

Application Ref: NP/11/136

Application Type	Full
Grid Ref:	SN04473815
Applicant	Mrs R Benson
Agent	Mr W Harries, Harries Design & Management
Proposal	Change of use & conversion of redundant outbuilding to holiday accom & Internal alterations, works to garage & installation of drainage system
Site Location	Adj. Penrhyn, Newport, Pembrokeshire, SA42 0QX

Summary

This is a full application that proposes the conversion of two outbuildings into a one-bedroomed holiday let with ancillary garaging and storage. The proposal is considered to be in accordance with the Development Plan and subject to the suggested conditions is not felt to harm the special qualities of the National Park, the Historic Landscape or the amenity of neighbouring residents.

Consultee Response

Newport Town Council: Objecting - The Council's view is that the conversion is inappropriate for a holiday home.

Countryside Council for Wales: No objection

Public Response

The application was advertised and neighbour notifications undertaken. Four letters of objection were received, three of which were from the same property. The following points have been made and are summarised below:-

- The conversion of the outbuilding to a holiday let is a missed opportunity in creating a unit of affordable housing;
- The tree protection is inadequate. The only way to protect them is not to develop the land;
- No permission will be given to access or work on trees that are not within the applicant's ownership;
- The proposal urbanises this area of the countryside and changes its character;
- Loss of character of the Historic Landscape;
- The site will not be able to be accessed as proposed without the loss of trees and hedgebanks;
- The provision of services will destroy the character of the area;
- The use will conflict with users of the public rights of way network;
- The garage will be converted into an extra bedroom;
- Local councillors have been requested to call the application in for consideration at Development Management Committee;
- The neighbouring property has easement rights over the site;
- There will be the removal of hazardous waste (asbestos) from the site;

- Property devaluation;
- Emotional impact of the applications and use;
- Construction nuisance;
- Inadequate consultation.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 13 - Historic Landscapes Parks and Gardens
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 35 - Visitor Economy
LDP Policy 37 - Self-Catering Development
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW4 Chapter 04 - Planning for Sustainability
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the
Coast
PPW4 Chapter 06 - Conserving the Historic Environment
PPW4 Chapter 07 - Supporting the Economy
PPW4 Chapter 08 - Transport
PPW4 Chapter 09 - Housing
PPW4 Chapter 11 - Tourism, Sport and Recreation
PPW4 Chapter 12 - Infrastructure and Services
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and
Pollution
SPG01 - Affordable Housing
SPG03 - Sustainable Design
SPG06 - Landscape Character Assessment Study, June 2009
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 13 - Tourism
TAN 18 - Transport
TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background

This is a full application for the conversion and extension of an existing outbuilding to a one-bedroomed holiday let, plus internal alterations and external rendering to an existing garage at Penrhyn, Newport. The two outbuildings lie to the east of the cottage at Penrhyn, and historically would have been within the same complex. They are now in separate ownership to the house. The southernmost building is constructed of coursed rubble stone under a corrugated roof. Attached to its western elevation is a collapsed tin lean-to garage. To its north lies a modern double garage constructed of coursed rubble stone to the front (west) and gable elevations with concrete block to the rear under a corrugated roof. There is a pedestrian gateway providing access into Penrhyn, plus one onto the bridleway to the east. Vehicular access can be obtained from both the public bridleways that bound the site.

The outbuildings lie within the Newport and Carningli Historic Landscape.

Current Proposal

The current application is the second application on the site for the conversion to holiday accommodation use. The first one, NP10/366, was refused under delegated powers for three reasons:-

- Extensive extensions and alterations to the building that were detrimental to the character of the building, the special qualities of the National Park and the character and appearance of the Historic Landscape;
- Lack of information as to the protection of the trees and hedgebanks on site; and
- Unacceptable loss of amenity to both the neighbouring residents and the proposed occupiers of the holiday let.

It is currently waiting to be considered as a hearing planning appeal in July of this year. The current application seeks to address the reasons for refusal.

The traditional outbuilding is to be converted into a one bedroomed holiday let, instead of a two-bedroomed one as previously proposed, which necessitated the two extensions to the outbuilding. The current application has no proposed extensions to it. The existing stonework walls are to be re-pointed, timber windows and doors are to be provided within the existing openings, and two solar collectors are to be provided on the slate roof. Unlike the refused application, the proposed patio to the rear (southern elevation) has been removed and the land to the immediate rear of the building is to remain as agricultural land.

The northernmost building would be used as a single garage with internal alterations allowing the creation of a toilet and shower room and plant and utility room. This would necessitate the boarding up of one of the garage doors, and the rear wall would be rendered over. A ramp would be

constructed providing vehicular access to the garage, leading from a moisture permeable driveway. Between the two buildings a private amenity area would be laid out for the occupiers of the let.

The application has been supported with a Design and Access Statement, a Transport Statement, a Protected Species Statement, and an Arboricultural Statement. During the processing of the application additional information was submitted supplementing the Arboricultural Statement.

Key Issues

This application raises the following planning matters:-

- Planning history;
- Impact of the proposal on the special qualities of the National Park;
- Impact of the proposal on the Historic Landscape;
- Highways, parking and servicing matters;
- Drainage and the water environment;
- Protected species;
- Sustainability matters;
- Amenity matters;
- Affordable housing matters;
- Trees and landscaping matters.

The application has been brought before the Development Management Committee because the Town Council has objected to the proposal which is contrary to your officer's recommendation for permission.

This application has sought to address the reasons for refusal on the previous application. The removal of the two insensitive extensions has significantly improved the quality of the conversion by retaining the building's traditional architectural and historic quality as an agricultural outbuilding. The proposal makes use of the existing structure and openings and consequently retains much of its traditional agricultural form. As a result the conversion of the two buildings is not considered to harm the special qualities of the National Park or the Historic Landscape Area. Conditions have been suggested concerning the use of natural slates for the roof, a sample render panel, and removal of permitted development rights.

The previous application was also refused because it proposed a lot of alterations and changes to the site as a whole that cumulatively resulted in harm to the special qualities of the National Park and the Historic Landscape. The current application has removed the patio area that was originally proposed to the south of the traditional building. This has reduced the visual impact of the proposal on the area by removing a large area of domestic use with direct overlooking between the two properties. A condition has also been suggested requiring the garage / store building only to be used as such so as to minimise external storage and control the use of the building, along with standard tourism let conditions.

The application has raised an objection from the neighbouring residents in terms of the loss of their amenity. The removal of the patio area from the proposal improves the amenity of the proposal on the neighbouring property in that the opportunity for direct overlooking has been removed. The amenity area for the proposal is shown between the two buildings, screened from view by the erection of a new hedgebank. The revised proposal is therefore felt to be acceptable in terms of neighbouring amenity.

Neighbouring residents have also raised concern as to the increased use of the highways and public rights of way network by vehicular traffic. The Pembrokeshire County Council Highways Section have not responded to the consultation on the current application, but with the previous one they raised no objection to the proposal, recommending permission subject to conditions concerning access gates, parking, turning and servicing provision, surface water drainage, and hard-surfacing of the access off the highway. These conditions have been suggested. As regards the impact of the proposal on the public rights of way network, no objection has been raised subject to the inclusion of a set of informatives protecting them.

Neither Welsh Water or the Environment Agency have responded to the consultation procedure with this current application. With the previous application the Agency raised no objection to the proposal, although they did suggest informatives concerning the foul drainage arrangements. Conditions have also been suggested concerning the surface water arrangements.

The Countryside Council for Wales have considered the Protected Species Report provided with the application and have raised no objection to it subject to the implementation of the measures shown on the submitted drawings. An informative is also proposed concerning the need for a Welsh Assembly Government licence for bats.

The proposal includes a number of sustainable measures that are considered in accordance with adopted Development Plan policy and national guidance. The conversion includes solar panels, water butts and porous drive surfacing.

As regards the affordable housing requirement in Policy 7 of the Pembrokeshire Coast National Park Local Development Plan, it is not considered that this building would be suitable for affordable housing provision by virtue of the impact that a full residential use would have on the character of the area. As such in this case the affordable housing requirement would not be applicable.

The previous application was also refused for not providing sufficient information to protect the trees and hedgebanks in and around the site. The trees are an important characteristic of the area, and their protection is considered important to the special qualities of the National Park and the Historic Landscape. The application was originally submitted with the same information as was submitted with the previous scheme, but in recognition that this would result in the application being refused again, further information has been provided for consideration. The Authority's Trees and Pembrokeshire Coast National Park Authority Development Management Committee 15th June 2011

Landscape Officer has raised no objection to the development subject to the works being carried out in accordance with the submitted information, and conditions concerning demolition arrangements, storage of contaminants, excavation arrangements, and Construction Exclusion Zones. Conditions have also been suggested protecting the hedgebanks from further works.

The publicity process has resulted in a number of comments that cannot be addressed through the planning system. This includes property devaluation, emotional stress, and hazardous waste removal (controlled by other legislation and this is the applicant's responsibility to address). As regards publicity arrangements, this has been in accordance with statutory requirements. A neighbour requested the application to be considered at Development Management Committee. The procedure for this was explained, but at the time of writing the report, no instruction had been received from local members requesting the application be considered by the Development Management Committee. Nonetheless the application is on the agenda due to the conflicting views between your officers and Newport Town Council.

Conclusion

The proposal is considered to be in accordance with the Development Plan and subject to the suggested conditions is not felt to harm the special qualities of the National Park, the Historic Landscape or the amenity of neighbouring residents.

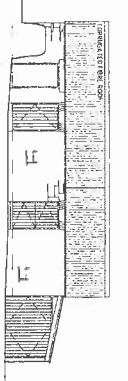
Recommendation

Permission subject to conditions.

Additional Material

Decision Drawings

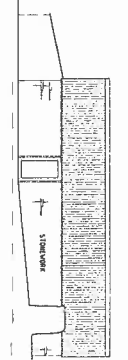
- 1181-01-A (received 30th March 2011);
- 1181-03-C (received 30th March 2011); and
- 1181-04 (received 16th May 2011).



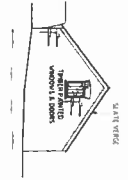
NORTH ELEVATION
OUTBUILDING ELEVATIONS 1:100



WEST ELEVATION



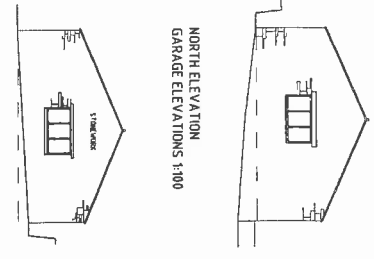
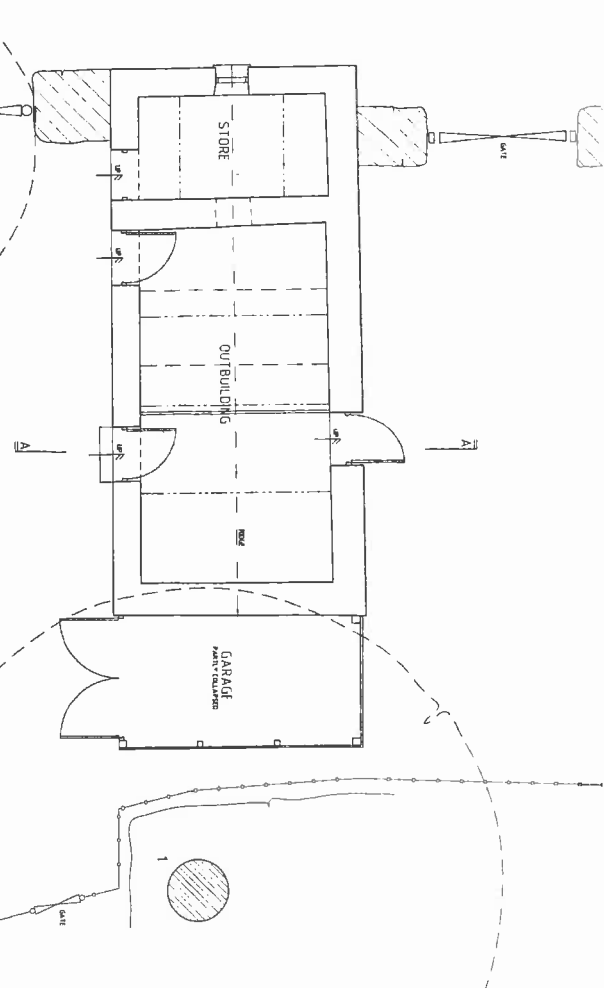
SOUTH ELEVATION



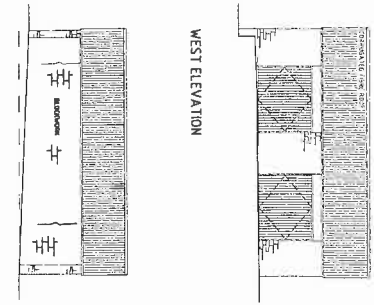
EAST ELEVATION

THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES DESIGN & MANAGEMENT LTD. ANY REPRODUCTION IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT LTD. IS PROHIBITED. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HOA AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS STARTED. HARRIES DESIGN & MANAGEMENT ONLY TO BE USED.

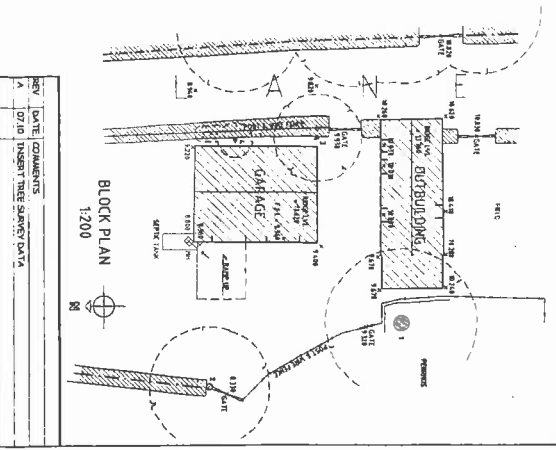
DRAWINGS TO BE READ IN CONJUNCTION WITH
* DAVID BICE EBBES RBY REPORT
* DAVID WOOD & SPEER'S SURVEY



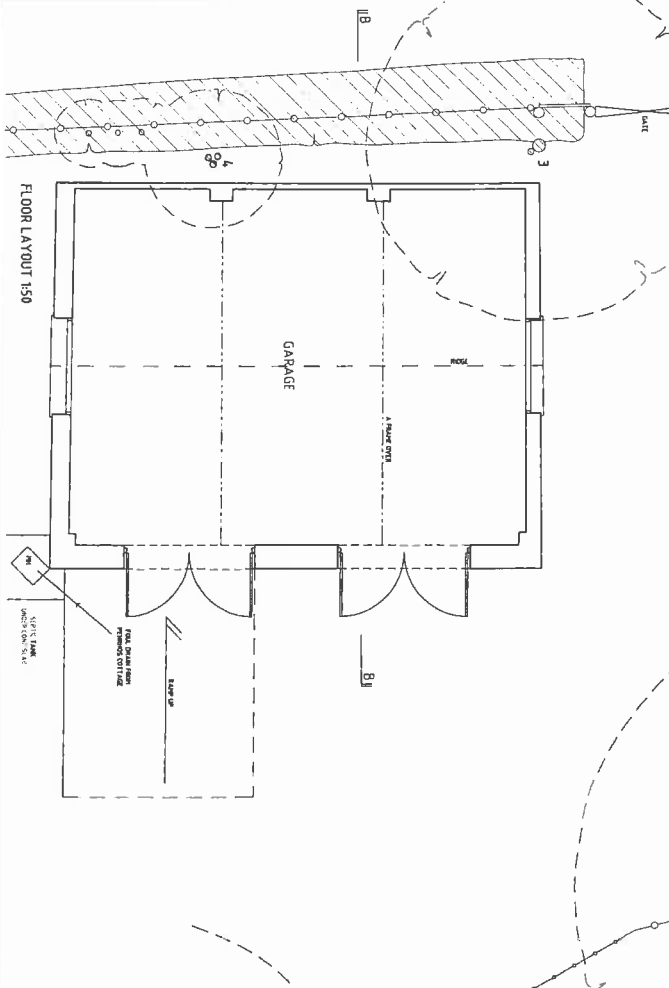
NORTH ELEVATION
GARAGE ELEVATIONS 1:100



WEST ELEVATION



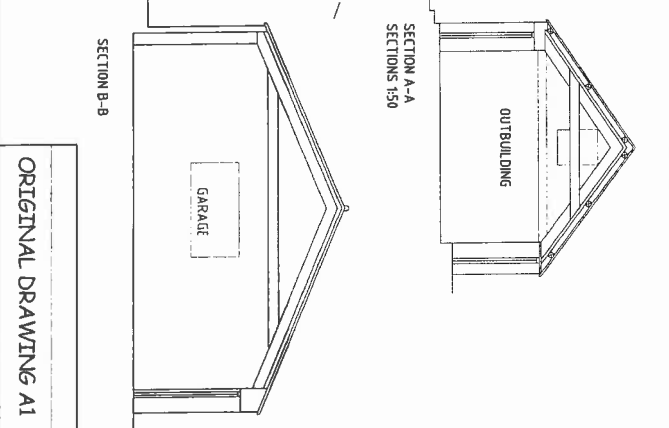
BLOCK PLAN
1:200



FLOOR LAYOUT 1:50



SOUTH ELEVATION



EAST ELEVATION

SECTION A-A
SECTIONS 1:50

SECTION B-B

ORIGINAL DRAWING A1

HARRIES
DESIGN & MANAGEMENT

CORPORATE BUILDING
DRAWERS &
CHARTERED BUILDING
CONSULTANTS
HENRIK ESKVINSKOV
PENBROKESHIRE,
6441 3AP WALKERS
T 01228 861488
F 01228 861455
E info@harries.co.uk

PROJECT
PROPOSED WORKS TO
OUTBUILDINGS AT
PENRHYN,
MOUNTAIN WEST,
NEWPORT,
PENBROKESHIRE.

DRAWING TITLE
FLOOR PLANS, ELEVATIONS &
SECTION AS EXISTING

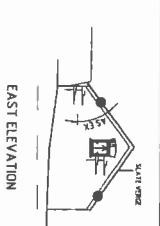
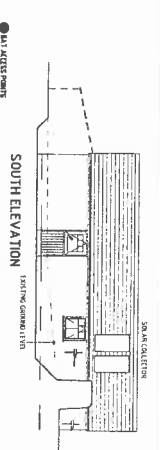
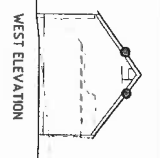
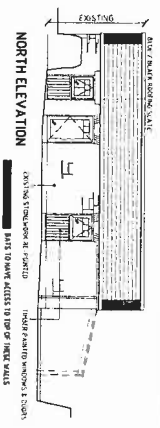
SCALE SEE DWG

DATE 05/11/2029

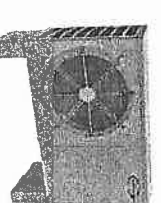
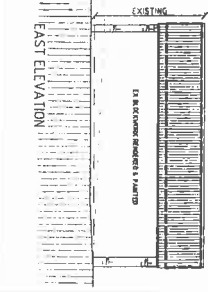
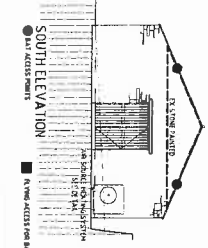
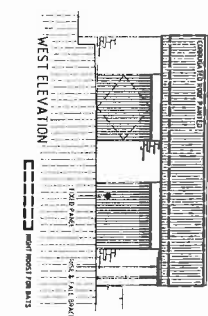
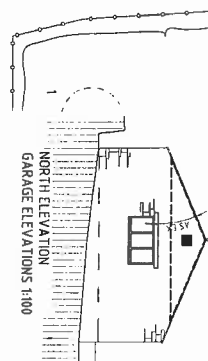
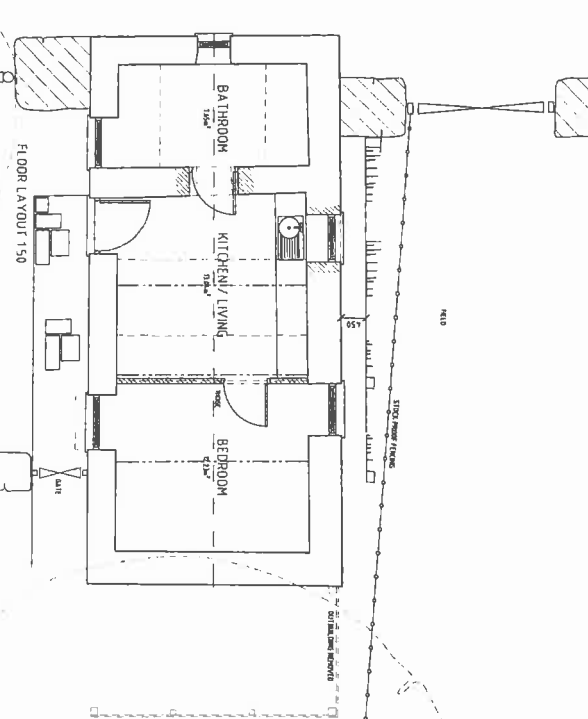
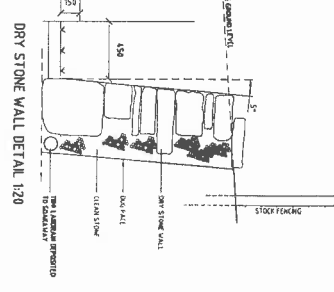
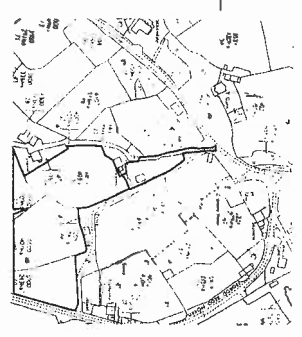
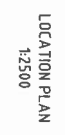
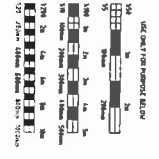
NO 1181

REV 01

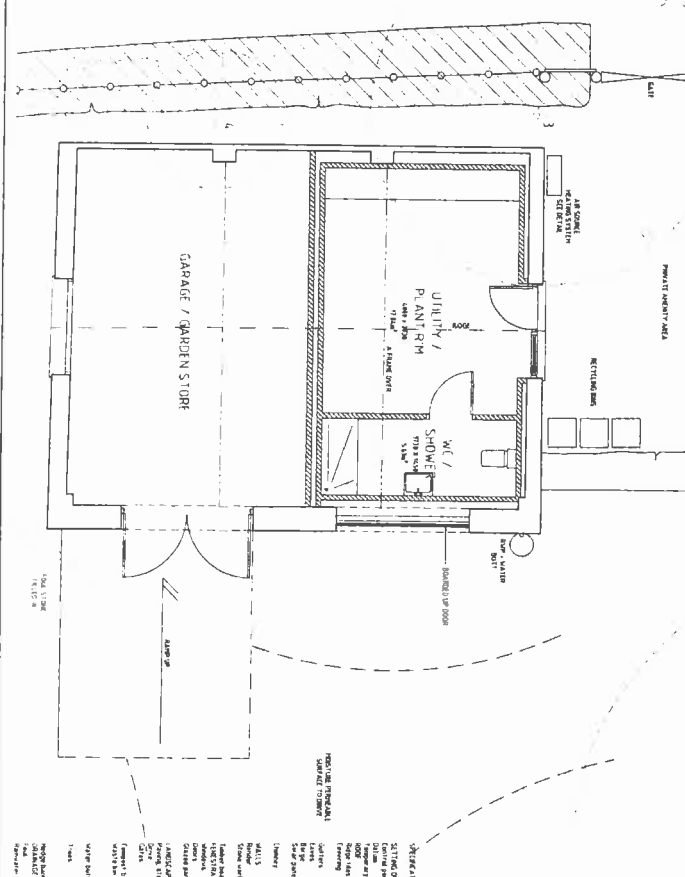
APP A



THE PROPERTY OF THESE DRAWINGS & DESIGN IS RESERVED IN FULL BY HARRIES ARCHITECTS AND MUST NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS RELATIVE TO THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND. WRITTEN DIMENSIONS ONLY TO BE TAKEN.



TYPICAL AIR SOURCE HEATING SYSTEM

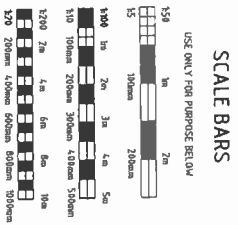
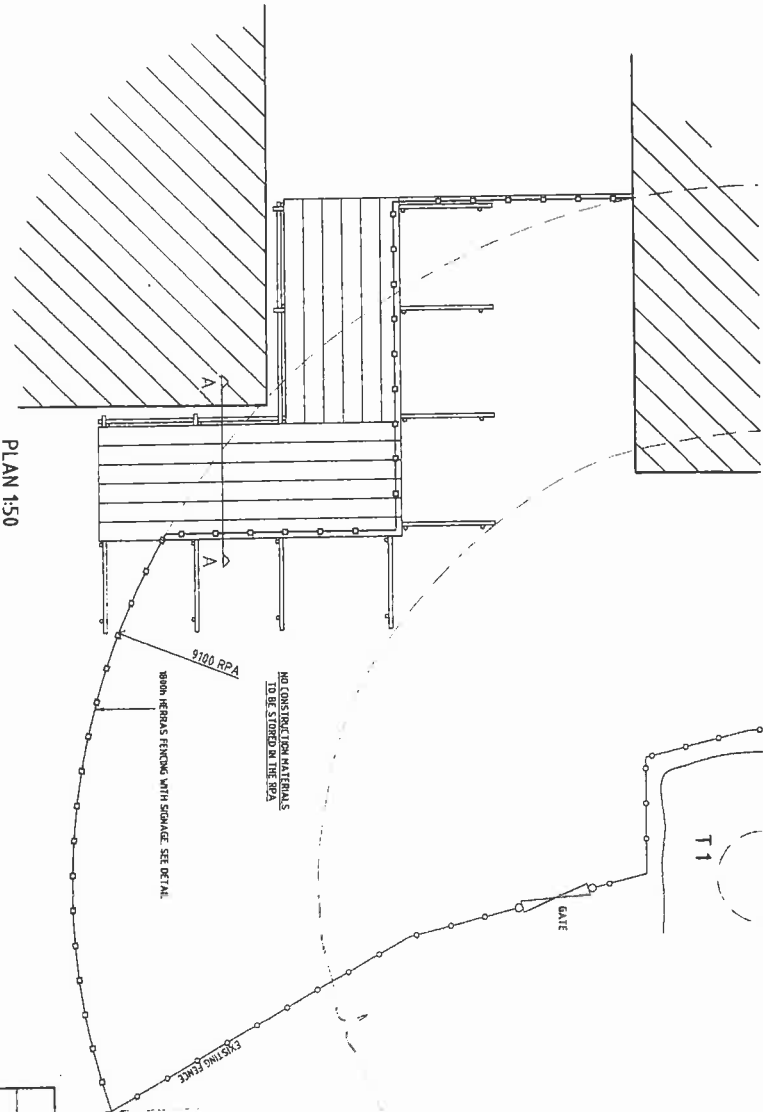
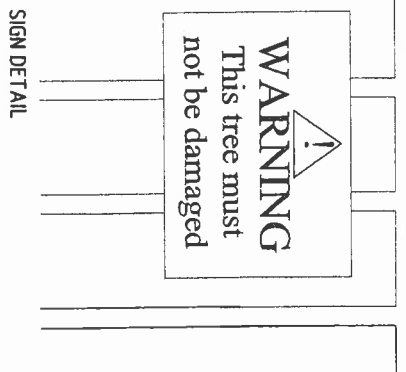
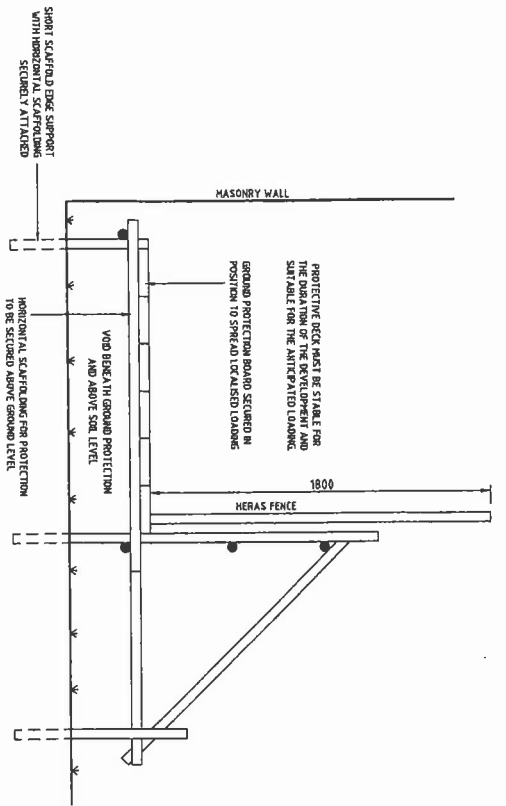


CHECK FOR NOTES
 1. SEE DRAWING FOR NOTES
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE PLANNING ACT 2008
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ENVIRONMENTAL ACT 1996
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE WASTE MANAGEMENT AND LANDFILL REGULATIONS 2002
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE WATER SUPPLY ACT 1988
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ELECTRICITY ACT 1989
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE GAS SAFETY ACT 1995
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ROADS TRAFFIC ACT 1988
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE HIGHWAYS ACT 1980
 11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE TOWN AND COUNTRY PLANNING ACT 1990
 12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT 1990
 13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATURE CONSERVATION ACT 1981
 14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE ANTI-TERRORISM ACT 2006
 15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SECURITY ACT 2015
 16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE DATA PROTECTION ACT 1998
 17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT 2000
 18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE EQUALITY ACT 2010
 19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE MODERN SLAVES ACT 2015
 20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE UK GENERAL DATA PROTECTION REGULATION 2018

DRAWINGS TO BE READ IN CONJUNCTION WITH
 * DAVID RICE FORESTRY REPORT
 * DAVID WOODLEY SPECIES SURVEY

ORIGINAL DRAWING A1

<p>HARRIES DESIGN & MANAGEMENT</p>	<p>PROJECT PROPOSED CONVERSION OF OUTBUILDINGS AT PENRHYN MOUNTAIN WEST, NEWPORT PEMBROKESHIRE, SA42 0QX</p>	<p>CLIENT MRS BENSON</p>	<p>ISSUE PLANNING APPLICATION</p>	<p>DATE COMMENTS A 09/10/15 HER/AGE TREE 2 WITH ASYL AMEN. ALL TO MATCH B 09/10/15 REMOVE WEST FACING BERKHAM & SOUTH FACING EXTENSION C 09/11/15 REMOVE EXTENSIONS - AMEND ALL TO MATCH</p>
	<p>CRAWING TITLE FLOOR PLANS & ELEVATIONS AS PROPOSED</p>	<p>SCALE 1:500 1181</p>	<p>DATE 11/09/2015</p>	<p>DATE 11/09/2015</p>



ORIGINAL DRAWING A2

THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER HDM AND OTHER CONSULTANT'S DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT.

THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND. WRITTEN DIMENSIONS ONLY TO BE TAKEN.

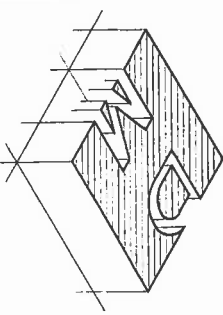
NUP/11/136
Additional plans.

REV.	DATE	COMMENTS

DRAWING RECORDED

ISSUE **PLANNING APPLICATION**

CLIENT
MRS BENSON



HARRIES
DESIGN & MANAGEMENT
E: wh@hdm.org.uk

CORPORATE BUILDING
ENGINEERS &
CHARTERED BUILDING
CONSULTANCY.
HENLLAN, EGLWYSRWY,
PEMBROKESHIRE,
SA41 3UP, WALES.
T: 01239 891 499
F: 01239 891 455

PROJECT
**PROPOSED CONVERSION
OF OUTBUILDINGS AT
PENRHYN,
MOUNTAIN WEST,
NEWPORT,
PEMBROKESHIRE,
SA42 0QX.**

DRAWING TITLE
**TEMPORARY ROOT
PROTECTION MEASURES**

SCALE	SEE DWG	DRAWN BY	CHECKED	DATE
		DJN	WTH	12.05.2011
JOB No.	DRAWING No.			
1181	04			