
Application Ref: NP/13/0390

Application Type	Full
Grid Ref:	SN06814019
Applicant	Mr & Mrs Hayward
Agent	Mr W Harries, Harries Design & Management
Proposal	Proposed landscaping and curtilage works
Site Location	Berry Hill House, Newport, Pembrokeshire, SA42 0NW
Case Officer	Rob Scourfield

Summary

This application is to be considered by the Development Management Committee, because the applicant is a member of the authority.

Berry Hill House, listed Grade II*, is a well-preserved small country house of 1810. It stands prominently in landscaped grounds. Immediately to the north is Berry Hill Farm, its farmhouse formerly the rear wing of Berry Hill House, separately listed Grade II. This application concerns the provision of a revised boundary and driveway between working farm and house, along with associated landscaping.

Both farm and house are accessed off the lane running north from Newport Bridge towards Moylegrove, the northerly farm entrance doubling as a rear driveway to Berry Hill House.

Pre-application advice (in the form of a site meeting of 22/01/13 followed by a letter from the authority's building conservation officer to the applicants) indicated that the scheme is acceptable in principle.

The proposed scheme is considered to be acceptable, having regard to the relevant policies set out in the LDP and Planning Policy Wales (2012) and all other material considerations. The proposed scheme is also considered to be in keeping with the character of the listed building, and its setting in terms of design and form. As such, the application can be supported subject to conditions.

Consultee Response

Nevern Community Council: No adverse comments

Tree and Landscape Officer: Conditional Consent

Ecologist - Pembrokeshire County Council: No adverse comments

PCC - Transportation & Environment: No adverse comment

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

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 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 06 - Conserving the Historic Environment
SPG03 - Loss of Hotels and Guesthouses
TAN 12 - Design

Officer's Appraisal

Background and Description

Berry Hill House was built in 1810 for William Bowen, son of George Bowen of Llwyngwair, who purchased in 1779. The house is a typical deep-eaved, hip-roofed late Georgian villa, of two storeys and three rendered bays. The interior detail is preserved to a remarkable degree. Historically, the Bowens were important as supporters of early Methodism in Pembrokehire.

The farmhouse was formerly the rear wing of Berry Hill House, separately listed Grade II. The wing has been returned to common ownership with the house and this application relates to development within the curtilage of the Berry Hill House, including the provision of railings and a stone wall to form a revised northern boundary between house and working farm, and a new entrance gate off the rear driveway road to the backyard of Berry Hill House. Also proposed is a new hedge bank alongside the existing driveway, and the relocation of a telegraph pole.

Relevant Planning History

NP/02/127 - Demolish existing garage, construct new 4-bay garage, garden bothy and walled gardens. Planning permission approved 8/10/02

NP/02/128 - Demolish existing garage, construct new 4-bay garage, garden bothy and walled gardens. Listed building consent granted 23/07/02

NP/02/487 – Division of one dwelling into two separate dwellings (Berry Hill Farm). Planning consent approved 8/01/03

NP/02/607 – Division of one dwelling into two separate dwellings (Berry Hill Farm). Listed building consent approved 11/02/03

NP/10/224 - Construct ha ha wall, bothy, glasshouse and landscaping. Planning permission granted 16/07/10

NP/10/225 - Construct ha ha wall, bothy, glasshouse and landscaping. Listed building consent granted 2/08/10

Current Proposal

The scheme comprises the following:-

1. The construction of a stone boundary wall some 32 metres long and 2 metres high to the north of Berry Hill House. The wall is to be built of random rubble with stone/slate copings. Running west of this to the road boundary, a traditional metal 'estate' fence (1.2 metres high) is to be constructed, minimizing damage to tree roots.
2. The construction of a vehicular gateway from the rear drive into the back yard of Berry Hill House. This is defined by a pair of traditional iron gates, flanked by piers of random rubble construction.
3. The construction of a new hedgebank along the south side of the rear driveway, mirroring that to the north side.
4. The relocation of a telegraph pole away from the house towards the entrance of the rear driveway, screened within the trees.

Key Issues

The application raises the following planning matters:-

- Listed Buildings
- Trees
- Siting and Sustainable Design
- Amenity and Privacy

Listed Buildings

In terms of the provisions of Circular 61/96 (Historic Buildings and Conservation Areas), the proposal is considered to be acceptable in terms of preserving the special interest of the building. A consideration of

accompanying works requiring listed building consent is contained within the accompanying planning application (NP/13/0391).

Trees

The Trees and Landscapes Officer has advised that the proposal is acceptable, subject to the provision of a Arboricultural Implications Assessment and a Arboricultural Method Statement for Works within Root Protection Areas. Both have been included as a condition of granting planning permission.

Siting and Sustainable Design

The scale and design of the proposal is considered to be sympathetic to the character of the building. Whilst providing the required boundary demarcation, the proposed walls, railings and gateway preserve the historic character of the listed house and farm, formerly a single entity, providing a sympathetic division between the formal house and working farm.

Amenity and Privacy.

The proposal does not affect the existing amenity of the property, with a large area of exterior curtilage retained, and privacy provided for both farm and house by the proposed boundary wall. As such, there are no concerns about amenity and privacy.

Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail, together with the character and setting of the listed building. As such, the application can be supported subject to conditions

Recommendation

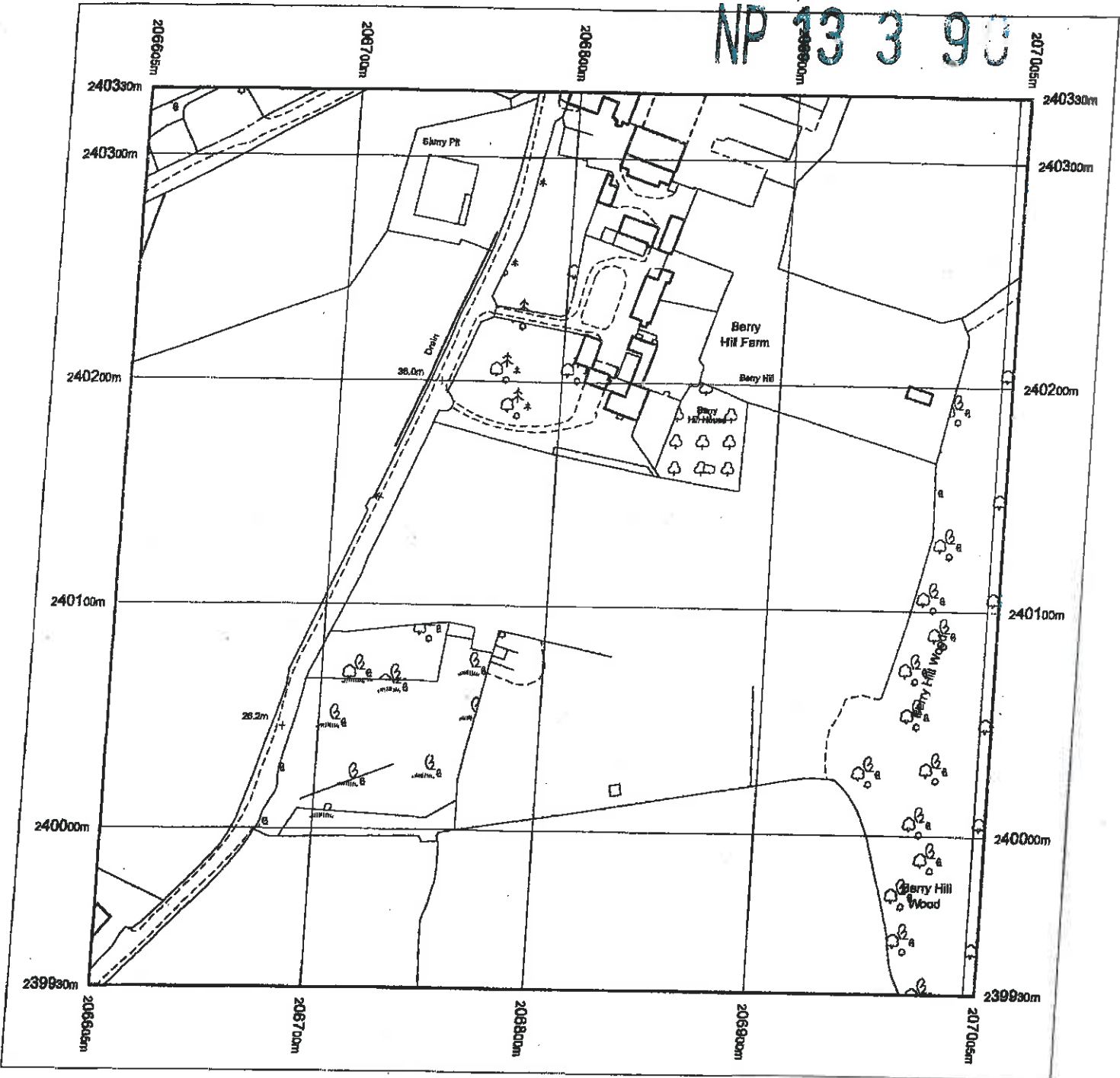
That the application be approved subject to conditions relating to time, compliance with plans, finishes, landscaping and tree protection.



Wentworth Coast
National Park Area

OS Sitemap®

NP 13 3 99



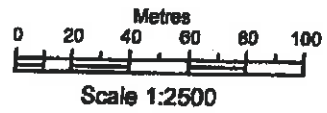
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The representation of features as lines is no evidence a property boundary.



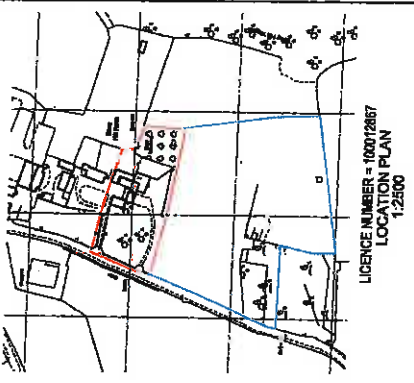
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Centre coordinates: 208805 240129.5

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

DRAWING TO BE READ IN CONJUNCTION WITH TREE SURVEY

SCALE BARS

1:2000
1:2500
1:5000
1:10000
1:20000
1:50000



REV.	COMMENTS	DATE
1	Survey	
CLIENT		Mr & Mrs Hayward
PROJECT		Proposed Landscaping Works at Berry Hill House, Newport, Pembrokeshire.
DRAWING TITLE		Site Layout & Location Plan as Existing
SCALE	DATE	REV.
1:2500	08/03/19	03



HARRIES
DESIGN & MANAGEMENT

PROPOSED LANDSCAPING WORKS AT
BERRY HILL HOUSE,
NEWPORT,
PEMBROKESHIRE.

ISO 9001
CERTIFIED

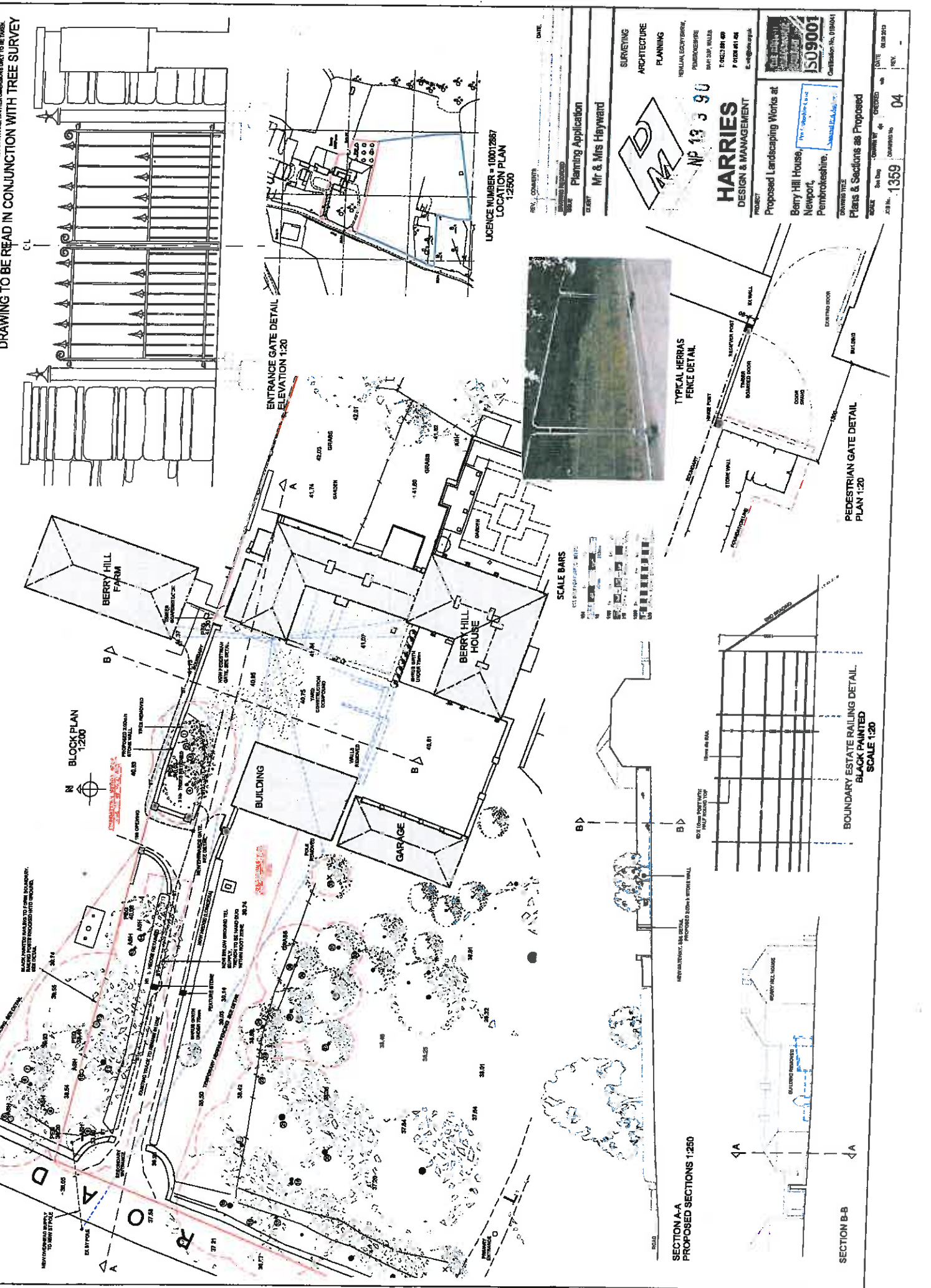
1359


FIGURED DIMENSIONS ONLY
ORIGINAL DRAWING A1

FIGURED DIMENSIONS ONLY
ORIGINAL DRAWING A 1359 44

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DRAWING TO BE READ IN CONJUNCTION WITH TREE SURVEY





HARRIES
 DESIGN & MANAGEMENT
 Proposed Landscaping Works at
 Berry Hill House,
 Newport,
 Pembrokeshire.
 Licence No. 100012667
 Certification No. 0180491

SURVEYING
 ARCHITECTURE
 PLANNING
 HERRAS FENCE
 PEMBERKESHIRE
 01645 307 1115
 1 062 281 499
 2 0128 481 84
 E: info@harridesign.co.uk

REV. COMMENTS
 DATE
 PROJECT
 Planning Application
 CLIENT
 Mr & Mrs Hayward

DRAWING NO.
 1359
 SHEET NO.
 04
 DATE
 03.03.2013