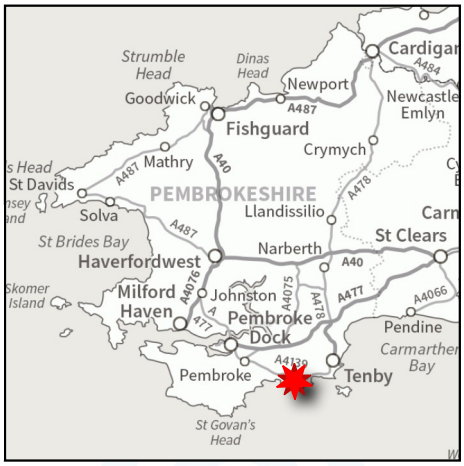
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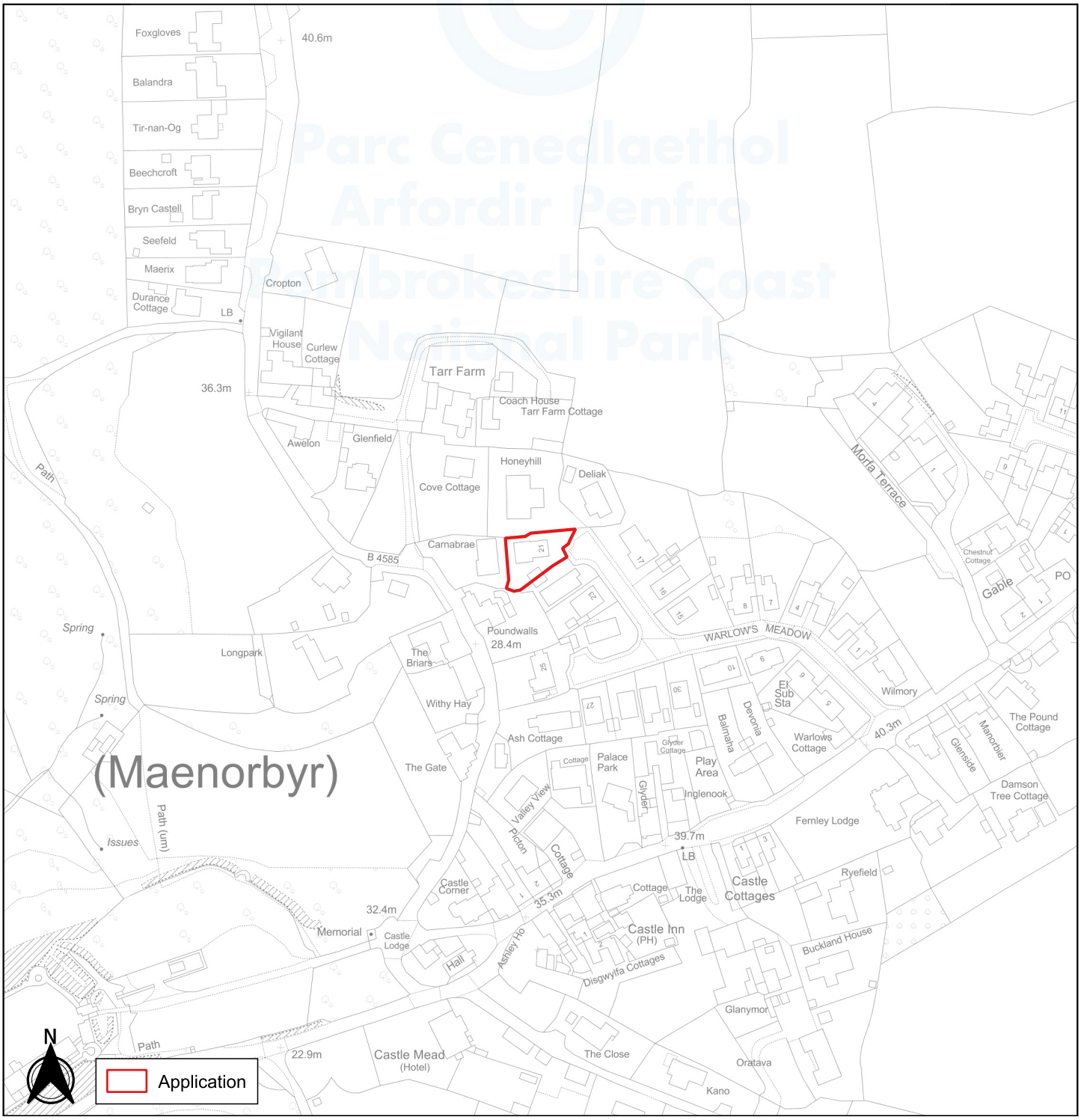
21, Castle View, Warlows Meadow, Manorbier, Tenby, Pembrokeshire, SA70 7TG





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/26/0429/FUL**
Proposal: Replacement dwelling (partly retrospective)
Site Location: Castle View, 21 Warlows Meadow, Manorbier, Pembrokeshire, SA70 7TG

Recommendation: **Approve,** subject to conditions

This application is being presented to the Development Management Committee as the Community Council have objected to the application, contrary to the Officer recommendation for approval.

Summary

This application seeks planning approval for the demolition of the dwelling known as Castle View and the construction of a replacement dwelling in its place. The proposal is unusual in that a near identical design to the proposed replacement dwelling has already been granted planning permission under application NP/25/0299/S73, albeit as an extension and alteration to the existing dwelling rather than a replacement building.

On consideration of the submitted plans, while the proposal will see a significant enlargement of the dwellinghouse, the overall form, scale and design of the proposed replacement dwelling is considered sufficient to enable its integration into the established residential estate.

The proposal is considered to comply with the relevant policies of Future Wales, Planning Policy Wales and the Authority's adopted Local Development Plan (LDP2).

The planning application can be viewed via: Citizen Portal Planning

Consultee Responses

- Manorbier Community Council: Objecting
- PCNPA Planning Ecologist: Conditional support
- PCC Drainage Engineers: Conditional support
- PCC Highway Authority: Conditional support
- PCC Public Protection: No response

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*.

One third-party representation has been received, which does not object to the proposal, subject to a condition being applied to any permission granted ensuring that the boundary treatments along the southern and western boundaries of the site are retained at their existing height in perpetuity, consistent with the requirements of Condition 4 attached to previous permission NP/25/0299/S73.

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 06 (Rural Centres)
- Policy 08 (Special Qualities)
- 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)
- Policy 48 (Affordable Housing)
- Policy 52 (Housing Mix)
- 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 15 - Development, flooding and coastal erosion (2025)
- 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 Character
- SPG - Sustainable Design and Development
- SPG - Replacement Dwellings in the Countryside

Site Constraints

- Historic Landscape: Manorbier
- Safeguarding Zone
- Ancient Monument - within 500 metres
- Hazardous Zones
- Recreation Character Areas
- Landscape Character Area: Manorbier/Freshwater East (LCA 4)
- Conservation Area: Manorbier (outside and to the south of the site)
- LDP Centre Boundary: Manorbier

Officer's Appraisal

The proposal represents an iteration of the development previously granted planning permission under application NP/25/0299/S73. Unlike the approved scheme, which sought to extend and alter the existing dwellinghouse, the current application seeks consent for its demolition and replacement.

It is noted that the application has been submitted partly in retrospect and that, during the determination of the application, the original dwellinghouse was demolished, and works have commenced constructing the replacement dwelling. Accordingly, Officers consider that limited weight can now be afforded to the previous fallback position established by planning permission NP/25/0299/S73. Whilst the permission remains extant, the demolition of the original dwelling means that if permission is refused for this application, the site cannot be returned to its original form, so the approved extension scheme can no longer realistically be implemented.

The application site forms part of an established residential area within Warlows Meadow, a cul-de-sac estate situated centrally within Manorbier and located inside the village's defined Centre Boundary. The site occupies a corner plot within the northern end of the cul-de-sac, to the north-west of the northernmost turning head. It is bounded by neighbouring residential properties to the north, south and west. The property's domestic curtilage lies immediately adjacent to, but outside, the Manorbier Conservation Area, the boundary of which extends south-westward from the site's southern boundary.

1. Site and Proposed Development

The proposal comprises:

- Demolition of the existing single-story bungalow dwelling.
- Construction of a replacement single story bungalow dwelling.

- Surface water drainage via soakaways within the northeast and southwest corners of the site.
- Installation of an aeroTHERM plus Air Source Heat Pump within the front curtilage of the site.
- Installation of solar panels on the south-facing roof slope.
- Installation of Green Infrastructure and Biodiversity enhancement features in the form of a bat box, bird box & native planting.

2. Relevant Planning History

- NP/21/0306/FUL: Extension and re-modelling of dwelling, replacement summerhouse and associated landscaping works. Refused, 29th Jul 2021
- NP/21/0523/FUL: Extensions and alterations. Refused 7th Feb 2022
- NP/22/0151/FUL: Single storey extension to rear and alterations to south gable end. Approved, 1st February 2023.
- NP/23/0108/FUL: Single storey extension to front, rear and alterations to south gable end (similar to that proposed under application NP/22/0151/FUL). Approved, 11th Sep 2023.
- NP/24/0364/FUL: Extension and Alteration (Alternative scheme to NP/23/0108/FUL). Approved, 9th Dec 2024
- NP/25/0013/DOC: Discharge of condition No. 11 of NP/24/0364/FUL - Landscape scheme. Discharged, 13th Jan 2025
- NP/25/0229/S73: Variation of Condition 2 of NP/24/0364/FUL. Approved with conditions, 15th Dec 2025

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:

128. 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).

129. 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...'.*

130. 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.

131. 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.

132. The application site lies within the settlement boundary of Manorbier, which is defined as a rural centre by Policy 06 (Rural Centres) of the LDP 2. This is the strategic policy which governs the land use priorities within such centres. Whilst the strategic policy does not refer to replacement dwellings, it sets out the strategic principles that form considerations in all development management decisions. These include ensuring developments permitted contribute to the protection and enhancement of the special qualities of the Centre and ensuring that development is of a scale that is consistent in scale with the size and character of the Centre.

133. This application seeks permission to demolish the existing detached bungalow and construct a larger bungalow in its place. The proposal does not introduce a new residential use but seeks to replace an existing residential dwelling within a rural centre, building on its existing footprint. As no net gain of a residential dwelling is proposed, no affordable housing contribution is required.

134. Prior to the demolition of the dwellinghouse, it is noted that a fallback position existed within NP/25/0299/S73. While this fallback position now carries limited weight in the determination of this application, it remains relevant in informing the assessment of the proposed replacement dwelling's overall scale and form.

135. On first review of the proposal, questions were raised regarding whether the demolition and replacement of an approximately 35- to 40-year-old dwelling represented a sustainable form of development having regard to Policy 29 (Sustainable Design) of LDP2, given there was a credible alternative available, which would have delivered an identical scheme via extension and renovation works to the existing property.

136. Policy 29 of LDP2 is the strategic policy that focuses on sustainability and encompasses both the design and construction phases of development. The policy is supported by the Sustainable Design and Development SPG, which in turn refers to TAN 12 and the objectives for proposed developments to limit and reduce their carbon emissions. Officers note that the embodied carbon associated with demolishing and constructing a replacement building is generally greater than that associated with

retaining and adapting an existing building. Therefore, the retention and adaptation of an existing building is generally the preferable and most sustainable approach.

137. Officers consider that, despite the fallback position no longer being a practical alternative, when weighing the potential embodied carbon implications of the proposal against the extensive renovation and extension works approved under planning permission NP/25/0299/S73. The demolition and replacement of the existing dwelling would not be likely to result in a materially greater carbon output than implementation of the approved scheme.

138. Accordingly, the principle of development is considered to be established, and the proposal is deemed to satisfy the overarching aims of Future Wales, Planning Policy Wales and the relevant policies and objectives of the adopted Local Development Plan (LDP 2).

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

139. 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.

140. 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.

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

142. The proposal relates to the construction of a replacement bungalow that would have a built footprint of approximately 240 square metres, which is 92 square metres larger than the existing bungalow, which measures around 148 square metres.

143. Manorbier Community Council were consulted in relation to the application and resolved not to support the proposal, referencing overdevelopment of the plot as one of their reasons for objection.

144. Whilst the replacement dwelling would be larger than the existing dwellinghouse it is to replace, when viewed within the wider residential setting of Warlows Meadow, it is considered that the level of development on the site would not look incongruous within its surroundings.

145. There is no uniform plot or dwelling size within the residential cul-de-sac, and the proposal would result in the total built footprint comprising approximately 44% of the site, only around 4% more than that of No. 22 Warlows Meadow, immediately to the south of the site. Accordingly, it is considered that the proposal represents an

appropriately scaled residential dwelling that would sit comfortably within its domestic curtilage.

146. The proposed replacement dwelling would largely utilise materials that reflect those present on the existing dwellinghouse. The majority of its external elevations are to be finished in a smooth painted render, with sections of the south and eastern elevations to be composed of vertical timber cladding. The proposed uPVC fenestration and concrete sills would reflect those already present on the existing dwelling. The roof will be clad in natural slate, which is considered an improvement on the existing concrete tiles and compatible with sustainability objectives set out within Policy 29 of LDP2.

147. In comparison, the materials finish of the adjacent neighbouring dwellings largely comprises smooth painted render with elements of stone cladding and brown tiles on roofs. The external finish of the replacement dwelling is therefore considered to align with the materials on adjacent properties, aiding its integration into the streetscape.

148. It is noted that the application site is not situated within the conservation area and the elements of vertical timber cladding would not be on prominent elevations facing the conservation area. Whilst the incorporation of timber cladding would represent a departure from the established vernacular of some surrounding dwellings, it is considered to represent a contemporary design approach that would not appear incongruous within the wider residential setting. The use of slates, whilst not in keeping with most adjacent properties, would accord with the neighbouring property to the rear.

149. Policy 29 of LDP2 seeks to ensure that development incorporates sustainable design principles, with criterion f) requiring that all proposals for development will be expected to demonstrate an integrated approach to design and construction and will be required to be well designed in terms of Energy Generation, in line with Policy 33.

150. This is further elaborated on within paragraph 4.153, which states that applicants will be expected to incorporate appropriate renewable and low-carbon energy technologies, including solar water systems, solar photovoltaic panels, wind energy, heat pumps and biomass technologies where appropriate.

151. In further accordance with this policy objective, the proposal expands upon the approved fallback scheme by incorporating an additional row of solar panels on the south-facing roof slope, together with the installation of an air source heat pump unit within the eastern curtilage of the site.

152. Officers welcome the inclusion of this low-carbon technology and consider that it would contribute positively towards the sustainability credentials of the development, whilst not adversely impacting the character and appearance of the dwelling or its surroundings

153. On balance, the increased scale of the replacement dwelling is not considered likely to result in unacceptable harm to the character of the surrounding residential area, the wider landscape setting, or the special qualities of the National Park.

154. The design, materials and incorporation of renewable energy technologies are considered acceptable and are consistent with the objectives of Policies 8, 14, 29 and 33 of LDP2. Accordingly, the proposal may be supported, subject to appropriate conditions.

3.3 Amenity and Privacy:

155. 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:

e) 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
f) the development is of a scale incompatible with its surroundings; and/or
g) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
h) 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.

156. The proposal comprises the construction of a replacement dwelling, expanding on the built footprint of the existing bungalow. The application site is situated within an established residential area, and the site is neighboured by adjacent dwellings to the north, south and west. The replacement bungalow will result in a reduced separation distance between the dwellinghouse and its domestic curtilage's northern and western boundaries.

157. Within their consultation response, Manorbier Community Council raise concerns on the proposal's potential impact on neighbouring residential amenity, including outlook, privacy, daylight and the sense of enclosure. Whilst these concerns are acknowledged, on assessing the submitted plans, Officers consider that the proposal would not result in unacceptable impacts upon neighbouring amenity.

158. The ridgeline of the replacement dwelling would match that of the previously existing bungalow at approximately 4.8 metres, with the structure remaining single storey in form. Officers are satisfied that the replacement dwelling will not give rise to any increase in overbearing, outlook or overshadowing impacts on the adjacent neighbouring dwellings, when compared to the existing bungalow it is replacing.

159. The proposed replacement dwelling would not introduce any glazed openings on elevations where none currently exist; however, it would increase the extent of glazing on the northern, southern and eastern elevations when compared to the existing dwelling. In addition, the proposal would reduce the separation distance between the dwellinghouse and the site's northern, eastern and western boundaries, when compared to the existing.

160. Whilst the combination of increased glazing and reduced separation distances would inevitably create greater opportunities for overlooking and potential loss of privacy, Officers do not consider that these impacts would be of such a degree as to result in an unacceptable adverse effect on neighbouring amenity. To this extent regard has been given to the fact that the site is located within an established residential setting,

where a degree of mutual overlooking between neighbouring properties is to be expected.

161. Site boundary treatments are an important material consideration when assessing the potential for overlooking and loss of privacy, particularly where proposals introduce additional fenestration and reduce the separation distance between buildings and neighbouring property boundaries. The residential curtilage of Castle View is enclosed by a combination of timber fencing and established vegetation, which provides a significant degree of screening between neighbouring properties and is considered effective in limiting opportunities for overlooking and loss of privacy.

162. As part of planning permission NP/25/0299/S73, a condition was imposed requiring the existing boundary treatments along the southern and western boundaries of the site to be retained at their existing height or maintained at a minimum height of 1.8 metres above adjacent ground level, in the interests of protecting neighbouring residential amenity.

163. Officers consider this mitigation remains appropriate and would be sufficient to prevent any unacceptable privacy or overlooking impacts on neighbouring properties. Accordingly, a similar condition is recommended as part of any permission granted in relation to the current application.

164. The proposal would continue to use the site for residential purposes and would not increase the occupancy capacity of the bungalow when compared to the existing dwellinghouse. Officers are therefore satisfied that the proposal will not result in any unacceptable increases in traffic, noise, odour or light which may adversely impact neighbouring amenity.

165. The proposal also comprises the installation of an aroTHERM air source heat pump within the northeast of the site, adjacent to its access point. The submitted data sheet for this unit indicates that it will have an operational noise emission between 54 and 60 decibels depending on the unit model chosen. This output level is set to reduce to approximately 36 to 42 decibels at a distance of three metres and between 32 and 38 decibels at a distance of 5 metres. Officers are therefore sufficiently satisfied that the proposed unit would not emit an unacceptable noise level that would impact the amenity of the neighbouring dwellings within the site's vicinity.

166. Having regard to the above, on balance the proposal is considered unlikely to result in any unacceptable amenity impacts upon neighbouring occupiers, and the proposal satisfies the requirements of Policy 30 (Amenity) of LDP2 and so may be supported, subject to appropriate conditions.

3.4 <u>Biodiversity, Green Infrastructure & Landscaping and Protected Sites</u>

Biodiversity impacts

167. 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.

168. A Preliminary Roost Assessment (PRA), undertaken by a licensed ecologist in June of 2024, has been submitted in support of the application. The survey found no evidence of bat activity and concluded that the building has negligible bat roosting potential. Having reviewed the submitted survey, the Authority's Planning Ecologist notes that on the basis of the information provided, it is considered that an EPS licence is not required in this instance and that there is a reasonable likelihood that bats will not be affected by the development. However, an informative will be included in relation to protected species.

Net Benefit for Biodiversity and Green Infrastructure

169. 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 wellbeing.

170. 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.

171. 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.

172. A standalone Green Infrastructure Statement (GIS) has been provided alongside the application, which on review is considered to be proportionate to the scale and nature of the proposed development.

173. In respect of the proposed Green Infrastructure and biodiversity enhancement measures, the submitted GIS proposes a row of native plants along the western boundary of the rear garden, together with the installation of a Woodstone bat box and Sparrow nesting box within the site.

174. On review of the submitted GIS, the Authority's Planning Ecologist is satisfied that these measures are sufficient to secure a biodiversity enhancement over and above the existing baseline conditions.

175. It is noted that the species used within any additional planting should be selected from either the Authority's native trees and shrubs list or native wildflowers list. Additionally, it is noted that the proposed siting of the bat box on the dwelling's northern elevation is not appropriate. The Authority's Ecologist instead suggest its siting on the dwelling's south elevation at a height greater than 3 metres from the ground.

176. Accordingly, subject to compliance with the Authority's Planning Ecology Officers' comments, Officers are satisfied that the proposal complies with Policy 11 of the LDP2, PPW 12 and the Environment (Wales) Act 2016).

3.5 Access and Parking

177. 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.

178. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.

179. The proposal relates to the proposed construction of a replacement dwelling on a broadly similar footprint to the existing bungalow. The site is located at the northern end of a residential cul-de-sac accessed from the B4585.

180. Pembrokeshire County Council's Highway Authority has been consulted on the application and concluded that whilst the scale of the dwelling will increase, it will remain a three-bedroom property and is not anticipated to result in a material increase in traffic generation when compared to the existing approved use. It is also noted that the previously approved parking arrangement under planning application NP/24/0364/FUL will be retained, providing off-street parking for two vehicles adjacent to the north-eastern boundary and turning head. This level of parking provision is considered appropriate for the proposed development.

181. While no objection is raised within their consultation response, concern is raised regarding the potential impact during the development's demolition and construction phases, given the site's residential location, the constrained nature of the surrounding highway environment, and the limited on-site amenity space available within the applicant's ownership.

182. To satisfy the Highway Authority's concerns, as requested within their consultation response, the submission of a Construction Management Statement was requested, as while the demolition of the bungalow has been completed, construction works are still ongoing at the site. At the time of writing this report, a Construction Management Statement and Black Plan has been submitted and passed on to Pembrokeshire County Council's Highway Authority for reconsultation. A verbal update regarding their reconsultation will be provided at the committee meeting.

183. Accordingly, the development is considered to comply with the requirements of Policies 59 and 60 of LDP2, subject to the approval of the submitted Construction Management Statement.

3.6 Surface Water Drainage:

184. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.

185. The application site occupies a domestic residential plot on a gentle hillside. Surface water generated by the development is proposed to be disposed of via sustainable

drainage measures, in the form of two soakaways to be positioned respectively within the northeast and southwest of the site. Foul drainage will continue to discharge to the existing public sewer.

186. Pembrokeshire County Council's Civil Engineering team were consulted on the application and confirmed that the disposal of surface water by means of soakaways is deemed a suitable method for surface water disposal. Within their consultation response, they also remind the applicant that the development will require approval under the Sustainable Drainage Approval Body (SAB) regime. While this approval should have been sought prior to the commencement of construction, as this application is partly in retrospect and construction work has already begun, SAB approval should be sought at the soonest available point to avoid enforcement action by the SAB team.

187. Subject to compliance with the SAB process, the proposal is considered capable of managing surface water appropriately without increasing flood risk either on or beyond the site. The development therefore complies with Policy 32 of LDP2, Planning Policy Wales and Technical Advice Note 15.

4. Conclusion

188. Having regard to all of the matters raised above, it is considered that the proposal represents an acceptable form of development. The design, scale and form of the replacement dwellinghouse is considered appropriate to the site's residential context within the Warlows Meadow cul-de-sac, and its development is not considered likely to adversely impact the character or appearance of the residential estate and wider landscape setting.

189. The proposal is considered acceptable in relation to visual amenity and does not cause unacceptable adverse effects on the residential amenity of neighbouring occupiers. On account of the replacement dwelling remaining single storey in form, and subject to a retaining condition with regard to the site's existing boundary features, Officers are satisfied that the development would not result in any unacceptable impacts in terms of overlooking, loss of privacy, overshadowing or overbearing effects.

190. Accordingly, the proposal is considered to comply with the relevant policies of the Authority's adopted Local Development Plan (LDP 2) and a recommendation to grant planning permission, subject to conditions, is made.

191. In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (Wales) Act 2015*. It is considered that this recommendation is in accordance with the Act's sustainable development principle through 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:
   - Dwg No. 25020 03 (AA) - Proposed Layout - Received 27/10/26
   - Green Infrastructure Statement - Received 27/08/26
   - Bat Report - Received 27/08/26
   - Construction Management Statement - Received 10/11/26
   - Construction Management Statement Block Plan - Received 10/11/26

   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. In the first available planting season following approval, planting must be implemented according to the Green Infrastructure Statement (and Dwg No. 25020 03 (AA**).** 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)

4. The sparrow terraces and bat box shall be installed in full adherence to the details submitted to this authority in the submitted Green Infrastructure Statement and Dwg No. 25020 03 (AA), 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)

5. Any additional external lighting in connection with the proposed development should be low level, hooded and downward facing to avoid light spill, avoid shining directly onto features such as woodland edge and hedgerows, and should be operated on a PIR activated timer. Lighting details should be submitted to and approved in writing by the Local Planning Authority prior to installation.
   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. No further development shall take place until a Construction Management Statement with Plan (CMS) has been submitted to, and approved in writing by, the Local Planning Authority. This shall include further information and plans, on the following:
   i) Parking for vehicles, site personnel, operatives and visitors
   ii) Loading and unloading of plant and materials, and use of banksmen
   iii) Storage of plant and materials indicated on a plan
   iv) Erection of hoarding or weldmesh panel fencing as indicated on a submitted plan
   v) Consideration of the school and no movement/deliveries within the school pick-up/drop-off times (as appropriate)
   vi) On-site turning for construction vehicles

   The approved plan/statement shall be adhered to throughout the demolition/construction period.
   This information should be provided for both past operations when demolishing the dwelling and for ongoing and future works.
   Please note: Pembrokeshire Schools operate on an asymmetric week and many schools in the area will finish between 12noon and 1pm on a Friday. This will need to be considered within any future CTMP for the proposed development (as applicable).
   Reason: In the interests of highway safety. Policy: Local Development Plan 2 - Policy 60 (Impacts of Traffic).

7. Materials and external finishes to be used on the extensions hereby approved shall be in accordance with the details hereby approved. These shall be retained as such in perpetuity.
   Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area and the conservation area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 6 - Rural Centres, 8 - Special Qualities, 11 - Protection of Biodiversity, 14 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design 30 – Amenity

8. Notwithstanding the submitted plans, boundary treatments as existing along the western and southern boundaries of the site shall be retained at their existing height along the length of the shared boundaries with neighbouring properties - to be fixed, solid boundary treatments rising to a minimum of 1.8 metres above the ground level immediately adjacent. Any variations to the details of the boundary treatments must only be undertaken after the proposed variations have been agreed in writing by the LPA.
   Reason: In the interests of protecting residential amenity. Policy: Local Development Plan 2 - Policies 29 (Sustainable Design) and 30 (Amenity).

6. Informatives

PCC Civil Engineering
Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres / more than one property; the proposed works will

require SAB approval prior to the commencement of any works on site relating to this application. Please see www.pembrokeshire.gov.uk/planning-contacts/sustainabledrainage-approving-bodysab for more information.

PCNPA Planning Ecologist
All British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC ('The Habitats Directive'). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended).

It is a criminal offence to intentionally or recklessly disturb, harm, or kill bats or to destroy a bat 'roost', even if only occasionally used.
If bats are encountered on site, works should stop immediately and NRW should be contacted (Natural Resources Wales, - General Enquiries: enquiries@naturalresourceswales.gov.uk or 0300 065 3000 Mon-Fri, 8am - 6pm). A licence may then need to be applied for from NRW. Licences are not automatically granted by virtue of a valid planning consent, and it may be possible that the necessary licence application may be refused.