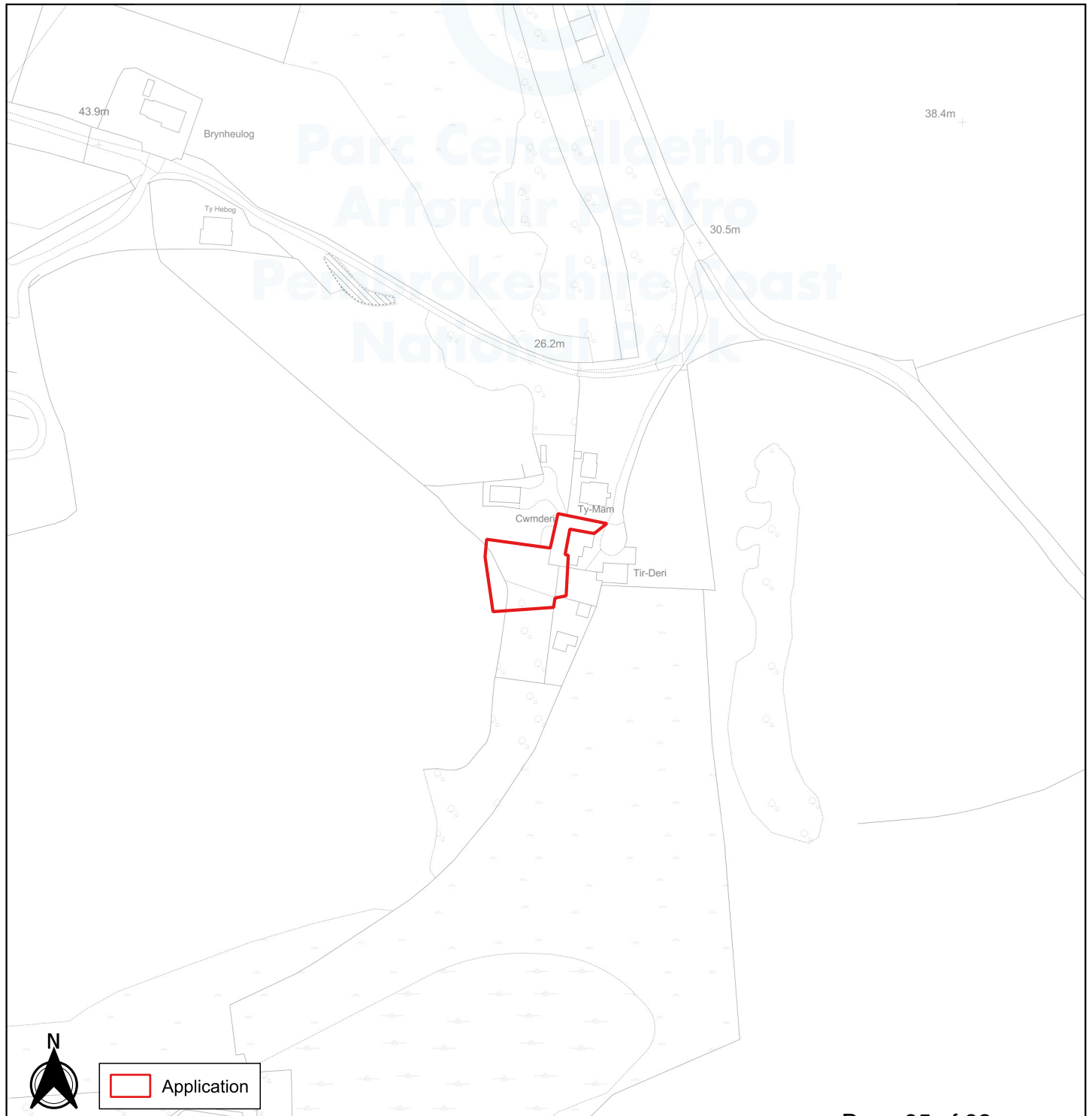
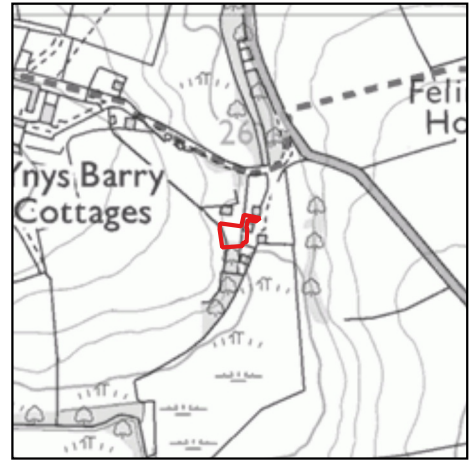




Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



Application

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



Reference Number: NP/25/0293/FUL
Proposal: Ancillary accommodation in rear garden
Site Location: Cwmderi, Llanrhian, Haverfordwest, Pembrokeshire, SA62 5BH
Recommendation: Approve, subject to conditions

This application is being presented to the Development Management Committee in accordance with the scheme of delegation, because the proposal is considered to be contrary to the requirements of the Local Development Plan 2 (Policy 7 Countryside), but is recommended for approval.

Summary:

This application for an annexe building in the rear garden of the main dwelling is recommended for approval. Whilst the proposal is considered to be a departure to the Local Development Plan 2 (Policy 7 Countryside) because the proposed development sits outside the existing curtilage of the dwelling, there are a number of material considerations which are considered to outweigh that technical departure and the proposal is considered to comply with the aims of LDP2 as a whole.

A particular material consideration in this case is that the site benefits from an extant consent for a similar annexe in a similar position. The current proposed development also demonstrates a sufficient degree of inter-connectedness through its occupation by a family member to fulfil caring needs, with the controls delivered by an accompanying Section 106 legal agreement ensuring that the annexe and the main dwelling remain as one planning unit.

Planning conditions will also ensure that the property cannot be used for holiday letting or for any separate commercial letting use. The overall siting of the proposal is considered acceptable. Due to the loss of an unknown number of trees, the proposed green infrastructure is unclear at this stage, and an attached condition requires further information to be submitted.

Following consultation, no objections have been received from statutory consultees, or from third parties.

The application documents can be viewed here: [Citizen Portal Planning - application details](#)

Consultee Response

Llanrhian Community Council: No adverse comments
PCC Drainage Engineers: No representation
PCC Highways Development Control: No adverse comments

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 representations have been received from third parties. The proposed development has also been advertised as a departure from the policies of the Local Development Plan 2.

Policies considered

Development Plans

All planning applications in Wales need to be determined in accordance with the statutory Development Plan. The Development Plan for Pembrokeshire Coast National Park comprises [Future Wales: The National Plan 2040](#) (FW) and the [Local Development Plan](#) (LDP). Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process

Local Development Plan 2 (Adopted September 2020)

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Local Development Plan was formally adopted in 2020 and the following policies are relevant to this application:

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 09 (Light Pollution)
- Policy 10 (Sites and Species of European Importance)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 12 (Local Areas of Nature Conservation or Sites of Geological Interest)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 31 (Minimising Waste)
- Policy 32 (Surface Water Drainage)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

Planning Policy Wales (PPW12)

National planning policy in the form of [Planning Policy Wales 12](#) (Edition 12, February 2024) (PPW) sets out the land use planning policies of the Welsh Government and is of relevance to the determination of this application. The primary objective of Planning Policy Wales is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.

Technical Advice Notes

The Welsh Government has provided additional guidance in the form of Technical Advice Notes (www.gov.wales/technical-advice-notes). The following are of relevance:

- TAN 5 – Nature Conservation and Planning (2009)
- TAN 6 - Planning for Sustainable Rural Communities (2010)
- TAN 12 – Design (2016)

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Authority has adopted [Supplementary Planning Guidance](#) (SPG) which may form a material consideration. The following SPG are of relevance:

- Biodiversity (2021)
- Landscape Character (2020)
- Seascape Character (2023)
- Sustainable Design & Development (2021)
- Trees and Woodland (2023)

Other relevant evidence or policy guidance:

Section 66 of the Environment Act 1995 requires Pembrokeshire Coast National Park Authority to prepare a management plan which formulates its policy for the management of the Park and for the carrying out of its functions in relation to the National Park. This is called the [Partnership Plan for the National Park 2025-2029](#) and may form a material consideration in a planning application.

The Environment (Wales) Act 2016 places a duty on public authorities to maintain and enhance biodiversity and to promote the resilience of ecosystems in the exercise of their functions.

Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Equality Act 2010

The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Authority’s duty under the above Act has been given due consideration in the preparation of this report.

Well-being of Future Generations (Wales) Act 2015

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Authority to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Authority’s duty and the “sustainable development principle”, as set out in the 2015 Act. In reaching the recommendation set out below, the Authority has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

Constraints

- Contaminated Land
- Hazardous Zones

- Landscape Character Area
- Potential for surface water flooding
- Recreation Character Areas
- Rights of Way Inland - within 50m
- Safeguarding Zone
- Seascape Character Areas

Officer's Appraisal

The property known as Cwm Deri is a small, detached dormer bungalow in a rural location approximately 760 metres south of Porthgain. The site lies outside any Centre Boundary as defined by Local Development Plan 2 and is therefore classified as Countryside.

The site is situated at the end of a private 150 metre no-through, single-track road, leading off the eastern flank of the C3072 (Llanrhian to Porthgain Village). The property is part of a small group which includes Ty-Mam to the north and Tir Deri to the east.

The application site is located within a small valley floor surrounded by agricultural pasture and woodland. The topography rises to the west from the dwelling which includes an immediate modest curtilage area and small field of approximately 0.8 hectares. Aspects of this field have been incorporated as broader garden area. At the northern boundary of the small field is a corrugated sheet and portal frame agricultural building which is accessed via the front of the dwelling. Parking is provided adjacent and to the fore of the main dwelling.

The site is within the *Trefin* Landscape Character Area LCA 20 and *Penbwchdy to Penllechwen* Seascape Character Area SCA 13, as defined in the Authority's respective Landscape Supplementary Planning Guidance and Seascape Supplementary Planning Guidance.

1. Proposed Development

The proposal comprises a 1–2-bedroom single-storey annexe building which measures approximately 14 m by 7 m in a garden location approximately 14 m southwest of the main dwelling.

Proposed materials include larch timber cladding and zinc sheeting roof.

Whilst the proposal may fall within the legal definition of a caravan, it is not considered permitted development due to the location of the annexe which falls just outside of the defined residential curtilage area.

The proposed development and site are detailed in the accompanying plans and forms.

2. Relevant Planning History

- NP/22/0559/FUL - Ancillary accommodation in rear garden area – Approved 3rd November 2023
- PA/24/0156 - Amendment to NP/22/0559/FUL for permanent structure for ancillary accommodation use to mobile structure-Lodge for ancillary accommodation use – Responded 3rd December 2024

The previous consents approved a scheme similar to that currently which has come about due to the need to relocate the annexe. The previous consent did not accurately take account of an electricity pole in the application site (which can only be moved at great expense). The position of the previously consented annexe is approximately 9 metres north of the current scheme and is otherwise of a similar orientation to the current proposal parallel to the host dwelling.

3. **Key Issues**

The application raises the following planning matters:

- 3.1 Policy and Principle of Development
- 3.2 Siting, Design, and Impact upon the Special Qualities of the National Park
- 3.3 Amenity and Privacy
- 3.4 Biodiversity, Green Infrastructure & Landscaping and Protected Species & Sites
- 3.5 Access and Parking
- 3.6 Surface Water Drainage

3.1 Policy and Principle of Development:

- 70. Future Wales – The National Plan 2040 (FW) is the National Development Framework for Wales and 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...’*
- 71. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the National Park’s purposes and duty and is the overarching policy which ensures that development within the National Park is 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.
- 72. The Sandford Principle asserts primacy to the first purpose - of conservation and enhancement, in cases of irreconcilable conflict.
- 73. Policy 8 of the LDP ensures the conservation and enhancement of the National Park’s special qualities and in combination with Policy 1, forms the strategic framework for protecting those characteristics and features of the Park which individually or in combination contribute to make this National Park unique.
- 74. The need to protect designated landscapes from inappropriate development is recognised in paragraph 6.3.8 of Planning Policy Wales. Paragraph 6.3.6 asserts the need to give great weight to the statutory purposes and paragraph 6.3.9 requires great weight to be given to the special qualities of designated areas in the development planning and development management process.
- 75. The location of the development site outside of any settlement boundary which means that Policy 7 (Countryside) applies to this proposal subject to considerations set out in Planning Policy Wales and other LDP policies. Policy 7 specifies that development outside of the identified Centres must be strictly controlled, and this is mirrored in

Paragraph 3.60 of Planning Policy Wales (edition 12), which sets out the strategic spatial policy context for development in the countryside.

76. The property has an extant planning consent also for an annexe. This permission can only be implemented at great expense as the proximity between the approved annexe and an electricity post and guy wire in particular would require the repositioning of the electricity post. This previous consent represents a fallback position which could be implemented. The location of the current proposal overlaps the position of the consented scheme and consequently the previous permission could not be implemented in addition to the current proposal (and vice versa).
77. The curtilage area, physical detachment and distance from the main dwelling influence how ancillary accommodation is defined. In this case, the proposed annexe building would be situated within the commonly used garden, just outside of the formal curtilage of the host dwelling. The application site has the appearance of a domestic garden area which is regularly mowed and contains fruit trees and a vegetable patch. The applicant has stated that the area has been used as a garden for over 20 years and aerial images confirm this. The proposed annexe will share the existing access, parking, sewerage connection and garden amenity space with the main dwellinghouse.
78. The applicant is the daughter of the owners of the main dwelling and requires an annexe for its additional accommodation in order to continue living with her parents as their care needs increase. This was quite apparent upon a site visit made in respect of the 2022 application. The exceptional circumstances of the caring role required by the daughter for her parents is a material consideration.
79. The size (relative to the main dwelling) and separation of the annexe from the main dwelling in the open countryside means that a legal agreement is necessary to ensure that the annexe does not become a separate independent dwelling. A condition is imposed to ensure that the building is not used as a holiday let or let commercially in anyway.
80. Subject to the submitted legal agreement which establishes that the ancillary accommodation shall only be used as such in connection with the host dwelling, and that the land, ancillary accommodation and host dwelling shall be retained as a single planning unit and not separated at anytime, and the imposition of a condition preventing holiday letting or other separate commercial letting, the principle of the application is deemed acceptable. The proposal is considered to accord with the objectives of the overarching strategic policies of the Local Development Plan, namely Policies 1 and 8 and can be supported.
81. The site in question is situated on agricultural land of grade 3a. Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) is the best and most versatile and should be conserved as a finite resource for the future.
82. PPW12 notes that land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.
83. The fallback position for this development relates to a site that is not on BMV land; however, for this application there is no alternative that is deliverable due to

infrastructure constraints, and this is therefore considered as an exceptional site in regard to care and responsibility needs.

84. Whilst the proposal is not a type identified in Policy 7 as being supported as an exception to the usual strict controls on development in a countryside location, the material considerations applicable in this case which include a fall back permission within the existing residential curtilage and the personal circumstances of the applicant, together with the security provided by a legal agreement and conditions mean that the principle of the proposed development is acceptable.

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

85. Policy 08 (Special Qualities), of LDP2, is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.
86. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.
87. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness. Proposals are permissible when through design, development enhances the quality of its surroundings and is sympathetic to the immediate and wider context. The Authority's Sustainable Design and Development Supplementary Planning Guidance advises that development should respond to landscape setting, visual, aesthetic, historical, cultural and ecological aspects and also the physical characteristics of a site, respecting the height, sight lines, building lines, historic development patterns and orientation of development within the locality. Development should respect and preserve the historic context and character, traditional forms and vernacular details of existing buildings. Good design should be sensitive to the character of its landscape setting and seek to enhance rather than detract from its special qualities.
88. The annexe building is positioned above the main dwelling on the rising hill. It is read and understood as being part of the same broader context and setting. The design has been amended since the original submission to reflect materials used in the rural locality which includes larch timber cladding and a zinc roof. The annexe is not considered to cause an adverse impact on the character of the main dwelling and due to the grouping of development it does not significantly adversely affect the landscape setting. The application site sits in a natural hollow and it will be barely perceptible, if at all, from any public viewpoints and the revised proposal of materials will help ensure it appears congruous in the landscape.
89. It is considered that the development will not have an unacceptable adverse impact on the character of the host dwelling or landscape and will not have an unacceptable adverse impact on the special qualities of the National Park. As such, the development complies with policies 8, 14 and 29 of the LDP and can be supported.

3.3 Amenity & Light Spillage:

90. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable effect on amenity, particularly where:
- a) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
 - b) the development is of a scale incompatible with its surroundings; and/or
 - c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
 - d) the development is visually intrusive.
91. Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.
92. Due to the topography of the garden area, the proposed annexe will be sited on a raised level, sitting approximately 2 metres higher than the existing dwelling. The annexe is not anticipated to have a bearing on the northerly neighbour of Ty Mam due to screening afforded by boundary vegetation. The Tir-deri neighbour is approximately 30 metres east of the proposal and the new building will face the side elevation, similarly to the main dwelling but from a greater distance. No windows will look directly into any habitable rooms and the mature fruit trees and shrubs within the main dwelling's curtilage will help to screen views afforded from the raised height.
93. Policy 09 (Light Pollution) is supported by Policy 30 (Amenity) and specifies that where the emittance of artificial lighting is of a significant level, opportunities to mitigate potential cumulative impacts should be explored. The Authority has recently adopted national dark skies guidance for Wales. This guidance recognises that for this Authority, the identified 'dark skies' special quality of the National Park means that dark skies should be conserved and enhanced through development planning and management decisions.
94. The proposed glazing is not excessive in volume and is not considered to create light spillage that would require mitigation. The largest volume of glazing is the gable end south elevation which contains a triple sliding door. This elevation is recessed with a proposed overhanging roof which will help mitigate light spillage.
95. The proposal accords with the objectives of LDP Policy 30 in that it does not adversely affect the privacy and amenity of the occupiers of neighbouring properties or those experiencing the National Park's special qualities.

3.4 Biodiversity, Protected Species & Sites, Green Infrastructure & Landscaping

96. Policy 10 (Sites and Species of European Importance) and Policy 11 (Nationally Protected Sites and Species) requires that the effects of development on the conservation value of protected sites and protected species are considered in determining a planning application. Policy 12 (Local Areas of Nature Conservation or Sites of Geological Interest) aims to ensure that of those areas not formally recognised but of nature conservation value, species and their habitats are not harmed by proposed development.

Net Benefit for Biodiversity and Green Infrastructure

97. Planning Policy Wales aims to protect and enhance habitats and biodiversity and to improve the overall resilience of ecosystems through a stepwise approach and advises that a Green
98. Infrastructure Statement (GIS) should be submitted with all planning applications. This should be proportionate to the scale and nature of the development proposed. This is consistent with LDP2 Policy 11, Nationally Protected Sites and Species.
99. The submitted green infrastructure statement sets out a step-wise approach for the Authority to consider how a net gain will be achieved. These proposals are indicated as the planting of shrub/hedges and the planting of fruit trees. The number of fruit trees requiring removal to facilitate the proposal is estimated at 2-4 and the proposed number of new fruit trees is suggested as 4-6. Regardless of the actual number removed, the level of compensatory planting falls short of the 3:1 guidance provided in Planning Policy Wales at 6.4.42 which states:
100. *Where loss is unavoidable developers will be required to provide compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure value including biodiversity, landscape value and carbon capture). Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every one lost.*
101. As limited information has been submitted at this stage, a pre-commencement condition is included requiring planting detail to be submitted to and approved by the Authority before any works start on site. This can be applied to ensure compliance with the Planning Policy Wales requirements and achieve a net biodiversity enhancement.
102. The proposed bat box is a welcome biodiversity enhancement to assist in complying with the Environment (Wales) Act 2016 and national planning policy.
103. Accordingly, the proposal is deemed acceptable from a biodiversity perspective and complies with Policies 1, 8, 10, 11, and 14 of the LDP2, the requirements of Planning Policy Wales (2024), and the Environment (Wales) Act 2016.

3.5 Access and Parking

104. Policy 59 (Sustainable Transport) of LDP2 ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management. Policy 60 (Impacts of traffic) requires the possible transport impacts of a proposed development to be considered.
105. In their consultation response, Pembrokeshire County Council Highways Development Control comment that there is sufficient parking and turning within the curtilage of the application site to support the proposal.
106. They have assessed the application on safety, capacity and policy grounds, and make no further comments.

107. Overall, the development is considered to have an acceptable impact on access and parking and accords with Policies 59 and 60 of the LDP 2.

3.6 Surface Water Drainage:

108. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of on-site surface water. The policy ensures that an effective drainage scheme is delivered for protecting and enhancing both the natural and built environment, minimising adverse environmental impacts and flood risk during construction and upon completion.

109. If a development is for 2 dwellings or more or comprises 100m² or more of construction area (including anything that covers land such as a patio or other surface), sustainable drainage (SuDS) is required to manage on-site surface water. Schedule 3 of the Flood and Water Management Act (FWMA) 2010 requires surface water drainage for new developments to comply with mandatory National Standards for sustainable drainage (SuDS).

110. Schedule 3 of the Flood and Water Management Act 2010 (FWMA) establishes Pembrokeshire County Council as a SuDS Approving Body (SAB). This SAB have the statutory responsibility for approving, and in some cases adopting and maintaining the approved drainage systems.

111. The SAB commented on the previous application that as the construction area appears to have drainage implications greater than 100 square metres; the proposed works will require SAB approval prior to the commencement of any works on site relating to this application. Please refer to the included informative for guidance on making a SAB application.

112. The development requires SAB approval and any proposals approved by PCC will thereby comply with Policy 32 of LDP2.

4 Conclusion

113. The proposed scheme is considered acceptable in how it responds to landscape setting, visual, aesthetic and physical characteristics of the site and preserves the character of the main dwelling. The accompanying Section 106 legal agreement and proposed conditions will ensure that the annexe building, and main dwelling will remain as one residential unit and cannot be let independently of the main dwelling. It is not considered that the development will cause an unacceptable impact upon privacy or amenity of neighbouring properties. Ecology and landscape features will not be adversely affected by the development. Overall, the special qualities of the National Park will be conserved.

114. In reaching a recommendation, regard has been given to the requirements 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 objectives.

115. As such, the proposal complies with policies 1, 8, 9, 11, 14, 29, 30, 32, 59 & 60 of the adopted Local Development Plan 2 2020, Planning Policy Wales and TANs 5, 6 and 12 and can be supported. Whilst the proposed development is not considered to comply with the requirements of Policy 7, it is considered to support the wider objectives set out within the Local Development Plan 2.

5 Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin no 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 plan & proposed site plan – Drawing No. 1482/003 Rev B
Proposed elevations – Drawing No. 1482/006 Rev B
Proposed block plan – Drawing No. 1482/004 Rev B
Proposed floor plan - Drawing No. 1482/005 Rev B
Green Infrastructure Statement
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, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:
 - Clarification of planting / landscaping proposals
 - Scale plan on proposed site layout showing precise site-specific locations
 - Schedules of plants (trees and hedges)
 - Plant species
 - Plant supply sizes
 - Proposed numbers of each proposed species
 - Hedge planting density and method (e.g. double staggered)
 - Implementation programme / timescale / phasing of planting
 - Management and replacement of failures details
 - Details of any constructed green features – Green roofs / Pembrokeshire hedgerowsDevelopment shall thereafter take place in accordance with the approved details. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by this authority.
Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value 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 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders

4. All external elevations of the annexe building shall be clad in larch timber which is left to weather naturally and retained as such in perpetuity.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local

Development Plan 2 – Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

5. No walls, fencing or hedging is to be implemented between the annexe building and the main dwelling or any other means of enclosure of the annexe building or subdividing of the application site.
Reason: In order to be clear on the type of accommodation sought and approved as the development would not be approved as a separate unit of accommodation. Policy: Local Development Plan – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
6. The biodiversity enhancement scheme consisting of the hereby approved bat box shall be implemented prior to occupation and retained as such in perpetuity.
Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.
7. All external lighting must be hooded and angled downwards to ensure no upward light spillage and operated on a PIR activated timer for the lifetime of the development.
Reason: In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.
8. The annexe building shall be used ancillary to the host dwelling and shall not be used independently including as a holiday let, or for any commercial purposes whatsoever.
Reason: In order to be clear on the type of accommodation sought and approved as the development would not be approved as a separate unit of accommodation. Policy: Local Development Plan – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
9. The annexe building shall share the access and parking arrangement existing at the point of this consent and shall not be served by any additional access or parking for the lifetime of the development.
Reason: In order to be clear on the type of accommodation sought and approved as the development would not be approved as a separate unit of accommodation. Policy: Local Development Plan – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

6 Informatives

1. **This planning permission is accompanied by a S106 legal agreement which ensures that the proposed ancillary accommodation cannot be separated from the host dwelling of Cwmderi.**
2. The proposed works will require SAB approval prior to the commencement of any works on site relating to this permission. Please see <https://www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-bodysab> for more information and to make a SAB application.

SuDS must be designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage and you must seek SAB approval independently from your planning approval. Surface water drainage systems must be designed and built in accordance with the Statutory Standards for Sustainable Drainage, which can be found here: <https://www.gov.wales/sites/default/files/publications/2019-06/statutory-national-standards-for-sustainable-drainage-systems.pdf>

If there is a breach of the requirement for SAB approval (i.e. when construction work is commenced without SAB approval); the SAB may issue an enforcement notice. Furthermore, the failure to obtain SAB approval might have a detrimental effect upon the future sale of the property, which could also result in insurance applications and or flood event settlements being compromised.

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, they may 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.