Application Ref: NP/11/273

Application Type: Reserved Matters
Grid Ref: SS05619889
Applicant: Mrs S Thomas
Agent: Mr W Beynon MCIAT
Proposal: Reserved matters (consideration of appearance, landscaping and scale) for outline permission NP/07/402
erection of five open-market houses and one affordable housing units
Site Location: Land adjacent to Landway Farm, Jameston, Tenby,
Pembrokeshire, SA70 8QH
Case Officer: Julia Evans

Summary

This is a reserved matters application providing details for the six detached dwellings and associated works, at land adjacent to Landway Farm,
Jameston. The application has been submitted to seek approval of appearance, landscaping and design for five open-market houses, and one affordable housing unit. The application has raised no planning objections, and therefore approval is recommended subject to conditions.

The application has been brought before the Development Management Committee because the Community Council have objected to the proposal on the loss of privacy to the neighbouring dwellings, which is contrary to your officer's views on the proposal.

Consultee Response

Manorbier Community Council: Concern
Environment Agency: Concern - Would not support the use of private systems in any area served by a main sewer in line with Planning Policy Wales 2010 and WO Circular 10/99.
PCC - Transportation & Environment: Conditional Consent
Dwr Cymru Welsh Water: Conditional Consent

Public Response

The application has been advertised with a site notice and neighbour notifications have been undertaken. Three letters have been received making the following comments:
- The site should not have had planning permission in the first place;
- The houses will overlook neighbouring properties;
- The lane is too small for extra traffic;
- The additional houses are not needed;
- The sewers will not cope with the additional houses;
- The development is for the greed of the farmer;
- Not clear what the application is for or for how many units;
• Loss of view; and
• Bungalows not houses should be built.

Policies considered

LDP Policy 01 - National Park purposes and duty
LDP Policy 06 - Rural Centres
LDP Policy 08 - Special Qualities
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 21 - Minerals Safeguarding
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
SPG10- Parking
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 18 - Transport
TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background

This is the second reserved matters submission pursuant to Outline permission NP07/402, for five open-market dwellings and one affordable housing unit at land adjacent to Landway Farm, Jameston. An earlier reserved matters application was withdrawn earlier this year because of
having an invalid site area. Outline permission was granted on the 21st August 2008 for the siting and means of access of six detached dwellings. The current reserved matters application was registered on the 5th July 2011 in order to seek approval of the remaining outstanding reserved matters (ie appearance, landscaping, and scale).

The proposed dwellings lie to the north of a new access road that runs to the north of Landway Farm and its associated agricultural buildings. This new access road also provides access to the agricultural land that bounds the site to the east. Opposite the site’s access lies a builders yard, whilst to the north lies a mix of terraced and semi-detached housing. At the time of the site inspection a close-boarded timber fence had been erected to the northern and southern site boundaries, and along the public highway.

The site lies within the village’s Centre Boundary, and a Historic Landscape. It also lies over a Minerals Safeguarding Area.

Current Proposal

This application seeks approval of the remaining reserved matters (ie appearance, scale and landscaping). Siting and means of access were approved under the Outline permission NP07/402, and the reserved matters application seeks the approval of one bungalow (plot 2 which is the affordable housing unit), and five detached dwellings plus a double garage.

The two bedroomed bungalow is for affordable housing, and would be constructed of roughcast or smooth render under a natural slate roof, with timber joinery. As required at the outline stage it is a two-bedroomed unit. The proposed open-market houses would be constructed of the same materials as the bungalow, providing both four and two-bedroomed dwellings. The four-bed units would have a conservatory to the rear, and would have a traditional double-fronted appearance. The two-bed units would also be double-fronted, but would be one-and-half stories in height. All would have brick built chimneys.

The dwellings are all sited as per the outline permission. Units 2 to 5 would have driveways and parking provision off the highway, whilst units 6 and 7 would have parking plus a single garage each, the finishes of which would match the dwellings.

As regards proposed landscaping, the close boarded fence to the northern boundary of the site is to be retained, as is the existing hedgerow and trees to the east. A hedgebank is proposed along the southern boundary, to screen the agricultural buildings. Along the existing highway, a wall, with stone facing, and hedgerow planting above is proposed. To the front of the wall is a new public footpath.

The application has been supported with a Design and Access Report.
Key Issues

This application raises the following planning matters:-
- Compliance with the requirements of the outline permission;
- Impact on the special qualities of the National Park;
- Impact on the Historic Landscape;
- Drainage matters;
- Highways and parking matters;
- Amenity matters;
- Minerals safeguarding matters.

The outline permission granted in August 2008 allowed for the siting and means of access of six dwellings, five of which were to be for the open-market and one for an affordable dwelling (controlled by S106). Thus the principle of the development of the site for residential development has already been approved, including the provision of an affordable housing unit. The conditions attached to the permission specified traditional design solutions for the new dwellings, and it is considered that the details of the dwellings submitted with this current reserved matters application are compliant with these conditional requirements. The current application also seeks approval of the landscaping scheme for the site. The boundary treatments are as currently existing, although a hedgebank is proposed for the southern boundary, and a wall and hedge along the existing highway. The planting schedule as proposed on the submitted drawings is acceptable, apart from the planting of Japanese Maples on the site. As these are not a native species, a condition has been suggested preventing their planting. The applicant has also not provided full drawings of the hedgebanks, so these have also been conditionally requested. The proposal is therefore not felt to harm the special qualities of the National Park or the character and appearance of the Historic Landscape subject to these conditions.

The outline permission was subject to a number of instructive conditions concerning surface and foul water disposal. Neighbours have questioned whether the existing sewer system can accommodate additional capacity. Welsh Water has suggested conditional requirements that are already part of the outline permission but have not objected to the details of the reserved matters. The Environment Agency has raised a number of matters concerning the drainage of the site. However, as there was no conditional requirement for the approval of these matters, the Agency’s letter has been attached as an informative for the applicant to address.

Means of access was permitted with the outline application, and the Highways Officer at the County Council has considered the reserved matters, raising no objection to it subject to conditions being attached concerning surface water disposal and the provision of parking spaces. The former has already been attached to the outline permission so does not need to be included on the reserved matters. The suggestion for retention of the proposed parking spaces for parking use only reflects the provision of 2 spaces per dwelling, with visitor parking on the estate road. As this is pertinent to the reserved matters, this condition has been suggested. Neighbours have raised
concerns that the existing road access is not adequate to take additional vehicular traffic. The principal of the use of the highway for accessing the additional dwellings was established at the outline stage and as the Highways Authority has raised no concerns, no objection can be substantiated.

The siting of the proposed dwellings was established under the outline permission. The Community Council and some of the occupiers of the properties along St James' Place have objected to the loss of amenity that the proposal will result in. They consider that the proposed dwellings will result in a loss of privacy to these dwellings through overlooking, and that they should be bungalows not houses. The closest dwelling to the existing properties along St James' Place lies over 14 metres away, and is the blank elevation to Plot 6. With the other houses proposed there is a distance of over 20 metres between habitable rooms, and this distance is considered acceptable and not to result in an unacceptable loss of privacy to the existing dwellings. As regards Plot 6, a condition has been suggested removing permitted development rights as regards the insertion of further windows within its northern gable, so as to protect existing amenity.

The site lies over an area of mineral safeguarding. As this is a reserved matters application the principle of the development of the land has already been established, and therefore minerals safeguarding has already been accepted as not being necessary.

Conclusion

The proposal is considered acceptable subject to the conditions suggested above.

Recommendation

Approval subject to conditions.

Additional Material

Decision Drawings:-
- Site location plan (received 4th July 2011);
- 001 (received 29th June 2011);
- T02 (received 29th June 2011);
- T03 (received 29th June 2011);
- T04 (received 29th June 2011);
- G01 (received 29th June 2011).