

## REPORT OF THE 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/12/0426</b>	Erection of wind turbine- Brawdy Farm, Brawdy, Haverfordwest
<b>Type</b>	Written Representations
<b>Current Position</b>	The initial paperwork has been forwarded to the Inspector
<b>NP/13/0016</b>	Detached garage with loft space. The Old Coastguard Station, Broad Haven, Haverfordwest
<b>Type</b>	Hearing
<b>Current Position</b>	The appeal has been allowed and a copy of the Inspectors decision is attached.
<b>NP/13/0059</b>	Variation of Conditions 2 & 14 of NP/11/068 and NP/11/069 to allow for use A1 (retail), A2 (financial) and A3 (food and drink)- Royal Playhouse Cinema, White Lion Street, Tenby
<b>Type</b>	Written Representations
<b>Current Position</b>	The initial paperwork has been forwarded to the Inspector.
<b>NP/13/0219</b>	Erection of detached two bedroom dwelling house, infill plot adjacent to Greenhill, Portclew Road, Freshwater East
<b>Type</b>	Hearing
<b>Current Position</b>	The initial paperwork has been forwarded to the Inspector and a hearing has been arranged for 11 <sup>th</sup> December, 2013.
<b>NP/13/0233</b>	Agricultural building land at The Belts, The Rhos
<b>Type</b>	Written Representations
<b>Current Position</b>	The initial paperwork has been forwarded to the Inspector.
<b>NP/13/0236</b>	Conservatory at the rear- 9 Portland Square, Solva
<b>Type</b>	Written Representations
<b>Current Position</b>	The initial paperwork has been forwarded to the Inspector.
<b>EC09/100</b>	Change of use of land by siting of caravan and metal container- Happy Acres, Lydstep
<b>Type</b>	Written Representations
<b>Current Position</b>	The initial paperwork has been forwarded to the Inspector.

**EC12/0144** Change of use of land to mixed agriculture and residential-  
Good Acre, Broad Haven  
**Type** Hearing  
**Current Position** The initial paperwork has been forwarded to the Inspector and a hearing has been arranged for



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## Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 16/09/13

gan **Tim Belcher FCII, LLB (Hons),  
Cyfreithiwr (Nad yw'n Ymarfer)**

Arolygydd a benodir gan Weinidoglon Cymru

Dyddiad: 24/09/13

## Appeal Decision

Site visit made on 16/09/13

by **Tim Belcher FCII, LLB (Hons),  
Solicitor (Non-Practising)**

an Inspector appointed by the Welsh Ministers

Date: 24/09/13

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**Appeal Ref: APP/L9503/A/13/2202363**

**Site address: Old Coastguard Station, Broad Haven, Haverfordwest, SA62 3TY**

**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 & Mrs Banner against the decision of Pembrokeshire Coast National Park Authority.
- The application Ref NP/13/0016, dated 7 January 2013, was refused by notice dated 18 April 2013.
- The development proposed is a detached garage with loft space.

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### Procedural Matters

1. At the site visit the names of the appellants were given as Helen Banner and Peter Harrington and therefore differ from the names specified on the appeal and application forms. However, a planning appeal can only proceed in the name of the original applicants.

### Decision

2. The appeal is allowed and planning permission is granted for a detached garage with loft space at the Old Coastguard Station, Broad Haven, Haverfordwest, SA62 3TY in accordance with the terms of the application, Ref NP/13/0016, dated 7 January 2013, and the plans submitted with it, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than five years from the date of this decision.
  - 2) The materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those used in the existing building known as the Old Coastguard Station.

### Relevant Background Information

3. The Old Coastguard Station is a two-storey dwelling-house. The first floor accommodation is located within the roof-space of the building. The original building has been extended so as to provide additional living space.
4. The Old Coastguard Station is outside the settlement boundary of Broad Haven but within the National Park.

5. The proposed garage (the garage) would be sited on a stoned hard-standing currently used for purposes incidental to the enjoyment of the dwelling-house. The garage would be within the residential curtilage of the Old Coastguard Station.
6. To the west and north of the appeal site is land which is designated in the Pembrokeshire Coast National Park Local Development Plan (the LDP) as "Open Space" and to the east of the Old Coastguard Station is land designated as "Green Wedge".

### **Policy**

7. The development plan for the area includes Policies 1, 8, 15, 16, 29, 30 and paragraph 7.83 of the LDP. The LDP explains that development within the National Park:
  - a) Must be compatible with the conservation or enhancement of the natural beauty of the National Park.
  - b) Will not be permitted where it would adversely affect the qualities and special character of the National Park.
  - c) Will be required to be well designed.
  - d) Will not be permitted where it has an unacceptable impact on amenity due to its scale being incompatible with its surroundings or where it is visually intrusive.

### **Main Issue**

8. I consider the main issue in this case is the effect of the proposal on the site and the surrounding area.

### **Reasons**

9. As you approach the appeal site from Broad Haven the views along the road are dominated by:
  - a) A mobile home and the fencing which encloses its side and front elevations. The mobile home is sited near Fernlea (on the opposite side of the road to the Old Coastguard Station).
  - b) The gabled end elevations of Fernlea itself.Views of the garage when approaching from this direction would be very limited due to intervening vegetation.
10. There would be clear views of the garage from the vehicular access point to the site.
11. When approaching the appeal site from the east views of the garage would, once again be very limited due to the well established intervening landscaping.
12. I accept that the garage would, due to its size and siting hide some of the views of the Open Space to the rear of the site. However, I do not consider that would cause any significant harm as there would continue to be views of the Open Space to the sides of the garage. Further, the proposed removal of the existing shed would open up views of the Open Space. The loss of view of some of the Open Space would barely be noticed by people passing the site or by any nearby residents.

13. Having regard to the position of the proposed garage and the intervening building and landscaping I do not consider that it would have any harmful impact on the amenity provided by the Green Wedge.
14. I consider that the garage would relate well to the Old Coastguard Station. It would be sited at a lower ground level than the dwelling-house and I consider that its overall dimensions and the use of matching materials would ensure that its appearance was one of being a subordinate outbuilding to the main dwelling-house. I find no harm arising from the proposed design of the garage and in my view it would harmonise with its surroundings.
15. For the reasons given above I conclude that the proposal:
- a) would not be visually intrusive,
  - b) would not harm the site or the surrounding area, and
  - c) would conserve the natural beauty of the National Park.

Accordingly, there would be no conflict with the relevant policies of the LDP and the appeal should be allowed.

*Tim Belcher*

**Inspector**