

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT ON APPEALS

The following appeals have been lodged with the Authority and the current position of each is as follows:

NP/08/441	5 dwellings Land adjacent to Blockett Farm, Little Haven
Type	Hearing
Current Position	The appeal is currently being held in abeyance.
NP/10/366	Conversion and extension of existing dwelling Site at Penrhyn, Newport, Pems
Type	Hearing
Current Position	A hearing is to be held on 23 August 2011.
NP/10/376	Dwelling Ty Gwyn, Brynhenllan
Type	Written Representation
Current Position	The appeal has been allowed and a copy of the decision notice is attached for your information.
NP/10/380	New Bungalow Egypt House, Queens Parade, Tenby
Type	Written Representation
Current Position	The appeal has been dismissed and a copy of the decision is attached for your information.
NP/10/383	Demolish existing & construct 2 new shops with 4 holiday flats over and detached stores 34-36 High Street, St Davids
Type	Written Representation
Current Position	The appeal has been dismissed and a copy of the decision is attached for your information.
NP/10/399	New Dwelling Land adjacent to Gilfach, 24 New Street, St Davids
Type	Written Representation
Current Position	The Statement of Case has been forwarded to the Inspector.
NP/10/425	Retention of masonry walls & timber gates Summerhill Farmhouse & Cottages, Summerhill
Type	Householder

REPORT OF HEAD OF DEVELOPMENT MANAGEMENT ON APPEALS

Current Position The appeal has been allowed and a copy of the Inspectors decision is attached for your information

NP/10/449

Build wall to front & side of property
Shambella, 25 Castle View, Saundersfoot
Written Representations

Type

Current Position

The Statement of Case has been forwarded to the Inspectorate.

NP/11/004

Garden Building (retrospective)
10 Seascape, Tenby

Type

Current Position

Householder
The paperwork has been forwarded to the Inspectorate

NP/11/039

Dwelling
Vacant land at 44 Bryn Road, St Davids
Written Representation

Type

Current Position

The initial paperwork has been forwarded to the Inspectorate.

NP/11/034

Conversion to holiday accommodation
Anti U-boat Station, Garn Fawr, Strumble
Written Representation

Type

Current Position

The initial paperwork has been forwarded to the Inspector.

NP/11/035

Conversion to holiday accommodation
Anti U-boat Station, Garn Fawr, Strumble
Written Representation

Type

Current Position

The initial paperwork has been forwarded to the Inspector.

EC11/005

Construction of wooden clad chalet within curtilage
Monk Haven Manor, St Ishmaels

Type

Current Position

Public Inquiry
The Statement of Case has been forwarded to the Inspector and a public inquiry will be held on 1st November 2011.



Penderfyniad ar yr Apêl

Appeal Decision

Ymweliad â safle a wnaed ar 19/07/11

Site visit made on 19/07/11

gan **P J Davies BSc (Hons) MA MRTPI**

by **P J Davies BSc (Hons) MA MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

an Inspector appointed by the Welsh Ministers

Dyddiad: 10/08/11

Date: 10/08/11

Appeal Ref: APP/L9503/A/11/2153962

Site address: Summerhill Farm & Cottages, Stepside, Narberth, Pembrokeshire SA67 8LY

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Dr Arfon Jones against the decision of Pembrokeshire Coast National Park Authority.
- The application Ref NP/10/425, dated 16 September 2010 was refused by notice dated 15 December 2010.
- The development proposed is retention of masonry walls and timber gates.

Decision

1. The appeal is allowed and planning permission is granted for masonry walls and timber gates at Summerhill Farm and Cottages, Stepside, Narberth, Pembrokeshire SA67 8LY in accordance with the terms of the application, Ref NP/10/425, dated 16 September 2010, and the plans submitted with it, subject to the following conditions:
 - 1) Within two months of the date of this permission, details of the surfacing for the access shall be submitted to and approved in writing by the National Park Authority. The area of the entrance bellmouth shall be surfaced with either porous asphalt, porous block paving, or other bound surfacing, for a minimum distance of 5 metres behind the edge of the carriageway. The approved surfacing shall be installed within two months of the approval of these details. The approved surfacing shall be retained thereafter.
 - 2) Within two months of the date of this permission, details of the external materials to be used on the external surfaces of the walls and gates hereby permitted shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reasons

2. Despite its scale, the walls and gates have a plain and unfussy appearance that blends with this semi-rural setting on the edge of the village. Given its close relationship with the built up area, where there are a number of urban style driveways and entrances, the development does not appear as an isolated or unsympathetic feature, such as might be the case in a more remote rural location. Moreover, it benefits from a backdrop of mature vegetation that softens the visual impact. In these circumstances, the proposal would not be harmful to the character or appearance of

the area, and neither would there be any material effects on the special landscape character of the National Park. It would therefore comply with the relevant objectives of Policies 1, 8, 15, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan.

3. In the interests of highway safety, I have attached the condition suggested by the National Park Authority, and to ensure that the development harmonises with its setting, I have also attached a condition requiring the external finish of the walls and gates to be agreed with the Authority.

P J Davies

INSPECTOR



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 15/06/11

gan **G P Thomas BA(Hons) DMS MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 11/08/11

Appeal Decision

Site visit made on 15/06/11

by **G P Thomas BA(Hons) DMS MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 11/08/11

Appeal Ref: **APP/L9503/A/11/2151407**

Site address: **Egypt House, Queens Parade, Tenby, Pembrokeshire SA70 7EH**

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs G & A Birt against the decision of the Pembrokeshire Coast National Park Authority.
- The application Ref NP/10/380, dated 20 August 2010, was refused by notice dated 19 October 2010.
- The development proposed is: *Bungalow*.

Decision

1. The appeal is dismissed.

Main Issue

2. The effect the proposal would have on the character of the area.

Reasons

3. The site is within the Tenby Centre, as defined in the Pembrokeshire Coast National Park Local Development Plan [LDP], and housing development is acceptable in principle.
4. The proposed bungalow would be sited within the grounds of Egypt House on a flat area of lawn on the higher part of the garden. The high stone wall that forms the boundary with Queens Parade and the proposed dwelling's low profile would mean that only the upper elements of the building would be visible from Queens Parade.
5. Egypt House is centrally placed within its grounds and is sited well below the site of the proposed bungalow. I consider the proximity and elevated position of the proposal would have an incongruous and unsatisfactory physical and visual relationship with the existing property. The scheme would result in a cramped form of development that would be out of keeping with the more open setting of Egypt House. For these reasons I conclude that the poor layout would harm the character of the area and would be contrary to the provisions of LDP Policy 8 b).
6. Egypt House is not a listed building and whilst it has a distinctive design and style, I do not consider that new development need necessarily replicate that style and

design. The contrast in style and materials between Egypt House and the proposed bungalow would, in my opinion, add interest to the overall development.

7. I am satisfied that the separation distance between the proposed bungalow and the trees that are the subject of Tree Preservation Orders would be sufficient to safeguard them from harm. Furthermore, a suitable condition would ensure that the trees would be adequately protected during construction.
8. Whilst I do not object to the proposal in terms of its design and likely impact on protected trees in the area, these considerations are outweighed by the harm I have identified above that would be caused to the character of the area.
9. I have had regard to all other matters raised but find nothing to sway me from my conclusion to dismiss the appeal.

Gwynedd P Thomas

Inspector



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 14/06/11

gan **G P Thomas BA(Hons) DMS
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 08/08/11

Appeal Decision

Site visit made on 14/06/11

by **G P Thomas BA(Hons) DMS MRTPI**

an Inspector appointed by the Welsh Ministers

Date: 08/08/11

Appeal Ref: **APP/L9503/A/11/2150664**

Site address: **Ty Gwyn, Brynhenllan, Newport, Pembrokeshire SA42 0SD**

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs J Bennett-Howell against the decision of the Pembrokeshire Coast National Park Authority.
- The application Ref NP/10/376, dated 11 August 2010, was refused by notice dated 17 November 2010.
- The development proposed is: *a two bedroom cottage dwelling.*

Decision

1. The appeal is allowed and planning permission is granted for a two bedroom cottage dwelling at the above address in accordance with the terms of the application, Ref NP/10/376, dated 11 August 2010, and the plans submitted with it¹, subject to the conditions set out in the schedule at the end of this decision.

Main Issues

2. The effect the proposal would have on the living conditions of the occupiers of neighbouring dwellings and on the character of the area and the National Park.

Reasons

3. The National Park Authority submission indicates that Brynhenllan is part of the Dinas Cross rural centre as defined in the Pembrokeshire Coast National Park Local Development Plan [LDP]. Policy 6 of the LDP indicates that one of the priorities of rural centres will be to meet housing, in particular affordable housing needs. The committee report indicates that a commuted sum to help the delivery of affordable housing is not required and does not question the need for the dwelling. I have no basis to disagree with this approach.
4. The appeal relates to an undeveloped area of land at the end of a cul-de-sac serving a small cluster of bungalows grouped around a courtyard. I consider the development of the site would amount to the rounding-off of development around this courtyard.

¹ Drawing Nos. 1912-PA-01, 1912-PA-02, 1912-PA-03, 1912-PA-04, 1912-PA-05, 1912-PA-06 and 1912-PA-07

5. The positioning of the dwelling within the site would be at an oblique angle when viewed from the nearest window of Ty'r Teulu, the nearest neighbouring property. Furthermore, the nearest proposed element would be a single storey structure on the side elevation. This would be served by a roof light and no windows would look directly onto this, or other neighbouring properties. Bearing in mind the design, positioning and scale of the dwelling, I do not consider it would have an unacceptably overbearing impact on its immediate environs.
6. Whilst I note the objections raised by local residents with regard to the impact on car parking and highway safety, the Highways Authority does not consider the development would adversely affect the use of the courtyard for parking and turning and did not object to the proposal on highway safety grounds. The authority did not include these as reasons for refusing the application and, on the evidence that is before me, I do not consider these objections justify dismissing this appeal.
7. The cottage style reflects a local vernacular design and I do not consider the scale and massing of the dwelling would harm the identity or character of the settlement or the courtyard. Whilst I acknowledge that the neighbouring properties are single storey dwellings I do not consider that a two storey dwelling of this limited size would result in a discordant development that would cause significant visual intrusion or be incompatible with its location within the National Park.
8. For the above reasons I conclude that the development would not unacceptably compromise the amenity or privacy of the occupiers of properties in the vicinity and would not have a detrimental impact on its immediate surroundings or on the National Park. I further conclude that the proposal would not be contrary to the LDP policies to which I have been referred.
9. Representations have been made regarding foul and surface water drainage in the area. I note that, subject to the inclusion of conditions, Welsh Water does not object to the proposal. On the basis of that response, I have no reason to consider these matters justify dismissing the appeal. I have had regard to these and all other matters raised but find nothing to sway me from my conclusion to allow the appeal.

Conditions

10. I have considered the conditions that have been suggested by the National Park authority in the light of Circular 35/95 'The Use of Conditions in Planning Permissions'.
11. I have imposed conditions to ensure the development is in keeping with its surroundings, to safeguard the water environment and the existing trees on the site. I do not consider it is reasonable to impose a condition requiring details of hard and soft landscaping for the development of a single dwelling and I have not included this element.
12. The appellant questions the need for condition 6 suggested by the authority on the basis that the details have been shown on the submitted drawing 1912-PA-04. However, the drawing does not include details of the size and capacity of the proposed soakaway and I consider a condition is relevant and necessary. However, in view of the distance between the appeal site and the public highway I do not consider it reasonable or necessary to include the reference to surface water discharge onto the public highway.
13. I have amended the suggested wording for reasons of clarity and precision where necessary.

Schedule of conditions

- 1) The development hereby permitted shall begin not later than five years from the date of this decision.
- 2) No development above the damp course level of the dwelling hereby approved, shall commence until a sample panel of not less than 1 metre square, indicating the colour and texture of the render to be used on the external surfaces has been made available for inspection on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved sample, which shall be left in position for comparison until the development has been completed.
- 3) The roofs of the dwelling hereby permitted shall be covered with natural blue/black or purple slates, with ridge tiles to be butt jointed and blue/black in colour.
- 4) The parking area shown on the approved drawings shall be constructed before the dwelling is occupied and shall thereafter be used for no other purpose.
- 5) No development shall commence until a scheme for the discharge of surface water from the site (including surface water from the access, driveway and parking area), incorporating sustainable drainage details, has been submitted to and approved in writing by the local planning authority. The dwelling shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.
- 6) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.
- 7) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (i) and (ii) below shall have effect until the expiration of 1 year from the date of the occupation of the dwelling for its permitted use.
 - i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
 - ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.
 - iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the local planning authority.

Gwynedd P Thomas
Inspector