

**Application Ref: NP/11/160**

**Application Type** Full  
**Grid Ref:** SN15320704  
**Applicant** Mr A Gill  
**Agent** Willis & Hole  
**Proposal** Dwelling  
**Site Location** The Coach House, Manorbier, Tenby, Pembrokeshire,  
SA70 7TH

**Summary**

This is a full application proposing a new dwelling to the east of The Coach House, Manorbier. The proposed dwelling lies within the rural centre policy limit for the village, where the principal of residential development is acceptable subject to a number of caveats. The proposal is considered acceptable subject to the suggested conditions being attached.

The application has been brought before the Development Management Committee at the discretion of the Development Management Manager who considers that discussion needs to occur about the contemporary design of the rear elevation of the proposal and its impact on the boundary of the Manorbier Conservation Area, and to allow the concerns of neighbouring residents to be debated.

**Consultee Response**

Manorbier Community Council: No objection  
Environment Agency: No objection  
Welsh Water: Conditional Consent  
PCC - Transportation & Environment: Conditional Consent

**Public Response**

The application has been advertised and neighbour notifications have been undertaken. Five households have responded making the following comments:-

- Surprised that the site was included within the village area for development, and had not been informed that it had been extended to include the site;
- The applicant has not discussed the proposal with the neighbours;
- The house will result in a loss of privacy, particularly in the winter;
- It will overshadow the garden and rear windows of neighbouring properties;
- Increased noise and nuisance;
- It will dominate the landscape and be visually intrusive;
- The village boundary is creeping out into the open countryside;

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- The new dwelling adversely affects the setting of the Conservation Area and the historic houses in this part of the village;
- The application should be determined by the Development Management Committee;
- The existing access is unsafe due to the presence of the walls either side that restrict visibility;
- Increased vehicle movements to and from the site and onto the highways network will have an unacceptable impact on road safety;
- It will be the highest building in the area and dwarf its surroundings;
- It will be visible from neighbouring properties and therefore be a significant visual intrusion;
- The access road will change in character from an access for two dwellings, to an access for three, which is detrimental to the character and appearance of the Conservation Area;
- Additional traffic will be to the detriment of neighbouring properties; and
- The applicant's house, The Coach House, is likely to become a holiday cottage, which would have a detrimental impact on the village.

### **Policies considered**

LDP Policy 01 - National Park purposes and duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

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 44 - Housing

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 08 - Transport

PPW4 Chapter 09 - Housing

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

SPG07 - Conservation Area Statements

TAN 02 - Planning and Affordable Housing  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 18 - Transport  
TAN 22 - Planning for Sustainable Buildings

### **Officer's Appraisal**

#### **Background**

The application site lies to the east of The Coach House, Manorbier, on the southern side of the village. Residential properties lie between the site and the highway. The land slopes uphill towards the south, with the existing residential properties lying at a lower level than the application site. To the rear of the site, but within the applicant's ownership, lies an area of residential garden, beyond which is agricultural land. Access to the site is shared with Fernley Lodge and The Coach House, and is located to the northern corner of the site. The gravelled access drive leads onto a turning circle off which lies a modern garage with rooms in the roof. It is constructed of stone under a slate roof with timber windows and doors. To the western side of the site is a single storey render and corrugated tin outbuilding, and adjacent to its southern end is a residential caravan.

The site lies within the Centre Boundary for the village, and the Manorbier Conservation Area runs along the northern edge of the site. The whole site also lies within a Minerals Safeguarding Zone.

#### **Current Proposal**

The current application is a re-submission for a detached dwelling on the site. The first one, NP11/ 072, was withdrawn because notice had not been served on all the land-owners of the site. The current application has now included the required notices.

The proposal is for a detached three bedroomed dwelling to the rear (southern) side of the site, linked by a covered walkway to the existing garage on site. The proposed dwelling would have a traditionally designed front (ie double-fronted and symmetrical around a pitched roof porchway), and a modern, predominantly glazed rear. It would be constructed of painted cement render walls under a natural slate roof. Windows and doors would be painted timber. To the front of the property would be a parking area and paving, with the existing outbuilding being used as storage for the new dwelling. Additional planting to the northern boundary of the site has been proposed, with the retention of the existing stone boundary walls. The large garden to the rear of the dwelling, although not in the application site area, would be sub-divided by a fence to provide garden for the house.

The application has been supported with the following documentation:-

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- A Code for Sustainable Homes Pre-Assessment Report stating that the proposed house meets Level III;
- A Design and Access Statement;
- A Transport Statement; and
- Drawings and solicitor's letter identifying the applicant's rights of access.

### **Key Issues**

This application raises the following planning matters:-

- Principle of residential development;
- Impact of the proposal on the special qualities of the National Park;
- Impact of the proposal on the setting of the Conservation Area;
- Impact of the proposal on the Historic Landscape;
- Highways, parking and servicing matters;
- Drainage and water pollution prevention;
- Neighbouring amenity issues;
- Sustainable development matters;
- Affordable housing provision;
- Trees and landscaping matters; and
- Minerals Safeguarding Zone matters.

The site lies wholly within the Rural Centre boundary for Manorbier, whereby Policy 6 of the Pembrokeshire Coast National Park Local Development Plan prioritises, amongst other things, housing development, particularly affordable housing provision. This application's predecessor was subject to pre-application scrutiny where the principle of the development of the site for housing was discussed, along with whether it constituted back-land development. At that time, and remaining so now, the advice from the Development Plans Section has been clear in that although this is backland development, in view of the nature of the site it is considered acceptable. Consequently the principle of residential development for one unit on the site is in accordance with Development Plan policy.

Where residential development is acceptable in Rural Centres, Policy 6 requires affordable housing needs to take priority. At the current time the policy requirement for one unit to provide a commuted sum for affordable housing provision has been postponed until the 1<sup>st</sup> October 2011. Therefore no provision is requested.

The proposed dwelling lies on a sloping site which rises uphill towards the south, and would form the interface between the built-up form of the existing village and the open countryside. The village's Conservation Area runs along the rear gardens of the existing residential properties, so although the proposed dwelling would be outside of the Conservation Area, it would impact on its setting. With this in mind, during the pre-application negotiations the applicants were advised to lower the proposed dwelling, which has been undertaken by setting it down below the existing ground level. Advice from the Authority's Conservation Officer did not raise objection as to the design of

the dwelling, nor has he objected to its impact on the setting of the Conservation Area.

Following on from this, the proposal is not considered to harm the special qualities of the National Park or the character and appearance of the Historic Landscape. The proposed dwelling has sought to include a number of traditional design elements, including a double-fronted front elevation, two end-of-ridge chimneys, natural slate roof (including verges), and painted timber windows and doors. The proportions of the dwelling are large, but the mass of the building has been broken up to the rear by a two- and one-storey rear "extensions". However, the drawings also propose the use of a red ridge tile, which is not acceptable, and a condition has been suggested over-riding this. Further conditions have been suggested concerning render samples, and natural slate roof tiles. It is suggested that a condition is attached removing permitted development rights (including extensions and alterations to the property), so as to retain its character and minimise harm to the special qualities of the National Park in this rural – village transitional location. Likewise additional landscaping to the boundary treatments is conditioned, including to the garden area within the applicant's control to the rear of the proposed dwelling, so as to soften the visual boundary between the village and open countryside, and retain existing landscape features. The existing walls, hedgerows, and trees are also conditioned for retention. The Authority's Trees and Landscaping Officer has required further details as to the protection of the existing trees on and near the site, and this has been suggested as conditional requirements.

The application has been submitted with a Code for Sustainable Homes Pre-Assessment Report which has concluded that Code III can be met by the proposed dwelling. In accordance with Government Guidance a condition is suggested requiring that the dwelling is not occupied until the "Final Certificate" has been issued showing that the permitted dwelling has met the Code for Sustainable Homes Requirements.

A neighbouring resident has raised concerns as to the suitability of the existing access to accommodate additional vehicular traffic. The existing access is bounded by a stone wall fronting the highway, and serves both Fernley Lodge and The Coach House. It is also stated that another house would increase highway safety problems on the existing road network. The Highways Section at Pembrokeshire County Council has been consulted on the application, and it considers that the "Access through to the new dwelling unit is suitable for day to day traffic and there will be a good sized parking and turning area. The existing gateway off the County Road is suitable to take this medium sized 3-bedroomed dwelling". As a result, the application is not considered to raise any highway concerns, subject to the suggested conditions being attached concerning parking and turning areas and surface water disposal.

Neither the Environment Agency or Welsh Water have raised any objection to the proposal subject to conditions protecting public infrastructure, and surface water disposal arrangements. These conditions have been suggested.

The statutory consultation process for the application raised a number of objections from neighbouring properties, including the loss of privacy, overlooking, and overshadowing. It is not considered that the elevated position of the dwelling in relation to the existing dwellings will reduce the amenity of the neighbouring residents. The proposed house is set back within the site, and between its frontage and the site boundary there is approximately 16m: between the dwelling and the neighbouring houses is an approximate distance of 45m. Although the concerns of the neighbours are noted, it is not felt the proposed dwelling significantly impacts on their amenity due to the distances involved.

The whole of Manorbier lies within a Zone of Minerals Safeguarding. The allocation of the land within the Rural Centre over-rides the need to protect the minerals reserves in the area, so no objection is raised to this policy consideration.

### **Conclusions**

The proposal is considered not to harm the special qualities of the National Park or the setting of the Conservation Area. It raises no objections that cannot be overcome by condition, and is therefore recommended for approval.

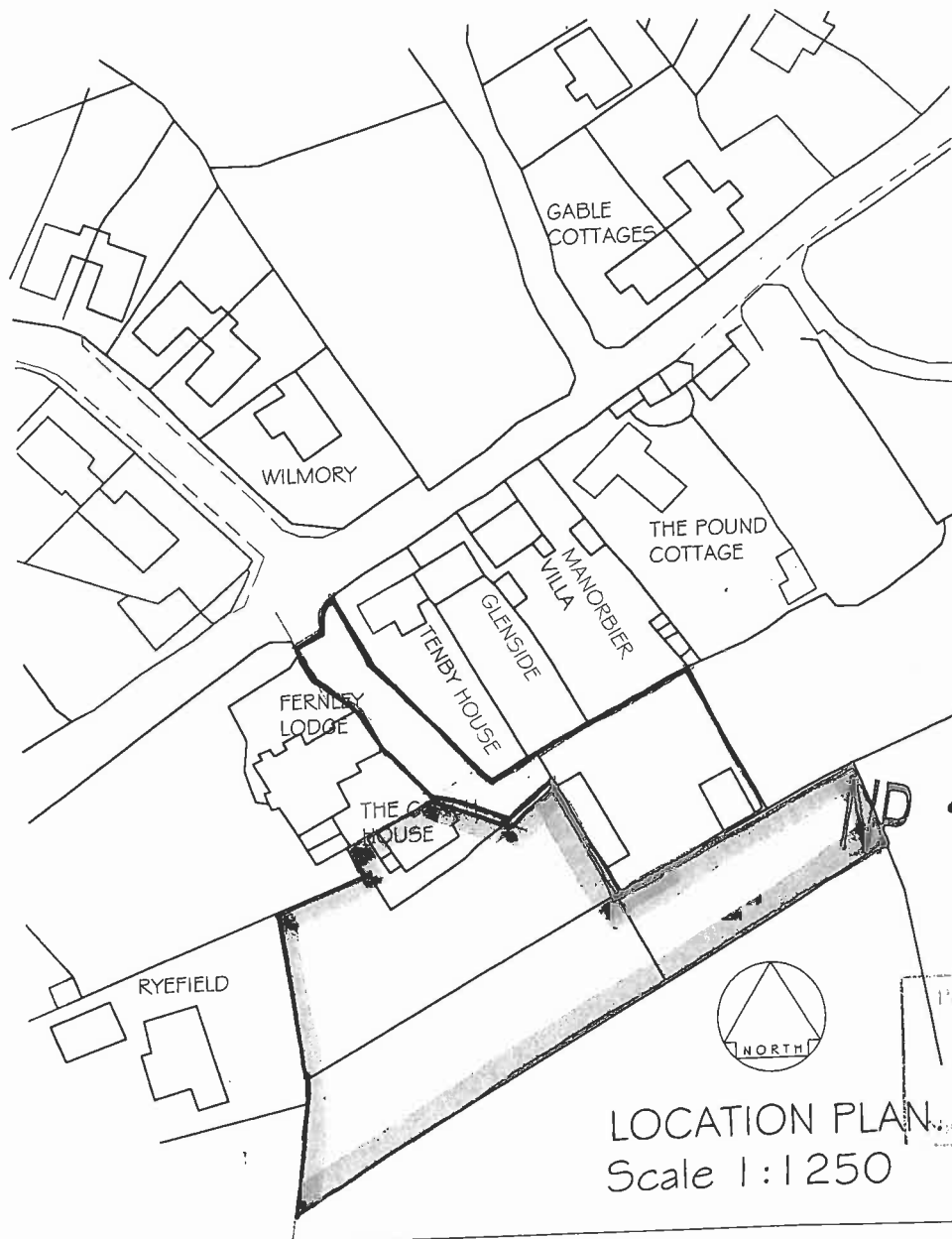
### **Recommendation**

The application is recommended for permission with standard conditions being suggested concerning life-span and drawings, plus one for materials, the removal of permitted development rights for extensions and use, Code III requirements, hard and soft landscaping, highways and drainage matters.

### **Additional Material**

#### Decision Drawings

- 1697/02 – Location Plan (received 18<sup>th</sup> March 2011);
- 1697/02 – Proposed Block Plan, Levels and Landscaping (received 18<sup>th</sup> March 2011);
- 1697.01B (received 18<sup>th</sup> March 2011).



LOCATION PLAN  
Scale 1:1250

Pembrokeshire Coast National Park Authority  
18 MAR 2011

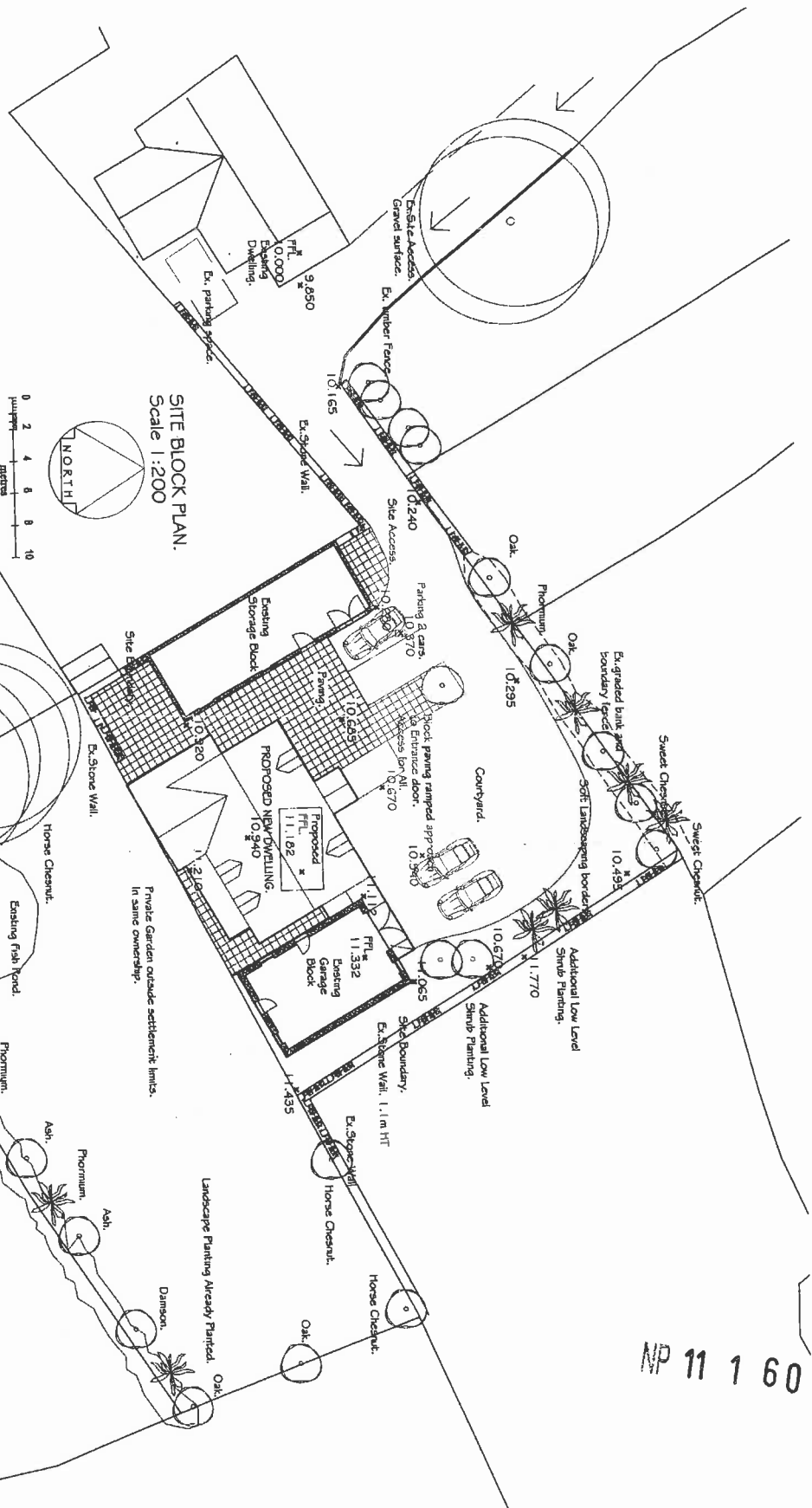
**Project**  
Proposed New Dwelling to the rear of:  
Fernley Lodge, Manorbier, Pembrokeshire SA70 7TH

**Drawing title**  
LOCATION PLAN

<b>Drawing No.</b> 1697/02	<b>Rev.</b>	<b>Scales</b> 1:1250	<b>Date.</b> 09.11.2010	<b>Drawn by.</b> A.L.M
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**SITE BLOCK PLAN.**  
Scale 1:200



18 MAR 2011

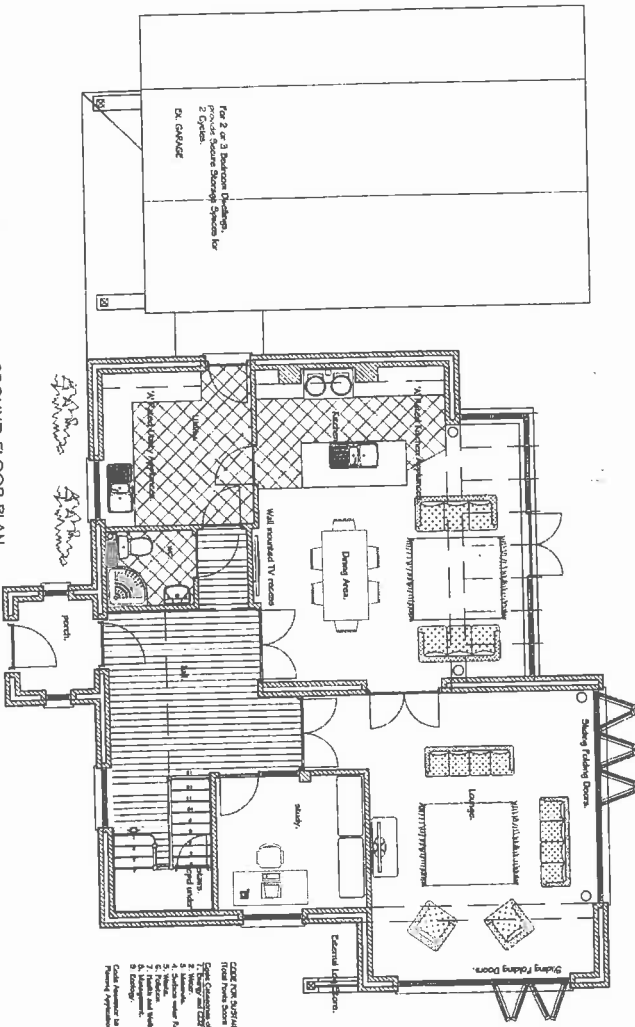
NP 11 1 60

Project Proposed New Dwelling to the rear of: Fenley Lodge, Manorbier, Pembrokeshire SA70 7TH			
Drawing title PROPOSED BLOCK PLAN, LEVELS and LANDSCAPING.			
Drawing No.	Rev.	Scale	Date
16971/02		1:200	03/11/2010
Drawn by A.L.M.			
<b>willis and hole limited</b> <b>architects, project management consultants</b> Bank House, High Street, Kintbury, Pembrokeshire, SA87 7AS Tel: (01304) 881762 Fax: (01304) 881881 Email: info@willisandhole.co.uk Web: www.willisandhole.co.uk Directors: Sawa Hole Baron BBA (Managing) Nick Willis			



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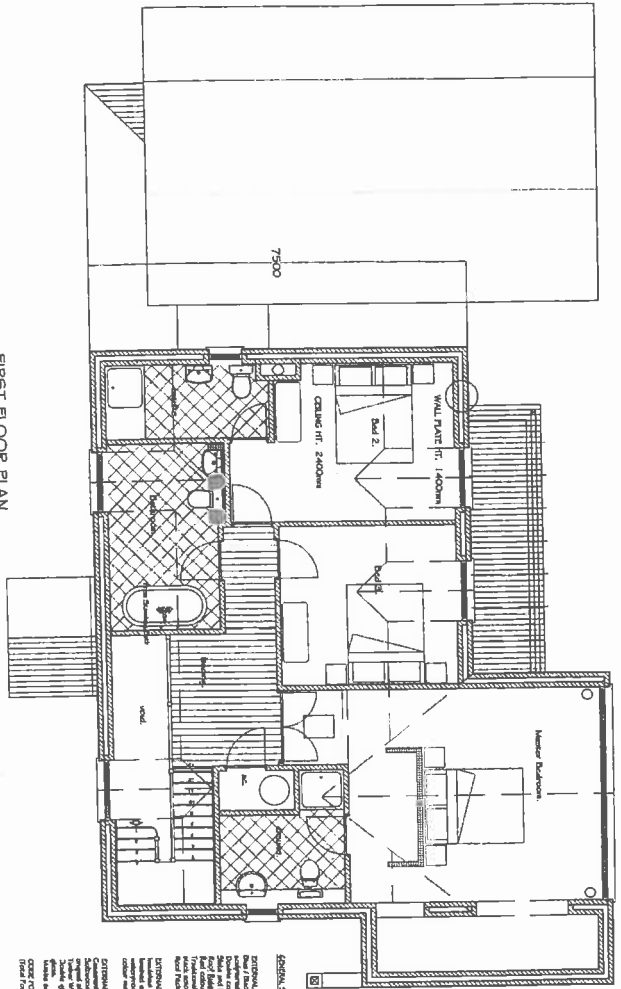
**GROUND FLOOR PLAN.**



**CODE FOR SUPPLEMENTARY NOTES (PART 3)**  
 (Refer to the Code Book, Volume 37-42)

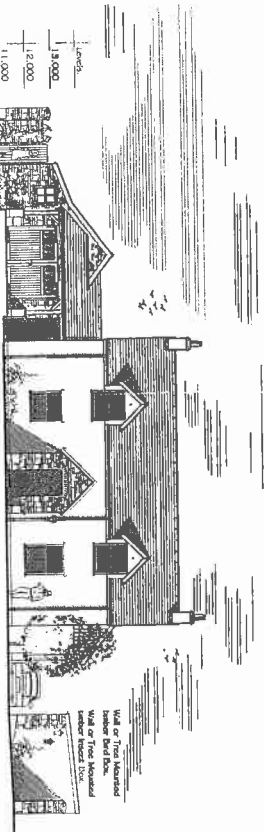
1. General  
 2. Materials  
 3. Workmanship  
 4. Protection  
 5. Maintenance  
 6. Other

**FIRST FLOOR PLAN.**



**GENERAL INFORMATION OF DISTRICTS (PART 3)**  
 (Refer to the Code Book, Volume 37-42)

1. General  
 2. Materials  
 3. Workmanship  
 4. Protection  
 5. Maintenance  
 6. Other



No.	Date	Description	By	Check
1	15/11/2011	Initial Design	WHL	WHL
2	20/11/2011	Revised Design	WHL	WHL
3	25/11/2011	Final Design	WHL	WHL

Project		Drawing No.	
NEW DWELLING, Row of Fernley Lodge, Monmouth, Pembrokeshire.		1697.01B	
Drawn By	Checked By	Date	Date
WHL	WHL	15/11/2011	15/11/2011