN BY :** REL

AMENDMENTS	DATE