

Item 6 - Report on Planning Applications

Application Ref: NP/13/0050

Application Type	Full
Grid Ref:	SN05010589
Applicant	Mr R Scourfield
Agent	
Proposal	Construction of Tractor/Implement shed within garden
Site Location	Woodland, Cresselly, Kilgetty, Pembrokeshire, SA68 0TB
Case Officer	Caroline Phillips Bowen

Summary

This planning application is on the agenda, as the applicant is related to a member of the Authority's staff.

Full planning permission is sought for a single timber tractor/implement shed, to be sited on land adjacent to, and associated with, the property known as Woodland. The dwelling is located on the western flank of the main road between Whitehill and Cresswell Quay, and the proposed outbuilding will be located within the existing garden area north of the main house. The site falls outside of any Centre boundary, as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan, and is considered to be in the countryside for policy purposes.

Woodland is a detached dwelling, located within a sizeable well-maintained curtilage, and falls within a row of dwellings at Carew Mountain. The proposed shed is of 'agricultural design' and would not be considered to be out of keeping in the local setting – many dwellings at this location have outbuildings of similar scale and varying design, and the proposed structure is sited so as to be 'read' against the existing development of dwellings and outbuildings at this location. The use of the building is for purposes ancillary to the main dwellinghouse, and as such officers would recommend approval of the application.

Consultee Response

Ecologist - Pembrokeshire County Council: No adverse comment

Public Response

A site notice has been displayed in accordance with statutory requirements, and neighbouring properties notified by letter. At the time of writing this report, the proposal was still in its consultation period, with no adverse comments received to date. As the consultation period will expire prior to the meeting, a further verbal report will be made at committee on any further comments that are received.

Item 6 - Report on Planning Applications

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 15 - Conservation of the Pembrokehire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
PPW5 Chapter 03 - Making and Enforcing Planning Decisions
TAN 12 - Design

Officer's Appraisal

Background & Description

The proposed shed is to be sited on land adjacent to Woodland – a detached property sited on the western flank of the main road leading to Cresswell Quay. The dwelling is set within a generous garden plot, which extends north and is offset from the main road by the neighbouring garden at Crossmead. The site slopes gently downwards to the north, and is open in character, with the house at a higher level. There is a small greenhouse and two small sheds within the northern part of the curtilage, a number of individual mature trees within the site, and the boundaries are defined by low mature hedging and stone wall to the road frontage. There are neighbours to the south and north of the site.

Current proposal

The proposal is a single storey structure, which will provide storage to be used in association with the existing dwelling house use. The building measures 9.1 metres in length, 6.1 metres in width, with the height to the ridge of the roof measuring 4.2 metres.

The design is agricultural in appearance, and constructed of tanalised timber shiplap boarded panels on a concrete block plinth, and with a grey cement fibre sheeting roof. Timber double doors provide the main access on the east facing gable, and a small personnel door and two windows are proposed to the south facing side elevation, which will face toward the main house. Three pvc rooflights will be incorporated into the rear north roofslope.

Key Issues

- Principle of development
- Siting and design

Item 6 - Report on Planning Applications

- Amenity and privacy
- Access and parking
- Historic Landscape
- Biodiversity

Principle of development

Policy 15 – Conservation of the Pembrokeshire Coast National Park states that development will not be permitted where it would adversely effect the qualities and special character of the National Park by (amongst other criteria) being insensitively or unsympathetically sited within the landscape , and/or introducing or intensifying a use which is incompatible with its location.

Policy 30 – Amenity states that development will not be permitted where it has an unacceptable impact on amenity, particularly where (amongst other criteria) the development is for a use inappropriate for where people live or visit, and/or the development is of a scale incompatible with its surroundings.

Ancillary buildings within the curtilage of existing dwellinghouses are generally acceptable where well-related to the main house, and where the use is incidental to the enjoyment of the main house. The proposed structure is positioned within the existing residential curtilage of the property, and sufficient amenity space would be retained to the dwelling.

The proposed development would provide storage for use ancillary and incidental to the existing house and associated land. The new structure would be located adjacent to the main house on a part of the existing residential curtilage, and can be readily accessed via an existing gated entrance. The uses are those which would be expected for a dwellinghouse and garden, and would not be considered inappropriate or incompatible with the existing landscape setting.

Siting and design

The structure is designed as an lightweight outbuilding and is located so that it would be easily accessed via an existing entrance and driveway. The mass and scale would not be considered out of keeping to the setting – the main house lies within a small group of dwellings, many of which have associated outbuildings, and this development is considered to relate well to the existing surroundings. The new building would be partially screened by existing buildings in the garden of the neighbouring property Crossmead, as the application site is offset from the main road frontage by this neighbouring garden plot.

Amenity and privacy

Sheds are, by nature, non-habitable in use and appropriate to garden settings, and as such, existing levels of amenity and privacy to neighbouring properties would not be adversely effected The outbuilding is designed for ancillary storage and thus has no opening that would look directly into the

Item 6 - Report on Planning Applications

neighbouring properties, and in terms of amenity, the proposal is considered to be appropriate to and compatible with the existing residential use. Sufficient private amenity and parking space would be still available to the main house.

Access and parking

No alteration is proposed to the existing access to the application site.

Historic Landscape

The application site falls within the Historic Landscape for Milford Haven Waterway. The garden is open, but domestic in character, and is bordered by existing development. Dyfed Archaeological Trust have been consulted, however, at the time of writing this report, their response has not yet been received. Officers will make a further verbal report on any response received at committee.

Biodiversity

As the building is new, and does not replace an existing structure at the same position, nor results in the loss of trees or hedges, it is considered that a protected species survey is not required. The Authority's Ecologist was consulted and advised that there were no comments for this proposal.

Other material considerations

No other issues have been identified for the site.

Conclusion

No objections have been received to the proposal, and the proposed building is of a design and appearance that would be considered appropriate as a lightweight ancillary building within the residential setting. The provision of an outbuilding for storage use incidental to the main dwelling is acceptable, and such outbuildings are characteristic of dwellings in the locality.

Recommendation

That the application be delegated to the Head of Development Management to issue consent subject to no objections being received during the required consultation period, and subject to conditions relating to time, accordance with plans, no commercial use and any conditions suggested by statutory consultees.

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Nutkin

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NP 13 0 50

PROPOSED
BUILDING

EXISTING ROAD &
HANDSTANDING

EXISTING
PIGSCOT

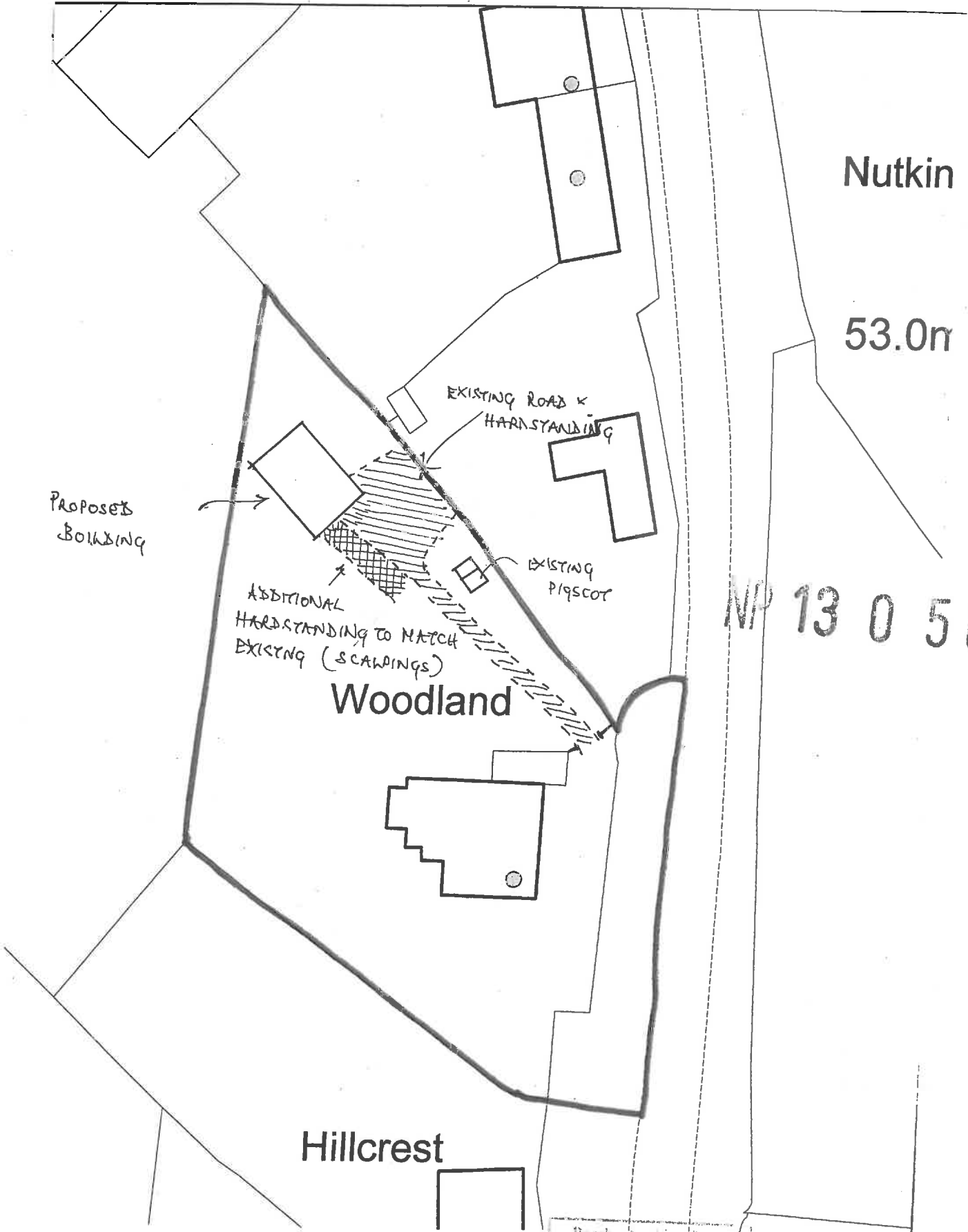
ADDITIONAL
HANDSTANDING TO MATCH
EXISTING (SCAWINGS)

Woodland

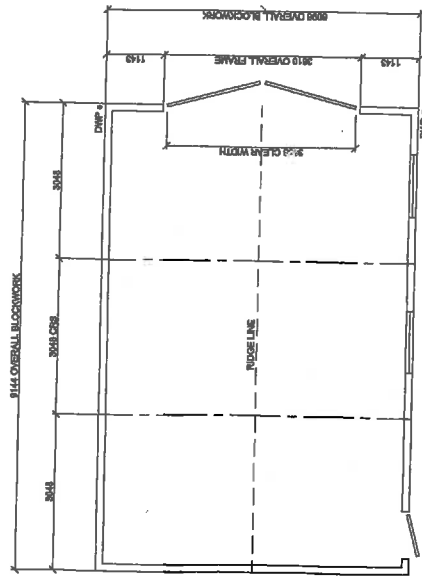
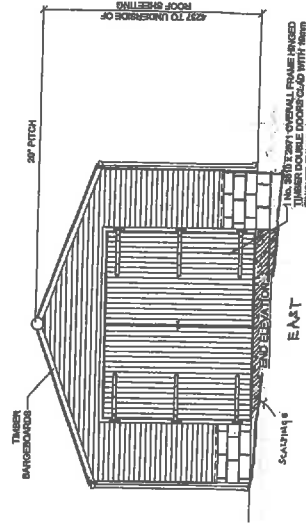
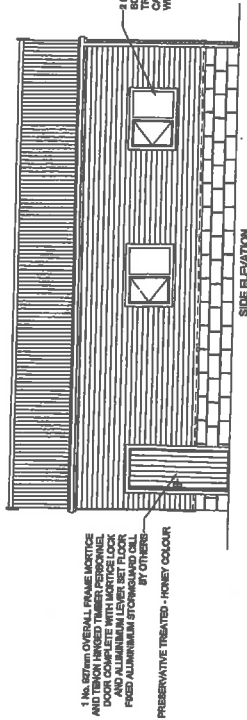
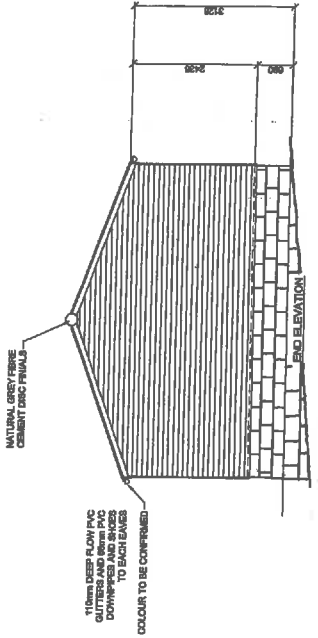
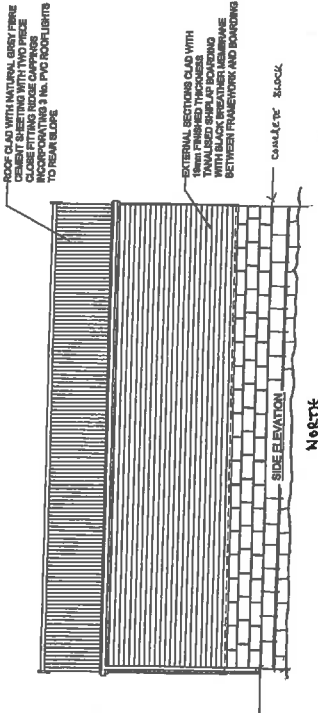
Hillcrest

Pembrokeshire Coast
31 JAN 2013
National Park Authority

1:500



A1



1 No. 1219 x 615mm DEEP TYPICAL ROOF TRUSS WITH 19mm FINISHED THROUSERS AND 19mm PFC ROOFLIGHTS TO REAR EAVES
 EXTERNAL SECTIONS CLAD WITH 19mm FINISHED THROUSERS TANKED SHAP LAP BOARDING BETWEEN FRAMEWORK AND BOARDING
 CONCRETE BLOCK
 PRESERVATIVE TREATED - HONEY COLOUR

AGRICULTURAL BUILDING TO SPECIFICATION BS 5502
 ROOF TO BE CLAD WITH NATURAL GREY PROFILE 3 FIBRE CEMENT SHEETING
 SIDES AND END CLAD WITH 19mm FINISHED THROUSERS TANKED SHAP LAP BOARDING WITH BLACK BRASS TRIMMER BLOCKWORK AND 19mm FINISHED THROUSERS
 ALL TIMBERS ARE UNGRADED UNLESS OTHERWISE STATED OTHERWISE
 THE SPECIFICATION ASSUMES BUILDING REGULATION APPROVAL IS NOT REQUIRED
 THE SPECIFICATION ASSUMES NO BUILDING REGULATION APPROVAL IS REQUIRED FOR THIS BUILDING
 PORTIONS ARE APPLICABLE AND THE BUILDING IS PORTIONED TO BE A PART OF AN ANT BOUNDARY
 DETAILS ASSUME THE BUILDING IS TO BE SUBJECT TO BUILDING REGULATIONS
 THIS DRAWING IS FOR PLANNING PURPOSES ONLY

NP 13 U 50

31 JAN 2013
 SCALE BAR 1:50
 0 1 2 3 4 5 6

BROWNS OF WEM LIMITED

Four Lane Ends, Wern Shropshire, SY4 5UQ
 Tel: (01899) 232382
 Fax: (01899) 234032

SCALE 1:50
 JOB No
 DWG No 6477
 REV A

CLIENT MR R SCOURFIELD
 PROJECT PROPOSED 9144 x 6086 PARAMOUNT TIMBER BUILDING
 SITE ADDRESS WOODLAND CAREW MOUNTAIN CRESSLEY KILGETTY PEMBROKESHIRE

DRAWN KAW 11.10.2013
 CHECKED RS 11.13

THIS DRAWING IS THE PROPERTY OF BROWNS OF WEM LIMITED AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT OUR PERMISSION

GENERAL NOTES

1. TO DOCUMENTATION FOR SPECIFIC SCOPE OF WORK OF WEM CONTRACT.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. PRIOR TO ANY SETTING OUT OR EXCAVATION WORK THE CLIENT OR SERVICE OWNER MUST MARK OUT ON SITE AND INFORM BROWNS OF WEM SITE PERSONNEL OF THE POSITION OF ANY SERVICES.
4. BROWNS OF WEM SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF SERVICES AS SHOWN ON DRAWINGS AND OFFICE IMPROVEMENTS.
5. SERVICES FOUND WITHIN THE EDICATIONS NECESSARY FOR THE WORKS, ADVISE THE CLIENT IMMEDIATELY.
6. CLADDING TO BE FIXED IN ACCORDANCE WITH THE DETAILS AND DRAWING LISTS.
7. CLADDING TO BE FIXED TO NOMINAL 50mm SPACED BOARDING, VENTED STEEL SHEETS AND COURSES, ALONG WITH ROOF PROFILES AT EAVES AND VENTED CAPPING MAY NOT PREVENT THE MARKERS OF RAIN OR SNOW.

TABLE

BY	DATE	DETAILS
KAW	25.01.2013	GABLE DOOR AND WINDOWS ADDED AS PER CLIENT INSTRUCTION