

## 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:-

<b>NP/10/451</b>	Alterations and Extensions to Existing Clubhouse and Road Improvements – Meadow House Holiday Park, Summerhill, Amroth
<b>Type</b>	Hearing
<b>Current Position</b>	The appeal has been allowed and a copy of the decision is attached for your information.
<b>NP/11/180</b>	Stationing of 8 No.Lodges (on axel) – Meadow House Holiday Park, Summerhill, Amroth
<b>Type</b>	Hearing
<b>Current Position</b>	The appeal has been dismissed and a copy of the decision notice is attached for your information.
<b>NP/11/276</b>	11 replacement dwellings – Llwyngwair Manor, Newport
<b>Type</b>	Hearing
<b>Current Position</b>	The initial paperwork has been forwarded to the Inspector and a Hearing has been arranged for 24 <sup>th</sup> July 2012
<b>NP/11/308</b>	Conversion of garage and store to residential (retrospective) – Sunnydene, Valley Road, Saundersfoot
<b>Type</b>	Written Representation
<b>Current Position</b>	The appeal has been allowed and a copy of the decision is attached for your information.
<b>NP/11/401</b>	One and a half storey 2 bed house with parking and access – The Court Garden, Lydstep
<b>Type</b>	Written Representation
<b>Current Position</b>	The initial paperwork has been forwarded to the Inspector.
<b>NP/11/510</b>	Single storey glazed rear extension - Ffynnon Faiddog, St Davids
<b>Type</b>	Householder
<b>Current Position</b>	The appeal has been allowed and a copy of the decision is attached for your information.

**NP/12/0075** Removal of occupancy condition on TB1707 – Zion Gardens, St Johns Hill, Tenby

**Type** Householder

**Current Position** The initial paperwork has been forwarded to the Inspector.

**NP/12/0134** Change of use to residential – Natural Healthcare Centre, 17 Long Street, Newport

**Type** Written Representations

**Current Position** The initial paperwork has been forwarded to the Inspector.

**NP/08/434** Enlargement of existing hay barn, erection of cattle shed, yard and pigsties and formation of hedgebanks and provision of slurry tanks – Llethyr, Cwm Gwaun

**Type** Written Representation

**Current Position** The initial paperwork has been forwarded to the Inspector

**EC06/137** Siting of two shipping containers – Blaenafon, Mill Lane, Newport

**Type** Written Representation

**Current Position** The initial paperwork has been forwarded to the Inspector.



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## Penderfyniad ar yr Apêl

Gwrandawriad a gynhaliwyd ar 1/05/12  
Ymweliad â safle a wnaed ar 1/05/12

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

Arolygydd a benodir gan Weinidogion Cymru  
Dyddiad: 26/06/12

## Appeal Decision

Hearing held on 1/05/12  
Site visit made on 1/05/12

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

an Inspector appointed by the Welsh Ministers  
Date: 26/06/12

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### Appeal A: APP/L9503/A/12/2168609

Site address: Meadow House Holiday Park, Summerhill, Amroth, Narberth, Pembrokeshire SA67 8NS

**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 C Pendleton against the decision of the Pembrokeshire Coast National Park Authority.
  - The application Ref 10/451, dated 26 April 2010, was refused by notice dated 20 July 2011.
  - The development proposed is: *Alterations and extension to existing clubhouse.*
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### Appeal B: APP/L9503/A/12/2169250

Site address: Meadow House Holiday Park, Summerhill, Amroth, Narberth, Pembrokeshire SA67 8NS

**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 C H Pendleton against the decision of the Pembrokeshire Coast National Park Authority.
  - The application Ref NP/11/180, dated 26 April 2011, was refused by notice dated 20 July 2011.
  - The development proposed is: *Change of use to 8No Lodges (on axel).*
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## Decisions

1. Appeal A: The appeal is allowed and planning permission is granted for alterations and extension to existing clubhouse at the location given above in accordance with the terms of the application, Ref 10/451, dated 26 April 2010, and the plans submitted with it, subject to the conditions set out in the Schedule of conditions below.
2. Appeal B: The appeal is dismissed.

## Main Issues

3. Appeal A: The effect the proposal would have on; the character and appearance of the host building and the surrounding area having regard to its setting within the National Park; and, the effect the proposal would have on the living conditions of residents in the area with particular reference to amenity and enjoyment.

4. Appeal B: The effect the proposed lodges would have on; the character and appearance of the surrounding area having regard to its setting within the National Park; the living conditions of residents in the area with particular reference to amenity and enjoyment; protected species; and, highway safety.

## Reasons

### Appeal A

#### *Character and Appearance*

5. The proposal would provide increased facilities for residents on the site and for non residents. The National Park Authority [NPA] indicates that there is no objection in principle for such provision and that the proposal would not detrimentally affect the vitality of Summerhill or Amroth. I have no reason to take a different view.
6. Due to the topography, the south western elevation would be three storeys whilst the north eastern elevation would be two storeys. The scheme would not increase the existing ridge height of the roof but would infill the space between the two gables on the south western elevation. Whilst the changes to the south western elevation in particular would increase the massing and scale of the building, this elevation is only visible from outside the appeal site in long distant views. I do not consider the contemporary nature of the proposed scheme or the extent of proposed glazing is unacceptable. In these circumstances I conclude that the proposal would not cause unacceptable visual intrusion and the special qualities of the National Park would not be harmed.

#### *Living Conditions*

7. It is not unreasonable to assume that the use of the first and second floor balconies on the south western elevation and the relocated play area would generate a degree of noise and disturbance. However, the nearest people affected would be the occupiers of the static caravans adjacent to the play area. It is reasonable to assume that the site operator/manager would ensure that the noise and disturbance would not be allowed to reach such levels that they would cause unacceptable disturbance to the occupiers of those static caravans. I take a similar view with regard to light spillage from the building and its immediate environs. Since the nearest dwellings outside the holiday park are a greater distance away it, follows that they would be less affected than the occupiers of those static caravans. In those circumstances I do not consider the proposal would cause unacceptable harm to the living conditions or amenities of nearby residents.

## Other Matters

8. I note that an illustrative plan has been submitted with regard to the proposed play equipment. Having seen the equipment that is in place at the existing play area I am satisfied that the likely provision would be acceptable and can be controlled by means of an appropriate planning condition. It is common ground that the provision of a roundabout within the site would improve traffic flow within the site to the benefit of the safety of users of the public highway that passes the caravan park.
9. For the reason given above I conclude that the proposal would accord with Policies 15, 29, 30 and 40 of the Pembrokeshire Coast National Park Local Development Plan [LDP].

## Conditions

10. I have had regard to the conditions that were suggested by the authority at the hearing. I conclude that it is reasonable and necessary to impose conditions relating to appearance and landscaping in order to ensure the development is visually acceptable. The NPA suggest that the clubhouse should cease operating at 23.00 whereas the appellants seek the hours to extend until 00.30. Bearing in mind the needs of the occupiers of the nearby caravans and other residents in the vicinity I consider that 23.30 is a reasonable time limit. I impose conditions relating to the siting of refuse storage facilities; the provision of play equipment; and, external lighting in order to safeguard the amenities of nearby residents. I impose conditions relating to drainage to safeguard the local water environment; and, to the provision of the roundabout and parking facilities to safeguard highway safety.
11. I have had regard to all other matters raised but find nothing to sway me from my conclusion to allow the appeal, subject to the following conditions.

#### **Schedule of conditions**

- 1) The development hereby permitted shall begin not later than five years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 654.3A/09/000 Rev B – Site and location plan as existing; 654.3A/09/02 – Elevations, site and location plan as existing; 654.3A/09/01 – Floor plans as existing; 654.3A/09/04 – Proposed first floor and elevations; 654.3A/09/03 – Proposed floor plans; 654.3A/09/08 – Site cross sections; 654.3A/09/09 – Proposed roundabout; and, Proposed relocation of play area (indicative plan).
- 3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
- 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layout; other vehicle and pedestrian access and circulation areas; hard surfacing materials; play equipment; refuse or other storage units; and external lighting.
- 5) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development hereby permitted; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
- 6) The clubhouse use shall not take place other than between the hours of 0600 and 2330.
- 7) Before the development hereby permitted commences details of the drainage works for both foul and surface water, including the timescale for such works to be carried out, shall be submitted to and approved in writing by the local planning authority. The drainage works shall be carried out in accordance with the approved details.
- 8) Before the development hereby permitted commences drainage proposal incorporating Sustainable Drainage Systems (SUDS) shall be submitted to and

approved in writing by the local planning authority. All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway. The scheme shall be undertaken in accordance with the approved details.

- 9) The work on the clubhouse hereby permitted shall not commence until the roundabout shown on Drawing No 654.3A/09/09 has been implemented in accordance with a scheme that has been submitted to and approved in writing by the local planning authority. The roundabout shall be retained thereafter in accordance with the approved scheme.

#### Appeal B

12. The 8 timber effect holiday lodges would be sited close to the site entrance and on land that is alongside, but elevated above the public highway. There are houses on the opposite side of the road and to the south of the proposed site. The area is visually and physically separated from the remainder of the holiday park by the substantial row of evergreen trees along the edge of the site.
13. Policies 35 and 38 of the LDP are not supportive of additional chalet pitches. However, policy 38 indicates that existing sites may be enlarged where this would achieve an overall environmental improvement, both for the site and its setting in the surrounding landscape.
14. During my visit I saw a miscellany of items dumped on part of the site which is largely open in character. Whilst the site can best be described as being unkempt, I am not convinced that the arguments put forward in favour of the proposal are sufficient to justify an exception to the presumption against additional chalet pitches. I consider the lodges would be visually intrusive in the compact and intimate landscape in the immediate vicinity of the appeal site. This harm outweighs the benefits associated with the provision of the lodges.
15. I am not convinced that the lodges would cause unacceptable harm to the amenity or enjoyment of residents of nearby dwellings, and no compelling evidence has been provided to indicate that harm would be caused to protected species in the area. I do not consider the proposed access and parking arrangements would compromise safety on the public highway.
16. Whilst I find in favour of the proposal on these matters they are outweighed by the unacceptable visual harm caused to the character and appearance of the landscape and the special qualities on the National Park. For these reasons I conclude that the proposal is contrary to the LDP policies I have referred to above and I dismiss the appeal.
17. I have had regard to all other matters raised but find nothing to sway me from my conclusion to dismiss this appeal.

*Gwynedd P Thomas*

Inspector



## Penderfyniad ar yr Apêl

## Appeal Decision

Ymweliad â safle a wnaed ar 29/05/12

Site visit made on 29/05/12

gan A D Poulter BA BArch RIBA

by A D Poulter BA BArch RIBA

Arolygydd a benodir gan Weinidogion Cymru

an Inspector appointed by the Welsh Ministers

Dyddiad: 14/06/12

Date: 14/06/12

**Appeal Ref: APP/L9503/A/12/2172041**

**Site address: Sunnydene, Valley Road, Saundersfoot, Pembrokeshire, SA69 9BX.**

**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 Don Ellis against the decision of Pembrokeshire Coast National Park Authority.
- The application Ref NP/11/308, dated 7 July 2011, was refused by notice dated 26 September 2011.
- The development proposed is 'retrospective application for the conversion of double garage and store into residential annex at Sunnydene, Valley Road, Saundersfoot'.

### Procedural Matters

1. I have been provided with two copies of the application form with different descriptions of the development proposed. The above description is taken from the copy provided with the appeal questionnaire. Notwithstanding the descriptions on either form, the proposed scheme would include a new link between the original bungalow and the former garage and store, a conservatory off the former garage, and the replacement of a rear velux window with a new dormer. Some but not all of the proposed works have taken place. The application is therefore only partially retrospective, and in any event there is no need to refer to this in the description. There is also no need for the address as part of the description. For clarity and precision I have therefore considered the proposed development as being *'the conversion of a double garage and store into a residential annex, construction of a conservatory and new link to the original dwelling, and the replacement of a rear velux window with a dormer'*.
2. Representations have been made to the effect that the proposed works would be permitted development, and that the converted garage and store could be lawfully used as a residential annex without the need for planning permission. If wished a separate application could be made for a determination of these matters under separate planning procedures. As such an application should be made to the local planning authority in the first instance it not for me to make a determination. I have therefore considered the appeal solely on its planning merits.

### Decision

3. The appeal is allowed and planning permission is granted for the conversion of a double garage and store into a residential annex, construction of a conservatory and new link to the original dwelling, and the replacement of a rear velux window with a

dormer at Sunnysdene, Valley Road, Saundersfoot, Pembrokeshire, SA69 9BX, in accordance with the terms of the application, Ref NP/11/308, dated 7 July 2011, and the plans submitted with it, subject to the following condition:

- 1) The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Sunnysdene.

### **Main Issues**

4. These are: whether the proposed development would be sustainable, having regard to policies to promote sustainable patterns of travel and to protect the countryside; and its effect on the character and appearance of the area.

### **Reasons**

5. The Authority is concerned that the accommodation provided within the converted and extended building would constitute the creation of a new independent dwelling within the countryside. However, from the application form and the representations that have been made it is clear that the intent is that it would be used for purposes ancillary to the residential use of Sunnysdene. For the avoidance of doubt, and in the interests of good planning, I have imposed a condition to this effect.
6. As the residential curtilage would not be increased and no new independent dwelling would be created there would be no loss of countryside or significant increase in the need to travel by private car. There would therefore be no material impact on sustainability, and no conflict with planning policies to protect the countryside and to promote sustainable travel patterns.
7. The converted former garage and store is a substantial structure, similar in materials, details and character to the original dwelling. The proposed link would unify it with the original dwelling to create a single, coherent and attractive building. This would be in keeping with the scale and character of nearby houses. There would be no significant effect on the amount of development within the curtilage. I consider for these reasons that the proposed development would not be harmful to the character and appearance of the area. There would therefore be no conflict with planning policies that seek good design and to protect the character of the surroundings of new development.
8. No objections have been raised with regard to other matters, including parking provision, and I have no reason to disagree. I conclude that the proposed development would not be harmful. It would not conflict with the Policies 7 or 30 of the Pembrokeshire Coast National Park Local Development Plan (2010), or with the development plan as a whole.
9. As the application is partly retrospective there is no need for the normal condition relating to commencement. The planning permission I have granted requires development to be carried out in accordance with the plans submitted with the application. There is therefore no need for a condition to the same effect.
10. I further conclude that the proposed development is acceptable on its planning merits, and that the appeal should be allowed.

*A D Poulter*

**INSPECTOR**





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## Penderfyniad ar yr Apêl

## Appeal Decision

Ymweliad â safle a wnaed ar 01/05/12

Site visit made on 01/05/12

**gan Gareth A. Rennie BSc (Hons) DipTP**  
**Arolygydd a benodir gan Weinidogion Cymru**  
**Dyddiad: 01/06/12**

**by Gareth A. Rennie BSc (Hons) DipTP**  
**an Inspector appointed by the Welsh Ministers**  
**Date: 01/06/12**

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**Appeal Ref: APP/L9503/A/12/2170030**

**Site address: Ffynnon Faiddog, Whitesands, St Davids, Pembrokeshire, SA62 6PT**

**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 Jacki Sime against the decision of Pembrokeshire Coast National Park Authority.
- The application Ref NP/11/510, dated 20 November 2011, was refused by notice dated 26 January 2012.
- The development proposed is a single storey glazed rear extension.

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### Decision

1. The appeal is allowed and planning permission is granted for a single storey glazed rear extension at Ffynnon Faiddog, Whitesands, St Davids, Pembrokeshire, SA62 6PT in accordance with the terms of the application, Ref NP/11/510, dated 20 November 2011, and the plans submitted with it, subject to the following condition:
  - 1) The development hereby permitted shall begin not later than five years from the date of this decision.

### Main Issue

2. The main issue in this case is the effect of the proposal on the character and appearance of the existing building and the surrounding countryside, and the effect of the proposal on the objectives of policies designed to control development and protect the character of the National Park.

### Reasons

3. The appeal site is a former agricultural building that has been converted and extended. Despite this it retains some of its original characteristics and sits well within the small group of buildings that make up Ffynnon Faiddog.
4. When seen from the road it has a mainly utilitarian form emphasised by the traditional rendered roof and relative sparsity and small size of the window and door openings. However, the rear elevation is dominated by the wood and glass extension and from this direction it has a more domestic character.
5. The proposed extension would be seen within the context of the rear elevation and would be dwarfed by the existing extension. It would be seen as a part of this more contemporary face of the building and would not undermine the remaining agricultural

or utilitarian elements of the building. The rear elevation has undergone considerable change and the proposed small additional extension would be a relatively minor further development. Its glazed nature would allow views into the former fabric of the building and would maintain its legibility whilst allowing further sympathetic development. The link would also allow a more rational use of space and the overall impact would be a relatively minor one.

6. The lean-to roof would be different from the existing roofscape in form and pitch. Nevertheless, lean-to roofs are a traditional part of agricultural buildings in the area, often utilising different materials from the main building, and numerous examples can be seen locally. The use of wood and glass has already been established on the appeal building and the form of the link would be seen as a more modern interpretation of the way in which such traditional buildings evolved. It would also reflect the current use of the building and complement the existing extension and would not be seen as an incongruous addition to it.
7. Furthermore, the site is well screened and the limited views into it from the road would not change. There are views from the elevated area the north and north-west but these are largely long distance. Overall, the existing extension would dominate and the current proposal would be seen as part of that overall development.
8. For these reasons I consider that the proposal would not harm the character and appearance of the existing building, or the surrounding area; nor would it undermine the special qualities of the National Park. It does not therefore conflict with Policies 15 and 30 of the Pembrokeshire Coast National Park Adopted Local Development Plan.
9. Consequently for the reasons given above, and having considered all other matters raised I consider that the appeal should be allowed.

*Gareth A. Rennie*

Inspector