

**Application Ref: NP/11/410**

**Application Type** Full  
**Grid Ref:** SN05593859  
**Applicant** Mr & Mrs McGrath  
**Agent** Mr M Baggott, Mark Baggott Ltd  
**Proposal** Retrospective application for the retention of garden shed with proposed increase to roof pitch.  
**Site Location** Fernhill, Mill Lane, Newport, Pembrokeshire, SA42 0QT  
**Case Officer** Ceri Porter

**Summary**

Planning permission is sought retrospectively for the retention of a garden shed within the garden at Fernhill plus a proposal to increase the roof pitch. The existing shed is located behind a hedgebank that largely screens the building from Mill Lane. The shed currently has a shallow pitched fibre cement roof and it is considered that the increased pitch with slate covering together with rendering the walls would represent an improvement to the appearance of the outbuilding. Accordingly, it is recommended that permission be granted subject to standard conditions.

**Consultee Response**

**Newport Town Council:** Objecting, this application contravenes our retrospective policy. In addition we consider that it is inappropriate in its rural location and 'sticks out like a sore thumb'. Should this application have been made prior to building we would not have approved

**Public Response**

The application has been publicised via a site notice. There have been no letters of representation received.

**Policies considered**

LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 08 - Special Qualities  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
SPG03 - Sustainable Design  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design

## **Officer's Appraisal**

### **Background & Description**

Fernhill is a detached double fronted stone house located to the east of Mill Lane, approximately 0.4km to the south of Newport.

The house has been extended to the rear with a large gable that was approved in 1987 (reference NP/208/87). This permission also included a detached single garage to the south of the house and new vehicular access however this was never built.

A hedgebank with mature shrubs forms the western boundary of the site with Mill Lane. Open fields are located to the north and mature trees form the boundary to the east and south.

The site rises from north to south with a single storey shed outbuilding located in the south west corner of the site. The shed is of a 'Marley' type construction with concrete panel walls and shallow pitched fibre cement roof. The shed has painted timber windows and a pedestrian door to the north elevation.

Members resolved to take enforcement action at the Development Management meeting on 24<sup>th</sup> August 2011 to secure the removal of this shed as it was not considered to be of an appropriate design and had a detrimental effect on the character of the area.

### **Current Proposal**

Retrospective permission is sought for the existing shed within the south west corner of the site plus an increase in the pitch of the roof. The proposed increase in pitch allows the existing fibre cement roof to be replaced with a slate covering. It is also proposed to render and paint the walls of the shed to match the existing extension to the house.

### **Key Issues**

The main issues in respect of this proposal, having regard to the legislative and policy framework, are considered to be the impact of the development upon:

- Visual amenity of the property and immediate surrounding area;
- The National Park; and
- Neighbour Amenity.

#### *Visual Amenity*

Policy 15 of the Pembrokeshire Coast National Park Local Development Plan (LDP) seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Policy 30 of the LDP seeks to avoid development that is of an

incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The existing shed has a small footprint (4.2m long by 2.4m wide) and measures 2.3m high. This size is partially screened from Mill Lane to the west by the existing boundary hedgebank and shrubs, by the house from the north and by mature trees from the south and east. Nonetheless the shed has an adverse affect on the character of the area by virtue of its design and proximity to the public highway.

This application seeks to increase the height of the shed to 2.8m; this increase in pitch would allow the existing cement fibre roof to be replaced with a slate covering. Although increasing the height of the shed by 0.5m it is considered that this proposed work will improve the appearance of the existing shed by giving it a more traditional form.

The appearance of the shed would also be further improved by rendering and painting the walls to match the extension on the house.

It should also be noted that planning permission NP/208/87 included permission for a larger detached garage building that could technically still be built as part of the approved scheme.

Accordingly, whilst Newport Town Council's comments are noted, it is considered that the alteration to the shed will result in a building that does not appear incongruous within the landscape and will result in a building of a more appropriate design in the National Park.

#### *Impact upon the National Park*

For the reasons outlined above, it is considered that the proposal will therefore also respect the wider character and special qualities of the National Park.

#### *Neighbour Amenity*

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b'; seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

There are no nearby neighbouring properties that could be adversely affected by the existing shed or the proposed alterations to it.

#### **Conclusion**

Given the scale of the proposal, its design and use of materials; located alongside a similar extension on the adjoining property, the proposal is considered to be acceptable.

**Recommendation**

Permission subject to conditions relating to compliance with plans and requiring the works to the roof and walls to be carried out within two months of the date of the permission.

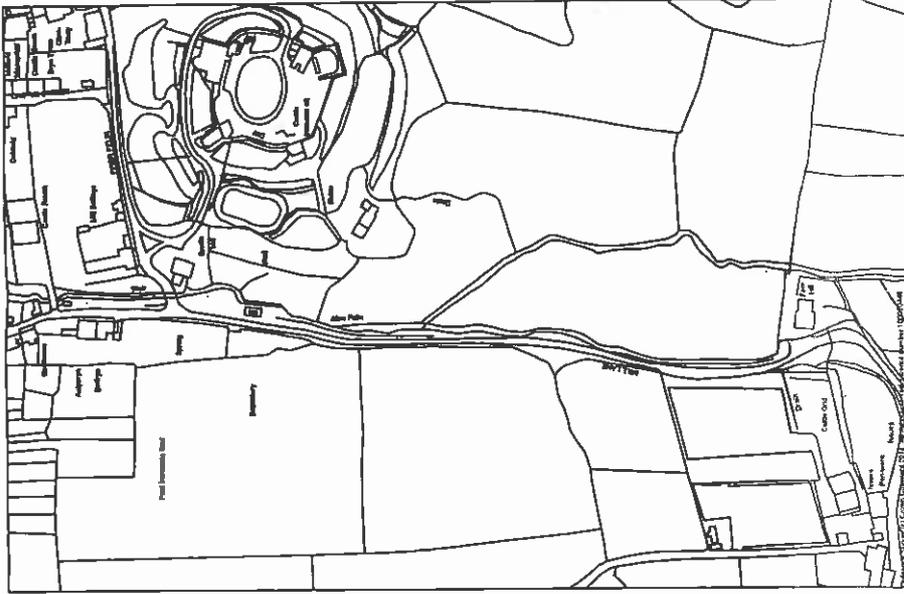
**Additional Material**

**Decision Drawings:**

Drawing 1 - Location Plan – Scale 1:2500 – Received 29 September 2011

Proposed Elevation and Floor Plans – scale as identified - Received 29 September 2011

Location Plan

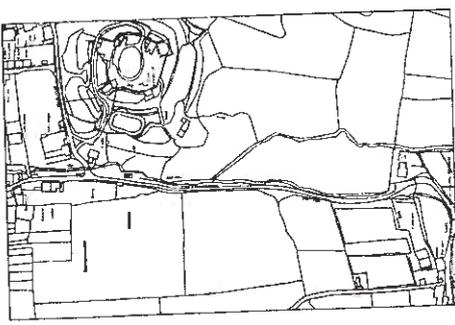


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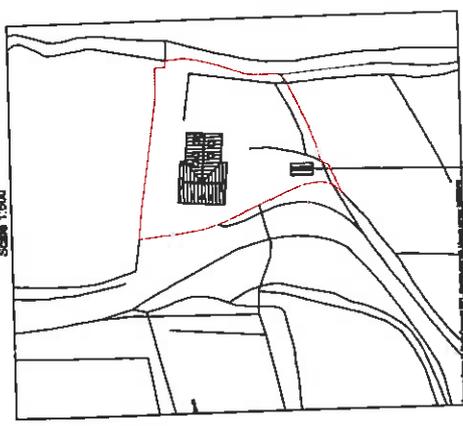
29 SEP 2011

Title		Proposed alteration at Fern Hill, Newport, Pembrokeshire.	
Drawing Number	1	Drawn By	Mark Baggott
	Scale 1:2500 Paper A3		Date 08/08/2011
CAD File Name M. Baggott, Chartered Surveyors, Brynceilyn, Velindre, Carmarthenshire, SA44 5YF. P - 01558 371550 M - 077 17292879 e-mail mark@baggottmark.co.uk			

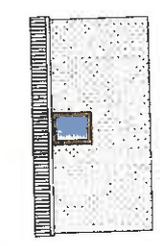
Location plan  
Scale 1:25000



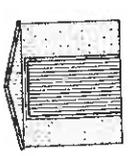
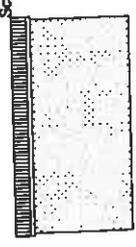
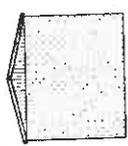
Block plan  
Scale 1:500



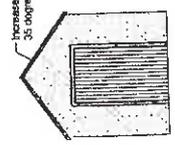
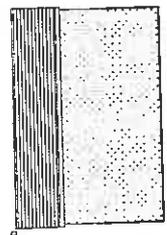
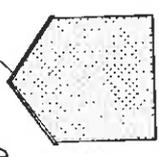
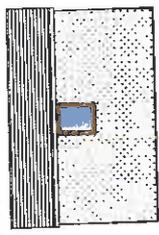
The garden shed is located 12.5m to the south of the dwelling.



Existing shed  
Scale 1:100



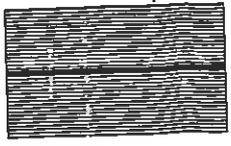
Proposed shed  
Scale 1:100



Walls to be rendered with render with painted finish

Increase pitch of roof to 35 degrees

Plan view



Plan view



Roof raft structure to be covered with thatched material. Reinforced Gable end or similar

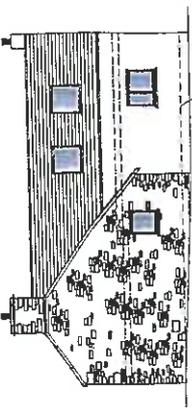
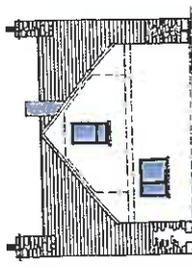
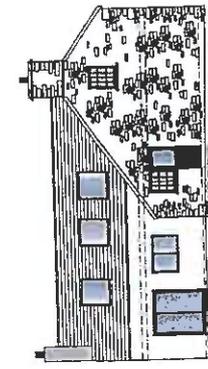


View from South west as you approach the site. Existing hedge to be planted with various green plants and shrubs over the shed. Exact type and location of plants to be agreed.



View from the approach showing the shed and additional evergreen plants and shrubs could be planted in this location if required.

Existing dwelling  
Scale 1:100



Roof extension has replaced thatch as proposed for garden shed



No.	21022911
Date	21 SEP 2011
Drawn by	Mark Bampton
Checked by	Mark Bampton
Project No.	11010
Client	Mark Bampton Chartered Surveyors & Architectural Practice p. 01558371500 m. 07717592879 a. mark@bamptonmark.co.uk
Address	Garden shed at East Hill, 180 Lane, Newport, Pembrokeshire SA42 0DT
Project Name	Proposed extension and floor plans
Scale	N/A
Drawn by	MB
Checked by	AS
Date	19/09/2011
Sheet No.	1 of 1