

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/08/434	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	Hearing
Current Position	The initial paperwork has been forwarded to the Inspector and a Hearing has been arranged for 17 th October, 2012.
NP/11/276	11 replacement dwellings – Llwyngwair Manor, Newport
Type	Hearing
Current Position	A Hearing was held on 24 th July 2012 and the Inspectors decision is awaited.
NP/11/308	Conversion of garage and store to residential (retrospective) – Sunnydene, Valley Road, Saundersfoot
Type	Written Representation
Current Position	Awaiting Inspectors decision.
NP/11/401	One and a half storey 2 bed house with parking and access- The Court Garden, Lydstep
Type	Written Representation
Current Position	The appeal has been dismissed and a copy of the decision notice is attached for your information.
NP/11/497	Outline application for erection of 3-bedroomed house with approval sought for access and layout- Land Adjacent to 7 Walton Hill, Little Haven, Haverfordwest.
Type	Hearing
Current Position	The initial paperwork has been forwarded to the Inspector.
NP/12/0075	Removal of occupancy condition on TB1707- Zion Gardens, St Johns Hill, Tenby
Type	Written Representation
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.

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.



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 26/06/12

gan Mr A Thickett BA(Hons) BTP
MRTPI DipRSA

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 01/08/12

Appeal Decision

Site visit made on 26/06/12

by Mr A Thickett BA(Hons) BTP MRTPI
DipRSA

an Inspector appointed by the Welsh Ministers

Date: 01/08/12

Appeal Ref: APP/L9503/A/12/2174727

Site address: Court Garden, Lydstep, Pembrokeshire, SA70 7SG

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 Mark Meyrick against the decision of Pembrokeshire Coast National Park Authority.
 - The application Ref NP/11/401, dated 30 September 2011, was refused by notice dated 8 December 2011.
 - The development proposed is a one and a half storey, two bed house with parking and access.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issues are:
 - the impact of the proposed development on the character and appearance of the area
 - the effect of the proposal on the living conditions of neighbouring residents with regard to privacy and visual impact

Reasons

Character and appearance

3. Lydstep is a small village on the A4139 between Tenby and Pembroke. The appeal site is close to the ruin of Lydstep Palace and lies in the historical heart of the village. The immediate surroundings comprises a mix of age and style of building in an unplanned and tight knit, intimate grouping.
4. The appeal site is a rectangular plot between The Lydstep Tavern and Lavender Cottage with a frontage to the A4139. Access would be provided by demolishing part of a stone wall fronting the road. The wall is an attractive feature and, together with the Lydstep Tavern and buildings at Manor Farm opposite, both of which sit tight to the road, creates a pleasing sense of enclosure which contributes to the attraction of the village. The loss of the wall would be unfortunate and opening up the appeal site would, in my view, undermine the sense of enclosure and have a detrimental impact on the character and appearance of the area. The appellant argues that permission

would not be required to demolish the wall but I have neither seen nor read anything to indicate that demolition is likely to be necessary other than to serve the proposed development.

5. The appellant points to existing dwellings with a similar building to plot ratio and as described above this part of the village is compact with some buildings sitting cheek by jowl. I also note that the Authority's Development Plans officer considered the proposal to be acceptable. However, the proposed dwelling would fill almost the whole width of what is a narrow plot. Although upper rooms are to be accommodated in the roof space, I consider that due to its height and bulk the building would look disproportionate in scale in relation to the width of the plot and appear unduly cramped. I conclude therefore, that the proposed development would have an adverse impact on the character and appearance of the area and that it conflicts with Policies 7 and 15 of the Pembrokeshire Coast National Park Local Development Plan (LDP).

Living conditions

6. The window to the first floor bathroom would be obscured glazed. The bedroom in the upper floor would be served by rooflights but as no section is submitted it is not clear whether they would be high enough to prevent anyone from looking out of them and over neighbouring gardens.
7. The western gable wall of the proposed dwelling would be built on the shared boundary with Lavender Cottage. The gable would be about 11m from the rear of Lavender Cottage. I note that the ground level on site would be reduced but, due to its proximity and height, I consider that the building would appear unduly overbearing when seen from Lavender Cottage and its garden. I conclude, therefore, that the proposal would have an unacceptable visual impact on neighbouring residents and that it conflicts with Policy 30 of the LDP.

Conclusions

8. For the reasons given above and having regard to all matters raised, I conclude that the appeal should be dismissed.

Anthony Thickett

Inspector