

**Application Ref: NP/11/238**

**Application Type** Full  
**Grid Ref:**  
**Applicant** Mr J Parsons-Young  
**Agent**  
**Proposal** Change of use from agricultural land to domestic garden  
**Site Location** Kelpie, Manorbier, Tenby, Pembrokeshire, SA70 7SX  
**Case Officer** Owen Banks

**Summary**

This is a full planning application in respect of the extension of the garden of a semi detached property into an adjoining field by a maximum width of 10 metres for the depth of the field (an average of 70 metres). The property has no rear garden area, and the frontage is largely taken up by driveway and car parking facilities, thus it has no private amenity space. The additional area proposed, well screened from the public highways and with additional boundary planting will provide this facility without adverse impact on the National Park (Policy 8 Special Qualities & Policy 15 Conservation of the Pembrokeshire Coast National Park), and may be controlled from inappropriate development (lies adjacent to the Centre boundary) by the removal of permitted development rights. In terms of amenity there will be little difference in likely usage when used as curtilage than now, and the area is likely to be better kept and maintained and therefore more attractive. Therefore there is no conflict with Policy 30 Amenity of the Local Development Plan. Thus approval is recommended.

**Consultee Response**

**Manorbier Community Council:** Objecting

**Public Response**

The application has been appropriately advertised, and the following responses have been received;

- the occupants of Rose Cottage which is on the opposite flank of the highway some 100 metres north of the application site, but opposite the field entrance, have no objection to the applicant extending his garden, but would oppose any subsequent application for a shower / toilet block in connection with camping on the field.
- Cramcrest Ltd who operate a chalet holiday park at the rear of the application site object to the application as it would set a precedent for such encroachments on to valuable agricultural land. If planning permission were to be granted, permitted development rights should be removed, and the land concerned permanently annexed to Kelpie Cottage.

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- Charles F Jones & Son have also written on behalf of Cramcrest Ltd objecting to the application on multiple grounds;
  - i. the proposal would have an unacceptable impact on agricultural land in the PCNP.
  - ii. the extended garden would adjoin Park Farm Holiday Park and would cause nuisance to a peaceful and quiet setting as it could be used for private parties, or barbecues right up to the boundary. The proposed curtilage should therefore be limited and distanced from the common boundary.
  - iii. no information has been supplied in relation to new boundary treatment, and thus planting details should be agreed before any use of the land.
  - iv. the proposed extended curtilage far exceeds the needs of the small property, and will exceed that of many larger properties in the locality.
  - v. the northerly section of the field is not a camping site but is a Caravan Club certified location for up to 5 caravans, and tents for up to 28 days in any one year.
  - vi. planning permission should need to be obtained for any permanent structures on the land and no static or touring caravans, motor homes or amenity facilities allowed.
  - vii. permitted development rights should be removed on the land.
  - viii. the proposal would set a precedent with regard to residential curtilages extending into agricultural land.

### **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

LDP Policy 53 - Impacts on traffic

PPW4 Chapter 04 - Planning for Sustainability

PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

SPG03 - Sustainable Design

SPG06 - Landscape Character Assessment Study, June 2009

SPG08 - Validation of Planning Applications

TAN 12 - Design

TAN 22 - Planning for Sustainable Buildings

## **Officer's Appraisal**

### **Background & Description**

This is a full planning application to extend the curtilage of a semi-detached dwelling into an adjoining field in the same ownership. The cottage, which has previously been extended to the side, sits against its rear boundary, which is common to the rear garden of a large detached property set at right angles to the application premises. The front garden is largely comprised of access and parking facilities and is open to public view from the highway. Adjoining the northern boundary of the cottage and in the same ownership is a field of nearly 2 acres, laid to pasture and used in part as a Caravan Club certified site. At the rear of the field lies an established holiday chalet park with a line of caravan / chalets adjoining the common boundary.

### **Current Proposal**

This is to extend the residential curtilage of the cottage by including part of the adjoining field. A strip of land to a maximum of 10 metres in width and extending some 70 metres, the full depth of the field to the hedgeline at the rear. The new curtilage boundary would be planted to form a hedgeline of rowan, blackthorn and elder.

### **Key Issues**

These relate to whether the extension to the curtilage would be an unacceptable incursion into open countryside beyond the Centre Boundary of Manorbier, and whether it would be likely to cause any loss of privacy or amenity to the occupants of neighbouring properties. In relation to the former, although of some depth, it is a comparatively narrow strip of 10 metres in the context of a field of nearly 2 acres, and with appropriate, indigenous hedgeline planting when mature, it will be compatible with Policy 8 Special Qualities and Policy 15 Conservation of the Pembrokeshire Coast National Park (which ensure that the special qualities of the National Park are protected and enhanced). Further control can be imposed by the imposition of a planning condition to remove permitted development rights, thereby any structure, storage, fencing, decking or other forms of use or addition within the new curtilage area will, thereafter, require planning permission. As the land in question lies outside the Centre Boundary this will also assist with the control of future development. As for the matter of loss of amenity raised by the operators of the holiday park to the rear, then at the moment the land is part of a field attached to the cottage. As such it could be used for play, parties etc. as well as any part of the house curtilage, thus in reality there will be little difference in likely usage when used as curtilage than now, and is likely to be better kept and maintained and therefore more attractive. Therefore there is no conflict with Policy 30 Amenity of the Local Development Plan.

### **Conclusion**

When the proposed new boundary hedgeline is established, there will be little if any perception of change in the context of the scale of the open surroundings, whilst the additional curtilage area will provide a significant

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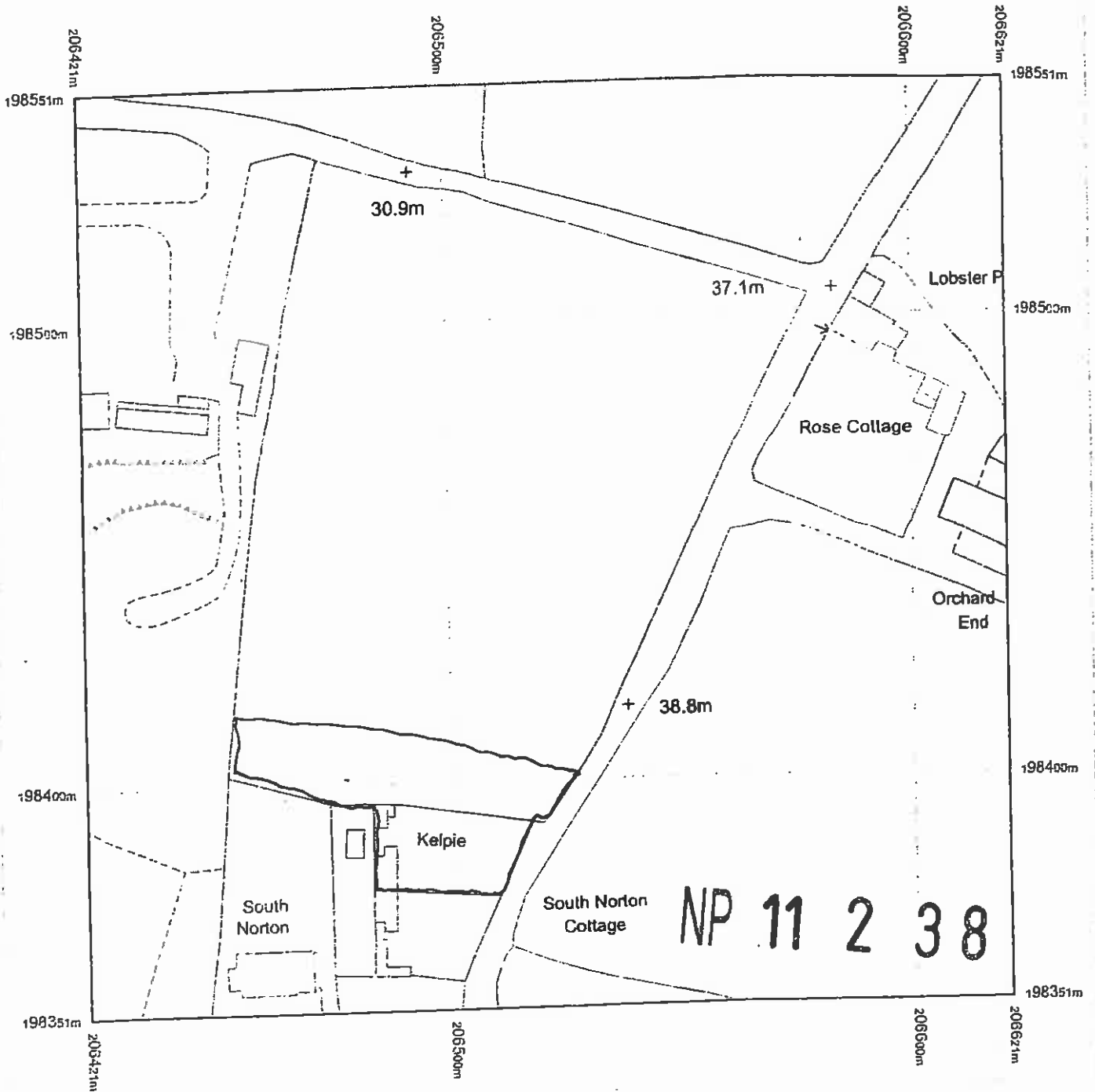
private amenity area, currently denied the existing cottage. Approval is therefore recommended subject to conditions.

### **Recommendation:**

Permission subject to conditions.

### **Additional Material**

- Ordnance Survey Plan at 1:1250 (Received 17<sup>th</sup> May 2011)
- Existing Site Layout K1 (Received 17<sup>th</sup> May 2011)
- Proposed Site Layout K2 (Received 17<sup>th</sup> May 2011)
- Proposed Land Change Of Use 01 at 1:500 (Received 17<sup>th</sup> May 2011)
- Proposed Land Change Of Use 02 at 1:500 (Received 17<sup>th</sup> May 2011)



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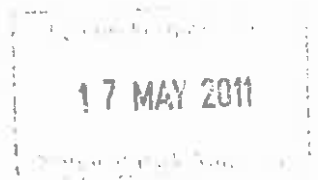
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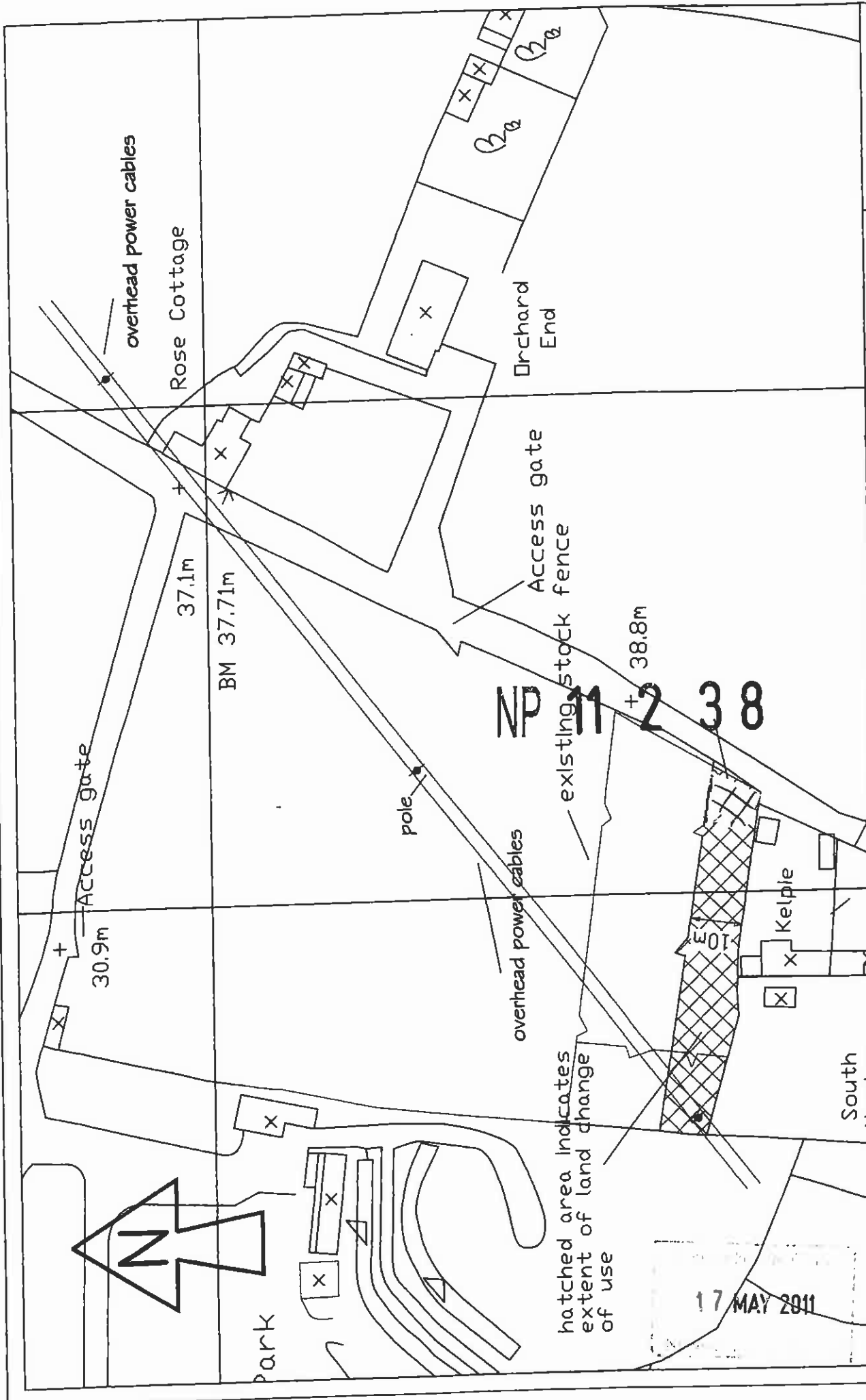


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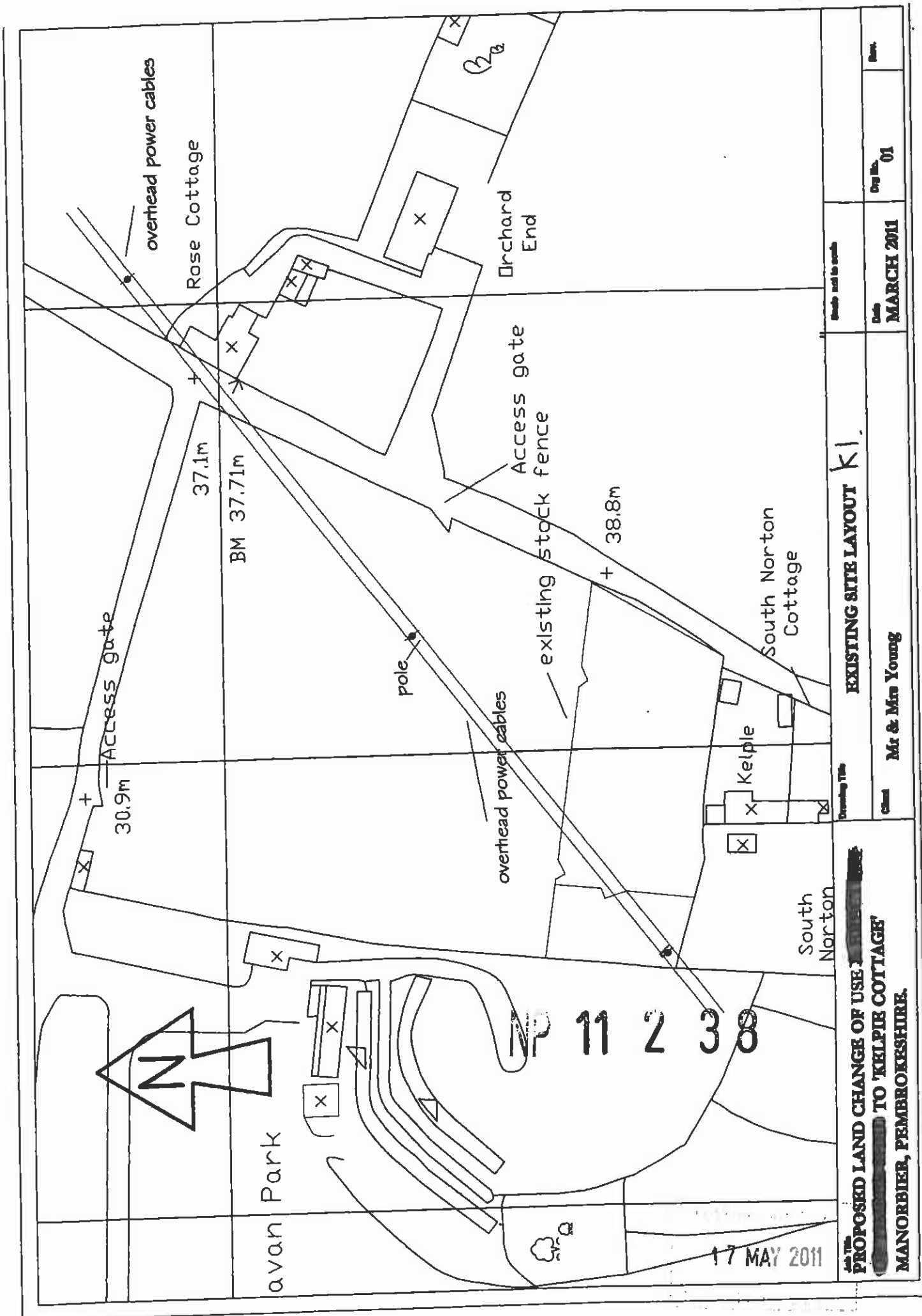
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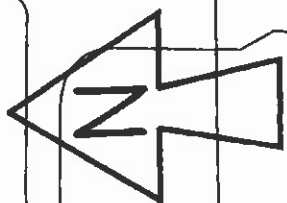
<b>PROPOSED LAND CHANGE OF USE &amp; REVISION</b> GERRISON ROAD-90 'KELPIE COTTAGE' MANORBIER, PEMBROKESHIRE.		Drawing Title <b>PROPOSED SITE LAYOUT K2</b>	Scale and to scale
Client <b>Mr &amp; Mrs Young</b>	Date <b>MARCH 2011</b>	Date <b>MARCH 2011</b>	Rev. <b>02</b>

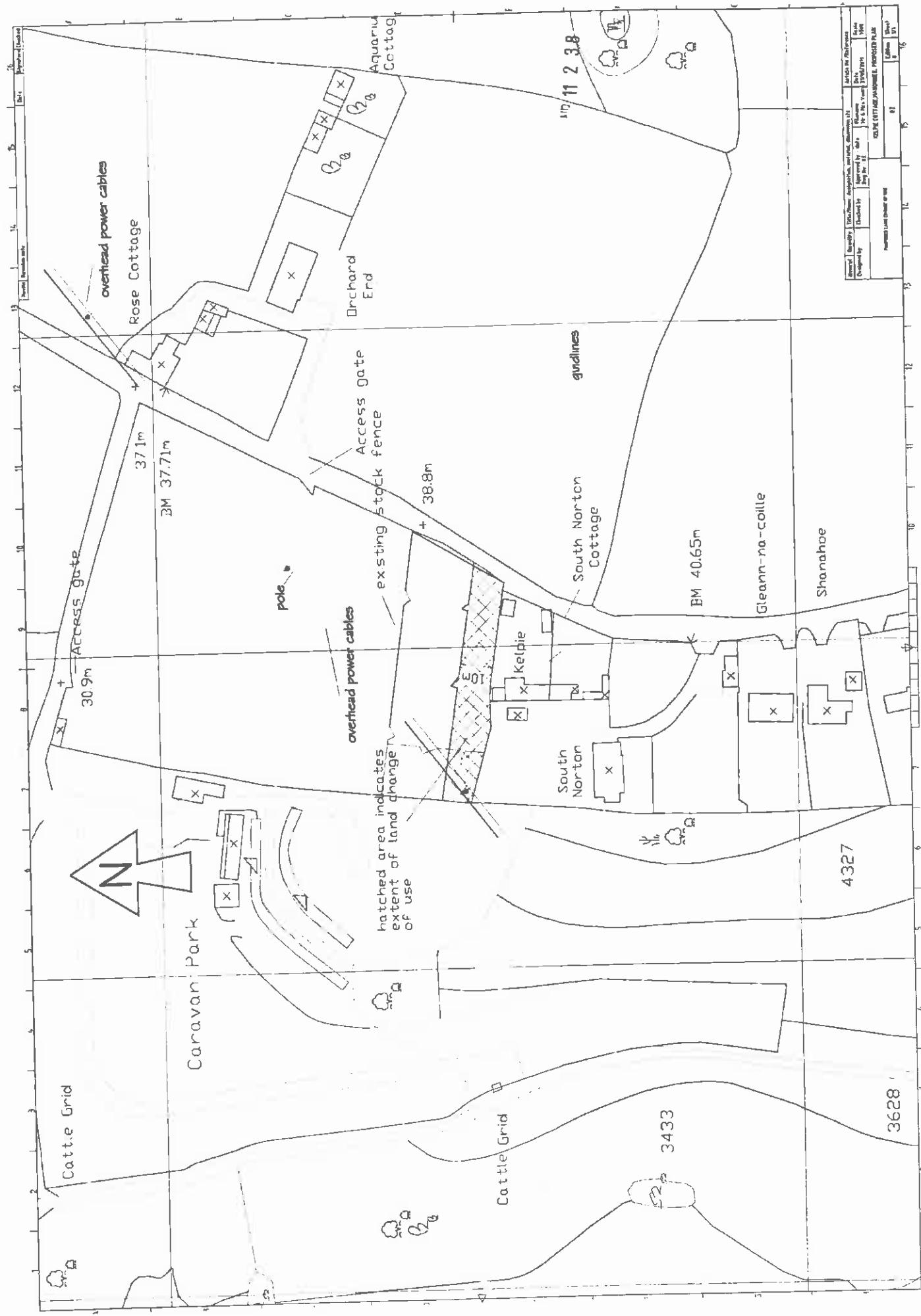


Drawing Title <b>EXISTING SITE LAYOUT K1</b>		Date <b>MARCH 2011</b>		Drawn by <b>Mr &amp; Mrs Young</b>	
Proposed Land Change of Use <b>TO 'KELPIE COTTAGE'</b>		Date <b>MARCH 2011</b>		Drawn by <b>Mr &amp; Mrs Young</b>	
Manorbier, Pembrokeshire		Date <b>MARCH 2011</b>		Drawn by <b>Mr &amp; Mrs Young</b>	

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