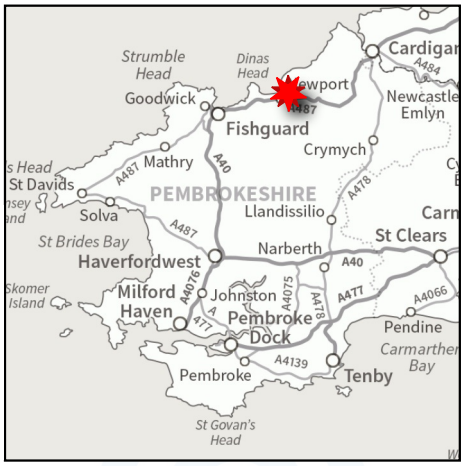
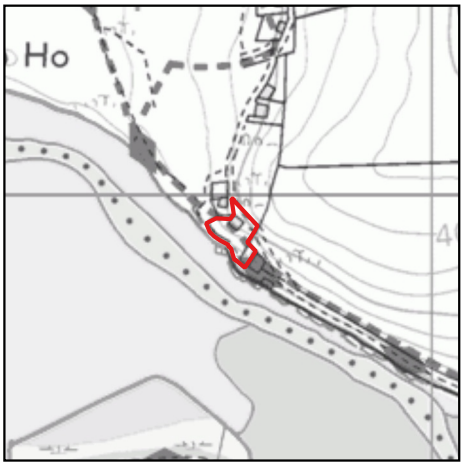
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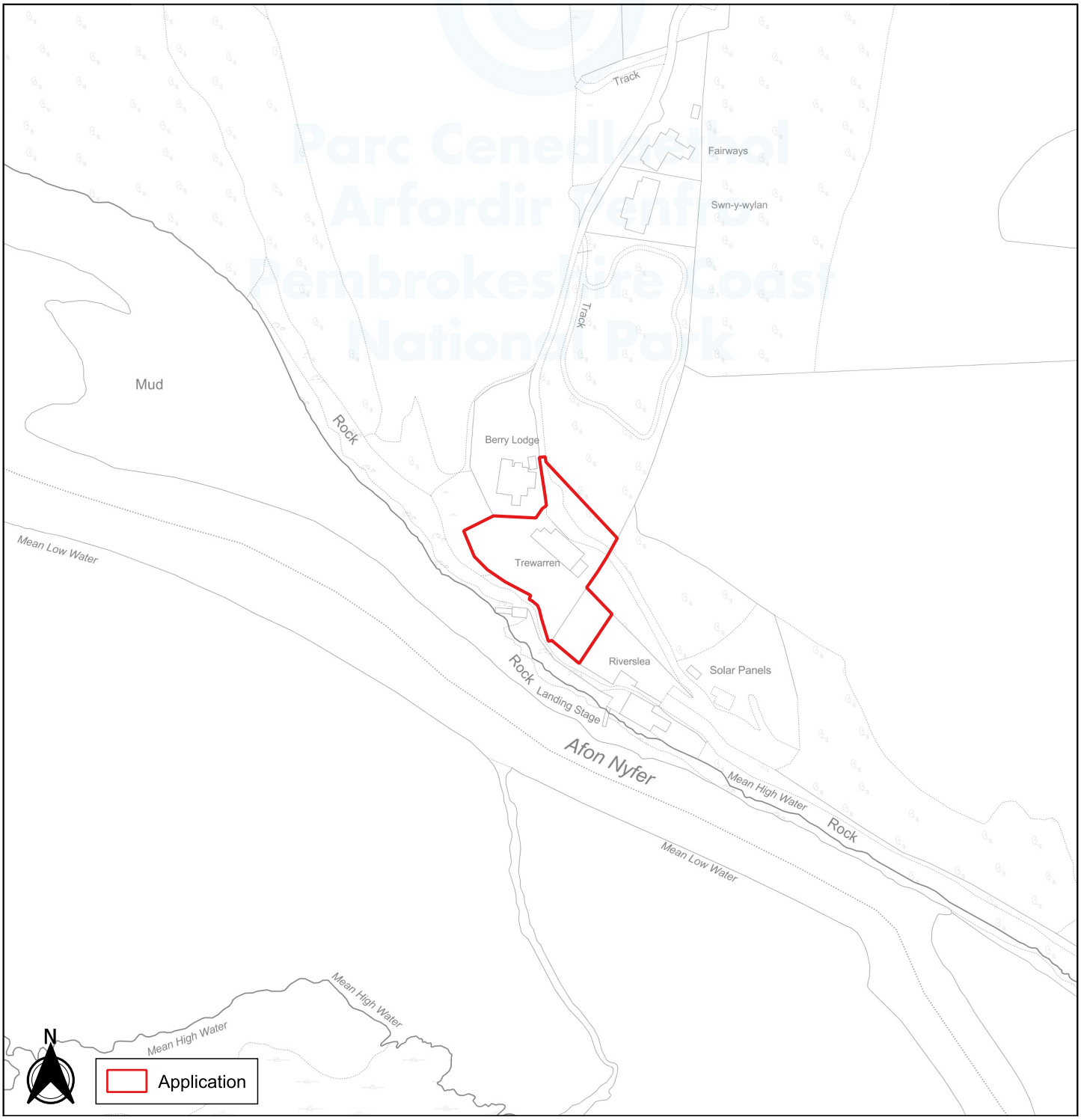
Trewarren, Golf Course Road, Newport, Pembrokeshire, SA42 0NR





Parc Cenedlaethol Arfordir Penfro
Pembrokeshire Coast National Park

Graddfa/Scale: 1:2,500



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PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY
OFFICER REPORT

Ref No: **NP/26/0422/FUL**
Proposal: Erection of a detached garage incorporating roof-mounted photovoltaic panels and ground-source heat pump plant; installation of an associated borehole; erection of a detached home office/studio; and associated landscaping and works.
Site Location: Trewarren, Golf Course Road, Newport, Pembrokeshire, SA42 0NR

Recommendation: **Approve,** subject to conditions

This application is being considered by Committee in accordance with the scheme of delegation as the Community Council have objected to the proposal. The application was initially proposed for consideration under the Extended Delegation procedure. Under this procedure which applies in the case of Community Council objections, Members receive the report for comment, and the Chair decides whether the decision can be agreed in writing or whether the application must be referred to the Development Committee. Following consultation with Members, the Chair requested that the application be presented to Committee.

Summary

The application has received objections from one member of the public and the Nevern Community Council. However, Officers consider that the proposed development is acceptable in terms of its siting and landscape setting and is recommended for approval subject to appropriate conditions.

This application relates to the erection of a detached garage incorporating roof-mounted photovoltaic panels and a ground source heat pump; the installation of an associated borehole; the erection of a detached home office/studio and associated landscaping works.

The garage and home office/studio would remain ancillary to Trewarren. Their subordinate scale, siting, materials and landscaping would limit their visual impact in this sensitive estuary setting. Officers consider that the proposals would not cause unacceptable harm to the National Park's special qualities, neighbouring amenity, biodiversity or highway safety. Renewable energy infrastructure and biodiversity enhancements would support the scheme's sustainable design. Subject to conditions securing landscaping, ecological safeguards, construction management and control of the garage's use, the proposals are considered to accord with the relevant policies of LDP2 and are recommended for approval.

The application documents can be viewed via: Citizen Portal Planning - application details

Consultee Responses

- Nevern Community Council: Objecting
- PCC Coastal and Rivers Engineer: Observations
- PCC County Highways Authority (CHA): No Adverse Comments
- PCNPA Access Officer: No Objection
- PCNPA Ecologist: Conditional Consent

The Community Council objection states:
Nevern community council object to this planning application.
There are two separate buildings in one application, a garage and a home office/studio, in two totally separate places, therefore, with respect, this should be two single planning applications.
The garage is outside the domestic curtilage of the property, and as such is not neatly contained in the surrounds. It will be more intrusive to the surrounding landscape, and from the other side of the estuary of Newport. This is an extremely sensitive area and as such needs to be kept as natural as possible and to minimize the environmental impact.
The garage also removes the turning area for this property.
The new studio would be visible and intrusive to the whole surroundings.
Contravening PCNP policies. Policy 14 Conservation. Policy 07 - Countryside – Not essential to have a studio that will be as intrusive as this build. Policy 08 – Special qualities.
Nevern community councillors request a site meeting with National Park and Pembrokeshire Council members to this site.

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*.

There have also been a number of third-party observations noting:

- Objections:
  On the grounds of the creation of overdevelopment, excavation of the garage, noise generated by the development, and the prominent position of the application site.
- Support:
  The proposed garage would improve the parking and visual amenity of the site.

Where material, these are addressed in the body of the report.

Policies considered

Development Plans
All planning applications in Wales need to be determined in accordance with the statutory Development Plan:
Future Wales: The National Plan 2040 Future Wales: The National Plan 2040 (FW)

Local Development Plan 2 (Adopted September 2020)
Within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also part of the relevant development plan with the following policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 10 (Sites and Species of European Importance)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)

- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 33 (Renewable Energy and Low Carbon Energy)
- 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)
PPW12 sets out the land use planning policies of the Welsh Government.
The primary objective of PPW12 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, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- Planning Policy Wales 12 (PPW12).

Technical Advice Notes
The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's) www.gov.wales/technical-advice-notes:

- TAN 5 – Nature Conservation and Planning
- TAN 12 – Design
- TAN 24 – The Historic Environment

LDP2 Supplementary Planning Guidance
In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are: Supplementary Planning Guidance (LDP2) - Pembrokeshire Coast National Park

- SPG - Biodiversity
- SPG - Landscape
- SPG - Seascapes
- SPG - Sustainable Design and Development
- SPG – Renewable Energy
- SPG – Trees and Woodland

Site Constraints:

- Historic Landscape
- Rights of Way Inland – within 50 metres
- Ancient Monument – within 500 metres
- ROW Coast Path – within 10 metres
- NPA Foreshore – within 25 metres
- Recreation Character Areas
- Seascape Character Areas
- Landscape Character Area

Officer's Appraisal

The proposed development sites would be located both within (the studio) and outside of (the garage) the domestic curtilage of Trewarren, Newport.

The site of the garage is across the access lane to the northeast of the house, and the studio is within the garden area to the south of the dwelling on site of a former outbuilding which now exists as a brick-built ruin screened by existing landscaping.

The application site is accessed via a private lane off the U3190 junction C3029 to Newport Sands (ZU3190). The access is shared by Berry Lodge, Trewarren, and Riverslea.

The application site is within the Newport Landscape Character Area (LCA 23), the Newport Bay Seascape Character Area (SCA 4), and the Newport and Carningli Historic Landscape. (HLW (D) 15).

The proposed sites are approximately 50 metres from the Afon Nyfer estuary and within circa 10 metres of the CP/43 Coast Path and 50 metres from the 71/48 Public Footpath.

The application site is considered to be visually sensitive, by virtue of its prominent positioning above the estuary.

1. Site and Proposed development

The proposal comprises:

- Erection of a detached garage incorporating roof-mounted photovoltaic panels and a ground source heat pump.
- Installation of an associated borehole.
- Erection of a detached home office/studio.
- Associated landscaping works.

2. Relevant Planning History

- 07/006 - Replacement dwelling – Refused
- 08/301 – Replacement Dwelling – Refused
- Appeal for 08/301: APP/L9503/A/09/2095203/WF – Appeal Allowed
- 09/452 - Minor amendments to eastern end of consented scheme – Approved
- 98/061 - Widen sun lounge to make sitting/breakfast area – Approved
- NP/26/0347/FUL - Erection of a detached garage/carport and detached home office/studio ancillary to the existing dwellinghouse. – Cancelled

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, Protected Sites, Green Infrastructure & Landscaping
3.5 Access and Parking

3.6 Surface Water Drainage

3.1 Policy and Principle of Development:

66. 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 Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).

67. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and 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...'.*

68. The primary objective of PPW12 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*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.

69. Policy 1 of the LDP2 is the National Park Purposes and Duty. This requires that development in 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.

    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 this is compatible with the statutory National Park purposes embodied in the foregoing considerations.

70. As the proposed sites for the garage and studio/office are outside of any designated Local Development Plan (LDP) centre boundary, the works are classed as taking place within the countryside. As such, the proposed scheme has to be in alignment with the requirements of Policy 07 (Countryside) of LDP2. The existing Trewarren property benefits from residential permission and use and the location of the proposed studio sits within its residential curtilage. The proposed garage sits on the other side of the access track which serves Trewarren, outside its formal curtilage but within its ownership. The supporting Planning Statement notes that the proposed buildings and renewable energy infrastructure would be functionally associated with the existing C3 residential use of Trewarren. Neither building would create an independent dwelling, visitor accommodation, commercial premises or separate planning unit. It is possible to use planning conditions to ensure that the use of the garage in particular is controlled in future.

71. It is considered by Officers that the proposed garage and office studio would represent acceptable forms of development within the countryside by virtue of their materials, scale, and siting. Whilst the location of the proposed garage is outside the curtilage of the property, its modest scale and siting directly behind the existing house means that it will be less prominent in views from the opposite side of the river than if it were sited within the curtilage. This area is already associated with a degree of domestic use as an existing turning area informally for the property and a location where a current LPG container exists. Using this location adjoining the access track is also beneficial in terms of practicality for car storage. Subject to the use of conditions removing permitted development rights for this area, the impacts on landscape and countryside are considered justified and supportable.

72. Overall, and subject to compliance with other policies in relation to the siting, design and impact on the special qualities of the National Park the proposal is considered to comply with the requirements of Policy 1 (National Park Purposes and Duty) and Policy 7 (Countryside).

3.2 <u>Siting, Design, and Impact upon the Special Qualities of the National Park:</u>

73. 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.

74. 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.

75. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.

76. The site of the dwelling occupies an elevated position within a coastal landscape setting characteristic of this part of the Pembrokeshire Coast National Park. The Planning Statement to support the application notes that the site is characterised by a combination of existing built form, areas of hardstanding, domestic landscaping and mature vegetation, together with changes in land levels across the wider site. The Planning Statement notes that these features contribute to a degree of visual containment and help limit the prominence of development in wider public views. It goes on to state that "*whilst parts of the surrounding landscape and estuary are publicly accessible and perhaps more visually sensitive, including views from Newport, the estuary and surrounding coastal areas, the site is not experienced as an isolated, undeveloped landscape. Rather, it forms part of an established pattern of residential occupation and associated domestic structures within the wider locality, where residential development is already an established and recognisable component of the landscape context and an expected characteristic of the settlement edge environment in visual terms*". Officers agree with this assessment.

77. The proposals have been subject to pre-application discussions with Officers around how any landscape impacts can be minimised.

78. Both buildings are proposed for purposes incidental to the enjoyment of the dwelling house. The scale of both buildings is appropriately subordinate to the main dwelling house and would assimilate sympathetically within the surrounding landscape context. It is important to consider both the existing vegetation on site and the proposed landscaping being delivered in support of this scheme. The proposed garage is positioned in an area already associated with informal vehicle parking and an existing LPG tank, all of which will be rationalised and improved as part of the redevelopment. The garage proposed is approximately 48.3 square metres of gross internal floor area and the home office/studio approximately 15.3 square metres of gross internal floor area.

79. When viewed across the estuary the proposed garage would sit directly behind and be visually associated with the existing dwelling house, materially reducing its visual impact on the wider landscape. The garage will be intentionally recessed into the existing slate hillside and clad in coursed slate to reflect the character of the site and existing dwelling house. Additional planting is proposed adjacent to the structure to soften the massing. The garage will incorporate the plant room associated with the residential use of Trewarren which contains ground source heat pump equipment serving the dwelling. An associated borehole on the site will connect to the plant room and photovoltaic panels will be installed on the garage roof.

80. The proposed home office/studio will be located within the footprint of an existing slab/base within the garden area. It will partially incorporate and retain an existing wall and window feature currently present on site. It is a single store mono pitched structure which will be externally clad in timber and would incorporate an exposed internal timber frame with a zinc standing seam. Principal glazed doors are proposed with external shutters to support dark skies and reduce light spill. Retaining works of approximately 2.4 metres are required to accommodate the studio sensitively within the site's existing landform. These works broadly replace an existing retaining wall structure which is no longer structurally safe. The retained land behind the wall reflects the existing ground level, so the proposals do not introduce and artificially elevated landform or excessive engineered terracing. A specific planning condition in relation to levels will be introduced to ensure levels are controlled during the development for the completed buildings.

81. Having regard to the established residential character of the site, the subordinate scale of the buildings and their relationship with the existing dwelling and vegetation, Officers consider that the proposals would not negatively impact the character of the Newport Landscape Character Area (LCA 23). The development would be unlikely to detract from the remoteness and tranquillity of the wider National Park.

82. A proportionate Green Infrastructure Statement (GIS) has been submitted. Officers consider that the proposed planting would help soften the appearance of the development and, together with the proposed biodiversity enhancements, would benefit ecology and landscaping.

83. The siting and design of both buildings would limit their prominence in public views. Viewed across the estuary, the garage would sit directly behind the existing dwelling

and be visually associated with it. Recessing the garage into the slate hillside, together with additional planting, would further reduce its visual impact. The home office/studio would occupy an existing slab/base within the garden and would be largely screened by surrounding trees and vegetation which are not proposed to be removed.

84. Both buildings would serve purposes incidental to the enjoyment of the existing dwelling and are not considered to represent overdevelopment. The garage would rationalise an area already used for informal vehicle parking and accommodating an LPG tank, improving the organisation of the site and its parking arrangements.

85. The proposed materials would reinforce the buildings' relationship with their surroundings. Timber cladding would help the home office/studio sit recessively within the garden landscape, while the garage would reflect the existing dwelling through the use of local stone and slate, together with a timber-clad roller garage door. Taken together, the scale, siting and materials of the buildings mean that they would be unlikely to cause visual intrusion or detract from the special qualities of the National Park. The scheme is therefore considered consistent with Policies 07, 08, 14 and 29 of LDP2.

86. Concerns have been raised in public representations that the scheme would constitute overdevelopment and increase the prominence of the site in the surrounding landscape.

87. Officers acknowledge these concerns but consider that the proposals should be assessed in the context of the existing dwelling, domestic structures, hardstanding and landscaping. Both buildings would be subordinate to the dwelling, and their siting, integration with the existing landform and screening would limit their visibility. On this basis, Officers consider that the scheme would be unlikely to result in overdevelopment or materially increase the prominence of the site.

88. Overall, Officers consider that the proposals respond appropriately to the site's landscape setting through their siting, scale, materials and accessibility. Subject to conditions, including those securing the retention of existing vegetation and the proposed planting, the development is considered acceptable in terms of Policies 08, 14 and 29 of LDP2.

3.3 <u>Amenity and Privacy:</u>

89. 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 adverse 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.

Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.

90. As set out above the proposed scheme is not considered to result in a development which would be of a scale incompatible with its surroundings. The proposals relate to modest ancillary domestic structures which are positioned in and immediately adjacent to the curtilage of an established domestic residential planning unit.

91. The introduction of the garage would be likely to improve the current parking arrangements of the application dwelling, which would in turn reduce the number of cars on the application site, improving the overall amenity of the immediate locality. An existing grassy 'lay-by' area would be used to accommodate a part of the proposed garage, as well as the excavation into the existing bank area.

92. The proposed office/studio structure would be largely screened by existing trees, hedges, hedgebanks and areas of scrub which separate the application site and the Nevern estuary. As such, Officers consider the proposed office/studio to be unlikely to cause an overbearing impact or be visually intrusive, as it would remain largely screened from the public realm, as shown in the site photos attached to this report. To ensure this, the retention of the existing trees and green infrastructure, responsible for this screening, has been bound via a condition.

93. The proposed site for the office/studio historically previously hosted an outbuilding of a similar scale, and as such, an acceptable amount of ground clearance is required, which would allow the proposed structure to broadly follow the foundations of the existing slab.

94. The proposed solar PV panels, ground source heat pump, and borehole would be associated with the siting of the proposed garage, away from the application dwelling and neighbouring properties. It is considered by Officers that the proposed Solar PV panels would remain in keeping with the overall design of the principal dwelling and garage and would be unlikely to intensify the setting of the immediate site or landscape.

95. Both the ground source heat pump and borehole would be within and under the floor area of the garage. As such, this infrastructure would be screened and would be unlikely to adversely affect the amenity of the area. Public concerns about disturbance during construction, including excavation works, will be addressed through a planning condition requiring a Construction Method Statement to be submitted to and approved in writing by the Local Planning Authority before development commences. The approved statement will be required to be adhered to throughout the construction period. No adverse levels of odour or noise are expected from the long-term operation of the proposed infrastructure.

96. Overall, the proposed garage and office/studio and associated infrastructure are made up of appropriate, sustainable materials which allow the structures to contribute to the characteristic ribboning of the application site and would be likely to avoid further disturbance to the wider landscape.

97. As such, the proposed scheme is considered acceptable by Officers in terms of Policy 30 of LDP2, subject to conditions.

3.4 Biodiversity Protected Sites & Landscaping

Biodiversity impacts

98. PPW12, TAN5 and Policy 11 (Nationally Protected Sites and Species) of LDP2 requires biodiversity 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.

99. A Preliminary Ecological Appraisal (PEA) has been provided. It was stated in the report that bats were recorded in the main dwelling during 2021 and that there are further records of bats in the surrounding area.

100. The PEA states that there is not likely to be any adverse effect on bat species as a result of the proposed development.

101. As external lighting can affect the activity of bat species, and as they are present in the area, a relevant lighting condition has been attached to minimise this risk.

102. Additionally, the ecological consultant responsible for the PRA recommended a follow-up visit prior to the commencement of works to account for the fact that otters and badgers are mobile species and may occur unexpectedly. However, currently, there would be negligible impacts. As set out above, the design of the buildings has considered the need to support Dark Skies in its development. Subject to condition, the impact on biodiversity is considered acceptable.

Net Benefit for Biodiversity and Green Infrastructure

103. To comply with Planning Policy Wales 12 (2024) and the Environment (Wales) Act 2016, planning authorities are expected to ensure every development positively contributes to biodiversity and that overall, there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being.

104. Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.

105. It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.

106. The proposed green infrastructure planting consists of native/wildlife-friendly climbing or trailing plants to be introduced on the sides of the proposed garage, and further planting will be carried out to create a screen at the entrance of the property.

107. The PEA contains a list of potential species for the climbing plants; however, no species have been specified. It is considered by Officers that any selection from the provided list would be appropriate.

108. Public concerns were raised regarding the excavation in order to accommodate the proposed garage and its impacts on the ecological features of the application site. The

PCNPA Ecologist has assessed this scheme and has not noted any adverse impacts created to accommodate the proposed garage. However, appropriate conditions have been attached to this report to ensure the protection of local species and green infrastructure.

109. The proposed green infrastructure screen, which would be installed in front of the existing bin store at the northern aspect of the application site, is considered by Officers to appropriately increase green infrastructure levels. As such, a condition has been attached to secure the installation and retention of the proposed green infrastructure and biodiversity enhancements.

110. The PCNPA Ecologist requested that the applicant propose a bird box on the north-westerly aspect of the main dwelling of Trewarren. However, the applicants have recommended the bird box on the north-west gable of the proposed studio/office instead. Officers consider this proposal acceptable.

111. The Afon Nyfer is not a Site of Special Scientific Interest or a Special Area of Conservation.

112. Overall, the proposed planting and biodiversity enhancements are considered acceptable by Officers, and the proposed development is considered to meet the requirements of Policy 10 and 11 of LDP2 and TAN 5.

3.5 Access and Parking

113. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that 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. Additionally, Policy 60 (Impacts of Traffic) of LDP2 permits development where appropriate access can be achieved, and potential transport impacts can be satisfactorily mitigated.

114. As the proposed development sites are within proximity to an inland public right of way (PP71/44) and the Pembrokeshire Coast Path National Trail / Wales Coast Path (CP/43), the PCNPA Public Rights of Way Officer was consulted on the proposed works noting:
'A public right of way, footpath PP71/44 abuts the red lined development area. This path forms part of the Pembrokeshire Coast Path National Trail / Wales Coast Path. A footpath managed by the authority also runs to the North West of the proposed development site.'

115. It was also stated within the statutory consultation response that:
'No objections, subject to the following conditions which should be contained in an informative if the National Park Authority grants planning permission:
- *The proposed development would abut a public right of way, footpath PP71/44 and a public path.*
- *The public path must not be obstructed. There must be no diminution to the width of the path.*
- *No building materials should be stored on the public path.*
- *No damage is to be caused to the surface of the path.*
- *No additional barriers to be placed on the public path, either of a temporary or permanent nature'*

As such, an informative noting the above, will be added to the decision notice.

116. As the proposal seeks to amend the parking arrangements of the application dwelling, the County Highways Authority (CHA) were consulted on the matter.

117. It is considered by the CHA that the proposed orientation and position of the garage is appropriate and would have a good relationship with the existing access arrangements. Vehicle movements associated with the garage would be more likely to align with the access lane, materially reducing the potential for headlight glare affecting neighbouring properties.

118. Overall, the CHA is satisfied that the proposed development would not result in any adverse impact on existing parking provisions, site access arrangements, or the safe and efficient operation of the local highway network.

119. Officers are satisfied that the feedback received from the CHA appropriately answers the access and parking concerns raised in the objection letters received.

120. The proposed home office/studio and garage are considered acceptable by officers in terms of Policy 59 and 60 of LDP2, subject to conditions set out in the informative section of this report.

4. Conclusion

121. The proposed garage, home office/studio and associated renewable energy infrastructure would serve the existing residential use of Trewarren. Although the garage would be outside the dwelling's domestic curtilage, its modest scale, functional relationship with the dwelling and position behind it in views across the estuary are considered to justify its countryside location. Officers therefore consider the principle of development acceptable under Policies 01 and 07 of LDP2, subject to appropriate controls on its future use and development.

122. With regard to the siting of the proposed development - recessing the garage into the hillside, using stone and slate to reflect the dwelling, and providing additional planting will limit its prominence. The timber-clad home office/studio would occupy the site of a former outbuilding within the garden and be partially screened by existing vegetation. Subject to securing the proposed planting and retaining this screening, neither building is considered likely to cause unacceptable visual intrusion or harm the landscape character or special qualities of the National Park, consistent with Policies 08, 14 and 29 of LDP2.

123. The objections concerning overdevelopment, overbearing effects, landscape prominence, excavation, biodiversity, construction noise, parking and vehicle turning have been considered in the assessment. Public concerns about noise and disturbance during construction will be addressed through a planning condition requiring approval of a Construction Method Statement before development commences and compliance with it throughout the construction period. Having regard to the buildings' subordinate scale, their relationship with existing development, the proposed materials and screening, and the siting of the associated infrastructure, Officers do not consider that the scheme would result in overdevelopment or unacceptable effects on neighbouring amenity. The proposals are therefore considered acceptable under Policy 30 of LDP2, subject to conditions.

124. The ecological assessment and the Authority's Ecologist identify no unacceptable biodiversity effects, subject to the recommended safeguards. Conditions controlling external lighting, retaining existing vegetation and securing planting and a bird box would protect habitats and deliver biodiversity enhancements. The proposed photovoltaic panels and ground-source heat pump would also support the dwelling's use of renewable and low-carbon energy. These measures reinforce the scheme's sustainable design approach.

125. The County Highways Authority is satisfied that the garage's position and orientation would relate appropriately to the existing access and would not adversely affect parking, access arrangements or highway safety. The public representation supporting improved parking and reduced visual impact from parked vehicles is also noted. A condition would ensure that the garage remains ancillary to the dwelling and is not used for commercial purposes. The proposals are considered acceptable under Policies 59 and 60 of LDP2, with an informative addressing the protection of nearby public paths.

126. On balance, Officers consider that the proposals would provide appropriately scaled ancillary accommodation and associated infrastructure without unacceptable harm to the National Park's special qualities, residential amenity, biodiversity or highway safety. The concerns raised do not outweigh the findings of the assessment, subject to the safeguards identified above. The development is considered to accord with the relevant policies of LDP2, and approval is therefore recommended subject to conditions.

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

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:
   - 2602-SK01 Site Location Plan & Proposed Site Plan
   - 2602-SK02 Proposed Garage Plan
   - 2602-SK04 Studio & Garage Proposed Sketch Illustrations
   - SK03 Rev A Studio & Garage Proposed Plans & Elevations rec 8/10/26
   - SK05 Existing & proposed site plan rec 8/10/26
   - Planning Statement Redacted
   - Preliminary Ecological Assessment
   - Green Infrastructure Statement
   - Covering Letter Redacted

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).

Pre-commencement conditions

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) wheel washing facilities;
   v) measures to control the emission of dust and dirt during demolition and construction; and
   vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

   Reason: In the interests of protecting public 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).

4. Prior to the erection of any additional external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
   Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

Adherence conditions

5. All external lighting in connection with the proposed development shall be positioned at low level, hooded, and downward facing, with a light temperature below 2700k and be operated on a PIR activated timer for the lifespan 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 (Nationally Protected Sites and Species), 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.

6. In the first available planting seasons following approval, planting must be implemented according to the Green Infrastructure Statement (**Green Infrastructure Statement & SK05 Existing & proposed site plan rec 8/10/26)**. Any existing plants retained; or new plants planted in accordance with the approved scheme which, within a period of 5 years after implementation of the approved development are removed, die, become diseased or damaged to such extent that, in the opinion of the Local Planning Authority, the function in relation to this planning approval is no longer delivered, shall be replaced with plants of similar size and specification. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.
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)

7. The bird box shall be installed in full adherence to the details submitted to this authority (**SK03 Rev A Studio & Garage Proposed Plans & Elevations rec 8/10/26)** within 6 months of the other works hereby approved being completed. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.
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)

8. The existing green infrastructure, including all trees, hedgerows and other vegetation surrounding the hereby approved office/studio site, as shown in **SK05 Existing & proposed site plan rec 8/10/26**, shall be retained and maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority (LPA).
Reason: To safeguard the existing green infrastructure, preserve the visual amenity and landscape character of the site and its surroundings, and protect local biodiversity. Policy: 08 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 29 (Sustainable Design), and 30 (Amenity) of the Local Development Plan 2 (LDP2) and TAN 5.

9. The garage shall remain ancillary to the dwellinghouse and shall be used solely for the parking of residential vehicles and for domestic storage purposes incidental to the enjoyment of the dwellinghouse. The garage shall not be used for commercial storage, warehousing, or for the carrying out of any business or other commercial activity, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the garage remains ancillary to the dwellinghouse and is used for purposes incidental to the residential use of the property and to avoid impacts on the amenity of the application site and the special qualities of the National Park. Policies: 08 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), and 30 (Amenity) of the Local Development Plan 2 (LDP2).

6. Informatives

Ecology

- It is recommended that the applicant be informed that reptiles are protected under the Wildlife and Countryside Act 1981. The adder, grass snake, common lizard and slow worm receive protection under the Wildlife and Countryside Act from killing and injury.
- Care should therefore be taken during site clearance and construction to ensure that no reptiles are killed or injured
- We recommend the applicant follows the guidance provided by the ecologist in section(s) 7.6 to 7.8 in the PEA.
- Under the Section 1 of the Wildlife and Countryside Act 1981 (as amended) it is an offence to kill or injure any wild bird, take, damage or destroy the nest of any wild bird while that nest is in use or being built. Therefore, any works affecting nesting birds on site must be done outside the nesting season, which is recognised to be from March to August inclusive, unless it can be demonstrated by a suitably qualified ecologist that nesting birds are absent through a Nesting Bird Check. It should be noted that birds may still be nesting outside this season, therefore care should be taken to ensure that no nesting birds are affected.

Public Rights of Way

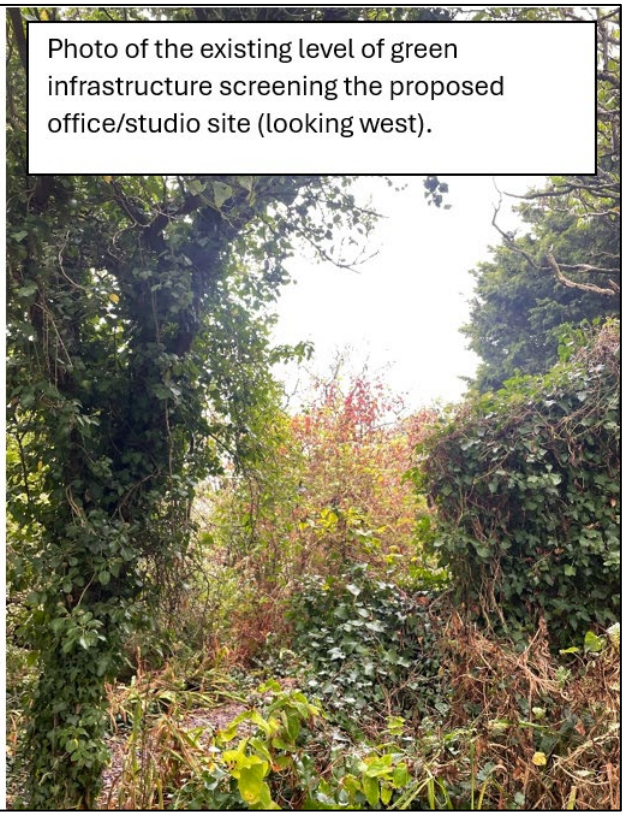
- The proposed development would abut a public right of way and a public path.
- The public path must not be obstructed.
- There must be no diminution to the width of the path.
- No building materials should be stored on the public path.
- No damage is to be caused to the surface of the path.
- No additional barriers to be placed on the public path, either of a temporary or permanent nature

7. Site Photos sent on extended delegation request

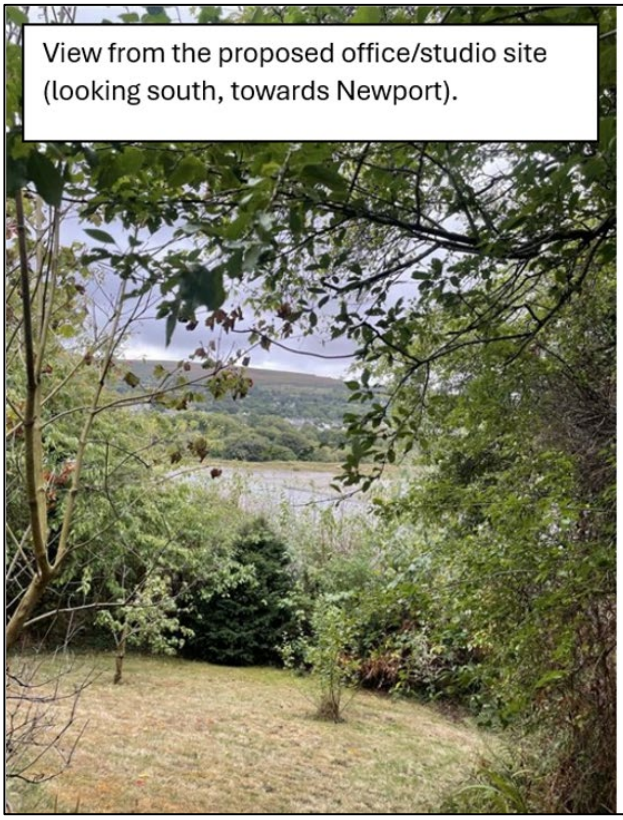
View of the proposed Office/Studio Site from the other side of the estuary (Rough application site circled in red).



Photo of the existing level of green infrastructure screening the proposed office/studio site (looking west).



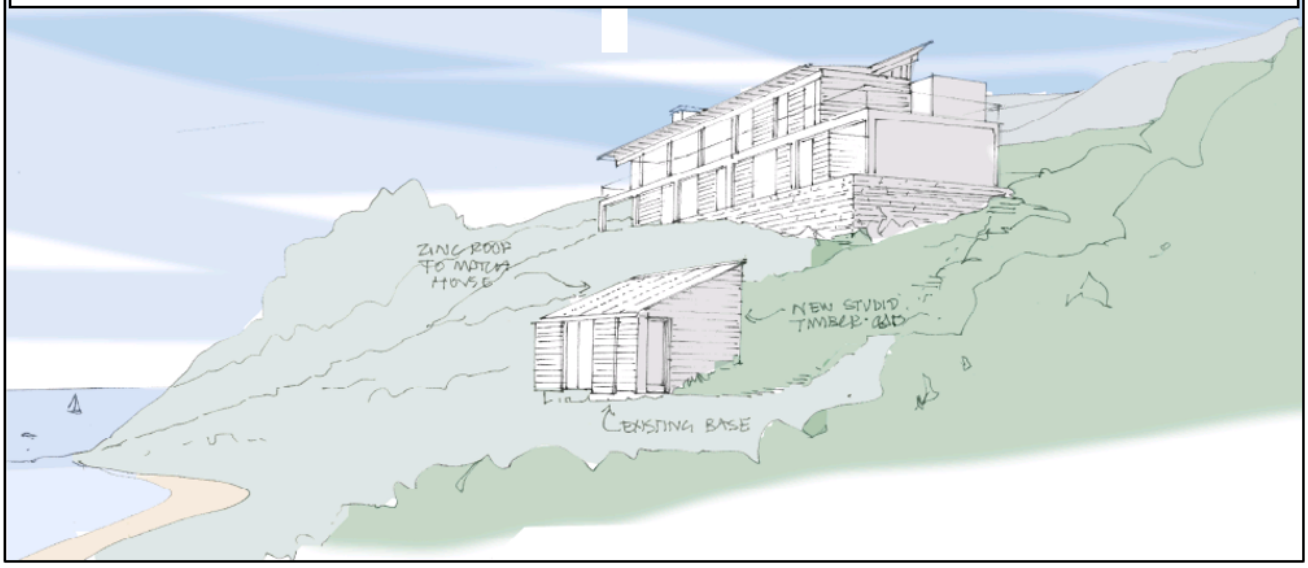
View from the proposed office/studio site (looking south, towards Newport).

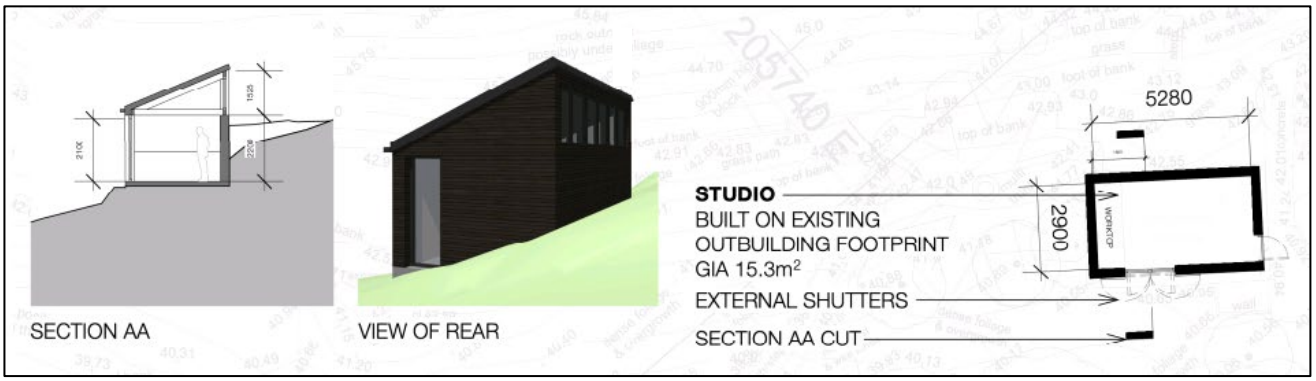


Existing paved area where the studio/office would be located.

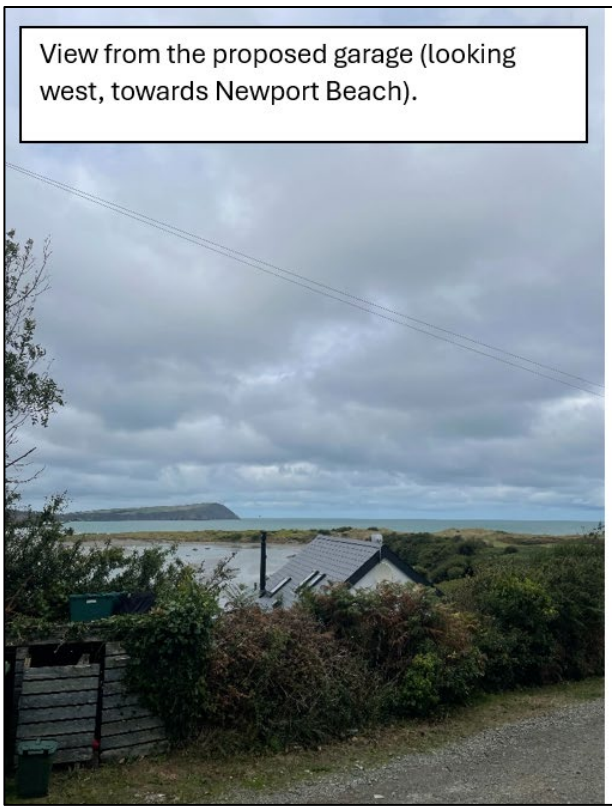


The proposed home office/studio plans and 3D view.

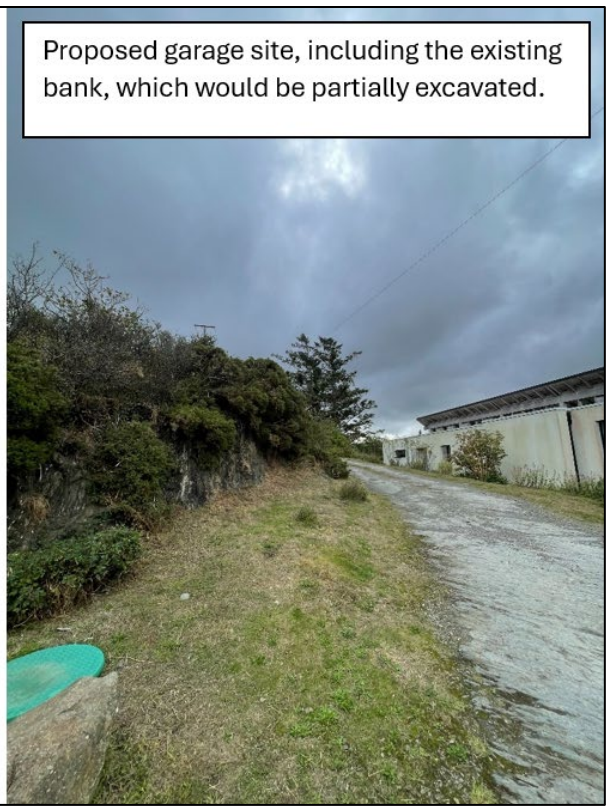




View from the proposed garage (looking west, towards Newport Beach).



Proposed garage site, including the existing bank, which would be partially excavated.



The proposed garage plan with associated 3D visuals.

