

Item 6 - Report on Planning Applications

Application Ref: NP/13/0187

Application Type	Full
Grid Ref:	SM81940659
Applicant	Rev L Richards
Agent	Ms Anna Corden
Proposal	Construction of a shed for the storage of boats, garden & maintenance equipment ancillary to the use of Sarah's Cottage and The Bungalow as holiday lets; including the extension of the curtilage of Sarah's Cottage to include the proposed structure.
Site Location	Musselwick Bungalow, St Ishmaels, Haverfordwest, Pembrokeshire, SA62 3TJ
Case Officer	Andrew Richards

Summary

The application is reported to the Development Management Committee because the views of the Community Council are contrary to the recommendation of your officers.

The site is located within an area excavated from the cliff and adjacent to the end of Sarah's Cottage garden area. The site is believed to have housed a previous two storey boat house until approximately 1950's when it was destroyed in storms. A historic map dating back to 1908 has confirmed that there was a previous structure on this site and there is still evidence of this on the ground. The application seeks approval to construct a two storey structure to provide boat storage on the lower storey and general storage of garden and other equipment on the upper storey. The structure will have a traditional form with a natural slate pitch roof over, local red sandstone together with oak timber boarded panels.

This proposed change of use and extension of curtilage is considered to be appropriate in this instance and can be supported. The scheme for the proposed new storage building is also considered to be acceptable and has a scale, mass, form and detailed design which is in-keeping with the host property and also with the proposed use of the building. The appearance and location of the new landscaping will ensure that the visual amenities of the existing site will be improved without having an adverse impact on neighbouring properties and the surrounding area. The proposal will also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposal can be supported subject to appropriate conditions relating to linking it with Sarah's Cottage, restricting its use as ancillary storage only with no living accommodation allowed, restricting storage of material and construction traffic away from the foreshore and within the garden of Sarah's Cottage only. Furthermore, details of the method of protection for the adjacent trees and hedges during construction and details of external colours will be required to be agreed with the Authority prior to the commencement of works on site.

Consultee Response

St Ishmaels Community Council: Concern - Raises concerns that the proposed building will be visually intrusive and resemble a very nice beach chalet rather than a boat shed for storage. There was never a wooden slipway on this site, no building in living memory and no historic evidence of a building. Only one local resident uses the foreshore during the summer months and there will be no more allocation of mooring in this area by Milford Haven Port Authority.

Ecologist: Concern - Test of Likely Significant Effect has been carried out in respect of the above planning application in accordance with the requirements of regulation 61 of the Conservation of Habitats & Species Regulations 2010. This project would not have LSE on the features of the Pembrokeshire Marine SAC either alone or in combination with other projects and the next step is to forward the screening to NRW for their comments.

Ecologist - Pembrokeshire County Council: No objection - No adverse comments

PCC - Transportation & Environment: No objection

PCNPA - Park Direction: No objection

Natural Resources Wales: Conditional consent

Estates Officer: No adverse comment

Public Response

The application has been advertised by site notice and neighbour notification. No formal response has been received at this time.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire 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 10 - Local Sites of Nature Conservation or Geological Interest

LDP Policy 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 21 - Minerals Safeguarding

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

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LDP Policy 34 - Flooding and Coastal Inundation

LDP Policy 35 - Visitor Economy

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 06 - Conserving the Historic Environment

PPW5 Chapter 08 - Transport

PPW5 Chapter 11 - Tourism, Sport and Recreation

PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG10 - Safeguarding Mineral Zones

SPG13 - Archaeology

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 14 - Coastal Planning

TAN 15 - Development and Flood Risk

TAN 18 - Transport

Officer's Appraisal

Background and History

The site lies within Dale Estuary on the northern shores of Milford Haven Waterway set amongst a sheltered estuarine landscape characterised by relatively low lying shoreline interspersed with small wooded valleys and woodland belts. The significant foreshore exposed at low tides is an important wetland habitat and this together with the surrounding areas forms part of the Milford Haven Waterway registered as Landscape of Outstanding Historic Interest in Wales.

The proposed site is located within an area excavated from the cliff and extends some 16 metres back into the cliff and is approximately 4 metres wide and has a depth of 4 metres, and it is stated within the Design and Access Statement (DAS) that this excavation was carried out some 200 years ago. The site is also believed to have housed a previous two storey boat house until approximately 1950's when it was destroyed in storms. A historic map dating back to 1908 has confirmed that there was a previous structure on this site and there is evidence of the runners and winch for the boats on site.

A previous planning application for the conversion of a store building to form a holiday let was approved under reference NP/03/283.

Constraints

Special Area of conservation – within 500m
Site of Special Scientific Interest – within 50m
LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
NPA Foreshore – within 25m

Current Proposal

The application seeks approval to construct a two storey structure to provide boat storage on the lower storey and general storage of garden and other equipment on the upper storey. The structure will have a traditional form with a natural slate pitch roof over and local red sandstone to the front elevation which also wraps around the immediate side portions of the lower storey, together with oak timber boarded access doors and block work walls to the remaining lower storey side and rear walls which are obscured from view. Oak timber boarded panels and frames are to be used within the upper level, and incorporate a small balcony area on the front elevation together with a pair of glazed timber doors with an extended roof overhang, supports and bargeboards. Access is gained from Sarah's Cottage elevated garden via a small bridge into a first floor level dormer glazed access door. The building measures approximately 12 metres long by 3.6 metres wide and 3.4 metres to the eaves and 5.5 metres to the ridgeline. The building is set back off the existing cliff face by some 3 metres and has an internal staircase for access between levels

The applications supporting information also refers to future works which include the restoration of a former timber slipway. There are remnants of a timber track in the approach to the cutting. However, no details have been provided on this and it is not covered in the description of the proposed works. As such this would be subject to a separate planning application should the principle of extending the curtilage and building the storage building be considered to be acceptable.

Key Issues

The application raises the following planning matters:-

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

- Other Material Considerations

Policy, Principle of Development and Impact on the National Park:

The site lies within the countryside as identified within the Local Development Plan (LDP) where development is generally restricted unless it is for certain defined purposes including for recreational purposes where the need to locate in the countryside is essential. It is also generally accepted that development in association with existing properties is supported in principle subject to this being well related to that property and being appropriately sited and designed to have no adverse effect on the designated historic landscape, local sites of nature conservation and the adjacent areas. The site is within the legal title of Sarah's Cottage and is stated within the DAS that this land has been used and treated as part of the garden by the applicant for the past ten years with boats accessing the water in association with this property from this part of the foreshore. Officers visited the site some nine years ago and would accord with this view.

Given that there are historic records of a structure already having been sited on this site, together with its existing use as amenity space and the proposed ancillary use to the adjacent property, the proposal is considered to be a reasonable addition to this site and is acceptable in principle. The proposal is not considered to have an adverse visual impact on this area of the National Park, however no consultation response has been received to date in respect of the possible impact on the historic landscape and a further verbal report will be given at the Development Management Committee in this respect.

Siting and Sustainable Design:

Policy 7 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to development outside of the identified centres with (criteria 'e') supporting development where tourist attractions or recreational activity is proposed where the need to locate in the countryside is essential.

Policy 8 of the LDP refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a', 'b', 'c' and 'd' resisting development that would cause significant visual intrusion, and/or being insensitively and unsympathetically sited within the landscape, and/or introducing or intensifying a use which is incompatible with its location, and/or failing 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').

Policy 35 of the LDP seeks to attract visitors outside the peak season while ensuring that National Park environment is conserved and enhanced as a landscape of national and international importance with (criteria 'd') permitting visitor attractions, recreational and leisure activities in the countryside when a

countryside location is demonstrated to be essential and no existing buildings are available.

The proposed building has been designed as a traditional boatshed with storage above, and is considered to have an appropriate appearance with design detailing which is considered to sit well into this exposed landscape without having an adverse impact on the special qualities of the landscape. The visual extent of the building in the wider landscape is confined primarily to its front elevation facing the foreshore, due to the sides and rear of the building being obscured from view by the existing cutting into which the building is to be built. Thus it is considered that the proposed ancillary building is acceptable and has a design which is in-keeping with the overall design philosophy of the site. The current proposal involves the change of use of the land to extend the amenity land for Sarah's Cottage with additional landscaping that will assist in screening the proposed building from the landward side and also assists with its setting within the existing cutting when viewed from the wider landscape and from the sea. The mature planting and existing agricultural building forming the immediate backdrop to the proposed building, the proposed building together with additional landscaping will also assist in partly screening the existing unsightly agricultural building adjacent to the site when viewed from the wider landscape and sea. In respect of the proposal, it is considered that this will assist in improving the overall visual appearance of the site when viewed from the surrounding landscape and will not have an adverse impact on the special qualities of the National Park. The materials used will follow existing materials used within the site and the surrounding landscape and are considered to be acceptable in respect of sustainable design.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The nearest adjacent dwelling known as Musselwick House is located some 70metres from the proposed new storage structure to the north, and the siting of the structure within the cutting of the cliff together with the retention of the existing trees and hedges on the northern side of the cutting will ensure that there will be no adverse impact from privacy. Given the proposed use as a storage building and the distance away from Musselwick House, it is also considered that there will be no adverse impact on the amenity of this property as the ridgeline of the building will not exceed the existing mature planting on the boundary and will act as an additional screen between the existing amenity spaces.

Access and Parking:

The access and parking to the two existing holiday lets will remain unchanged and the construction access to the site will be directed through the garden area of Sarah's Cottage using suitable vehicles. Pembrokeshire County Council (PCC) Transportation and Environment section has been consulted as part of the application process and do not raise any concerns with the proposal.

Landscaping:

The proposed landscaping to provide new sections of mixed hedge to the northern and eastern boundaries of the garden area to Sarah's Cottage is considered to improve the visual appearance of the site when viewed from the immediate and wider landscape. However, the current proposal has not submitted sufficient information in respect of protection to trees and hedge features within and adjacent to the boundary and full details of sizes and exact locations of proposed landscaping. In respect of the above a planning condition is considered to be sufficient if attached to any consent granted to secure adequate protection for these areas and further details on sizes and locations.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The PCC planning ecologist has commented on the application stating that a protected species survey is not required as there is low likelihood of protected species being found at the development site or that there would be any adverse impact on the habitat or species as a result of the development. However any vegetation clearance should be carried out to avoid the bird nesting season and given the proximity of the site to the adjacent Pembrokeshire Marine Special Area of Conservation (SAC), a Test for Likely Significant Effect may need to be undertaken to consider the impact of the proposed development on the features of the SAC.

PCNPA ecologist has also been consulted in respect of the above and has requested further information in respect of an amended method statement which has now been submitted to the Authority for consideration. Natural Resources Wales has also been consulted and support the proposal subject to conditions relating to no storage of materials, including debris from construction on the foreshore during construction, and no access for construction purposes via the foreshore with all building work undertaken from the landward side. At the time of this report no formal response has been received from the Authority's ecologist, and as such a further verbal report will be given at the Development Management Committee.

Land Drainage:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site. The proposal will increase the extent of roof areas within the site and the surface water runoff from these areas will be directed to an existing watercourse given the sites location in close proximity to the foreshore.

Other Material Considerations:

Supplementary Planning Guidance provides additional advice on which recreational activities are likely to be considered appropriate for different locations within the National Park. Supplementary Planning Guidance when adopted has significant weight in deciding whether a proposal can receive planning permission. This area is characterised by cliffs backed by agricultural land overlooking small bays. There is a great sense of tranquillity and wildness with little intrusive development outside small coastal communities. The coastline is largely regarded as undeveloped creating a sense of connection to the sea and the habitats it supports. It is also often defined by the opportunities it provides for niche-based outdoor recreation. Sailing has health benefits, is non-intrusive, is intrinsically non-polluting and is based on active enjoyment of the special qualities of the National Park. As such, a low level recreational use associated with boating and in conjunction with the residential properties that the proposal relates to, would, on this occasion, represent a use that would be considered acceptable in this location.

It is also noted that there is limited access to the proposed structure and given the proposed use, it is considered that planning conditions are necessary to ensure that the building is used for storage only, so as to preclude the need for further external structures to accommodate storage for the property. The building will also need to be linked to Sarah's Cottage to prevent separation at a later date, and restricting living accommodation within the building as any new living accommodation would be in direct conflict with long-standing national and local planning policy.

Conclusion

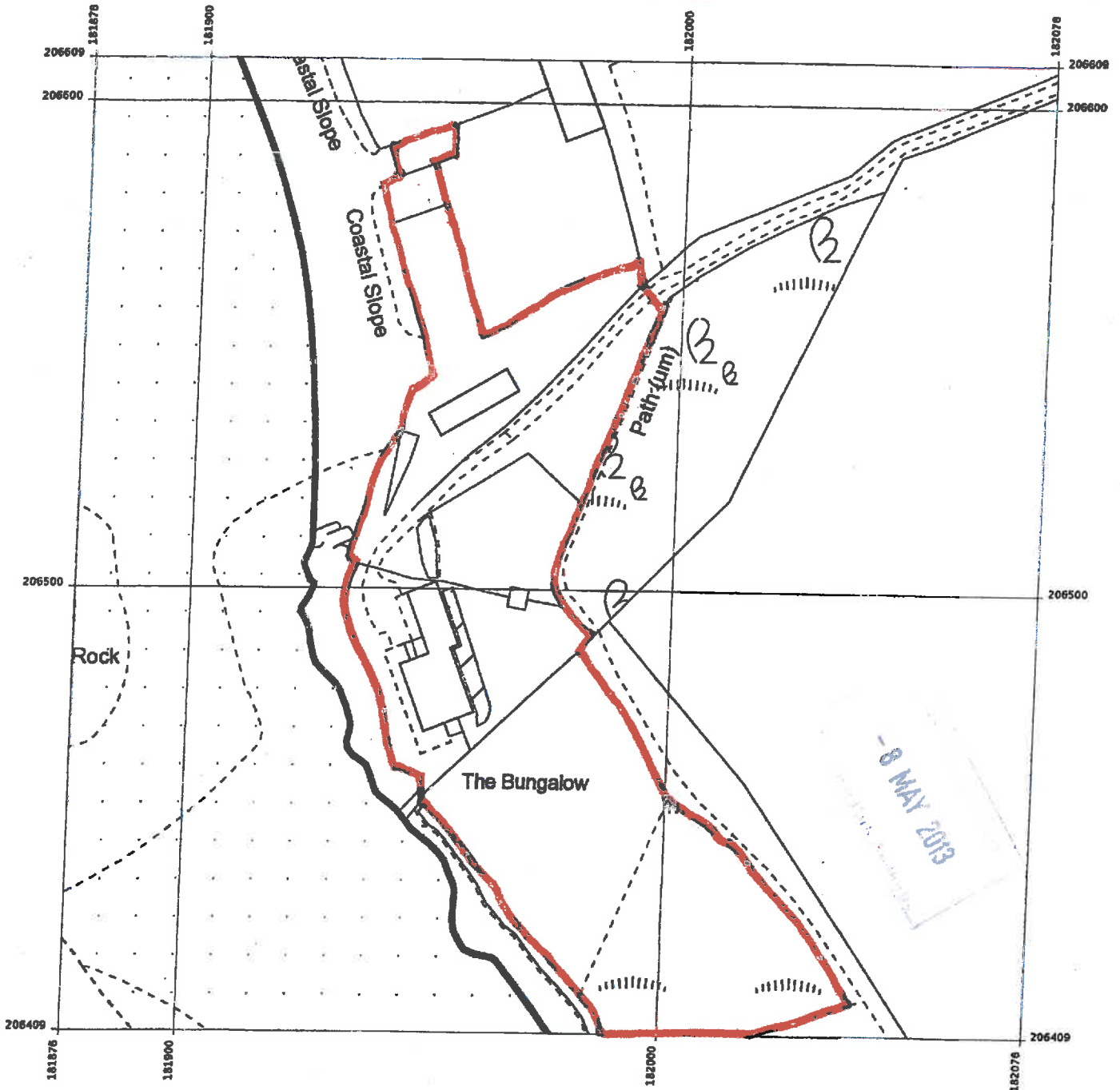
This proposed change of use and extension of curtilage is considered to be appropriate in this instance and can be supported. The scheme for the proposed new storage building is also considered to be acceptable and has a scale, mass, form and detailed design which is in-keeping with the host property and also with the proposed use of the building. The appearance and location of the new landscaping will ensure that the visual amenities of the existing site will be improved without having an adverse impact on neighbouring properties and the surrounding area.

The proposal will also maintain the special qualities of the National Park when viewed from the immediate and wider landscape. As such, the proposal can be supported subject to appropriate conditions relating to timing of the works within five years and in accordance with the approved plans, linking it with Sarah's Cottage, restricting its use as ancillary storage only with no living accommodation allowed, restricting storage of material and construction traffic away from the foreshore and within the garden of Sarah's Cottage only.

Further details of the method of protection for the adjacent trees and hedges during construction and further details on location and sizes of proposed landscaping will be required together with details of external colours to be agreed with the Authority prior to the commencement of works on site.

Recommendation

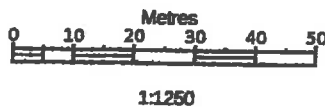
That subject to the receipt of satisfactory comments from the outstanding consultees that full planning permission be granted subject to the above listed conditions.



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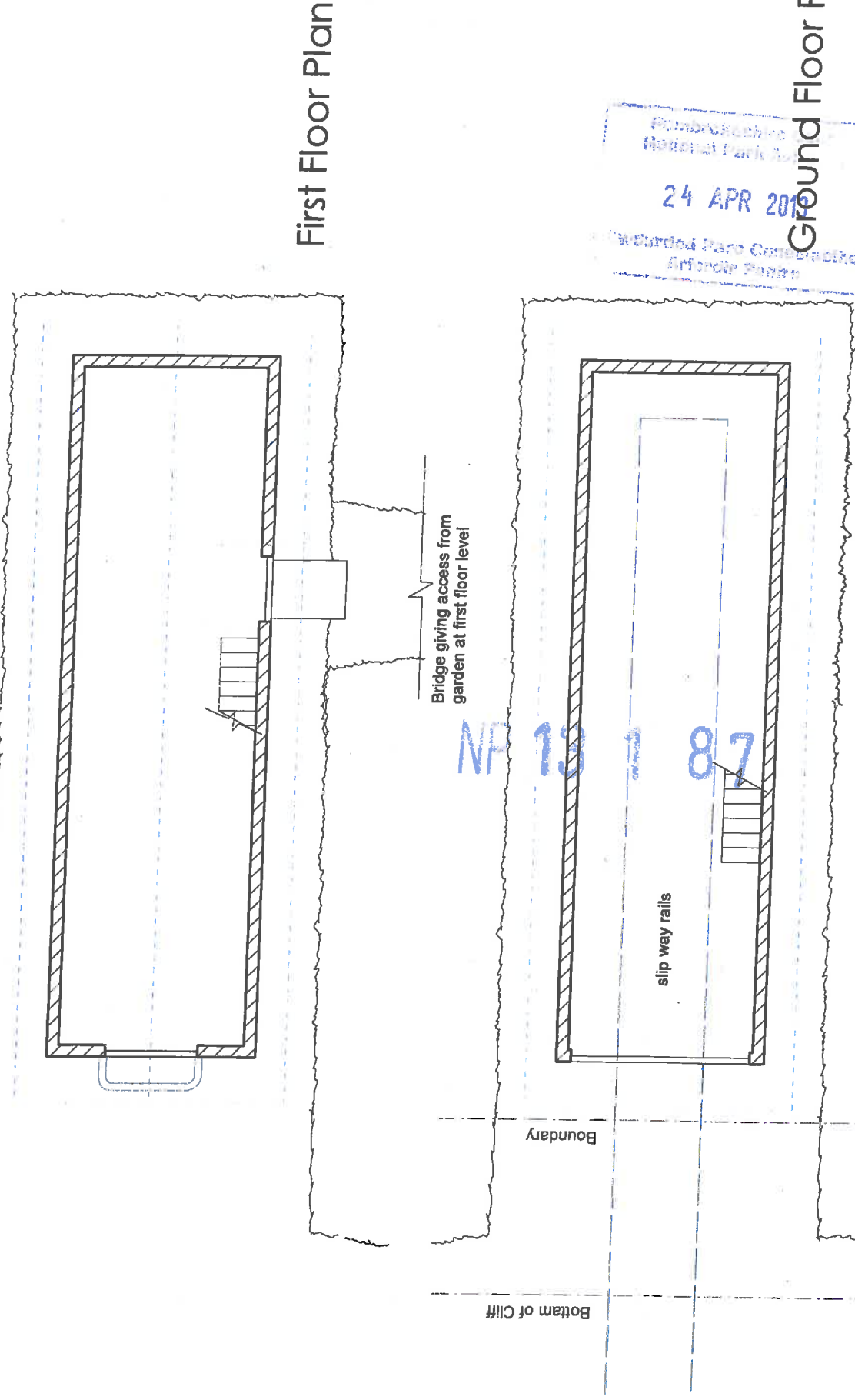
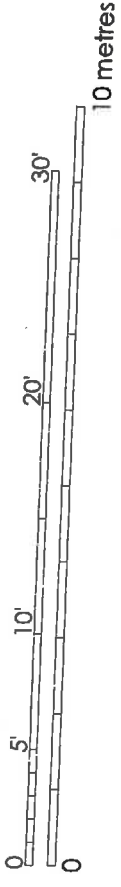


MUSSELWICK
HAVERFORDWEST
SA62 3TJ

Supplied by: Stanfords
Reference: O1569500
Centre coordinates: 181976 206509

**Proposed Boat Shed, Musselwick, St Ishmaels
Plan 1 - Site Location Plan**

Planning application boundary:



24 APR 2013

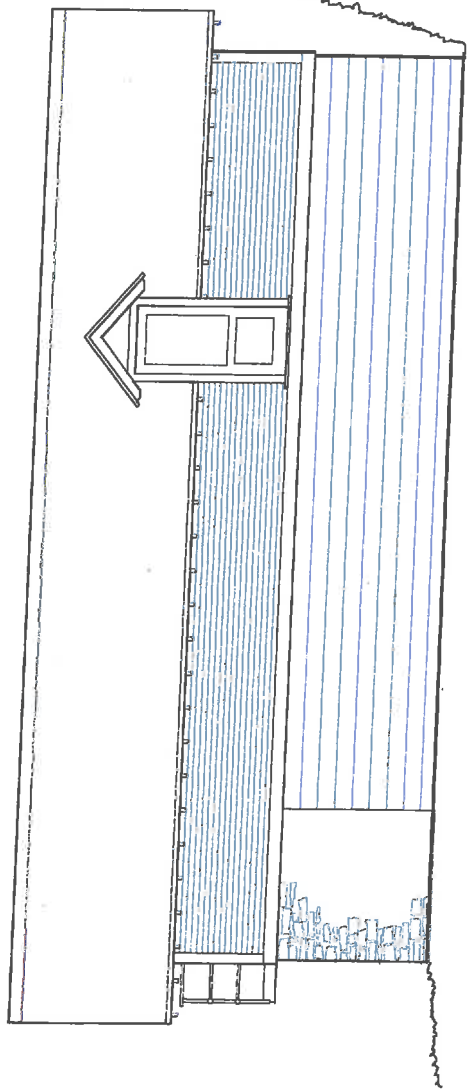
Forwards Plans Commission
Affordable Housing

MARSHALL & KENDON
94 WHITE LADIES ROAD, BRISTOL BS8 2GX
TEL: 0117 9734 578
mail@marshallkendon.co.uk

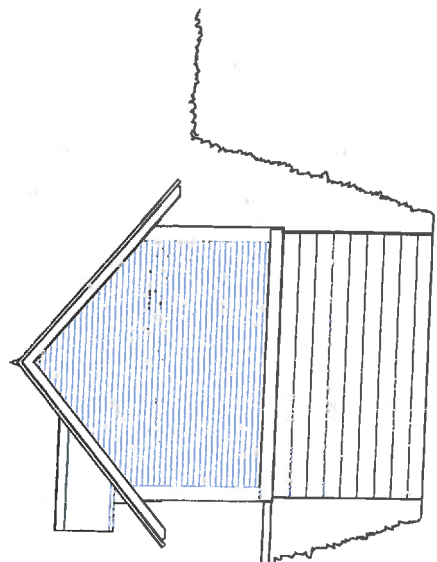
PROJECT **Musselwick Boathouse**

DWG No 1 / SCALE 1:100 DATE 03/13

Foreshore

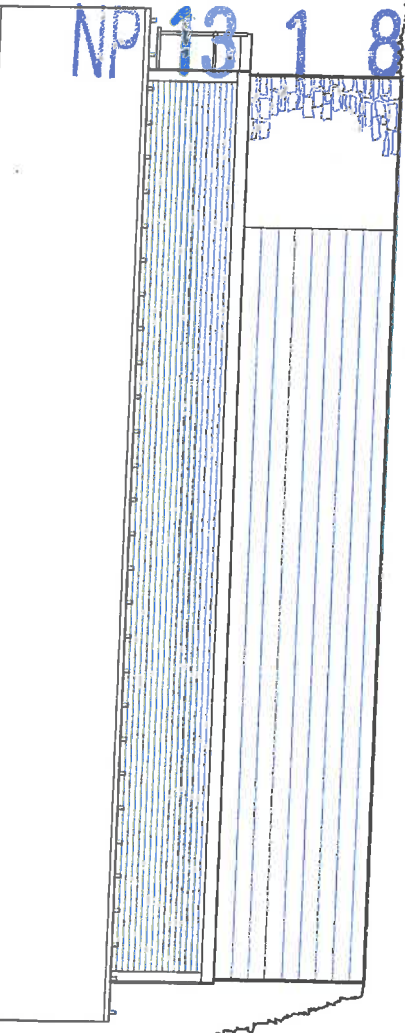


Side Elevation



Rear elevation

side access



Side Elevation

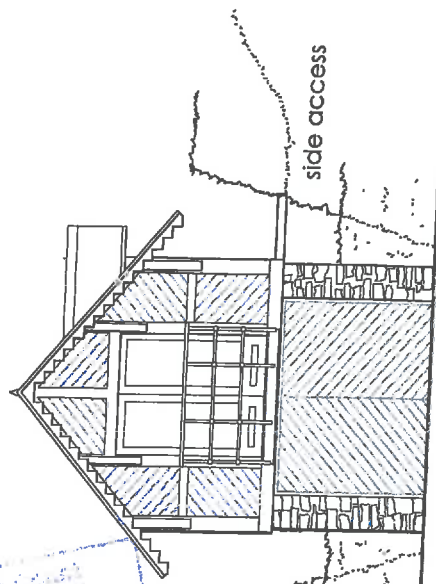
Natural slate roof

Timber boarded and framed upper walls, metal balcony

Blockwork to obscured lower walls

Local stone lower walls at front

Foreshore



Front Elevation

side access

Peninsula Coast National Park Authority
 24 APR 2013
 Awarded Para Grant for
 Artistic Design

PROJECT

Musselwick Boathouse

MARSHALL & KENDON

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DWG No

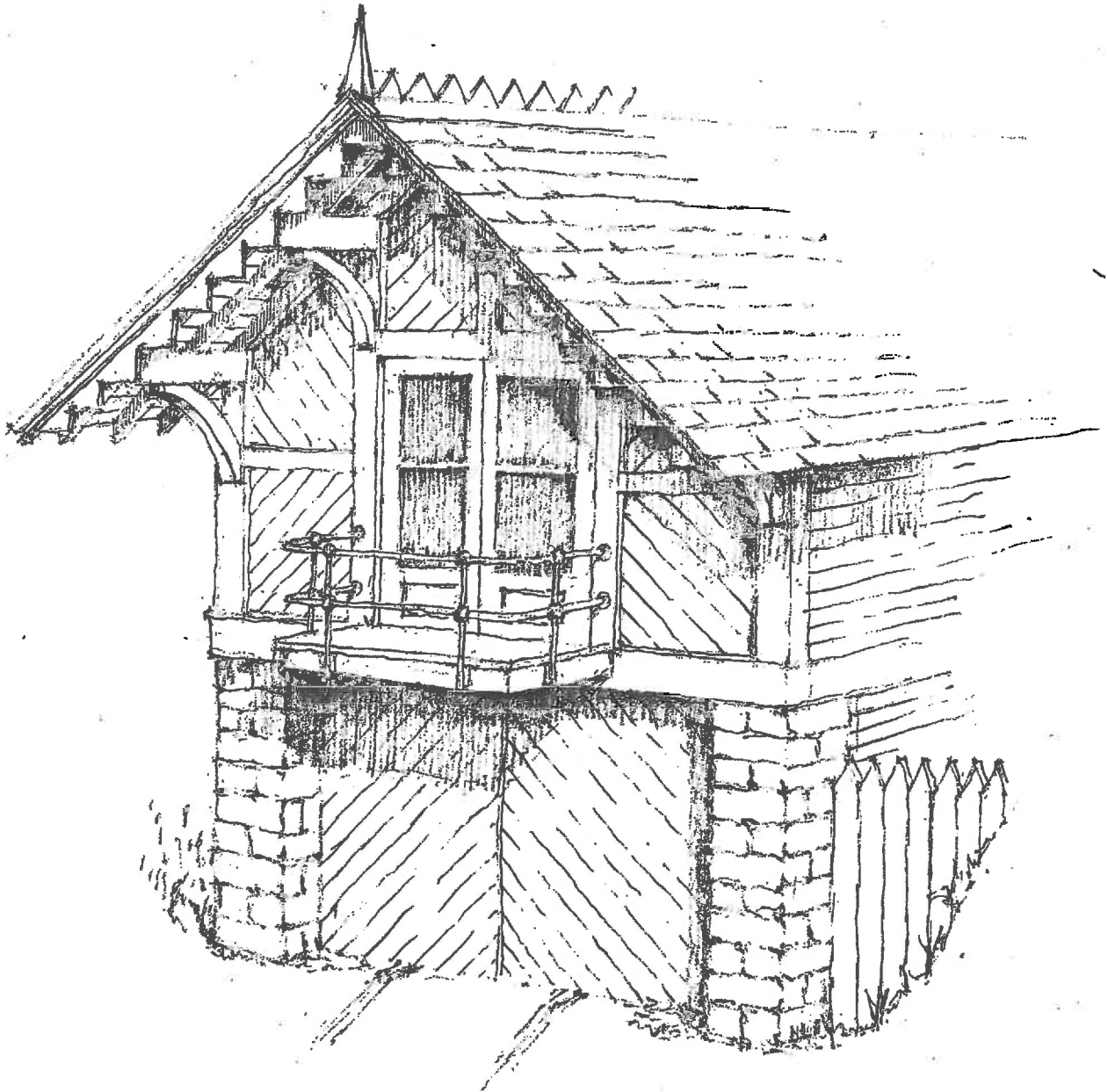
/

SCALE

1:100

DATE

03/13



Final design 2013
- 8 MAY 2013
Detailed at 1:50 scale

Preliminary
Boathouse sketch

MUSSELWICK
St Ishmaels, Pembroke
DRAWING No sketch 02
SCALE @ A4 NTS
DATE 02/13

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