
Application Ref: NP/13/0338

Application Type	Full
Grid Ref:	SM79360879
Applicant	Mr J Walmsley
Agent	Mr D Gomersall
Proposal	Shed to house pumping & filtering system for new water supply with space for a mower, shelving & potting
Site Location	School House, Marloes, Haverfordwest, Pembrokeshire, SA62 3BQ
Case Officer	Ceri Porter

Summary

This application is being reported to the Development Management Committee for consideration as the recommendation for refusal is contrary to the views expressed by Marloes and St Brides Community Council that raises no objections to this proposal.

Planning permission is sought to construct a shed within an agricultural field to the south of School House that would house pump and filtration equipment relating to a water borehole plus a potting shed, workbench area and storage for a ride on lawn mower. Although the proposal does not seek permission to change the use of the field to residential curtilage it is nevertheless considered that the proposed shed, by reason of its location outside the curtilage of School House would represent unjustified development within the open countryside and excessive domestic intrusion into the rural landscape that would detract from the character of the open countryside and neither conserve nor enhance the natural beauty of the National Park; contrary to Policies 1, 7, 8 and 15 of Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).

Consultee Response

Marloes & St Brides Community Council: No objection - Note that the shed is to be housed in a field adjacent to the main house and garden. Although an unusual application members noted that the shed although large would be screened from the nearby lane. Members also noted that the main purpose of the building is to house pumping and filtration system for a new water supply with all other use ancillary and land to be kept as hay meadow.

Tree and Landscape Officer: Reply - Unable to comment due to the lack of tree and landscape information

National Trail Officer No adverse comments - No impact on coast path

Natural Resources Wales: Standard Advice

Rights of Way: No adverse comments - Public Right of Way not affected

Public Response

The application has been advertised by site notice and neighbour notification. No letters of representation have been received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokehire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW5 Chapter 04 - Planning for Sustainability
PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
SPG05 - Sustainable Design
TAN 05 - Nature Conservation and Planning
TAN 12 - Design

Officer's Appraisal

Background

School House is a detached two storey dwelling located 400m along a private access track to the north of Marloes. The site is considered to be in a relatively remote countryside setting, outside a settlement boundary as defined by the Pembrokehire Coast National Park Local Development Plan (LDP).

School House itself has been extended in recent years with a large garage /shed constructed within the garden.

The application site relates to part of an agricultural field immediately to the south of School House, a large hedgebank forms the eastern boundary of the field with a stone wall running along the northern boundary.

History

NP/08/191 – Extension to House & Garage/Shed – Refused June 2008 – Allowed on Appeal Jan 2009

NP/08/021 – Extension & Garage / Shed – Refused March 2008

Constraints

- Biodiversity issue
- Rights of Way Inland within 50m
- ROW Coast Path – within 10m
- Recreation Character Areas

Current Proposal

Planning permission is sought for the erection of a shed within the north eastern corner of the field and would be used to house pumping and filtration system in association with a new water supply for School House.

Approximately one quarter of the building would be given over to this system with the remaining space used for lawn mower storage, a work bench and potting shed.

The proposed building would measure 6.8m wide by 3.6m deep with horizontal timber boarded walls and a monopitch sedum roof. Full length glazed panels are proposed to the south elevation; a fully glazed door and double timber door within the west elevation; 2 no. high level glazed panels within the east elevation leaving the west elevation, facing the house, blank.

The building is proposed to be positioned 3.5m from the boundary wall of School House and approximately 1.5m from the hedgebank to the east.

Key Issues

Principle of Development

The application site is located in a fairly remote countryside setting and outside the identified residential curtilage of School House. There is a distinct stone wall boundary to the south of the garden separating it from the agricultural field within which the shed is proposed.

Policy 7 (Countryside) of the LDP therefore applies in this instance and the proposal must be assessed against criteria a) to h) inclusive. The proposal does not constitute the infilling of a gap to isolated groups of dwellings; would not provide housing essential for agricultural or forestry workers; does not offer farm diversification or relate to an appropriate conversion; does not provide a tourist attraction or enhancement of community facilities, does not constitute low impact development and would not be a building justified for agricultural purposes. Having regard to this policy, the principle of the erection of a new building on this land for purposes ancillary to School House cannot be supported.

As such, the proposed shed, by reason of its location outside the curtilage of School House would represent unjustified development within the open countryside and excessive domestic intrusion into the rural landscape that would detract from the character of the open countryside and neither conserve nor enhance the natural beauty of the National Park; contrary to Policies 1, 7, 8 and 15 of Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).

Visual Amenity

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

Notwithstanding that the principle of development does not conform with Policy 7 of the LDP consideration must be given to the impact of the proposed building on the landscape and whether there would be any material considerations that may outweigh the application of policy.

The main purpose of the building to house filtration and pumping equipment for a new water supply represents approximately one quarter of the floor area. The additional floor area within the building is taken up with space for the storage of a mower, a workbench area and separate potting shed. The submitted drawings also indicate a composting area alongside.

Given the location of the proposed building within an agricultural field, the use of the majority of the building is considered domestic and consequently unnecessary. The south, east and west elevations contain glazing that are of a domestic outbuilding appearance and not a structure that would be common within an agricultural field.

In light of this, it is considered that the proposed shed by virtue of its excessive size and overly domestic appearance would result in development that would be out of keeping with the surrounding landscape and would fail to protect the special qualities of the National Park. As such the proposal is considered contrary to policies 8 and 15(a)(b)(d) of the Pembrokeshire Coast National Park Local Development Plan (September 2010).

Neighbour Amenity

Policy 30 of the LDP refers to 'amenity' in general with criterion 'b' resisting development of a scale incompatible with its surroundings and criterion 'd'

development that is visually intrusive. It is considered that the proposal would have little impact upon the amenity enjoyed by neighbouring properties.

Conclusion

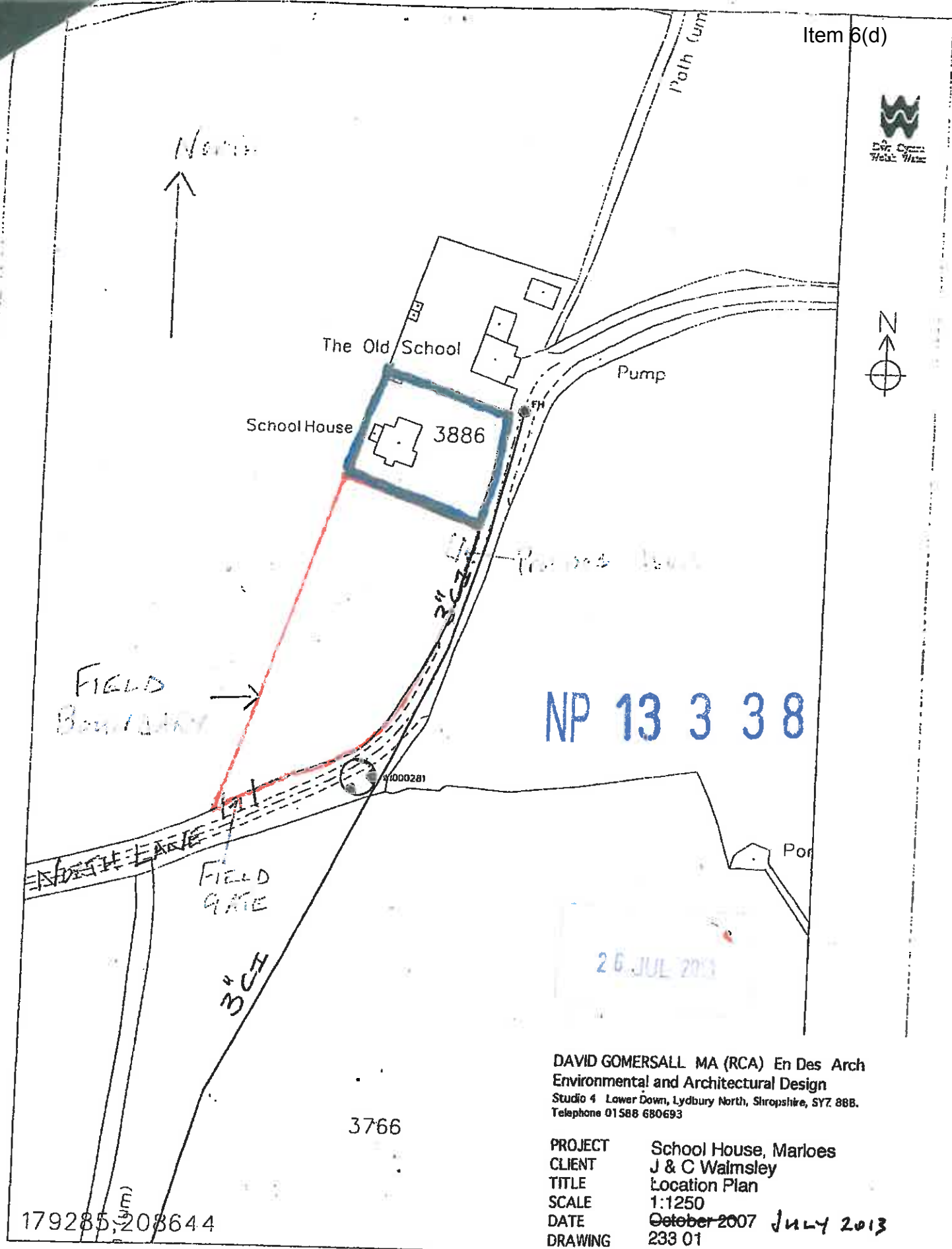
The proposal represents unjustified development within the open countryside and an inappropriate outbuilding that fails to respect the surrounding area to the detriment of the special qualities of the Pembrokeshire Coast National Park contrary to the relevant provisions of PPW, TAN12 and LDP policies 1, 7, 8 and 15. As such, the proposal is recommended for refusal.

Recommendation

Refuse

Conditions / Reasons / Informatives

1. The proposed shed, by reason of its location outside the curtilage of School House would represent unjustified development within the open countryside and excessive domestic intrusion into the rural landscape that would detract from the character of the open countryside and neither conserve nor enhance the natural beauty of the National Park; contrary to Policies 1, 7, 8 and 15 of Pembrokeshire Coast National Park Local Development Plan (Adopted: September 2010).
2. The proposed shed by reason of its excessive size and overly domestic appearance would result in development that would be out of keeping with the surrounding landscape and would fail to protect the special qualities of the National Park. As such the proposal is considered contrary to policies 8 and 15(a)(b)(d) of the Pembrokeshire Coast National Park Local Development Plan (September 2010).



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 Environmental and Architectural Design
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 Telephone 01588 680693

PROJECT School House, Marloes
 CLIENT J & C Walmsley
 TITLE Location Plan
 SCALE 1:1250
 DATE October 2007 JULY 2013
 DRAWING 233 01

Mar 12 1999

Scale: 1:1250

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

- Pressure reducing valve
- Meter
- Bulk Meter
- Hydrant
- Cup End
- Air Valve
- Stop Tap
- Existing Main
- Proposed Abandoned Main

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AIS Plot

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NORTH

The Old School

Pump

PROPOSED EXTENSION

House

SPACE

GARAGE

PARKING

3886



FH

NP 13 3 38

PROPOSED STAIRS

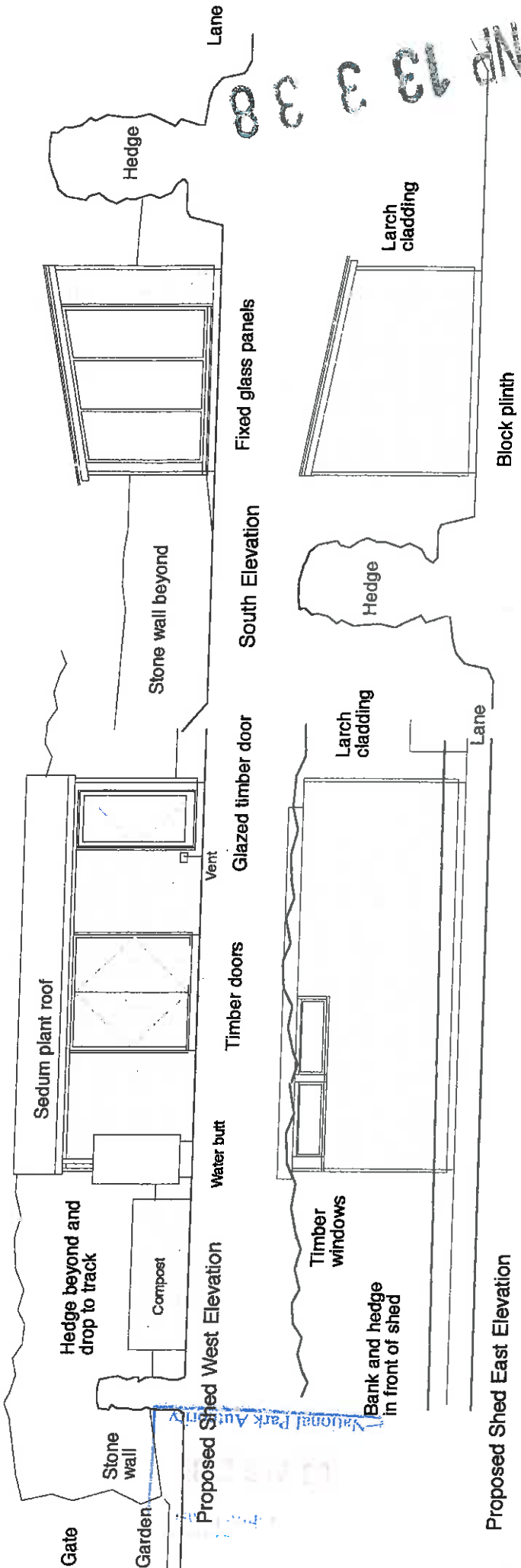
FIELD BOUNDARY

307

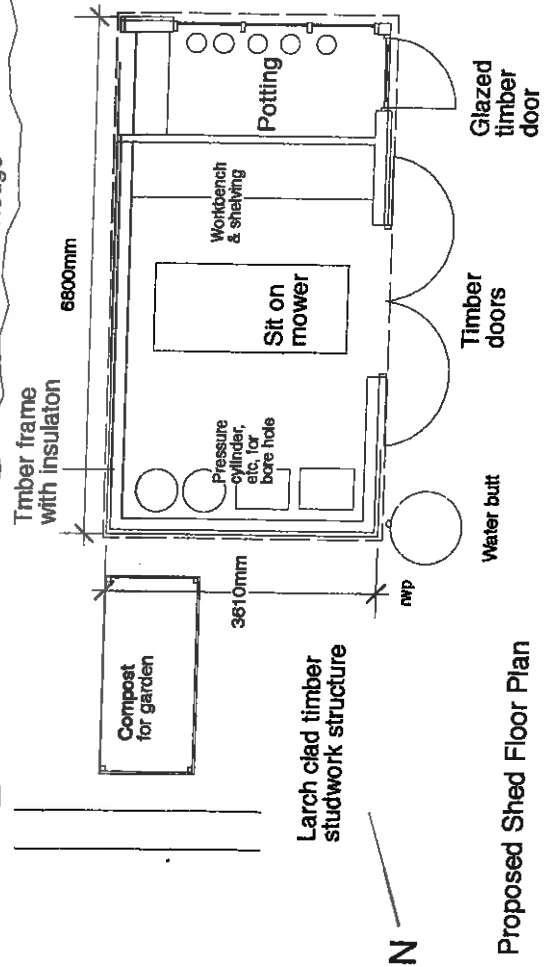
28 JUL 2013

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PROJECT School House, Marloes
CLIENT J & C Walmsley
TITLE Site Plan
SCALE 1:500
DATE October 2007 JULY 2013
DRAWING 233 02



North Elevation



Proposed Shed Floor Plan

Rev A Design information 20 07 13

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PROJECT School House, Marloes
 CLIENT Walmsley
 TITLE Shed Plan / Elevations
 SCALE 1:100
 DATE July 2013
 DRAWING 233 205 B