



NP/23/0609/S73

Tar House, Llangwm, Haverfordwest,  
Pembrokeshire, SA62 4HN

Graddfa/Scale: 1:1,250



Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park

## PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT

<b>Application Ref</b>	NP/23/0609/S73
<b>Proposal</b>	Variation of condition No 2 of NP/22/0462/FUL - Alteration to some external elevation finishes & addition of 1 x window opening
<b>Site Location</b>	Tar House, Knapp Farm Lane, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HN

**This application is being considered by the Development Management Committee in accordance with the Authority's scheme of delegation, as the applicant is a senior member of staff in the employment of PCNPA.**

### **Summary**

This is a S73 application wishing to amend details previously approved under planning ref NP/22/0462/FUL.

The proposal involves the demolition and replacement of an existing dwelling house. The application reflects that previously approved under NP/22/046/FUL but with amended design details.

The application is recommended for approval.

The changes to the previously approved application are; the addition of a window to the east elevation of the porch, using blue/black engineering bricks to construct the porch matching the plinth, replacing the cedar cladding with vertical hung blue-black natural interlocking concrete slate or composite man-made slate cladding and a repositioning of the flue.

The plans accompanying the application are available here: [PCNPA Planning \(pembrokeshirecoast.wales\)](https://www.pembrokeshirecoast.wales/PCNPA-Planning)

### **Consultee Response**

**Llangwm Community Council:** No Response

**Dwr Cymru Welsh Water:** No Objection

**PCC - Drainage Engineers:** Standard Advice SAB Approval will be required

**PCC - Transportation & Environment:** No Objection

**Natural Resources Wales:** No Objection

**PCNPA Access Manager:** 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*.

No third-party responses have been received.

## **Policies considered.**

Future Wales: The National Plan (2040)  
Planning Policy Wales 12 (PPW12)  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 08 - Renewable Energy  
TAN 12 - Design  
TAN 18 - Transport

Local Development Plan 2 (2020)

- LDP2 Policy 01 - National Park Purposes and Duty
- LDP2 Policy 07 - Countryside
- LDP2 Policy 08 - Special Qualities
- LDP2 Policy 10 - Sites and Species of European Importance
- LDP2 Policy 11 - Nationally Protected Sites and Species
- LDP2 Policy 12 - Local Areas of Nature Conservation/Sites of Geological Interest
- LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
- LDP2 Policy 29 - Sustainable Design
- LDP2 Policy 30 - Amenity
- LDP2 Policy 32 - Surface Water Drainage
- LDP2 Policy 33 - Renewable Energy & Low Carbon Energy
- LDP2 Policy 60 - Impacts of Traffic

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](#)

SPG03 - Landscape

SPG12 - Biodiversity

SPG16 - Sustainable Design & Development

## **Constraints**

Special Area of Conservation - within 500m

Common Land CROW Access

Historic Landscape

Safeguarding Zone

Rights of Way Inland - within 50m

Regionally Important Geological Sites

Recreation Character Areas

Low Coal Risk

Surface Coal

Affordable Housing Submarkets  
Seascape Character Areas  
Landscape Character Area

## **Officer's Appraisal**

### **Description of Proposal**

The proposal involves the demolition and replacement of an existing dwelling house. The application reflects that previously approved under NP/22/046/FUL but with amended design details.

The changes to the previously approved application are; the addition of a window to the east elevation of the porch, using blue/black engineering bricks to construct the porch matching the plinth, replacing the cedar cladding with vertical hung blue-black natural interlocking concrete slate or composite man-made slate cladding and a repositioning of the flue.

### **Site description**

The application site comprises of a detached dwelling house and garden situated close to Black Tar. The site is generally level with front garden areas falling in level towards the estuary.

The site is accessed via Knapp Farm Lane which terminates at Black Tar.

### **Relevant Planning History**

NP/22/0462/FUL - Demolition and replacement of existing dwelling house - Approved.

### **Key Issues**

The application raises the following planning matters:

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage

### ***Policy, Principle of Development and Impact on National Park***

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2021 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them.

On page 104, Future Wales states that: “National Park Authorities are unique planning entities with a specific remit to reflect respect the functions of National Parks in terms of their statutory purposes...” The site lies within the open countryside as defined by the Pembrokeshire Coast National Park adopted Local Development Plan (LDP2).

Policy 1 (National Park Purposes and Duty) of LDP2 supports development which is compatible with the National Park purposes and notes that in determining proposals, due regard will be paid to the need to foster the economic and social well-being of the local communities within the park, provided that this is compatible with the statutory National Park purposes.

Policy 7 (Countryside) of LDP2 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’.

This is a S73 application to the already approved NP/22/0462/FUL. Case law has established that an application under Section 73 is an application for planning permission. The local planning authority can grant permission unconditionally or subject to different conditions, or they can refuse the application if they decide the original condition(s) should continue. The original planning permission will continue to subsist whatever the outcome of an application under Section 73.

The principle of demolishing and replacing the dwelling was established under NP/22/0462/FUL – the policy context and situation has not changed since this application was approved and the principle of this is considered acceptable.

### ***Design and siting***

Policy 8 (Special Qualities) of LDP2 is a strategic 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 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) of Policy 14 resisting development that would cause significant visual intrusion and/or, that would be introducing or intensifying a use which is incompatible with its location.

Criteria (c) and (d) of Policy 14 resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of a range of criteria including place and local distinctiveness, environment and biodiversity, efficient use of energy and materials and resources.

The proposed design is considered to address the policy criteria relevant to a proposal of this nature. With regards to materials and resources a condition requiring a Construction and Environment Management Plan could be placed on any permission which would encourage reuse of materials within the site where practicable. This reflects the approach set out in the Authority’s SPG on Sustainable Design.

Parts of the Pembrokeshire Coast National Park are still relatively undeveloped with minimal impact of lighting on the night sky. Policy 9 (Light Pollution) seeks to conserve that character and limit the impact of lighting which could negatively impact on the special qualities of the National Park.

The amendments to the main dwelling house are considered appropriate, there is no increase in size and the overall impact of the approved property will remain unaltered.

The change from cedar cladding to a blue-black slate to match the porch and plinth of the house are considered appropriate. The use of a darker material will enable the consented building to recess into the wider landscape when viewed at distance.

A new flue has been proposed which will be no higher than the previously approved flue and officers consider this amendment appropriate.

A new window has been proposed to the porch, officers consider that this amendment will have no impact upon the special qualities of the national park and can be supported.

The proposed changes are considered appropriate and to comply with the relevant design policies of the PCNPA LDP2.

### ***Amenity and Privacy***

Policy 30 (Amenity) of LDP 2 refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

The current proposal is not considered by officers to result in impact upon the amenity and privacy currently enjoyed by neighbouring properties.

The proposal is considered to accord with the requirements of Policy 30 (Amenity) of PCNPAs LDP2.

### ***Highways, Access and Parking***

PCC Highways department have also been consulted and gave no objection, noting that the vehicle access will not change and nor will the large parking and turning area. The highways department consider that this parking and turning area will be ample for the new dwelling and no conditions are proposed.

### ***Landscaping***

PCNPA Tree & Landscape Officer has not been consulted on this application but was consulted on the original. No changes to boundaries or landscaping have been proposed so it is considered appropriate to carry the original condition over from the previous consent. The condition protects existing boundary hedgerows and trees.

Subject to the inclusion of this suggested condition the application is considered acceptable with regards to landscape impacts.

## ***Biodiversity***

PCNPA Planning Ecologist had not responded at the time of writing this report however a response was received on the original consent.

PPW 12, TAN5 and LDP2 Policy 11 (Nationally Protected Sites and Species) 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.

No bats were recorded using the building proposed for demolition as part of the ecological survey work by Kite Ecology. The site is 120m from Pembrokeshire Marine Special Area of Conservation (SAC), the Authority's Ecologist response with regards to the previous application stated that "*due to the nature of the proposal and the existing site conditions and use, it is not considered that the proposal will result in an adverse impact on the nearby protected site*". Given the recent nature of the previous permission, this conclusion is considered to apply to this proposal.

The Authority's Ecologist confirmed on the previous application that an EPS License was not required and added that the proposed external lighting and bat boxes as shown on the submitted plans is welcomed. This enhancement is considered to address the requirements within the Authority's Supplementary Planning Guidance on Biodiversity for development proposals to deliver appropriate enhancement.

An informative advisory note will be added to this report highlighting the procedures if bats are encountered during development.

## ***Land Drainage***

NRW have responded with no objection to the development. PCC drainage engineers have confirmed that SAB approval will be required and an informative could be issued on any decision notice.

## **Conclusion**

Following consideration of the policies contained within Future Wales, Planning Policy Wales 12 and LDP2, and having regard to all material considerations it is considered that the development is in accordance with policy, is appropriate and can be supported.

The scheme incorporates a sustainable design that provides modern living accommodation. The development will be in keeping with the aims of the LDP2, in that the development and will conserve and enhance the existing character of the site and the special qualities of this area of the National Park.

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 through its contribution towards the Welsh Ministers' wellbeing objective of supporting safe, cohesive and resilient communities.

The proposal complies with Planning Policy Wales 12, TAN's 5, 6, 8, 12, 18, and LDP2 Policies 01, 07, 08, 10, 11, 12, 14, 29, 30, 32, 33 and 60 and can be supported, subject to conditions.

## **Recommendation**

***That the application be approved, 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:

Location & Existing Block Plan P01.

Proposed North Elevations P08 Rev 1 received 07/02/2024

Proposed South Elevations P07 Rev 1 received 07/02/2024

**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. 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 on site/disposing of waste resulting from demolition and construction works.

**Reason:** To protect the environment during construction. Policy Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 14 (Conservation of the Pembrokeshire Coast National Park).

4. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations for the duration of the development, the location and type to be previously approved in writing by the local planning authority. The protection measures shall be erected before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have



been removed from the site. Nothing shall be stored or placed within any protected area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

**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. 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).

5. A sample of the proposed external materials (if using non-natural slates/tiles) shall be submitted for approval, in writing, by the National Park Authority prior to the commencement of works on site. The 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 architectural character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

## **INFORMATIVES**

### **DRAINAGE**

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

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

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

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

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

SAB, Community Services Directorate, Infrastructure Division,  
Pembrokeshire County Council,  
County Hall,  
Haverfordwest,

Pembrokeshire,  
SA61 1TP

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