

**Application Ref: NP/12/0258**

<b>Application Type</b>	Reserved Matters
<b>Grid Ref:</b>	SN00403835
<b>Applicant</b>	Ms N Harries
<b>Agent</b>	Mr W Harries, Harries Design & Management
<b>Proposal</b>	Reserved matters application for consideration of access, appearance, landscaping, layout and scale, for a 3-bed dwelling one-and-a-half storey house
<b>Site Location</b>	Land at Coedmor Field, Dinas Cross, Newport, Pembrokeshire, SA42 0XQ
<b>Case Officer</b>	Julia Evans

**Summary**

This is a reserved matters application proposing a three bedroomed detached dwelling at land adjacent to Coedmor, Dinas Cross. There is outline approval for a single dwelling on the site, and the current reserved matters application seeks approval of access, appearance, landscaping, layout, and scale. The application has been brought before the Development Management Committee because your officers are recommending refusal of the application whilst Dinas Community Council support the proposal.

The application proposes a large detached dwelling that is orientated gable-end on to the highway. The village of Dinas is characterised by properties facing the highway, either immediately adjacent to it, or set back from it. The current proposal is at odds with this character of the village, and as a result is recommended for refusal.

The site has a number of constraints over it, including some of which can be overcome. Due to the constraints on site the proposed dwelling is very close to the adjacent bungalow, Coedmor. This proximity is considered harmful to the amenity of the occupiers of this property and this forms a further reason for refusal.

At the time of writing the report, no comments had been received from the South Wales Trunk Road Agency as regards the impact of the proposal on the A487T. Consequently members are requested to delegate the refusal of the application to the Head of Development Management once the Agency has responded.

**Consultee Response**

**Dinas Cross Community Council:** Supporting - as consider it to be infilling

**Dwr Cymru Welsh Water:** Conditional Consent

**Environment Agency Wales:** No objection - Subject to the following being adhered to: A buffer zone is maintained along the watercourse. The foul drainage is connected to the main sewer. Surface water is dealt with via a sustainable drainage system (SUDS). Adequate pollution prevention

measures are employed on site to ensure the protection of the watercourse during construction.

**PCC - Transportation & Environment:** Conditional Consent

**South & West Wales Trunk Road Agency:** No Response Received - at the time of writing the report

### **Public Response**

The application has been advertised with a site notice and neighbour notifications have been undertaken. No responses have been received at the time of writing the report.

### **Policies considered**

LDP Policy 01 - National Park Purposes and Duty  
LDP Policy 06 - Rural Centres  
LDP Policy 08 - Special Qualities  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
LDP Policy 32 - Surface Water Drainage  
LDP Policy 33 - Renewable Energy  
LDP Policy 34 - Flooding and Coastal Inundation  
LDP Policy 44 - Housing  
LDP Policy 52 - Sustainable Transport  
LDP Policy 53 - Impacts on traffic  
PPW4 Chapter 03 - Making and Enforcing Planning Decisions  
PPW4 Chapter 04 - Planning for Sustainability  
PPW4 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
PPW4 Chapter 08 - Transport  
PPW4 Chapter 09 - Housing  
PPW4 Chapter 12 - Infrastructure and Services  
PPW4 Chapter 13 - Minimising and Managing Environmental Risks and Pollution  
SPG03 - Sustainable Design  
SPG06 - Landscape Character Assessment Study, June 2009  
SPG10 - Parking  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design  
TAN 15 - Development and Flood Risk  
TAN 18 - Transport

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TAN 22 - Planning for Sustainable Buildings

**Officer's Appraisal**

**Background**

This is a reserved matters application for a three bedroomed detached dwelling at land to the west of Coedmor, Dinas Cross.

The site lies to the west of the bungalow, Coedmor, with the plot of land originally being part of this property's garden. This part of the village is characterised by residential development along the main road (ie the A487T), being either traditional dwellings (semi-detached and terraced housing) fronting the highway, or modern detached bungalows, of which Coedmor is one. The more recent properties are set back from the highway with gardens and parking areas to the front, unlike the more traditional properties which are close to / front the highway and its pavement.

Post and rail and post and wire fencing bounds the northern edge of the site, whilst to the south and west there is a hedge of mature trees and shrubs. Along the southern boundary there runs a small stream, which is within the site area. Further to the south lies the garden and car parking area of Glan House, which is a traditionally styled dwelling. Vehicular access to the site is adjacent to that of Coedmor in the easternmost corner of the site.

**Constraints**

The site lies within the village centre policy limit. With the outline application the Environment Agency required a development buffer strip running along the watercourse. In addition a water pipe runs approximately parallel to the stream, just to the north of it, whilst a main sewer crosses the site in an approximate north-south direction.

**Relevant Planning History**

Outline planning permission for a single dwelling (with all matters reserved) was granted in May 2009 (NP09/112), subject to conditions. This included conditional requirements for a traditionally styled dwelling, and protection of the watercourse. In 2010 a Section 73 application to vary the condition for the protection of the watercourse was granted in September of that year (reference NP10/321). In both cases the outline approvals required all matters to be for consideration under reserved matters (ie access, appearance, landscaping, layout, and scale).

**Current Proposal**

The current application now seeks approval of all reserved matters. A detached three-bedroomed one-and-a-half storey dwelling is proposed, with single storey side and rear "extensions". It would be constructed of uneven roughcast painted render and timber oak boarding under natural roof slates.

Window joinery would be painted timber. The front (ie south-west facing) elevation of the dwelling would be orientated to overlook the stream running along the site's southern boundary, with the "front" door of the house being in the timber single storey extension on the eastern elevation. The applicant has stated that this layout has been proposed due to the constraints on site: ie the stream's buffer zone, and the mains sewer and water pipe crossing through the site.

Access to the site would be from the A487T road, in its eastern corner. This would lead onto a parking and turning area laid to a permeable surface. Along the remaining frontage boundary a hedge bank with mixed native planting is proposed. No change is proposed to the existing boundary treatments, apart from a privet hedge along the boundary adjacent to Coedmor.

The application has been supported with a Design and Access Statement.

### **Key Issues**

The application raises the following planning matters:-

- Planning history;
- Impact on the special qualities of the National Park;
- Siting and sustainable design;
- Amenity and Privacy;
- Access and Parking;
- Landscaping;
- The water environment and drainage matters.

### **Planning History:**

The principle of the residential development of the site has been established with the outline consents in 2009 and 2010. Both applications required all matters to be dealt with as reserved matters. Conditional requirements specified a traditionally styled dwelling, and details of satisfactory access, parking, landscaping, and drainage arrangements, plus protection of the watercourse. As the outline application was approved prior to the Authority's requirements for commuted sums to be payable towards affordable housing being brought into effect no contribution is required.

### **Impact on the Special Qualities of the National Park and Siting and Sustainable Design:**

Dinas Cross is characterised by its built-form running along the road network. The site is located in an area where both the traditional (mostly Edwardian and Victorian properties) and modern properties front the highway, either immediately adjacent to the pavement or slightly set back from it with a small garden area, or in the case of the more modern properties, set back by a front garden providing parking and turning facilities. The application proposes a traditionally styled one-and-a-half storey dwelling that fronts the stream running along the southern boundary. Consequently it presents its side (gable-end)

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elevation to the road frontage, with an area of parking and turning between it and the highway. The applicant explains that “the site constraints dictate that any dwelling be sited gable onto the highway.” They go on to say that this orientation is not uncommon in West Wales, and that in this case it results in the retention of the spaciousness of the street scene.

The application has presented a double-fronted traditionally styled dwelling for consideration that has large single storey “extensions” to both sides and rear. Notwithstanding the reasoning as to why the dwelling has to be orientated gable-end onto the highway, this creates an anomalous property in the street-scene, which is emphasised by the provision of a single-storey lean-to timber “extension” fronting the highway. In addition the application proposes a large house on a constrained site: the double-fronted aspect of the dwelling is surrounded by single storey additions which are approximately double the core of the main house. The result is a dwelling that has little reference to the traditional and modern grain of the village at this point, resulting in a loss of the distinctive character of the village. The width of the site taking into account the water mains, is at its minimum 7m wide, which provides other options for a more sensitive layout and orientation for a traditionally styled dwelling than that proposed. In addition the presence of the water mains is something that can be addressed by relocating it. By virtue of these characteristics the proposal is also considered to harm the special qualities of the National Park in that it alters the character of the village by introducing a dwelling that is orientated against the grain of the neighbouring dwellings. As a result the large size and orientation of the dwelling, plus its impact on the street scene are offered as reasons for refusal.

*Amenity and Privacy:*

Coedmor is the bungalow located to the northern boundary of the site. It lies within approximately 3.6 metres of the site boundary, with habitable rooms directly looking over the site. The proposed dwelling lies within approximately one metre of the site boundary, and therefore approximately 4.6 metres away from the windows of Coedmor. The rear (northern) elevation of the proposed house would have ground floor doors and windows for its proposed utility room and hallway, with rooflights on the first floor to provide lighting for the stairwell and bathroom. In addition the existing boundary treatment would be retained between the proposed house and bungalow (ie post and rail fence).

The applicant has not proposed any habitable rooms along the northern elevation of the property so as to minimise overlooking to the neighbouring property. It could also be conditioned that no further windows, rooflight, dormers, etc are provided so as to protect amenity. However, the proximity of the proposed dwelling to the existing bungalow results in an unacceptable level of overshadowing that cannot be addressed by condition by reason of the size and location of the proposed dwelling. As a result this forms a further reason for refusal.

Access and Parking:

The principle of developing this plot of land for one dwelling has been established at the outline stage, whereby no highways objection was raised subject to conditional requirements. Pembrokeshire County Council's Highway Authority has required the imposition of the conditions attached to the outline approval, plus additional ones as regards details of the parking and turning areas, visibility splays and surface water drainage. As these are considered pertinent to the detail of the reserved matters, these could be attached to any permission.

The site accesses directly onto the A487T, which is a trunk road. As a result, the application has been forwarded for comments to the South Wales Trunk Road Agency for its comments. At the time of writing the report no comment has been received. Its views will be reported to the Committee if received by this time. If they have not been received by this time, it is recommended that a decision on the application is delegated to the Head of Development Management once its comments have been received.

Landscaping:

The application proposes the retention of the existing trees and shrubs along the southern and western boundaries of the site, with the planting of a privet hedge along part of the northern boundary. The site is currently mown grass, and the application proposes lawn to the rear garden. To the front is a permeable surfaced parking and turning access, with new hedgebanks to the front boundary of the site, and in front of the house on its southern elevation. Landscaping was a condition on the outline approval, and no objection is raised to the proposals as shown on the submitted drawings.

The Water Environment and Drainage Matters:

A conditional requirement from the Environment Agency on the outline approvals was that a development-free buffer being provided along the floodplain of the stream. The drawings show the provision of a buffer with a minimum depth of approximately 1.9m. The Agency has been consulted on this reserved matters application and has raised no objection to it, subject to its maintenance as being development-free. It has also requested that foul drainage is connected to the main sewer, that surface water is dealt with via a Sustainable Drainage System (SUDS), and that pollution prevention measures are employed on site to protect the watercourse during construction, and that any approval contains their Standard Guidance Notes. The outline approval conditionally required details of foul and surface water drainage, and also specified permeable surfaced parking and turning areas. The required condition concerning pollution protection is a matter of principle that should have been attached at the outline stage.

As regards the water mains and main sewer crossing the site, Welsh Water have conditionally requested foul and surface water drainage measures, and protection of the public sewer. The latter is a matter of principle that should

have been dealt with at the outline stage, and cannot be imposed as a condition on a reserved matters application. Notwithstanding this, the drawings show a three metre development-free buffer along the sewer. As regards the water mains, this could be diverted under Section 185 of the Water Industry Act 1991. The applicant has chosen not to do this, but instead has provided a three metre development-free buffer along its length.

### **Conclusion**

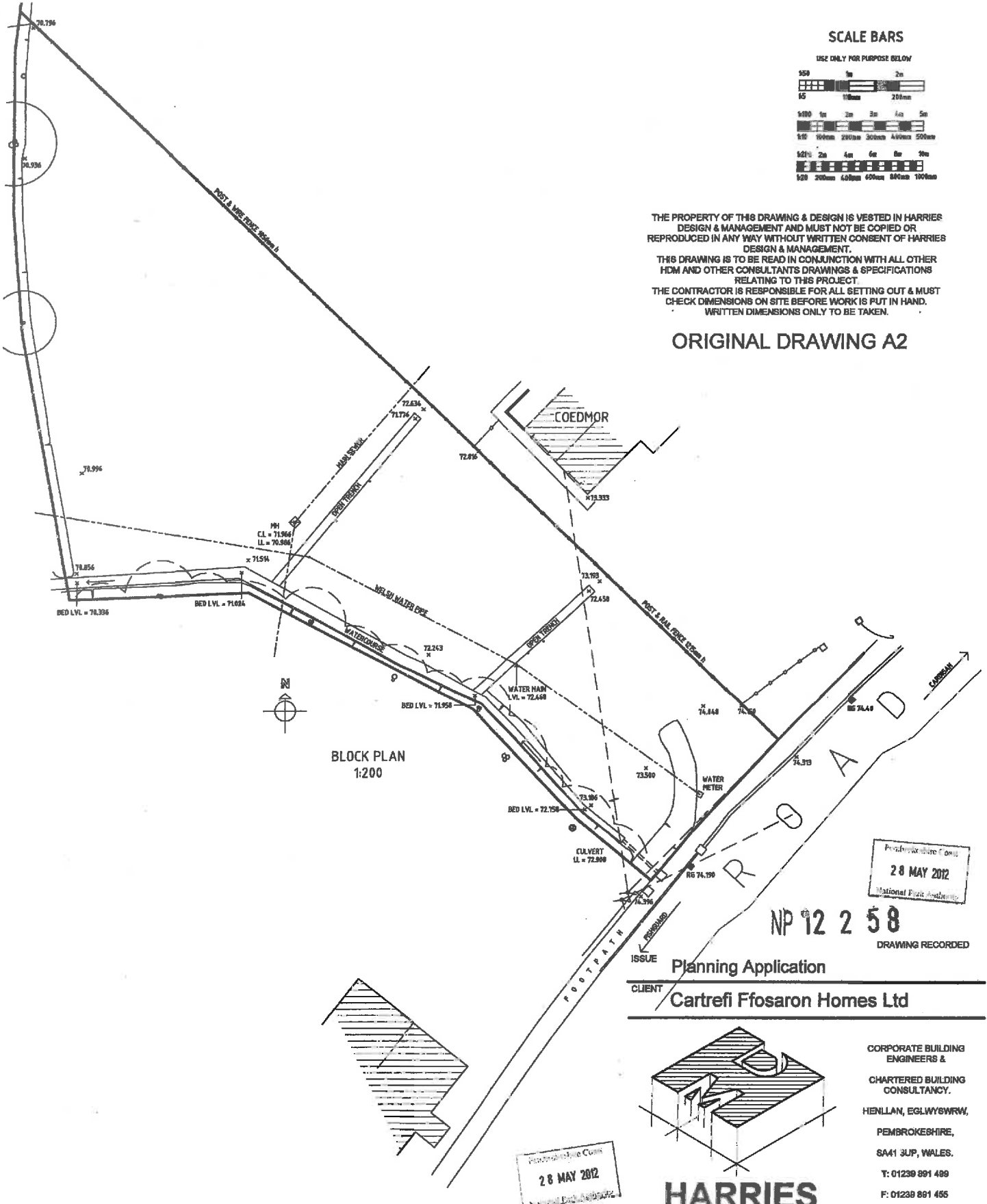
The proposal raises concerns as regards design and amenity that cannot be overcome by condition. As a result the application is recommended for refusal. In view of the comments of the South Wales Trunk Road Agency not having been received at the time of writing the report, it is recommended that a decision is delegated to the Head of Development Management for refusal once these comments have been received.

### **Recommendation**

The application is recommended for refusal.

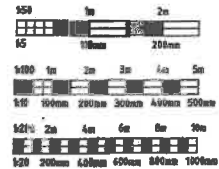
### **Reasons**

1. Policy 1 of the Pembrokeshire Coast National Park Local Development Plan requires that development within the National Park is compatible with the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the Park. Policies 8, 15, and 29 seek to protect the special qualities of the National Park and local distinctiveness, ensuring that the identity and character of towns and villages is not lost through (amongst other requirements), poor design and layout, and to not adversely affect the qualities and special character of the Park by losing or failing to introduce important traditional features. The proposal by reason of its orientation on the site (ie gable-end facing the highway), and its large size results in a incongruous addition to the street scene and the local distinctiveness of the village that is also harmful to the special qualities of the National Park, and therefore contrary to Adopted Development Plan Policy.
2. Paragraph 9.3.3 of Planning Policy Wales states that new development should not be allowed to damage an area's character or amenity, including the serious loss of privacy or overshadowing. Policies 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan state that new development should have an integrated approach to design and construction, and be well designed in terms of neighbour amenity considerations, and not have an unacceptable impact on it. The proposal by reason of its size and proximity to the neighbouring residential property results in an unacceptable level of overshadowing that is considered harmful to the amenity of neighbouring property. The proposal is therefore contrary to Adopted Development Plan Policy.



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### ORIGINAL DRAWING A2

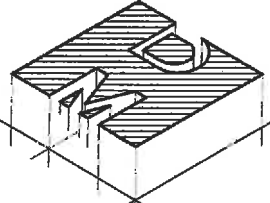
BLOCK PLAN  
1:200

Prepared by:  
28 MAY 2012  
National First Authority

NP 12 2 58

DRAWING RECORDED

Planning Application  
CLIENT **Cartrefi Ffosaron Homes Ltd**



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Prepared by:  
28 MAY 2012  
National First Authority

**HARRIES**  
DESIGN & MANAGEMENT

PROJECT **Proposed Dwelling at Coedmor Field, Dinas Cross, Newport, Pembrokeshire.**

DRAWING TITLE **Block Plan as Existing**

SCALE See Dwg	DRAWN BY djm	CHECKED wth	DATE 14.05.2012
JOB No. 1309	DRAWING No. 02	REV. A	

REV. A COMMENTS ADJUST LEVELS

DATE. 05.12





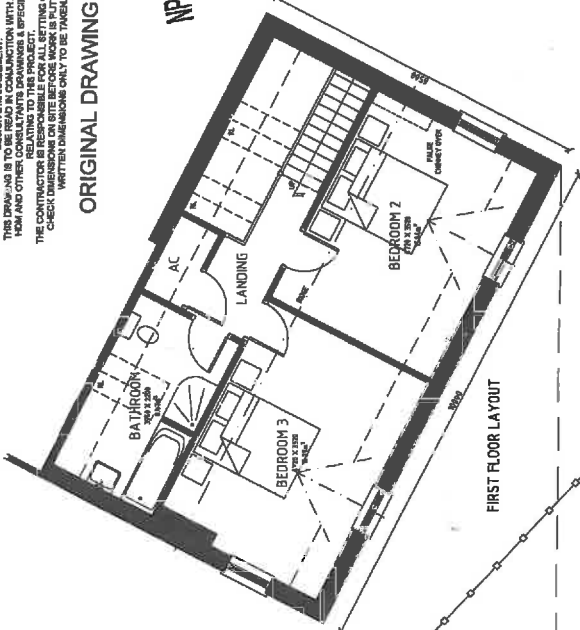
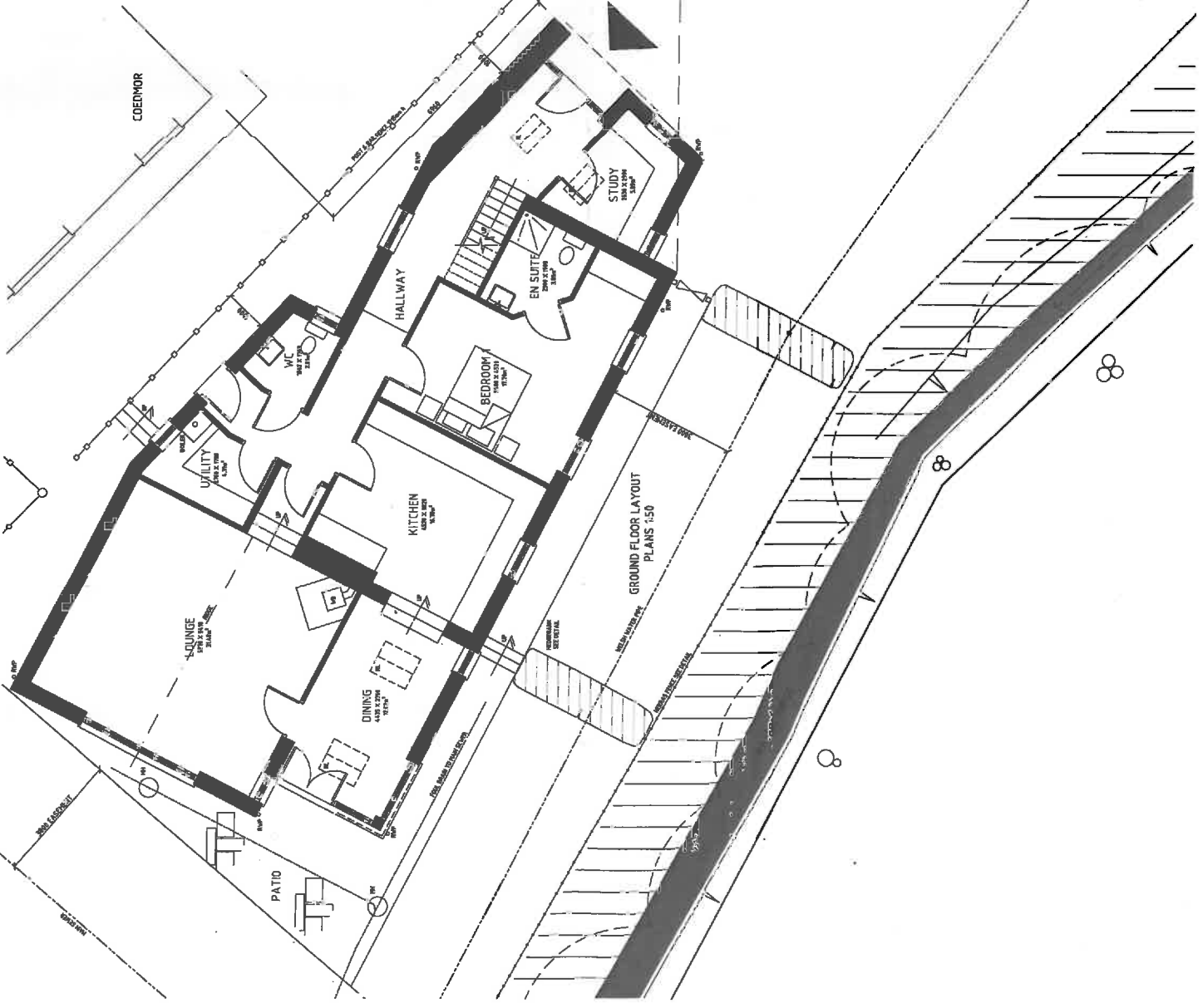
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**ORIGINAL DRAWING A1**

**NP 12 2 58**



REV. COMMENTS. DATE.  
DRAWING RECORDED.  
TABLE. Planning Application  
CLIENT. Cartrefi Ffosaron Homes Ltd



**HARRIES**  
DESIGN & MANAGEMENT

PROJECT Proposed Dwelling at

Coedmor Field,  
Dinas Cross,  
Newport,  
Pembrokeshire.

DRAWING TITLE Floor Plans as Proposed

SCALE	DRAWN BY	CHECKED	DATE
See Desc	gh	wp	14.05.2012
JOB NO.	DRAWING NO.	REV.	
1309	03		