

## REPORT OF THE DEVELOPMENT MANAGEMENT MANAGER ON APPEALS

The following appeals have been lodged with the Authority and the current position of each is as follows:-

**EC21/0145** Construction of new access and access track; erection of timber cabin for residential use; storing of touring caravan; storing of converted van type vehicle; erection of solar panels & erection of tented canopy - Land OS Parcel No. 1050, known as Pwllau Clau, Crosswell, Crymych, Pembrokeshire, SA41 3SA

**Type**

Written Reps

**Current Position**

The initial documentation has been forwarded to PEDW

**EC21/0201** Alleged unauthorised residential caravan in field - Nettie's Lodge, Happy Acre, Lydstep, Tenby, Pembrokeshire, SA70 7SG

**Type**

Written Reps

**Current Position**

The initial documentation has been forwarded to PEDW

**EC22/0024** Erection and siting of summerhouse/shed - Land referred to as Llainfach, northwest of Carnhedryn Uchaf, near St Davids, Pembrokeshire

**Type**

Written Reps

**Current Position**

The initial documentation has been forwarded to PEDW

**EC23/0076** Removal of native trees and flattening of land - Land to the south of Parc Yr Eglwys, Bryn-Henllan, Dinas Cross, Pembrokeshire, SA42 0SH

**Type**

Written Reps

**Current Position**

The initial documentation has been forwarded to PEDW

**NP/24/0517/FUL** Proposed side and rear extensions with ecological enhancements and creation of off road car parking for a family home (partly in retrospect and 3rd resubmission) - 4, Pisgah Cottages, Cresselly

**Type**

Written Reps

**Current Position**

The initial documentation has been forwarded to PEDW

**NP/24/0369/FUL** Erection of 6 x 6m decking area to the front of building (retrospective) - The Hibernia Inn, 60 Angle Village, Angle, Pembroke, Pembrokeshire, SA71 5AT

**Type**

Written Reps

**Current Position**

The initial documentation has been forwarded to PEDW

<b><u>NP/23/0204/FUL</u></b>	Erection of a Community Cash Pod (CCP) (Use Class A2) - Land in north-east corner of Five Arches Car Park, Tenby
<b>Type</b>	Written Reps
<b>Current Position</b>	The initial documentation has been forwarded to PEDW
<b><u>NP/23/0438/FUL</u></b>	Proposed 2 & 1/2 Storey 3-bedroom dwelling with integral garage and associated external works - Westfields, Wisemans Bridge
<b>Type</b>	Written Reps
<b>Current Position</b>	The appeal has been dismissed and a copy of the Inspectors decision is attached for your information.
<b><u>NP/22/0343/FUL</u></b>	Social Enterprise Centre – Educational - Responsive Earth Trust, Plasdwbl, Mynachlogddu, Clynderwen, Pembrokeshire, SA66 7SE
<b>Type</b>	Hearing
<b>Current Position</b>	The initial documentation has been forwarded to PEDW



## Appeal Decision

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by Helen Smith BA(Hons) BTP MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 01/05/2025

Appeal reference: CAS-04085-P7X1W2

Site address: 15 Scandinavia Heights, Saundersfoot, Pembrokeshire, SA69 9PE

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- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr and Mrs Philip Thomas against the decision of Pembrokeshire Coast National Park Authority.
  - The application Ref NP/24/0505/FUL, dated 5 October 2024, was refused by notice dated 29 November 2024.
  - The development proposed is first floor extension, insertion of rooflights and additional glazing to the front elevation.
  - A site visit was made on 26 March 2025.
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### Decision

1. The appeal is dismissed.

### Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

### Reasons

3. The appeal site relates to a split-level detached dwelling, with a garage at the lower ground floor and living accommodation on the upper ground floor. It is located within a street characterised by a regular pattern of gable ended split level dwellings with comparable eaves and ridge heights and a modest scale. Owing to the topography of the area, the dwellings on the western side of the road are sited at a higher level than the road and are set back from it by sloping front gardens and drives. This results in a strong rhythm and uniformity of street pattern to the immediate context of the appeal site which gives it a pleasant character.
4. Some of the dwellings on the western side of this part of the street have some variation in elevational treatments, including some extensive glazing on their frontage and porches, in particular Nos. 17, 18 and 20. Nevertheless, these alterations and additions do not interrupt the dominant rhythm and uniformity of the street pattern. Whilst some of the dwellings on the eastern side of the street appear to have been extended or altered, including Nos. 11, 12 and 14, as highlighted by the appellant, as these dwellings are sited at a lower level than the road, their alterations and extensions are not visually prominent

in the street. Furthermore, given the appeal site's location, it has more of an affinity to the dwellings on the higher western side of the street than those on the opposite side of the street.

5. Whilst the appeal property is sited at the end of the cul de sac, owing to its elevated position, it is visually prominent when viewed from the street. Furthermore, owing to the low boundary fence, the dwelling is visually prominent from the footpath that runs adjacent to the southern boundary of the site. It is located within the Pembrokeshire Coast National Park (PCNP).
6. Although the proposal is not for a full height first floor extension, the proposed development includes raising the eaves and ridge height of the whole property by approximately 1.4m to create additional living space within the loft/first floor, which would be significantly taller than the eaves and ridge height of the adjacent dwellings. It would also include the insertion of a wide triangular window in the gable end of the front elevation.
7. The increase in the height of the eaves and ridge of the roof of the dwelling would result in a tall building with a significant scale and bulk, in contrast to the low profile and modest scale of the adjacent dwellings. Whilst the use of a large area of glazing on the front elevation would not be significantly different to some other dwellings in the street, owing to its height and bulk, and given its prominence, the proposed development would result in a dominating and discordant feature in the street scene. This would be in contrast to and out of character with the prevailing street pattern and would harm the character and appearance of the area.
8. The appellant has drawn my attention to Nos. 30 and 41 Scandinavia Heights which they state are similar to the development proposed. However, given their location on a different part of the estate, the appeal site is not viewed in the context of these dwellings. The appellant has also drawn my attention to 2 other dwellings in Saundersfoot, one of which is on Ridgeway Close, which they state have been granted planning permission for roof extensions. However, as I do not have the full details of these schemes, I cannot be sure that the circumstances are the same as the appeal proposal. I have therefore determined the appeal on its own merits.
9. I note that the proposal would provide an additional 2 bedrooms and that the dwelling currently only has 2/3 bedrooms. However, this does not outweigh the harm to the character and appearance of the area.
10. Given the above, I conclude that the proposed development would have a harmful effect on the character and appearance of the area. Consequently, it would fail to comply with Policies 4, 8, 14 and 29 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP), which together seek to protect the special qualities of the PCNP by, amongst other things, safeguarding the identity and character of towns and villages, protecting and enhancing Saundersfoot's special qualities, and preventing visually intrusive development. It would also be contrary to the objectives of Policy 1 of the LDP and the good design objectives of TAN 12 and PPW.

## **Conclusion**

11. For the reasons set out above, and having regard to all matters raised, I conclude that the appeal should be dismissed.
12. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

Ref: CAS-04085-P7X1W2

*H Smith*

INSPECTOR