

Application Ref: NP/12/0086

Application Type	Full
Grid Ref:	SN12780085
Applicant	Mr S Lewis
Agent	
Proposal	Provision of off-road parking for 2 cars to include part removal of stone wall with reconstruction of wall with visibility splays, associated construction work to include lowering of kerbs
Site Location	Hill Cottage, Heywood Lane, Tenby, Pembrokeshire, SA70 8BG
Case Officer	Brian Canning

Summary

Hill Cottage is a detached dwelling located on the junction of the B4318 and A4218 main roads, at Heywood Lane, Tenby. The property does not presently have off highway parking facilities, and the proposal involves the opening of an access to the highway to provide such facilities. The matter has been the subject of negotiations with the Highway Authority, and the proposal complies with the recommendations made by the Highways Development Control Officer at a site inspection in December 2011. Consequently, Pembrokeshire County Council Highways Department does not object to the application subject to conditions. The part of the existing high boundary wall which will be removed will be partially re-built to the rear of the required visibility splays, such that the existing pleasing townscape effect of the wall will be substantially retained. In these circumstances, approval of the application is recommended.

The application is placed before the Development Management Committee as the recommendation to approve is contrary to the views expressed by the Tenby Town Council.

Consultee Response

Countryside Council for Wales: No objection

Tenby Town Council: Objecting - The proposed access is considered too close to a heavily used junction and crosses the main footpath serving the town and 3 schools which could have an adverse effect on pupil safety. It is also considered that removal of part of the wall would have a detrimental effect on the character of the building

PCC - Transportation & Environment: Conditional Consent

Tenby Civic Society: Objecting - Recommend refusal on highway safety and pedestrian safety grounds

Public Response

No third party consultee responses received to date.

Policies considered

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 02 - Tenby Local Service and Tourism Centre
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

Officer's Appraisal

Background & Description

The application site is a detached dwelling located on the southern side of the junction of the B4318 and A4218 main roads, at Heywood Lane, Tenby. The dwelling is orientated at right angles to the highway, with the rear garden of the property having a frontage to the highway. At present, the boundary between the garden area and the back of pavement is formed by a high stone wall to a height of 2.3m. The pavement at this location is wide, at approx 3m.

Current proposal

The application seeks to provide off road parking for 2 cars in the rear garden area of the property, with the formation of a new access point to the highway. This is proposed to be located at the western, 'bottom' end of the garden, adjacent to the property known as Green Cottage. To form the access at this point, an 8m section of the existing boundary wall will be removed, with the wall re-built to the original height along the line of the required 2.4m visibility splays, with new access gates set back 2.4m from the back of pavement. This will facilitate the use of the access by vehicles under improved visibility conditions to prevent conflict with pedestrians using the pavement at this point.

With regard to the comments of Tenby Town Council, a pre-application site inspection took place in December 2011 at which a representative of the County Council Highways Department was present. The current proposal complies with the recommendations of the Highway Officer which resulted from that site inspection, and the recommendation of the Highways Development Control Officer in relation to this application is to approve subject to conditions. In support of this recommendation, he states "There is currently no off-street parking for Hill Cottage. The access proposed will have a visibility of 2.4m by 33m looking towards on-coming traffic. A car waiting at

the gates will still leave room for pedestrians. The wing walls will provide pedestrian sight lines. A suitable area for parking and turning up to 2 cars will be provided”.

With regard to the effect of this proposal on the character of the area, the property is not listed, nor is it within a Conservation Area. The wall could be removed without planning permission, and the re-building of the wall along the visibility splay will re-instate the sense of enclosure that the wall provides. In relation to trees, the site is adjacent to a Woodland Tree Preservation Order Area, but it is the opinion of the Tree and Landscape Officer that trees protected by this Order will not be directly affected by the proposed development

Conclusion

It is the clear opinion of the Highway Authority that an access can be formed to the required standards without detriment to safety conditions, with the added benefit of providing 2 off highway parking spaces to serve the property which presently has none. The existing wall is a noticeable feature, but the property is not listed nor is it located within a conservation area, and it would be difficult to justify the refusal of the application merely due to the perceived pleasant townscape effect of the wall, which could be removed at any time without the need for planning permission. Furthermore, the re-building of the wall to the rear of the visibility splays and the erection of a gate will serve to substantively retain its current appearance. In these circumstances, approval is recommended.

Recommendation

That full consent be granted.

Conditions / Reasons / Informatives

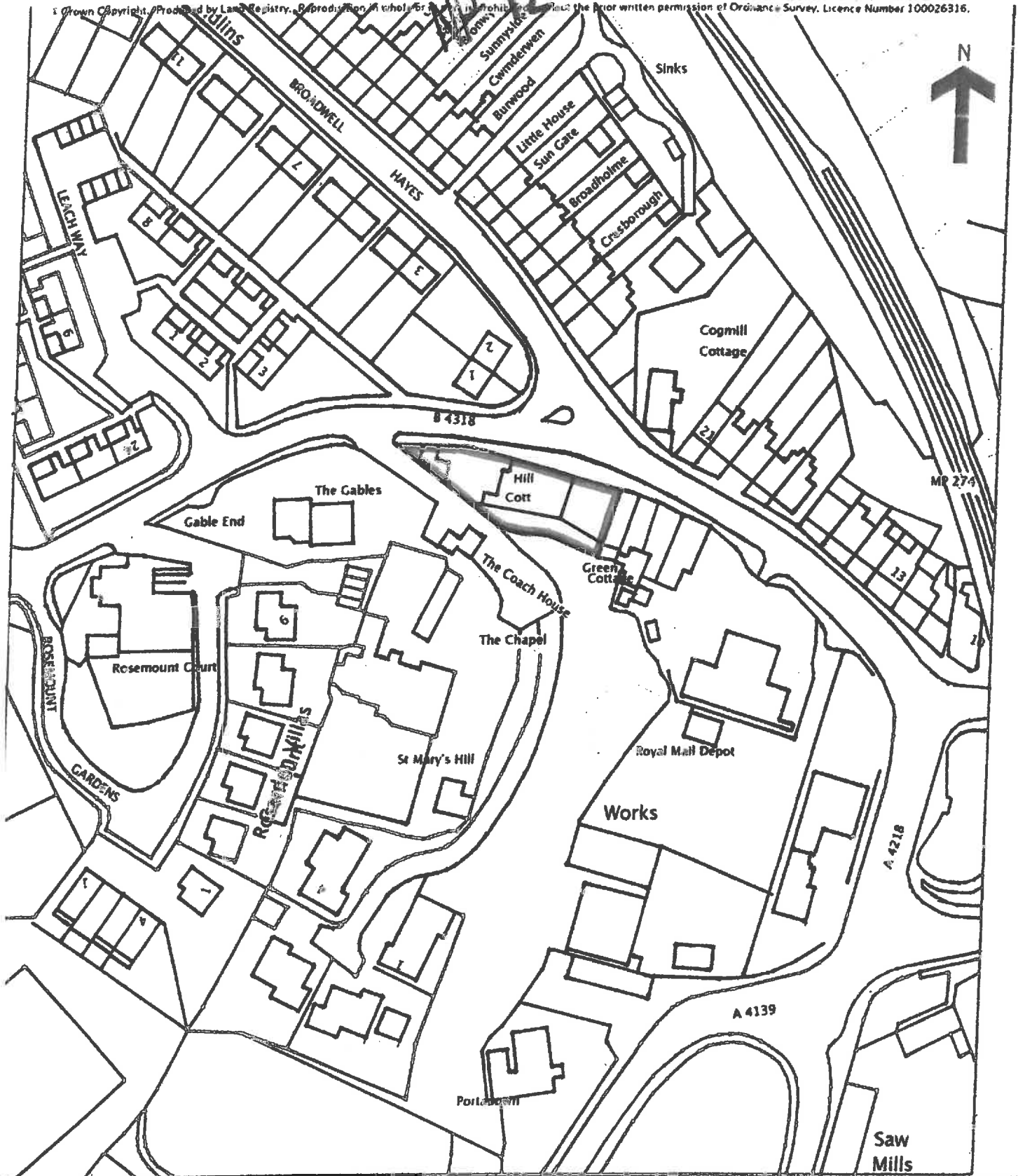
Conditions relating to standard time, compliance with plans and highway requirements.

HILL COTTAGE HEYWOOD LANE TENBY SA 70 8BU
LOCATION PLAN

MP 120 86

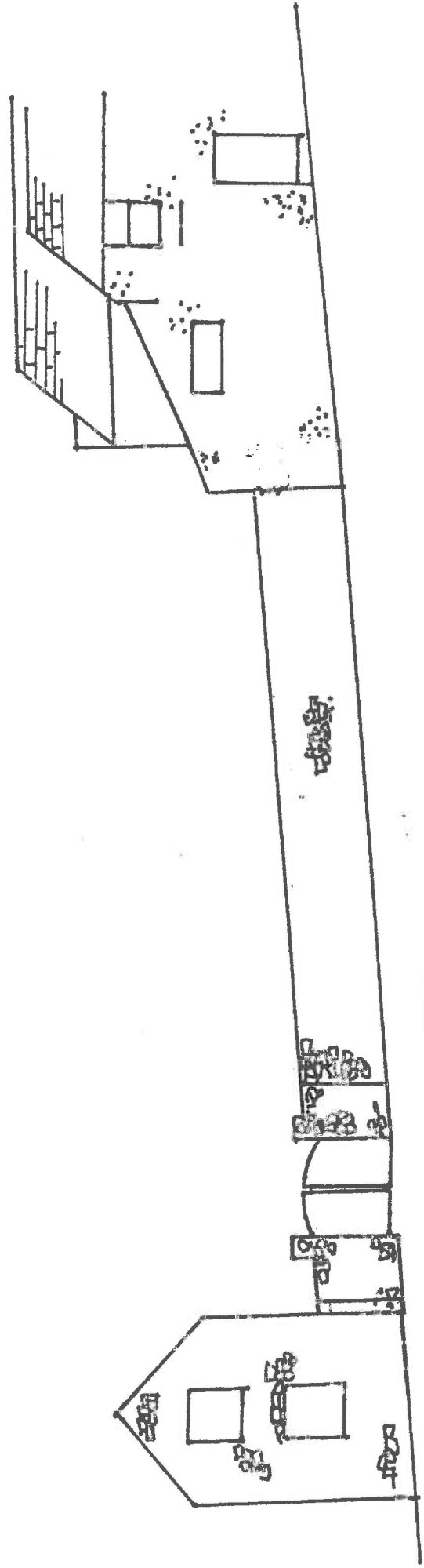
20 FEB 2012
 National Park Authority

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SCALE 1:2500

PLAN VIEW OF PROPERTY - PROPOSED ELEVATION



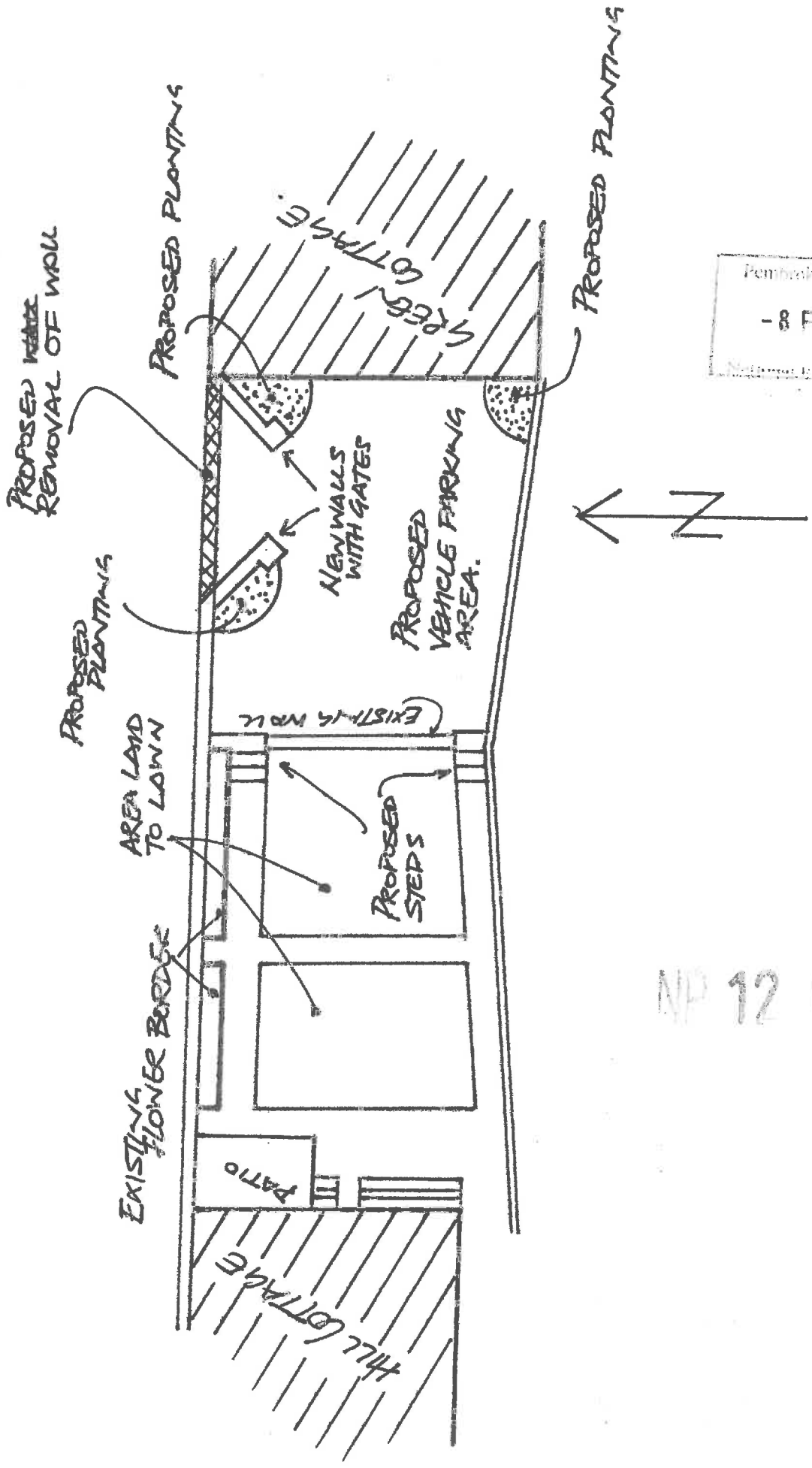
Barbados Fire Const
 - 8 FEB 2012
 National Park - Stage IV

SCALE 1/200

DRAWING - PE 1

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HILL COTTAGE HEYWOOD ONE TENBY - PLAN OVERVIEW.



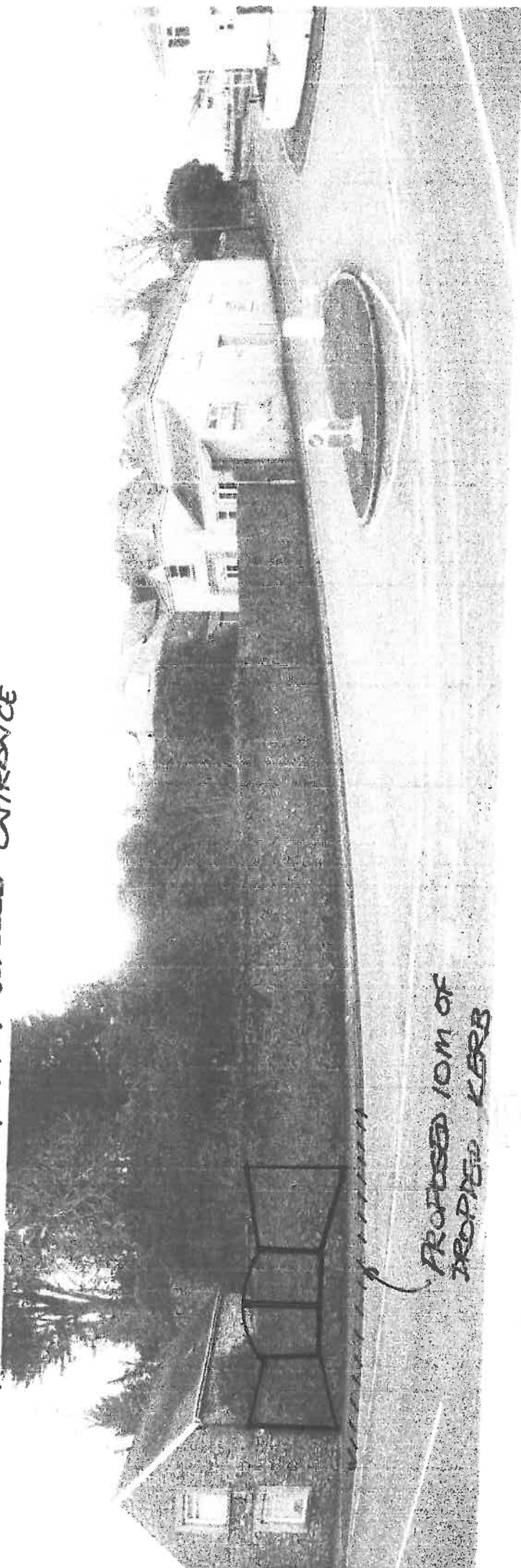
Pembroke
 - 8 FEB 2012
 Northampton

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 SCALE 1/200
 SCALE 1/200

WILKINSON VILLAGE HEYWOOD ME TENBY - OVERVIEW OF PROPOSAL

PHOTO/SKETCH INDICATING PROPOSED ENTRANCE



PROPOSED 10M OF PROPOSED KERB

N.T.S.

8 FEB 2012
National Park Authority

DRAWING - OOP 1

12 0 8 5