

Pembrokeshire Coast National Park Authority

LOCAL DEVELOPMENT PLAN 2

Replacement Dwellings in the Countryside

Supplementary Planning Guidance

Consultation: 10 October to 5 December 2025
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This item is also available in Welsh/ Mae'r eitem hon ar gael yn Gymraeg hefyd



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Introduction

1. In September 2020 the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031) was adopted by Pembrokeshire Coast National Park Authority. As established in planning law, all decisions must be made in accordance with the development plan, unless material considerations indicate otherwise.
2. Supplementary Planning Guidance is taken into account as a material planning consideration provided it is derived from and is consistent with the adopted Local Development Plan.
3. This Replacement Dwellings in the Countryside Supplementary Planning Guidance is primarily laid out as a series of hierarchical questions and describes how the relevant Development Plan policies are applied to proposals for replacement dwellings. By highlighting potential areas of conflict with policy and all adopted guidance, this guidance will enable applicants to prepare a replacement dwelling scheme that is more likely to be supported. This Replacement Dwellings Supplementary Planning Guidance dovetails with the National Park Authority's Supplementary Planning Guidance on Sustainable Design and Development, Landscape and Seascape Character, and Biodiversity.¹
4. Like for like replacement dwellings in the countryside have long been accepted in principle as an exception to general policies that strictly control new residential development in the countryside provided that key policy tests are satisfied. This means that a context-led scheme for a replacement dwelling which enhances the landscape character can enable the renewal of existing housing stock without increasing the overall number of dwellings in the countryside.
5. Applicants are strongly encouraged to engage in pre-application discussions with the National Park Authority from an early stage. This provides an opportunity to identify opportunities, address potential constraints early and explore design-led solutions in a collaborative way. Early engagement through pre-application advice can help streamline the application process, reduce uncertainty and improve the prospects of a successful outcome. In addition to the Authority's standard pre-application service, a [non-statutory service](#) is also available, offering a tailored charging structure. This service is designed to provide more bespoke and comprehensive advice, helping to add value to development proposals.
6. The Authority receives a number of applications for replacement dwellings in the countryside. Where proposals focus solely on maximizing building footprints, it remains a core principle that development that has an adverse

¹ <https://www.pembrokeshirecoast.wales/planning/planning-policy/local-development-plan-2/supplementary-planning-guidance-ldp2/>

landscape impact is strictly controlled. Applicants are encouraged to pursue high-quality, proportionate designs that respect building and landscape character, ensuring that new developments are both viable in the current market and sympathetic to their environment.

The Policy Context

Future Wales 2040 & Local Development Plan 2

7. Under planning legislation, the planning policies for every area are contained within the 'development plan'. Future Wales 2040 sets out a spatial strategy *which 'by focusing large scale growth on the urban areas, development pressures can be channelled away from the countryside.'*² The Pembrokeshire Coast National Park Local Development Plan 2 was adopted in September 2020. The spatial strategy of the Local Development Plan 2 similarly channels development towards towns and villages.
8. **Policy 1 (National Park Purposes and Duty)** of the Local Development Plan is the overarching policy of the Plan which embodies these purposes and duty in the context of the National Park's communities. It outlines that development within the National Park must be compatible with
 - a) the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the Park, and
 - b) the public understanding and enjoyment of the special qualities

If there is a conflict between the purposes that cannot be resolved, the first purpose relating to conservation and enhancement has greater weight. This is known as the 'Sandford principle'.
9. **Policy 7 (Countryside)** of the Local Development Plan 2 strictly controls development in the countryside.
10. The Local Development Plan 2 does not include a bespoke policy for replacement dwelling proposals. It does however set out strategic principles that form considerations in all development management decisions. This includes Policy 8 (Special Qualities), Policy 14 (Conservation and Enhancement of the Pembrokeshire Coast National Park), Policy 29 (Sustainable Design) and Policy 31 (Minimising Waste).
11. The Authority has published the following Supplementary Planning Guidance which may assist applicants in understanding best practice for achieving high-

² Page 64, second paragraph. Future Wales The National Plan 2040
<https://www.gov.wales/sites/default/files/publications/2021-02/future-wales-the-national-plan-2040.pdf>

quality design that positively responds to, and enhances, the landscape character and cultural heritage of the Pembrokeshire Coast National Park.

- [Sustainable Design and Development](#)
- [Landscape Character](#)
- [Seascape Character](#)
- [Good Practice Guidance: Planning for the conservation and enhancement of dark skies in Wales](#)

By incorporating policies and guidance into a high-quality design, a replacement dwelling can:

- Re-use existing and local building materials to satisfy Policy 29 (Sustainable Design) and Policy 31 (Minimising Waste) which require development to be well designed in terms of the use of materials and resources.
- Make a positive contribution and enhance the landscape character to satisfy Policy 29 (Sustainable Design) which requires the development to be well designed in terms of place and local distinctiveness and Policy 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) which requires that development does not have an unacceptable adverse effect on locally distinctive characteristics by losing or failing to incorporate important traditional features.
- Help to maintain an appropriate mix and affordability of housing in an area by encouraging replacement dwellings to take into account the scale of the existing dwelling and its context (Policy 52 Housing Mix)

12. The role of this guidance is to ensure that such proposals are subject to careful consideration to ensure that they comply with the policies of the Local Development Plan 2.

The Status of Supplementary Planning Guidance

13. Supplementary Planning Guidance (SPG) forms a material planning consideration during the process of assessing and determining planning applications. Welsh Government and the Planning and Environment Decisions Wales (PEDW) will place weight on supplementary planning guidance that stems from, and is consistent with, a development plan. This means that Supplementary Planning Guidance does not introduce any new planning policies.

14. In accordance with Welsh Government advice, this draft SPG will be subject to public consultation and adoption by the National Park Authority.

15. The following guidance has been split into three sub-sections. The sub-sections relate to the following topics:-

Section A: Key Questions

Section B: General Matters

Section C: Further information and contacts

16. This Supplementary Planning Guidance will provide further guidance in relation to the planning considerations in relation to applications for replacement dwellings in the countryside. The 'countryside' in this context is defined as being sites located outside the Centres, as defined within Local Development Plan 2.

Section A: Key Questions

- A.1 This section lists five key questions which should be taken into consideration at the outset of any replacement dwelling proposal. The basis of each question is linked to national and local policy which provide reference for further information and guidance.
- A.2 The questions form a hierarchical series and should be considered in order. This will highlight how a replacement dwelling proposal may or may not accord with policy and how this could be addressed.

Q1. Does the present dwelling have a lawful residential use?

Why is the planning authority asking this question?	National Policy Reference	Local Planning Policy Reference
<p>In countryside locations, the existing dwelling must have an established use as a residential unit otherwise it would be considered to create a new dwelling which is contrary to National planning policy.</p> <p>The original dwelling must have a lawful permanent residential use and be capable of residential occupation in its current condition and form before any acceptable approved alteration.</p>	<p>Planning Policy Wales (Edition 12 February 2024) Development in the Countryside 3.60 <i>'Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.'</i>³</p>	<p>Policy 7 (Countryside) <i>Outside the identified Centres is countryside where development must be strictly controlled ...</i></p>

Practical Guidance: Lawful Use

In considering residential units that are subject to an application for demolition and replacement the Authority will have to, in the first instance, ensure that the proposed unit for demolition has a legal use as a residential unit, i.e. it will be necessary to ensure that no abandonment of the unit has taken place. 'Abandonment' is when the original permitted use has been lost. In order to determine if an abandonment of use has taken place then the proposal will have to be considered against the following criteria⁴:-

- a) The physical condition of the property;
- b) The period that has elapsed since the building was last used;
- c) If the building has been used for alternative uses;
- d) The owner's intention;

Buildings without a lawful residential use may be suitable for conversion – see Policy 7c) (Countryside) which deals with the conversion of buildings in the countryside and its supporting supplementary planning guidance.

³ Future Wales 2040 sets out a spatial strategy which 'by focusing large scale growth on the urban areas, development pressures can be channelled away from the countryside.'

⁴ Trustees of Castell-y-Mynach Estate v Taff-Ely BC [1985] JPL 40

In cases where the possibility of abandonment is unclear, the planning authority suggest submitting a Certificate of Lawfulness application to assess whether the residential use has been retained. This will require comprehensive supporting information and evidence which will be measured against the criteria above. The outcome of a certificate of lawfulness application will determine whether a replacement dwelling in the countryside can be justified in planning terms.

**Answer to Q1 is yes
– go to next question**

**Answer to Q1 is no -
planning permission unlikely to
be granted**

Q2. Is the existing building considered to be making a positive contribution to the character of the area through its intrinsic architectural merit or its setting in the landscape?

Why is the planning authority asking this question?	National Policy Reference	Local Planning Policy Reference
<p>The proposal should not result in the loss of a building which contributes positively to the character of the local area.</p> <p>If an application seeks to demolish and replace a building that is of such architectural, historic or landscape importance or that its loss would result in harm to the character of the area then planning permission is unlikely to be granted in accordance with Policy 14.</p>	<p>Planning Policy Wales (Edition 12 February 2024) Paragraph 6.0.2 <i>“The special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons. These give places their unique identity and distinctiveness and provide for cultural experiences and healthy lifestyles.”</i></p> <p>TAN 12 Design 5.8.1 <i>“The special qualities of the rural landscape and coastline of Wales should be recognized. The qualities should be enhanced through conservation of the character of the countryside and by achieving quality in new development.”</i></p>	<p>Policy 1 (National Park Purposes and Duty) sets out the National Park’s purposes and duty, ensuring that development conserves and enhances the natural beauty, wildlife and cultural heritage of the Park.</p> <p>Policy 8 (Special Qualities) lists the priorities to ensure the Park’s qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.</p> <p>Policy 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) does not permit development where this would have an unacceptable adverse effect on the qualities and special landscape and seascape character of the National Park including locally distinctive characteristics by... <i>d) losing or failing to incorporate important traditional features.</i></p>

Practical Guidance: Character

The historic and/or aesthetic character of many buildings across the National Park relies on simple and solid proportions, rural buildings characterized by locally available building materials. Change came in the later nineteenth century when slate from North Wales was increasingly used and during the early part of the twentieth century when corrugated steel and some brick was used.

For Listed Buildings, there should be a general presumption in favour of their preservation or enhancement, and its setting, which might extend beyond its curtilage.⁵ The vast majority of rural buildings are not listed and despite some loss of detail, most retain their form well. These seemingly 'ordinary' buildings give the National Park its special character in terms of built form.

Where the dwelling is making a positive contribution to the local character of the area and the owner wishes to improve or increase the available residential accommodation then an extension may be the most appropriate means of improving accommodation, although each case will be assessed on its individual merits.

The Authority has published the following Supplementary Planning Guidance, which may further assist applicants in understanding best practice for achieving high-quality design that positively responds to, and enhances, the landscape character and cultural heritage of the Pembrokeshire Coast National Park. In particular, the Landscape and Seascape Character Guidance provides useful information on landscape receptors, which can help inform the siting and design of replacement dwellings.

- [Sustainable Design and Development](#)
- [Landscape Character](#)
- [Seascape Character](#)

**Answer to Q2 is no
– go to next question**

**Answer to Q2 is yes
– planning permission unlikely
to be granted**

⁵ Paragraph 6.1.10 Planning Policy Wales Edition 12 | February 2024

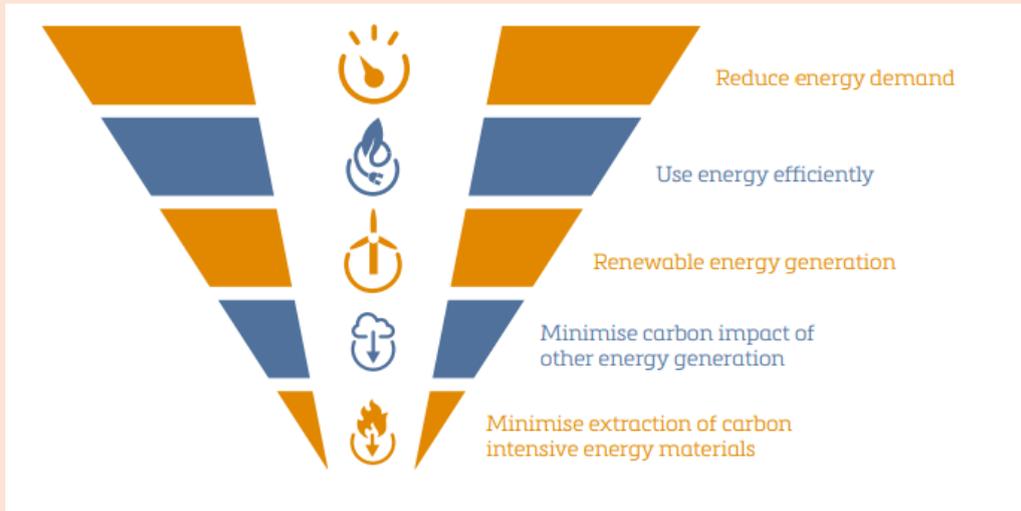
Q3. Is demolition of the existing dwelling justified?

Why is the planning authority asking this question?	National Policy Reference	Local Planning Policy Reference
<p>The demolition and replacement of buildings has implications for resource use and embodied carbon, as materials and energy invested in existing structures are lost and new emissions arise from the construction processes. National policy encourages careful consideration of whether reuse or refurbishment represents a viable and appropriate alternative. While replacement dwellings may achieve improved operational energy performance, a net benefit may not be realised for a substantial period of time as result of the emissions associated with demolition and construction.</p>	<p>Planning Policy Wales (Edition 12 February 2024) 5.13.5 <i>‘Waste prevention and approaches towards encouraging reuse and recycling should be considered at an early stage as part of materials choices and design.’</i></p> <p>TAN 12 Design Page 22 Response <i>‘should incorporate adaptable and flexible development that can respond.....to minimise the need to demolish and rebuild.’</i></p>	<p>Policy 29 (Sustainable Design) <i>All Proposals for development will be expected to demonstrate an integrated approach to design and construction, and ...to be well designed in terms of: e) efficient use of energy; f) energy generation; g) materials and resources: and i) waste</i></p> <p>Policy 31 (Minimising Waste) <i>Development must minimise, re-use and recycle waste generated during demolition and construction ...’</i></p>

Practical Guidance: Reuse or Demolish

From a sustainability perspective, reusing, refurbishing, or adapting an existing dwelling will usually be the most carbon-efficient option. TAN 12 (Design) recognises that environmental sustainability requires a design solution which integrates carbon reduction by minimising the carbon emissions associated with development through implementation of the energy hierarchy, or deliver zero carbon standards. In accordance with Policy 31 (Minimising Waste) if a replacement dwelling is proposed it must also be demonstrated that the existing dwelling is not capable of retention through renovation. Both Planning Policy Wales and TAN 12 outline the energy hierarchy and the primary goal to reduce energy demand (see figure below): ⁶

⁶ Planning Policy Wales Edition 125.8.1 The planning system should support new development that has very high energy performance, supports decarbonisation, tackles the causes of the climate emergency, and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures.



To demonstrate that renovation is not a viable proposition a Structural Report, prepared by an appropriately qualified person, such as a Structural Engineer should be submitted with the application that sets out the evidence demonstrating how demolition and re-building outweighs the benefits of reuse through refurbishment.

Any replacement dwelling application should demonstrate how the hierarchical approach has been satisfied through carbon reduction design solutions.

When the existing dwelling is not considered to be near the end of its lifespan, replacement of the dwelling as opposed to renovation and refurbishment should be justified. In these circumstances applicants may be asked to submit additional supporting information, which may include: a carbon assessment that quantifies the embodied energy of the existing building, carbon calculations demonstrating how emissions arising from demolition are mitigated or offset, or a detailed schedule of materials outlining how construction will adopt circular economy principles. In these cases, the involvement of a suitably qualified professional, such as a BREEAM Assessor, can provide technical advice on how to achieve carbon efficiency for an existing building or replacement dwelling proposal.

Applicant should note that the financial costs attached to any type of development do not form a material planning consideration.

Answer to Q3 is yes – go to next question.

Answer to Q3 is no – planning permission unlikely to be granted unless evidence substantiates the benefits of demolition.

Q4. Is the replacement dwelling within the same footprint as the existing dwelling?

Why is the planning authority asking this question?	National Policy Reference	Local Planning Policy Reference
<p>The aim is to ensure that the proposal respects national policy to strictly control development in the countryside and also that it should not create unacceptable visual intrusion.</p> <p>To this end the Authority would expect that the resulting development should reflect the same amount of development that it is replacing.</p> <p>As a minimum, proposals should not cause a greater adverse visual impact than the existing dwelling. A dwelling sited on the same footprint as the original dwelling would in the main be most likely to achieve that objective.</p> <p>Relocation within the curtilage of the existing dwelling would need to demonstrate clear benefits to be supported. This does not mean, however, that the whole curtilage can be developed.</p>	<p>Planning Policy Wales (Edition 12 February 2024) Development in the Countryside 3.60 <i>‘...new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.’⁷</i></p> <p>TAN 12 Design Page 19 notes that a Design response following appraisal of context should respond to:</p> <ul style="list-style-type: none"> • <i>Landscapes and townscapes, culture and biodiversity</i> • <i>Locally distinctive patterns and forms of development</i> • <i>Existing buildings, infrastructure, urban/rural landscapes and public art</i> • <i>Clear boundaries and established building lines</i> • <i>Appropriateness of uses and the mix of uses and densities</i> • <i>Easily recognizable and understood features and landmarks</i> 	<p>Policy 7 (Countryside) <i>Outside the identified Centres is countryside where development must be strictly controlled ...</i></p> <p>Policy 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) <i>does not permit development where this would have an unacceptable adverse effect on the qualities and special landscape and seascape character of the National Park including locally distinctive characteristics by...a)causing visual intrusion...c)failing to harmonise with, or enhance the landform, landscape and seascape character of the National Park...’</i></p> <p><i>The Authority’s Sustainable Design and Development Supplementary Planning Guidance advises that development should respond to the physical characteristics of a site, respecting the height, sight lines, building lines, historic development patterns and orientation of development within the locality.</i></p>

Practical Guidance: Siting

The siting of a replacement dwelling should seek to establish a positive relationship with surrounding development and the wider landscape, and to contribute to local character

⁷ Future Wales 2040 sets out a spatial strategy which ‘by focusing large scale growth on the urban areas, development pressures can be channelled away from the countryside.’

and sense of place, while avoiding unacceptable harm. The best way to achieve this is normally for the dwelling to be sited on the same footprint as the original dwelling.

The new unit should ideally be sited on the footprint of the existing building. However, alternative locations within the curtilage may be considered where they offer clear benefits such as enhancing the visual relationship with the surrounding landscape, improving amenity for local residents, or reducing flood risk.⁸

If it is possible to prove that there are benefits to be had by locating the dwelling on an alternative location within the curtilage of the site then this would be acceptable where there is no increase in the visual impact of the dwelling within the landscape. The assessment of impact should include views from a distance as well as from the immediate neighbourhood.

Answer to Q4 is yes – go to next question.

Answer to Q4 is no – planning permission unlikely to be granted unless robust evidence suggests positive gains to re-siting.

⁸ Policy 36 Relocation of existing permanent dwellings affected by coastal change

Q5. Is the dwelling proposed of a similar scale and size to the original dwelling?

Why is the planning authority asking this question?	National Policy Reference	Local Planning Policy Reference
<p>The proposal should not create unacceptable visual intrusion which, as a minimum, should be no greater in scale and size than the existing dwelling being replaced.</p> <p>A dwelling which is of similar scale and size as the original dwelling would in main most likely achieve that objective.</p>	<p>TAN 12 Design 5.8.3 <i>“Many buildings in rural Wales occupy visibly prominent locations and the scope for damaging local distinctiveness through inappropriate development may be even greater than in densely developed areas.”</i></p> <p>Planning Policy Wales (Edition 12 February 2024) Housing Delivery 4.2.25 <i>In the open countryside, away from established settlements recognised in development plans or away from other areas allocated for development, the fact that a single house on a particular site would be unobtrusive is not, by itself, a good argument in favour of permission; such permissions could be granted too often, to the overall detriment of the character of an area.</i></p>	<p>Policy 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) <i>does not permit development where this would have an unacceptable adverse effect on the qualities and special landscape and seascape character of the National Park including locally distinctive characteristics by...a)causing visual intrusion b) intensifying a use which is incompatible with its location...c)failing to harmonise with, or enhance the landform, landscape and seascape character of the National Park...’</i></p> <p>Policy 29 (Sustainable Design) <i>All Proposals for development will be expected to demonstrate an integrated approach to design and construction, and ...to be well designed in terms of: a) Place and local distinctiveness</i></p> <p>Policy 30 (Amenity) <i>does not permit development where it has an unacceptable effect on amenity, particularly where: b) the development is of a scale incompatible with its surroundings; and/or d) the development is visually intrusive.</i></p>

Practical Guidance: Size and Scale

The design solution for a replacement dwelling should be informed by the scale and size of the existing dwelling. Policy 14 (Conservation and enhancement of the Pembrokeshire Coast National Park) of the Local Development Plan encourages development to be compatible with the character of the landscape. The replacement of small rural dwellings with significantly larger buildings can, in some circumstances, alter the character of a site itself or its surroundings and also reduce the supply of smaller rural dwellings.

Appropriate consideration will need to be given to the mass, design, height and openings of the proposed development to ensure that the proposal is not obtrusive in the landscape. The development must preserve the identity, character and local distinctiveness of the landscape and safeguard the Special Qualities of the National Park. The unit's original floor area should be considered when considering if the development's scale is of a similar footprint to the original.

Where justification has been provided, demonstrating that a floor area greater than that of the original building is necessary, any increase should generally be limited to approximately 30% of the floor area of the original unit. This figure is intended as a guide rather than a fixed limit and each proposal will be assessed on its individual merits. It should be demonstrated that any increase in floor area is essential for functional and practical reasons, and not sought primarily to increase the overall size of the dwelling beyond what is reasonably required. No outbuilding should be considered when calculating the floor area of the residential unit.

A well-designed replacement dwelling which is of a different scale and size would need to demonstrate clear benefits in reducing the impact on the surrounding landscape to be supported.

Answer to Q5 is yes – proceed to Section B.

Answer to Q5 is no – planning permission unlikely to be granted unless there are clear benefits in reducing impact on the surrounding landscape.

Section B: General considerations

Design

- B.1 Within the broad principles relating to scale and size set out above, proposals for replacement dwellings will be expected to demonstrate a high standard of design. Proposals should be informed by the surrounding landscape and built environment, and, where relevant, by traditional forms and materials, while responding appropriately to their landscape setting. This does not preclude a modern design approach, provided that the proposal respects its surroundings and does not result in a discordant or intrusive feature within the landscape.
- B.2 It is expected that residential replacement will include the principles of good quality design – Policy 29 (Sustainable Design) supported by the Authority’s Sustainable Design Guidance.
- B.3 Planning Policy Wales also emphasises that design should be context-led but not stylistically prescriptive. Paragraph 3.16 balances the need for high-quality design requiring that planning authorities remain open to innovation, ensuring that creative architectural responses are not unnecessarily restricted.

Curtilage

- B.4 The space around and between buildings is essential to the character of the setting and broader landscape. Boundary treatments play an important role in preserving traditional features and the characteristic pattern of land and building layout in a locality.
- B.5 The aim will be to avoid urbanisation of the property curtilage by having an acceptable proportion of building area in relation to land area (i.e. the residential curtilage⁹) rather than walls and fences to enhance the green rural context.
- B.6 Extending gardens into what has been farming land requires planning permission and should be avoided, especially when natural landscape features such as native hedges, bushes and trees, form the boundary of the property. The quality of agricultural land is a material planning consideration and land of the highest

⁹ Planning Policy Wales Edition 12: 1. The curtilage is defined as the area of land attached to a building. All of the land within the curtilage of the site will also be defined as previously-developed. However, this does not mean that the whole area of the curtilage should therefore be redeveloped. For example, where the footprint of a building only occupies a proportion of a site of which the remainder is open land (such as a hospital) the whole site should not normally be developed to the boundary of the curtilage. The planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations such as policies for the protection of open space, playing fields or development in the countryside. They should consider such factors as how the site relates to the surrounding area and requirements for on-site open space, buffer strips and landscaped areas.

quality grades is conserved as a finite resource.¹⁰ Historic curtilages such as yards and gardens were often removed and annexed to adjacent fields/farmyard improvements. A proposal which restores an historic curtilage should demonstrate its historical use or appearance and restoration of any historical features. Where there is a need to create a new or additional curtilage for a replacement dwelling, this needs to be as minimal area as possible.

B.7 Boundary treatments play an important role in preserving traditional features and the characteristic pattern of land and building layout in a locality. An applicant should consider how the boundary treatments contribute to the character of the site and wider landscape with existing boundary treatments that add to the character of the building and setting retained and incorporated into the design, in accordance with Policy 14, criterion d. Where boundary treatments such as stone walls built in local materials, split timber fencing and gates, native hedgerows or Pembrokeshire hedgebanks which already form part of the traditional character of the countryside location, should be incorporated into any scheme. Opportunities for the repair of boundary structures where necessary will be favoured over their replacement.

B.8 Access and parking areas will already be present on the site and should require minimal adjustment. They are nevertheless integral to landscape design and a replacement dwelling can present the opportunity to improve surface water drainage, the character of the setting and improve biodiversity. Areas should be surfaced in permeable materials that are appropriate in appearance for the rural location. Introducing new edge planting can soften the visual contrast of hard standing areas within the landscape. The location and size of access and parking areas should avoid incursion into existing features to minimize any loss of biodiversity or character. The visual impact of an access and parking area should be considered holistically with the anticipated presence of vehicles also a design consideration.

Lighting

B.9 Dark skies and tranquility are identified as updated special qualities in the National Park's Partnership Plan 2025-2029¹¹. Policy 8 requires these special qualities to be conserved and enhanced. With regard to the design of lighting, a considered and sympathetic approach should be taken to preserve the character and aesthetic appeal of the property. Proposals should have regard to the [*Planning for the Conservation and Enhancement of Dark Skies in Wales*](#) Good Practice Guidance (PCNPA SPG). Care must be taken to prevent energy being wasted and limit any negative environmental impacts arising as a result of a property's contribution to light pollution.

¹⁰ Agricultural Land Classification Frequently Asked Questions: <https://www.gov.wales/agricultural-land-classification-frequently-asked-questions>

¹¹ Pembrokeshire Coast National Park, A Partnership Plan for the National Park 2025-2029:

<https://www.pembrokeshirecoast.wales/wp-content/uploads/2025/12/01-A-Partnership-Plan-for-the-National-Park.pdf>

- B.10 The use of external lighting should be avoided in all areas other than where it is necessary for safety or security reasons. Lighting should be suitably controlled so that lights are only switched on when they are needed, for example through the use of motion sensors and automatic timers.
- B.11 To limit a lighting system's contribution to light pollution, lighting should always be orientated in a downwards direction and be suitably shielded such that no light is emitted above the horizontal. External lighting should use switch-off, dimming or PIR sensors. Lighting should be of an appropriate luminosity, only powerful enough to light the desired area without spilling light into the surrounding environment. Light should be of a 'Warm White' in colour with a light temperature not exceeding 2700 Kelvin.
- B.12 To limit internal lighting light spill extensive glazing should be avoided. Blinds, curtains, external shutters and/or the use of tinted or electrochromic glass will be encouraged.

Removal of permitted development rights

- B.13 'Permitted Development Rights' allow specific types of development to take place without the need to receive planning permission for that work. Given that these proposals lie within the countryside when planning permission is granted to replace a dwelling, a planning condition may be appropriate to remove the permitted development right associated with adaptations, extensions and other relevant associated development to enable the National Park Authority to have control over any future developments that take place on the site. This means that any proposed development on the site for extensions and adaptations will be subject to a planning application.

Section C Further information and contacts

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The Design Commission for Wales offers independent design advice and a national [Design Review service](#) to support high-quality, context-responsive development. Early engagement is encouraged, particularly for complex or sensitive conversion proposals.

Further guidance is available through their [Site and Context Analysis Guide](#) and [Design and Access Statement Guidance](#).