

Application Ref: NP/12/0157

Application Type	Full
Grid Ref:	SN00740574
Applicant	Mr & Mrs MF Smith
Agent	Mr Roger E Stephens
Proposal	Replacement waterfront walling with access ramp
Site Location	Ferryway, The Alley, Coshaston, Pembroke Dock, Pembrokeshire, SA72 4TY
Case Officer	Caroline Phillips

Summary

The application site comprises a large two-storey dwelling, set within a substantial garden plot, and with access to the adjoining foreshore and estuary. Planning permission is sought for the replacement of the existing waterfront wall, which forms the western boundary between the garden and the foreshore, and the demolition of an existing raised decked area to allow for the creation of a boat ramp access from the curtilage to the foreshore.

Officers consider that the proposal would not have a significant impact upon neighbouring amenity, would not adversely affect the adjacent estuarine character and setting, and would not have an adverse impact on the wider Historic Landscape. The application site borders a designated Special Area of Conservation and SSSI, and, in light of this, the potential environmental impact of the proposal has been assessed and discussed since pre-application stage, and, based upon the supporting information provided, is considered to be acceptable in this setting. The overall effect of the works is considered to look less 'domestic' in appearance, therefore would be more appropriate to the existing character of the estuary setting. The application is considered to comply with the relevant policies of the Local Development Plan, and officers recommend that the application be approved, subject to conditions.

Consultee Response

Environment Agency Wales: Standard Advice
Coshaston Community Council: Objecting
Countryside Council for Wales: No objection

Public Response

A site notice was posted in accordance with statutory requirements, and neighbouring properties notified by letter. No responses have been received to date.

Policies considered

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 17 - Shore Based Facilities
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
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 13 - Minimising and Managing Environmental Risks and Pollution
SPG03 - Sustainable Design
SPG08 - Validation of Planning Applications
TAN 15 - Development and Flood Risk

Officer's Appraisal

Background.

Ferryway is a large, detached two storey dwelling, accessed via a rural lane running north from Coshaston village to Jenkins Point on the east bank of the Cleddau Estuary. The property sits centrally within a large garden plot which slopes down from east to west to the estuary. An existing dry dock and adjacent terrace is located to the south west corner of the site, with access to the adjacent foreshore and estuary via an existing concrete slipway. A driveway to the north of the plot leads to a recently built garage, and there is a raised timber deck beyond this in the north corner of the plot. There are residential properties immediately to the south of the site, and a large field to the north.

The application site borders the Pembrokeshire Marine Special Area of Conservation and the Milford Haven Waterway SSSI, and also falls within the Historic Landscape and TAN 15 Flood Zone.

Relevant Planning History

Planning permission was previously submitted for works including the replacement of the waterfront wall which forms the boundary between the

garden of Ferryway and the foreshore, and the creation of a canopy over the existing dry dock area. This was refused at Development Management committee in October 2011, as members considered the curved canopy element to be unsympathetic in design to the character of the setting. No objection was proposed to the works and cladding of the waterfront wall.

The recent planning history for the site comprises;

- external alterations to the existing dwelling, approved in February 2001 (NP/01/035),
- construction of timber decking to the north-west corner of the garden, approved in December 2004 (NP/04/580), and
- the replacement of an existing garage to the north of the plot, approved in August 2010 (NP/10/283). The garage has been recently completed.

Current Proposal

This new submission is for the construction of a new waterfront wall, which will be constructed of blockwork, as per the original structure, and clad in vertical spaced larch. Also proposed is new secondary walling to the front of the existing terrace adjacent to the dry dock, timber gates to the front of the existing dry dock and an access ramp linking the garden to the foreshore at the northern end of the curtilage.

Key Issues

The application raises the following planning matters:-

Principle of development.
Siting and Design
Amenity and Privacy
Access and Parking
Landscaping
Biodiversity

Principle of Development:

This is a householder application for works of repair and replacement to existing structures and boundaries within the curtilage of an existing dwelling house. As such the principle of these works are considered to be acceptable subject to being of an appropriate design and appearance and having no adverse effect on biodiversity or amenity.

Siting and Design:

Whilst the Local Development Plan should be read as a whole, Policies 29 – Sustainable Design, and 30 – Amenity of the Local Development Plan are of particular relevance and deal with the physical impact of development and its impact on the amenity of places and people.

The existing blockwork waterfront wall, which extends across the whole of the western boundary of the application site, is in a structurally unsound state due to on-going water erosion of the wall's foundations and cement coursing. The replacement retaining wall will follow the footprint of the existing structure, and will be built approximately 450mm taller than the original structure, in order to provide better protection against high tides and storm conditions. The wall will be faced in vertically spaced larch, fixed with stainless steel support channels and bolts, as a means of reducing the visual impact of the wall. There will be an element of engineering works associated with the replacement wall, whereby the new structure will be back filled with soil after construction, using existing soil gathered from the preparation of the site.

To the north west corner, the existing raised timber deck will be removed, and a new boat access ramp, finished in concrete, created at the existing ground level. The land each side of the ramp will be landscaped to form a bank, and the resulting banks will be retained with the same wall and cladding treatment as the main wall. An existing sycamore tree and apple tree will be removed, as per discussion with the Authority's Tree Officer, as a result of the works.

The existing concrete terrace adjacent to the dry dock, will be screened by a short stretch of secondary retaining wall measuring approximately 700mm in height and extending for 5.5 metres. Further landscaping is also proposed to screen this corner.

The design of the proposal can be considered to have taken account of the place and local distinctiveness of the estuary setting, and is of a scale and use that is compatible with the residential setting. The proposed works are considered to be a visual improvement of the setting, as an existing post and rail fence will be removed and a new planting scheme proposed to provide additional, intermittent screening above the new waterfront wall. The area surrounding the dry dock will be also improved in appearance, with the creation of a small section of retaining wall to match the waterfront wall and revised landscaping. The removal of the raised deck to the northern part of the curtilage will allow for a low key boat ramp access from the foreshore to the front of the existing garage.

The proposed works are not considered, cumulatively, to result in a form of development that would be inappropriate or out of keeping with the residential/estuarine setting.

Amenity and Privacy:

The nature of the works – being to repair or replace existing structures and landscape features - are such that would not have an adverse impact upon the amenity and privacy of neighbouring properties.

Access and Parking:

The existing vehicular access and parking will be unaffected by the proposal. The removal of the existing timber deck will, however, allow for a ramped boat

access between the garden and the estuary. This access is considered appropriate to the setting.

Landscape:

As detailed above, high tides and storm conditions over time have weakened the foundations and concrete coursing of the existing retaining waterfront wall. As a result, and in order to address this problem, the replacement waterfront wall will be taller than the existing structure to help to prevent such damage occurring in the future. The addition of timber cladding is considered an appropriate approach to soften the appearance of the wall in the wider estuary setting. This approach is also a more sustainable design approach, as larch is a durable timber which will weather over time, helping the wall to blend naturally into its surroundings. The cladding can easily be treated and maintained, and, as the timber is in sections, repair can be carried out without the need for the whole wall to be affected. In light of this, officers would not concur with the view expressed by the Community Council with regard to the durability of the cladding and the structural soundness of the existing wall.

The secondary short stretch of retaining wall to the existing terraced area adjacent to the dry dock would tidy the appearance of this corner, and, together with the larch cladding and proposed landscaping, would be a visual improvement to the existing sparse landscaping at this corner. The removal of the existing post and rail fence, and the introduction of additional planting along the top of the western boundary bank will be considered to add to the visual attractiveness of the scheme. This element can be addressed by a suitable landscaping condition, should permission be granted, to ensure that suitable, local, non-invasive species are introduced.

In respect of the removal of the existing raised deck to the north-west corner of the garden, in order to create a boat ramp access – officers have no objection to this element, as the proposed ramp, with its landscaped banks and larch cladding will be of lesser visual impact than the existing deck, which is quite elevated in the landscape. Whilst the proposal will allow access for small boats from the property onto the foreshore, the works themselves will not encroach onto the foreshore. The removal of an apple tree and sycamore tree to allow for the creation of the ramp has been agreed previously with the Authority's Tree Officer, and all other remaining trees will be retained. The applicant will replant a replacement local apple variety near to the site of the existing tree.

Biodiversity:

Extensive pre-application discussion was carried out between the applicant, the Environment Agency and the Countryside Council for Wales, given the site's proximity to an SAC and SSSI. A detailed Environmental Data Report, Demolition and Construction Method Statement and Combined Access and Design Statement were submitted with the application, and these documents collectively highlight potential risks and identify suitable approaches to be taken during development in order to mitigate or prevent such risks.

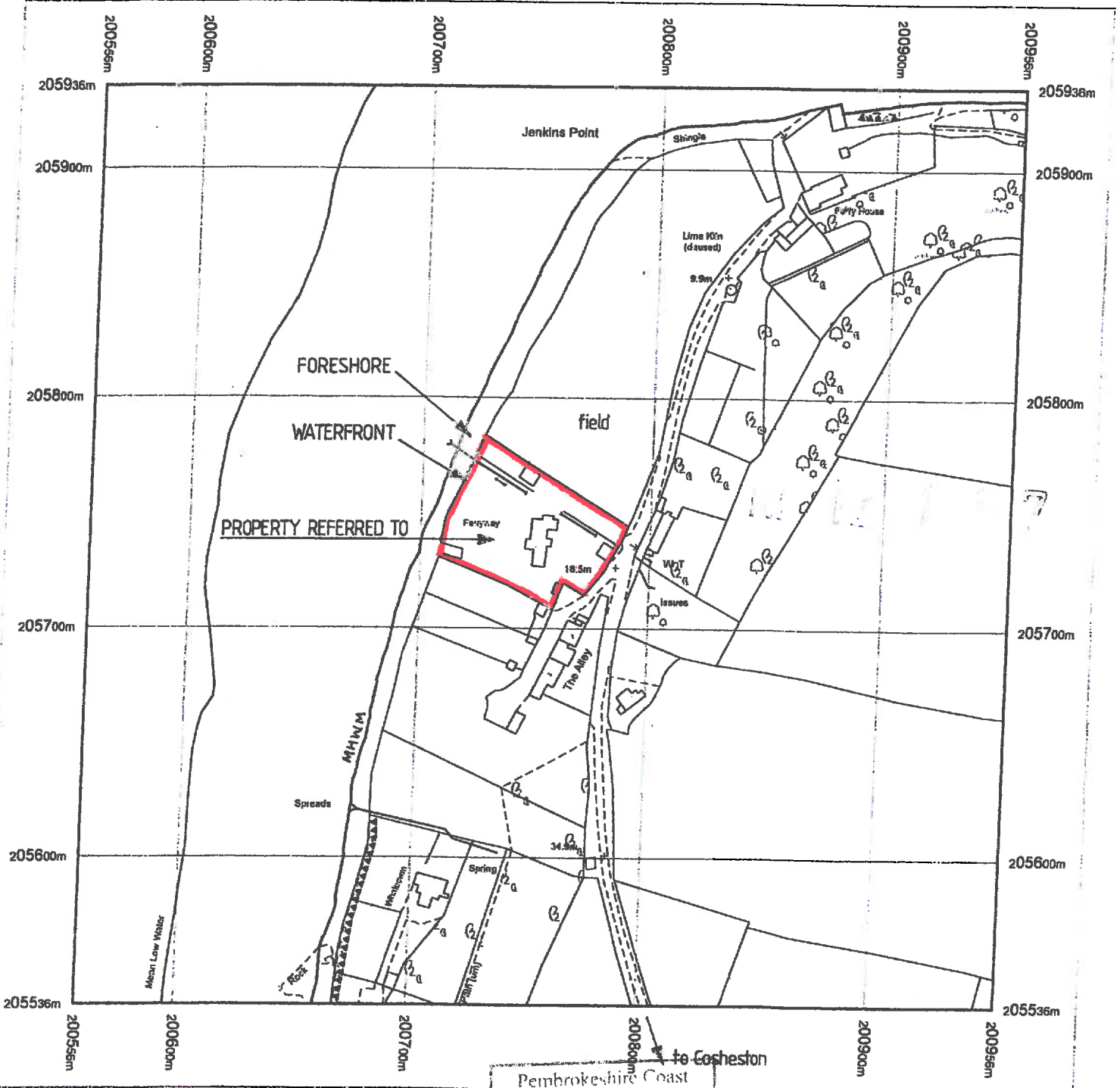
The Environment Agency and the Countryside Council for Wales were consulted on the proposal, and have no objection to the proposal, subject to advisory notes.

Other material considerations:

In its objection, Coshston Community Council, has made reference to the neighbouring waterfront wall, whereby the proposed timber faced wall would not be in keeping with this wall. It is considered that whilst the proposal does use different materials, it is no less viable a design option in this setting. The use of timber in marine settings is acceptable, and, following pre-application discussion between officers and the applicant, is used in this instance to soften a harsher blockwork wall. In light of this, whilst the view of the Community Council has been taken into consideration, the proposal is considered acceptable to the setting.

Recommendation

That planning permission be granted, subject to conditions



Pembrokeshire Coast
 15 MAR 2012
 National Park Authority

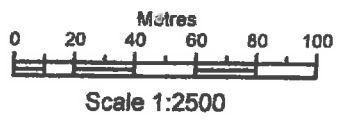
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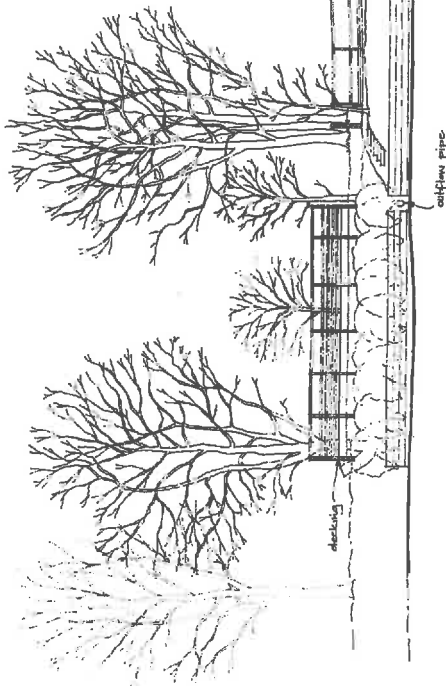


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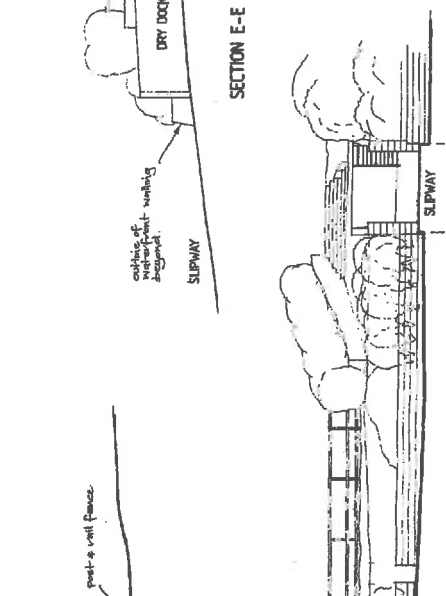
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

'Ferryway'
 Jenkins Point
 Cosherton
 Pembroke SA72 4TY

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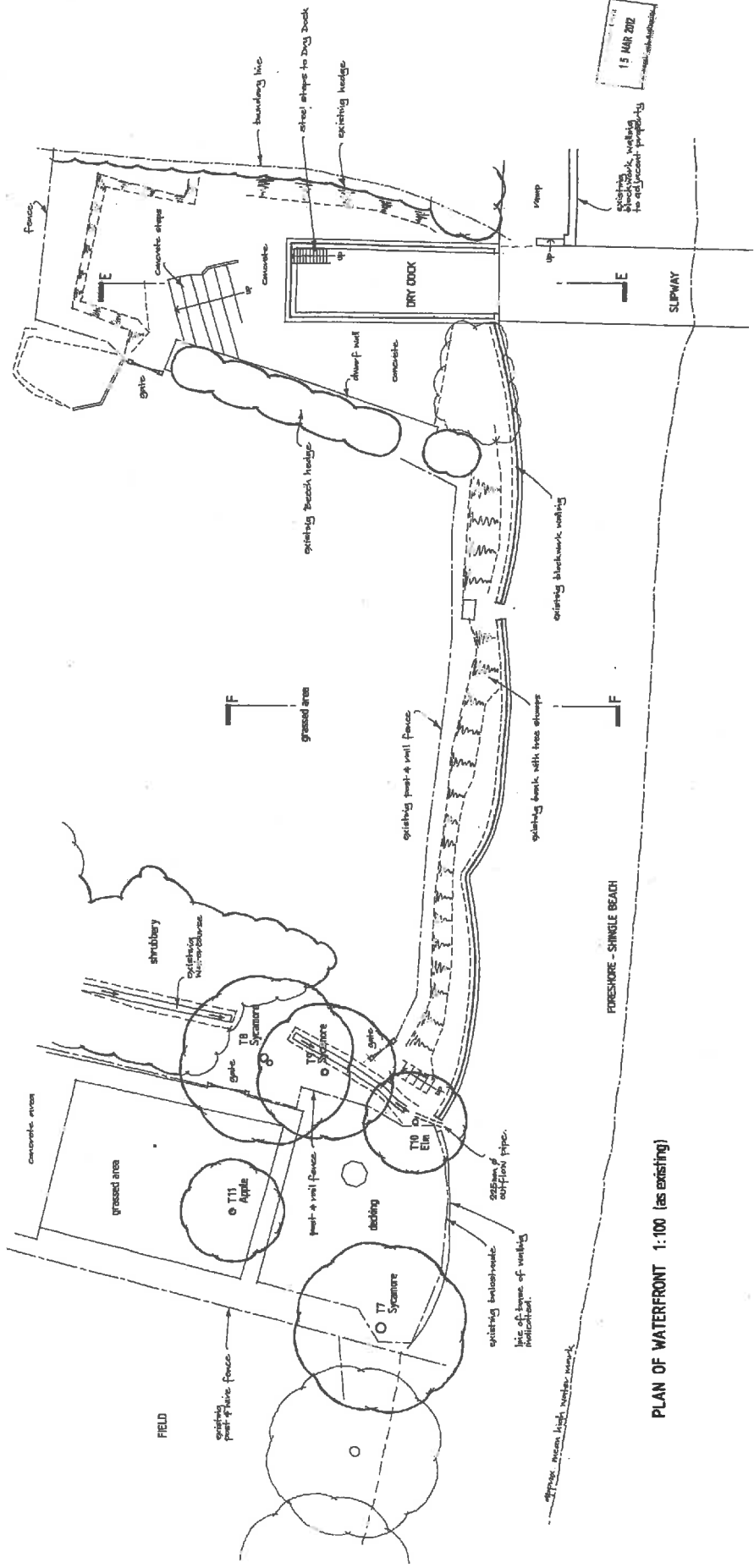
SECTION F-F



SECTION E-E

PLEASE NOTE:
This drawing must be read in conjunction with the Topographical Survey on Drawing No. J7637006A/1/1 from John Williams Surveys.

ELEVATION OF WATERFRONT 1:100 (as existing)



PLAN OF WATERFRONT 1:100 (as existing)

A1: Part 8 Generally updated
REVISED:

Roger E. Stephens
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PROJECT:
proposed Waterfront Improvement
Ferryway
Jenkins Point
Coston
Pembroke

DATE: January 2011
SCALE: 1:100 at A1

DRAWING NO: **09082.05**
REVISION: **A**

15 MAR 2012

Existing blackwork walling to old (concrete) pier

NOTE:
This is not a contract (on drawing)
The information on this drawing is for
Planning Permission purposes only.

PLEASE NOTE:
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in conjunction with the
Topographical Survey
on Drawing No. J743/100A/1/1
from Mike Williams Surveys

NOTE:
Refer to the following Arboricultural Reports:
• BS 5827 'Trees in Relation to Construction'
• 'Addendum to Report on Trees at Ferryway'

- Landscaping:**
- Specimens trees 77 shall be removed, in agreement with the Arboricultural Consultant and the PCSPA, Tree & Landscaps Consultant.
 - Apple tree 711 shall also be removed and a new apple tree shall be planted elsewhere on site.
 - The remaining trees shall be retained and maintained in accordance with the PCSPA's recommendations.
 - An Arboricultural planting scheme along the Waterfront shall be prepared and installed to meet the PCSPA's recommendations and in no later than 2024.
- Terrace Area:**
- The existing concrete surface shall be taken up.
 - The new terrace shall be constructed using concrete, incorporating steps up to the area behind the Dry Dock.
 - New outside paths to the front of the Dry Dock shall be laid in concrete.
 - The existing concrete path shall be replaced by a new concrete path.
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- Waterfront Walling:**
- The waterfront walling shall be constructed using concrete, incorporating a concrete base and a concrete wall.
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- Proposed Appearance, Materials & Finishes (Waterfront):**
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- Waterfront Walling (as proposed) Elevation & Plan**
- Waterfront Improvement Scheme**
Ferryway
Jenkins Point
Coshaston
Pembroke
- Waterfront Walling (as proposed) Elevation & Plan**
- DATE:** March 2012
SCALE: 1:100 at A1
DRAWING NO.: 09082.09

NP 12 1 57

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PROJECT:
Waterfront Improvement Scheme
Ferryway
Jenkins Point
Coshaston
Pembroke

DRAWING:
Waterfront Walling (as proposed)
Elevation & Plan

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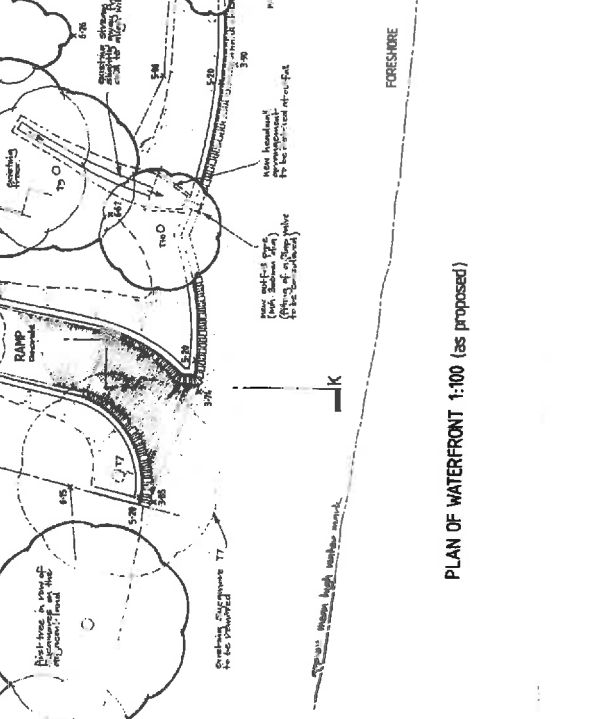
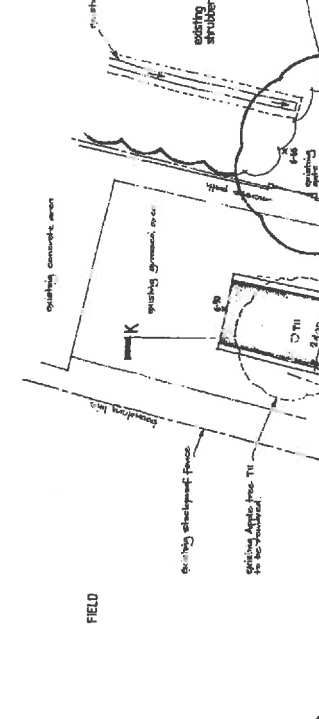
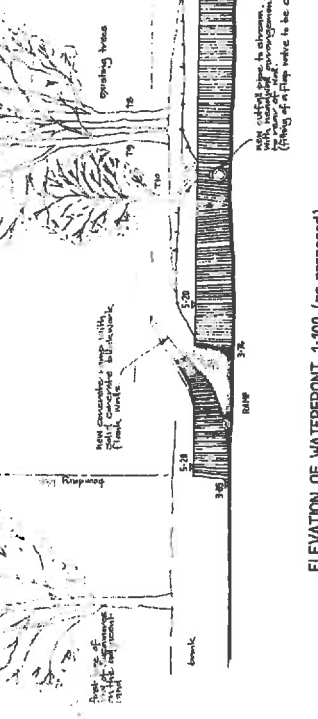
DATE: March 2012
SCALE: 1:100 at A1
DRAWING NO.: 09082.09

- PROPOSED APPEARANCE, MATERIALS & FINISHES (WATERFRONT):**
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- Waterfront Walling (as proposed) Elevation & Plan**
- Waterfront Improvement Scheme**
Ferryway
Jenkins Point
Coshaston
Pembroke
- Waterfront Walling (as proposed) Elevation & Plan**

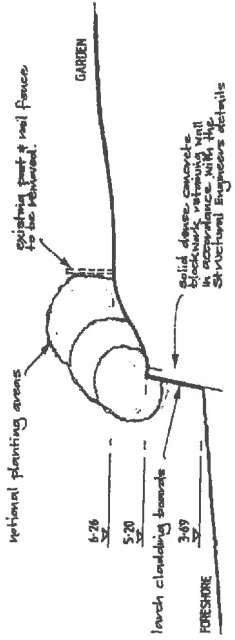
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- Waterfront Walling (as proposed) Elevation & Plan**
- Waterfront Improvement Scheme**
Ferryway
Jenkins Point
Coshaston
Pembroke
- Waterfront Walling (as proposed) Elevation & Plan**

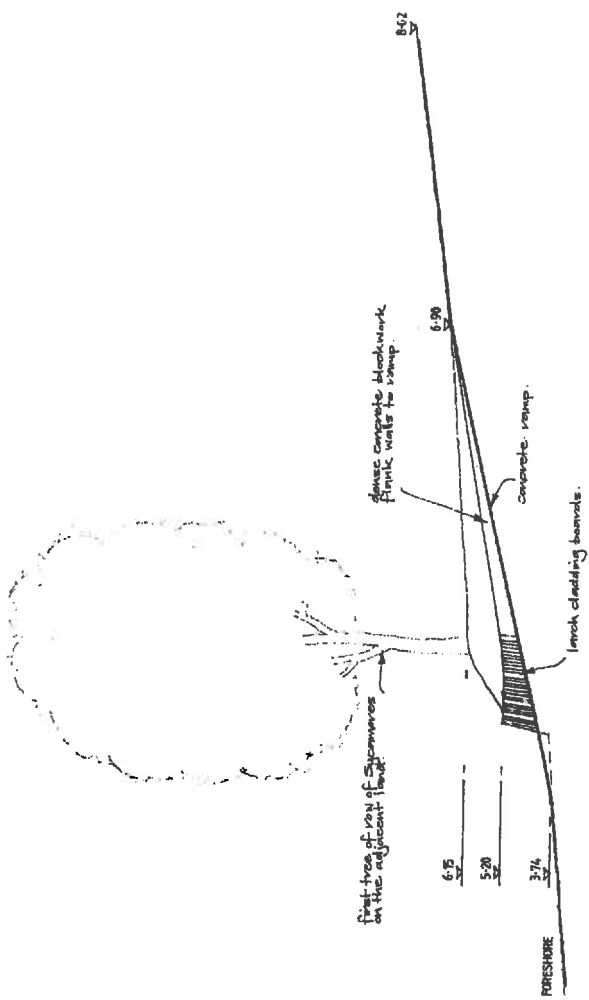


ELEVATION OF WATERFRONT 1:100 (as proposed)

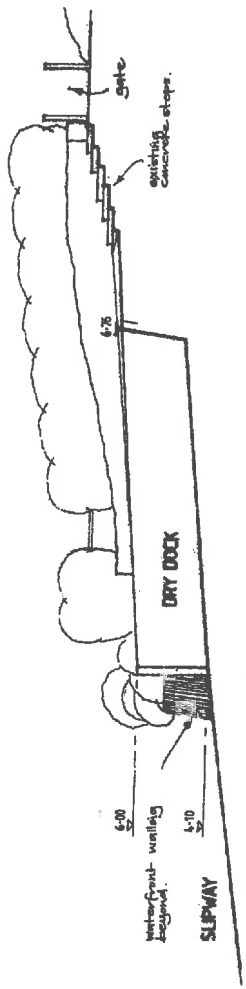
PLAN OF WATERFRONT 1:100 (as proposed)



SECTION J-J



SECTION K-K



SECTION H-H

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PROJECT:

Waterfront Improvement Scheme
 'Ferryway'
 Jenkins Point
 Coshaston
 Pembroke

DRAWING:

Waterfront Walling (as proposed)
 Sections

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DATE: March 2012
 SCALE: 1:100 at A2
 DRAWING NO: 09082.10

REVISION: 57

Permitted by Council
 15 MAR 2012
 National Park Authority

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