
Application Ref: NP/13/0405

Application Type	Full
Grid Ref:	SM85313371
Applicant	Messrs S, L & M Barrett, Davies & Ward
Agent	Mr K Dijkstra, Dijkstra Planning LLP
Proposal	Change of use of artists studio to holiday let (Retrospective)
Site Location	Morwynt, Abercastle, Haverfordwest, Pembrokeshire, SA62 5HJ
Case Officer	Caroline Phillips Bowen

Summary

This planning application is reported to committee, as, provided the proposed parking and access provision can be satisfactorily agreed prior to the committee meeting, the officer recommendation is contrary to that of the Community Council

Planning permission is sought for the change of use of a single storey ancillary building, to a single holiday let, which would remain within the existing curtilage of the main dwelling Morwynt. The ancillary building currently has planning permission for use as an artist's studio linked to the main dwelling, Morwynt, which is located on the northern headland overlooking Abercastle Bay. The building falls outside of any centre boundary, as defined for the purposes of the PCNPA Local Development Plan, but is within an established residential curtilage, and would remain an ancillary building to the main dwelling house use.

At the time of writing this report, officers are in discussion with the applicant's agent and the Highways Planning Liaison Officer, in respect of achieving parking and possibly turning provision within the site edged red. Subject to adequate parking and suitable turning for both The Smithy and Morwynt being provided, the proposal would be considered acceptable, and the recommendation of the application would be of approval

Consultee Response

Mathry Community Council: Objecting

Access Officer: Conditional Consent

National Trail Officer: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Park Direction: Conditional Consent

Natural Resources Wales: Standard Advice

Ecologist - Pembrokeshire County Council: No adverse comment

Public Response

A site notice was posted in accordance with statutory requirements and neighbouring properties notified by letter. No responses have been received as a result of this consultation process

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
LDP Policy 35 - Visitor Economy
LDP Policy 37 - Self-Catering Development
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW5 Chapter 03 - Making and Enforcing Planning Decisions
PPW5 Chapter 04 - Planning for Sustainability
PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW5 Chapter 07 - Economic Development
PPW5 Chapter 08 - Transport
PPW5 Chapter 11 - Tourism, Sport and Recreation
SPG05 - Sustainable Design
SPG12 - Parking
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 09 - Enforcement of Planning Control
TAN 12 - Design
TAN 13 - Tourism
TAN 14 - Coastal Planning
TAN 18 - Transport

Officer's Appraisal

The site is located within Abercastle and forms part of the property known as Morwynt which is sited a short distance from the coast. The property is a two storey dwelling with a single storey ancillary building to the south east. This ancillary structure currently has planning permission for use as an artist studio linked to the main dwelling. However, the building has recently been used as a holiday let and the Authority has started the enforcement process in regard to the unauthorised use. The current application has been submitted as a result of this process and as a result further enforcement work is held in abeyance until the application is determined.

Several applications have previously been determined on this site and these include renovations and extensions approved under planning ref: NP/06/445 and renovations to outbuilding to use as artist studio approved under planning ref: NP/08/252

A planning application was submitted earlier in 2013 for the same proposal. This was refused for the following reason:-

1. Policy 52 of the Pembrokeshire Coast National Park Local Development Plan requires proposals to assist in delivering improved traffic and parking management, ensuring development is well designed by providing appropriate access for pedestrians, cyclists and vehicles and not permitting proposals that cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated. Policy 53 of the Pembrokeshire Coast National Park Local Development Plan supports developments which provide appropriate access without having an unacceptable impact on road safety. The proposal by virtue of the dimensions of the site appears insufficient to accommodate a feasible turning area within its curtilage. The proposed development does not make adequate provision for parking of vehicles clear of the public highway. The proposal is therefore contrary to criteria (a, c & d) of Policy 52 – Sustainable Transport (Strategy Policy) and criterion (c) of Policy 53 – Impacts of Traffic.

Constraints

Heritage Coast – within 100m
Biodiversity Issue
Safeguarding Zone
Rights of Way Inland – within 50m
Hazardous Zones
Rights of Way Coast Path – within 10m
NPA Foreshore – within 25m

Current Proposal

The application seeks approval for the change of use from the artist studio to a holiday let. The application does not propose any changes to the existing structure as the building is currently being used as a holiday let.

This current submission is supported with an access appraisal, which has concluded that whilst there is insufficient room to provide a vehicle turning area within the curtilage of the site, turning manoeuvres could be undertaken without harm to users on the public highway, on an existing turning area used historically by Morwynt and its neighbour, Awel y Mor. Morwynt has been judged to be able to accommodate up to 5 parked cars, whereas the Authority's Supplementary Planning Guidance on Parking Standards recommends 3 for a three bedroomed dwelling in Zone 5 locations (which are Rural Centres with limited provision of services, facilities and alternative modes of transport). It is considered by the applicant that the holiday accommodation will generate the requirement for no more than 1 parking space, and the access appraisal recommends that there is sufficient parking available to accommodate the parking demand generated by both Morwynt and The Smithy.

Key Issues

The application raises the following planning matters:-

- Principle of Development and Impact on the National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity

Principle of Development and Impact on the National Park:

The site is located within Abercastle which is defined as open countryside within the Local Development Plan (LDP). Policy 7 relates to development outside the identified Centres of the Local Development Plan area and states that proposals will be only be permitted where it constitutes the conversion of appropriate buildings to a range of uses. The conversion must not result in unacceptable impacts upon the structure, form, setting of the building and the conversion of buildings that are obtrusively located within the landscape will not be permitted. Accessibility to the centres will be an important consideration.

The proposed change of use of the artist studio to a holiday let is considered to be acceptable in respect of Policy 7. The existing structure is of traditional design and form with stone walls and slated roof, and no physical changes are proposed as a result of the change of use. The proposal relates to a single holiday letting unit and therefore there is no requirement for consideration on affordable housing provision, as the proposed use would be subject of a condition restricting the residential use. The existing building is considered to relate well to the existing pattern of development in the immediate landscape, and is also considered to be accessible to existing Centres.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected

and enhanced. The application site falls within LCA 20 as defined in the Authority's Supplementary Planning Guidance on Landscape Character, whereby the prevailing landscape characteristics are of a long linear coastal landscape with continuous rocky cliff punctuated by sheltered coves and inlets, of which Abercastle is an example. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The ancillary building has a traditional appearance and form, which is considered to sit acceptably with the existing pattern of built form within the exposed headland landscape. The current proposal does not involve any external changes to the physical appearance of the building and as such, the proposal is considered an acceptable use of an existing structure, without harm to the neighbouring development, nor the wider landscape setting.

Amenity and Privacy:

The proposed holiday let is located in proximity to properties known as Awel y Mor and Morawelon some 20 metres and 40 metres respectively. The change of use is not considered to have an adverse impact on privacy to either of the previously mentioned properties; however there may be some impact on their amenity given the increase in use of the site and the additional traffic that the change of use will generate. Given the distances that these properties are located away from the proposed single holiday letting unit, the potential impact on their amenity, arising from the change of use of the building to a single holiday let is not considered to be of a scale which will cause significant adverse impact.

Access and Parking:

An inland public right of way, together with the coastal public right of way passes the application site along the southern boundary and, as the proposal involves no physical changes to building or access, it is not considered that the proposal will have an adverse impact on the adjacent rights of way.

In response to the refusal of NP/13/0110 the applicant has submitted evidence to support that parking and turning can be made available for The Smithy. The Highways Planning Liaison Officer was consulted on the proposal, and has advised that the turning area (shown in the access appraisal) works as described and that the new holiday let will only result in the requirement for one car for each letting period. The access appraisal is supported by a plan, which illustrates 3 cars within the curtilage of the site for use by Morwynt, and one car on land just outside of the curtilage, for The Smithy. The plan (Appendix 3) does not appear to correspond with the contents of the appraisal, which states that 5 cars could be accommodated within the curtilage, of which there is only a requirement for 3 car parking spaces to meet the requirements of the Authority's Supplementary Planning Guidance. It would seem therefore that there would be a surplus of 2 spaces

available within the curtilage. The availability of using these spaces for parking for The Smithy has not been addressed in the appraisal, but officers consider this would potentially be a more appropriate parking solution which ensures a dedicated parking space can be provided within the curtilage to The Smithy, in perpetuity. If the parking can be provided for both properties safely within the existing curtilage, the proposed turning area - which it is advised has been available historically to Morwynt and neighbouring Awel y Mor - could be acceptable, provided it can be demonstrated that the ability to turn, as proposed, can be available for use by Morwynt and The Smithy in perpetuity. At the time of writing this report, officers are in discussion with the applicant's agent and the Highways Planning Liaison Officer to address the issue of parking and turning, and officers hope to make a further verbal report on the outcome of these discussions at the meeting.

Landscaping:

The existing site already has a good element of mature landscaping and there are no external changes proposed as part of this application. There may, however, be landscape changes required as a result of the discussion on achieving adequate parking and possibly turning provision within the site, and officers will provide a verbal update on this issue at committee.

Biodiversity:

The Authority's Ecologist was consulted and had no comment to make on this proposal.

Response to Community Council concerns.

Mathry Community Council have objected to the proposal on the grounds of the access and parking, as the area of land to be used for parking does not belong to the property. They also refer to previous comments, which were made on the previous submission, which are;

'In 2008 when the original conversion was applied for, Mathry Community Council had concerns about the potential use of the artists studio for commercial usage, met with Mr R Kirk on site and was assured that conditions would be imposed to prevent the studio being used as a holiday let. In spite of this, the property has been advertised by a local holiday letting agency for the past couple of years or so and the building has been used for this purpose. The Community Council is very disappointed that this has been allowed to happen, contravening the restrictions in the original planning permission.'

The issue of the parking and turning has already been addressed in this report. In respect of the holiday let use – whilst conditions can be imposed to restrict the use of a building, it does not prevent an applicant from seeking planning permission to change the use of that building. In this case, it is unfortunate that the holiday let use was begun without the applicant having sought the appropriate consent, but, in determining this planning application, the retrospective nature of a proposal cannot be taken into consideration, and the Local Planning Authority has to determine the proposal on its own merits. There has been a change in the development plan since the 2008 consent for

the artist studio, and the use of the building as a holiday let would accord with current development plan policy, as detailed in this report.

Conclusion

Whilst it is accepted that the parking and turning arrangement illustrated in the access appraisal can be physically achieved, and recognised that there is scope for discretion regarding the turning area where it can be shown that no harm would be caused to users of the access, there is currently insufficient justification for the provision of a parking space for The Smithy outside of the existing curtilage, particularly where it has been demonstrated in the supporting access appraisal that there is an over-provision of parking available within the existing curtilage. There is also a lack of evidence to show that the parking and turning proposed would be acceptable to The Smithy in perpetuity and without harm to the adjacent neighbour at Awel y Mor. If these parking and turning issues can be resolved, the recommendation is of approval subject to standard conditions relating to time, accordance with submitted and revised plans, holiday occupancy and conditions as recommended by statutory consultees.

Recommendation

Delegation to Head of Development Management to conditionally approve subject to satisfactory access and parking arrangements being received prior to 3rd January, 2014. If not received the application be refused for the following reason:

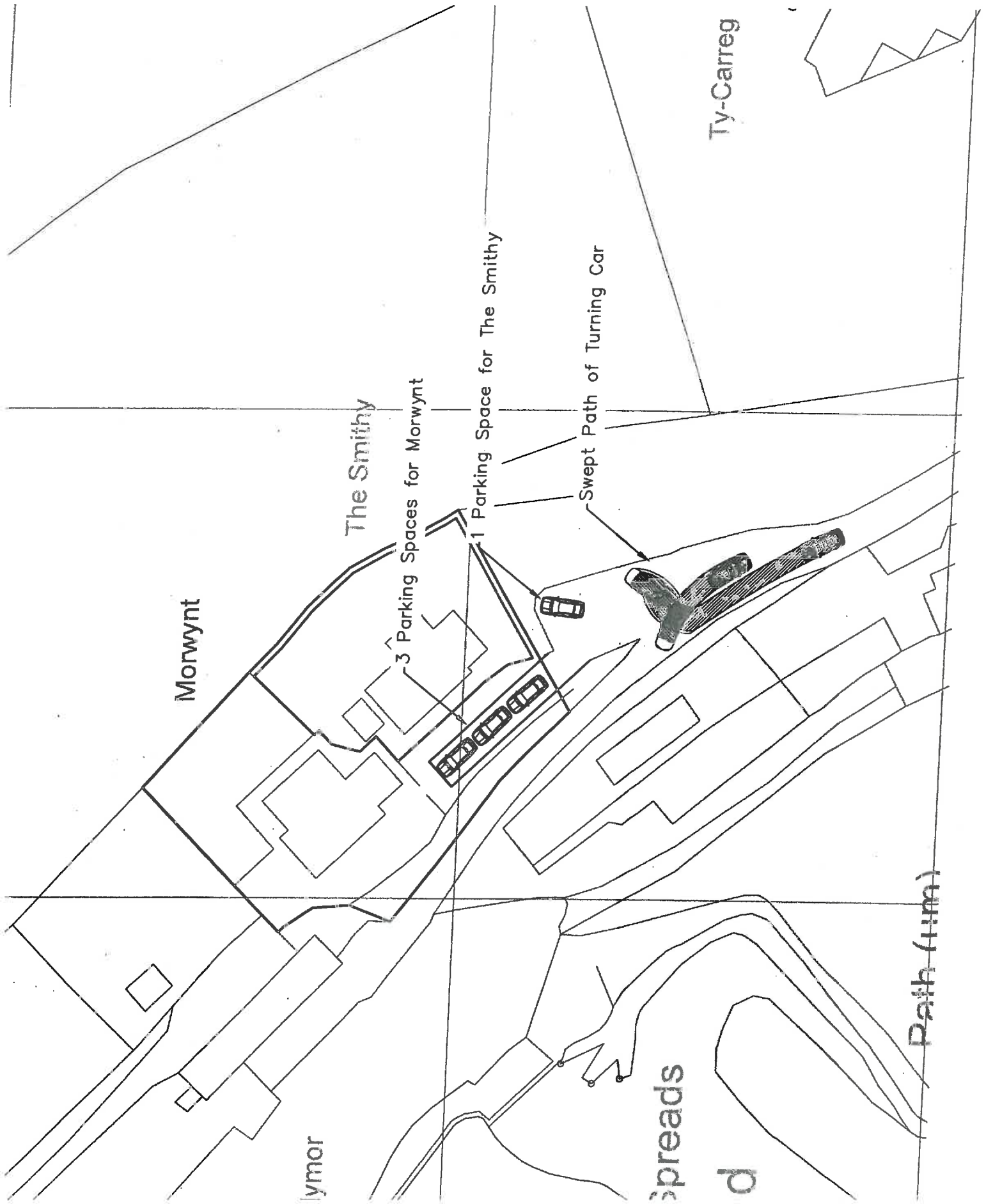
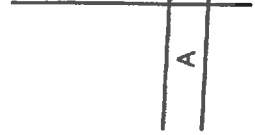
1. Policy 52 of the Pembrokeshire Coast National Park Local Development Plan requires proposals to assist in delivering improved traffic and parking management, ensuring development is well designed by providing appropriate access for pedestrians, cyclists and vehicles and not permitting proposals that cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated. Policy 53 of the Pembrokeshire Coast National Park Local Development Plan supports developments which provide appropriate access without having an unacceptable impact on road safety. Insufficient evidence has been provided to justify the provision of a parking space outside of the curtilage of Morwynt and The Smithy which would be available in use in perpetuity and capable of being enforceable. The proposal therefore does not demonstrate adequate provision for the parking of vehicles in association with the proposed holiday let use. The proposal is therefore contrary to criteria (a, c & d) of Policy 52 – Sustainable Transport (Strategy Policy) and criterion (c) of Policy 53 – Impacts of Traffic.

APPENDIX 3

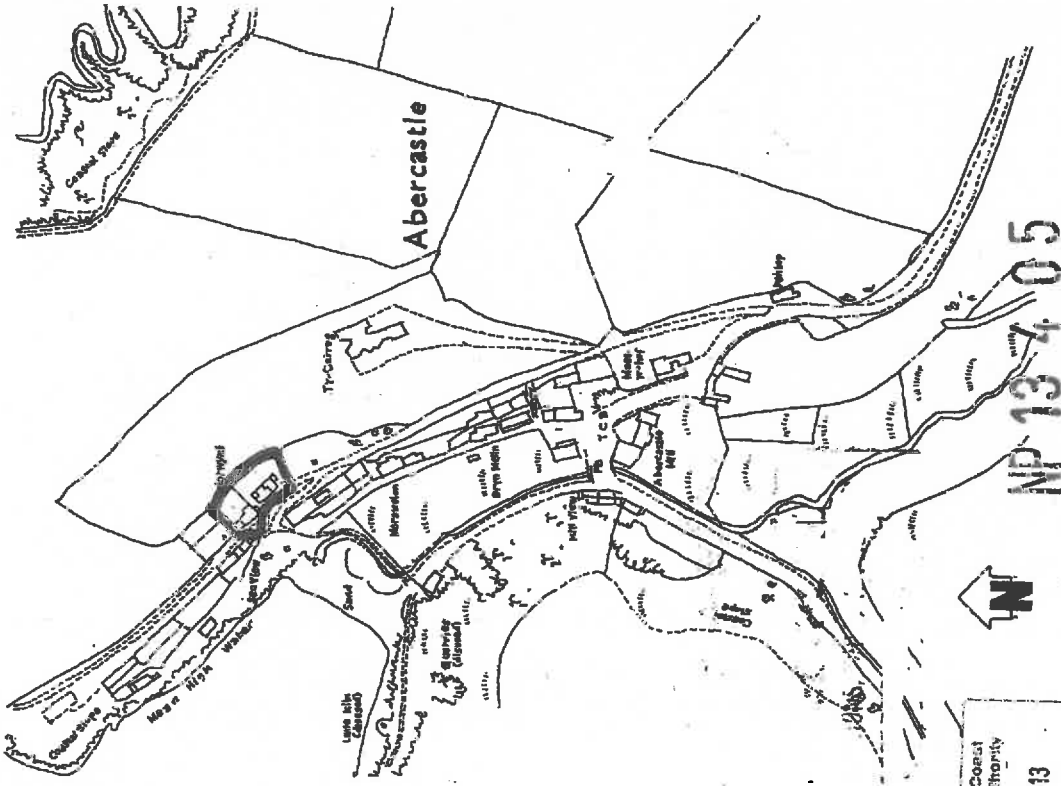
Item 6(b)



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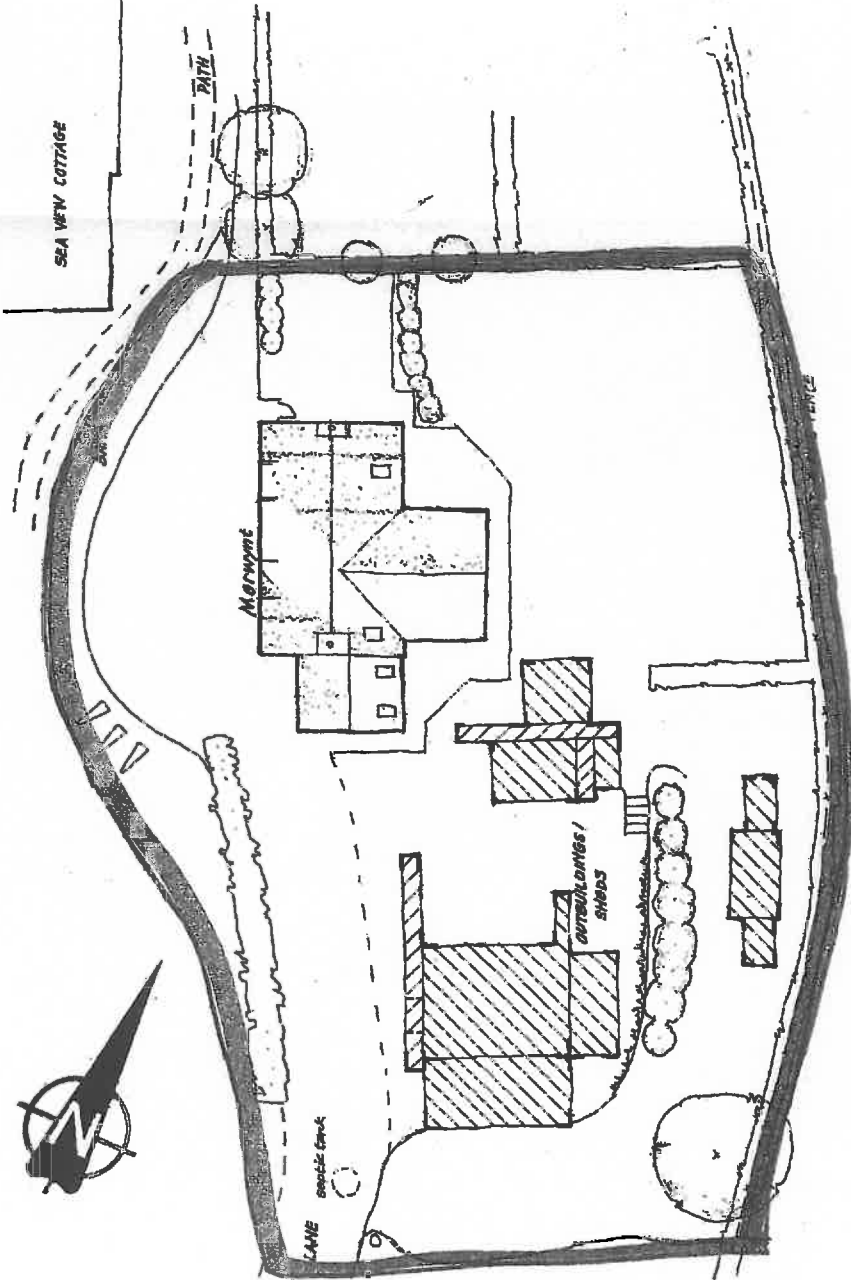


site plan 1:2500



Pembrokeshire Coast
National Park Authority
29 AUG 2013
Audited Parc Ceredigion
Arlfordr Penfro

block plan 1:200



Outbuilding at	
MORWYNT, Abercastle	
SITE & BLOCK PLAN	Scale as shown
Dwg No	AC.07.003

BDS Surveyors Limited
 100 Victoria Road
 100 Victoria Road
 Havering, Essex S26 6DA
 Tel: 0181 6064477
 Fax: 0181 6064477
 Email: info@bdsurveyors.co.uk
 Web: www.bdsurveyors.co.uk

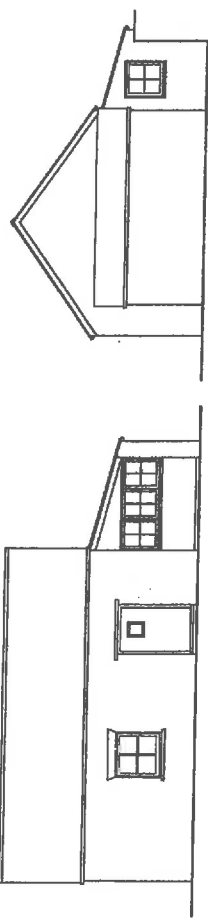
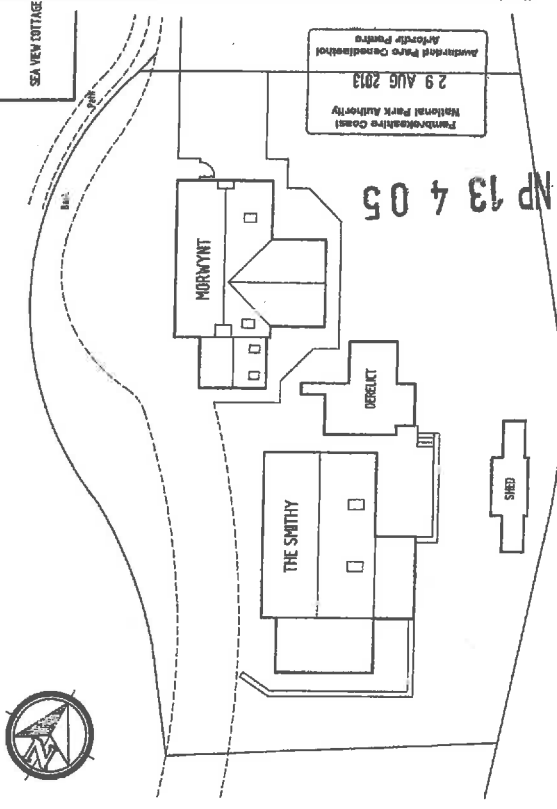
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 HAVINGHAM
 HAVESFORDWEST

Drawing title: AS BUILT PLANS & ELEVATIONS

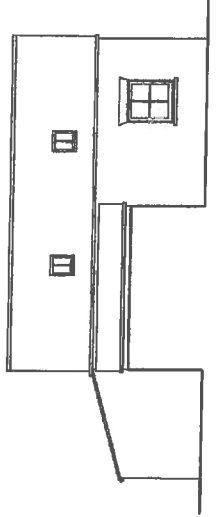
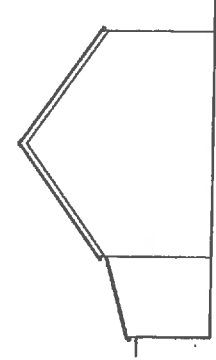
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Client:	THE ESTATE OF MORNYNT (DEC 154 198)
Drawing number & issue:	Rev
Date:	21.03.13
Drawn by:	TOT
Checked by:	

629143-1
 Rev: 01

Scale bar - 1 inch = 10 metres (30 feet)
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SIDE ELEVATION



SIDE ELEVATION

REAR ELEVATION

