
Application Ref: NP/13/0467

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| Application Type | Variation/Removal |
| Grid Ref: | SN14003637 |
| Applicant | Mr & Mrs Butler |
| Agent | Mr Irvine Johnston, Harries Design & Management |
| Proposal | Variation of Condition no. 10 of NP/05/393 to allow use as residential annexe to dwelling or as a holiday letting unit |
| Site Location | Ddolgoed, Eglwysrwr, Crymych, Pembrokeshire, SA41 3SA |
| Case Officer | Ceri Porter |

Summary

This proposal is being reported to the Development Management Committee for consideration as the applicant is a relative of a member of staff at Pembrokeshire Coast National Park Authority.

This application seeks to amend condition 10 of planning permission NP/05/393 that restricts the converted former mill outbuilding to holiday letting use only, to allow it to be used as ancillary accommodation to the main house when not being let out. It is considered that there would be no intensification of use or any additional works necessary at the site and that, subject to a condition that restricts use to holiday letting and ancillary accommodation, the amenity of current and future occupiers of neither Ddolgoed nor any neighbouring properties would be adversely affected. As such, the proposal is recommended for approval.

Consultee Response

Natural Resources Wales: No adverse comments

Rights of Way: No Public Right of Way affected

Ecologist - Pembrokeshire County Council: No adverse comments

PCC - Transportation & Environment: Conditional Consen

Public Response

The application has been advertised by site notice and neighbour notification and by press notice. No representations have been received at time of writing 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 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
LDP Policy 35 - Visitor Economy
LDP Policy 37 - Self-Catering Development
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 11 - Tourism, Sport and Recreation
SPG05 - Sustainable Design
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 13 - Tourism

Officer's Appraisal

Background

The application site is located within the small community of Eglwysrw in the open countryside as defined in the Pembrokehire Coast National Park adopted Local Development Plan 2010-2021 (the LDP).

Ddolgoed is a detached traditional property located to the north of the road running through the village. To the west of the house is a detached small stone outbuilding that was formerly a mill building and was converted into a holiday letting unit in 2005 under planning reference NP/05/393. This building is reached from the main road by the driveway to the front of Ddolgoed and essentially sits within the garden of the main house.

The permission to convert the building was subject to a number of conditions with no. 10 restricting the use of the building to holiday purposes only with no permanent habitation. The condition continued to restrict occupation to 4 week periods by any single letting with no return within 4 weeks for the same household. In addition, a register of all occupiers is required to be maintained.

The reason for the condition is to ensure that the accommodation is used solely for holiday letting purposes and no other residential purpose.

Since conversion the building has been successfully let.

History

NP/05/393 – Alterations and extension to dwelling. Adapt mill for holiday unit
– Approved November 2005

Constraints

- TAN15
- Biodiversity issue
- Safeguarding Zone
- Rights of Way Inland – within 50m
- Hazardous Zones
- Potential for Surface Water Flooding
- Recreation Character Areas
- Listed Building – within 10m

Current Proposal

This application is made under Section 73 of the Town and Country Planning act 1990 to allow development without complying with Condition 10 of planning permission NP/05/393 and to attach a new condition to allow the building to also be used as overflow accommodation for the main house when not being let for holiday purposes. The permission as varied will amount to the grant of fresh planning permission. No physical work is proposed as the conversion already exists.

The original permission tied the unit to the house via condition 9 and restricted the use via condition 10. In consideration of the original conversion, it was noted that the relationship with the main dwelling was intimate and would not be suitable as a separate dwelling.

Key Issues

The application raises the following planning matters:-

- Principle of Proposal;
- Neighbouring Amenity; and
- Other Material Considerations

Principle of Proposal

There is no formal definition of self-catering holiday accommodation and no formal use category as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) however planning case law has

established that self-catering holiday accommodation falls within the same use class as residential dwellings (C3). As such the authorised use class of both the main residence, Ddolgoed, and the ancillary outbuilding is therefore considered to be C3 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) with only the condition limiting its independent use.

It is considered that the independent use of the converted mill building would be unacceptable in policy terms as it would impact the amenity of the residents of Ddolgoed however for use by family members such impact would be negated.

Neighbouring Amenity

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criterion 'c' resisting development that would introduce or intensify a use which is incompatible with its location. Policy 30 of the LDP seeks to avoid development that is, inter alia, inappropriate for where people live or visit (criterion 'a') or is of a scale incompatible with its surroundings (criterion 'b').

Although restricted to holiday let and 4 week maximum stays, the holiday let can operate 52 weeks a year. Consequently it is considered that the occupation of the building by family members when not being let would not result in any change to the existing (or potential) level of use on site.

The proposal involves no further alterations as the building has already been converted.

Conclusion

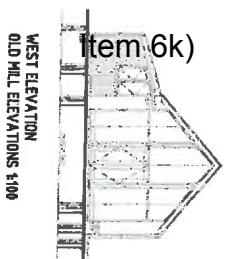
The proposal to vary condition 10 of planning permission NP/05/393 to allow the use of the outbuilding as a residential annexe to the main dwelling or as a holiday letting unit is considered acceptable and is recommended for approval subject to a condition restricting its use to such.

Recommendation

Approve

FIGURED DIMENSIONS ONLY

ORIGINAL DRAWING A1



WEST ELEVATION
OLD MILL ELEVATIONS 1/100



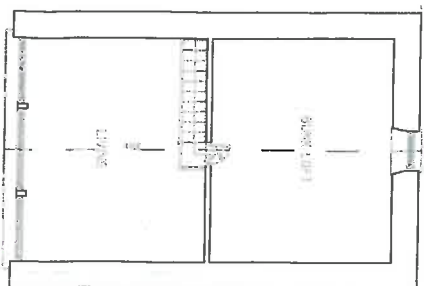
SOUTH ELEVATION



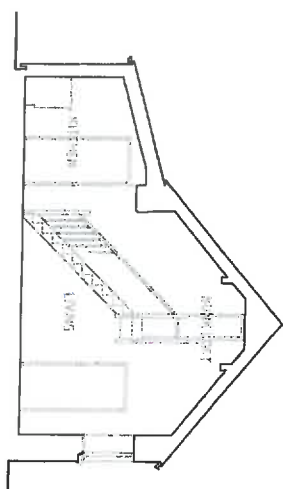
EAST ELEVATION



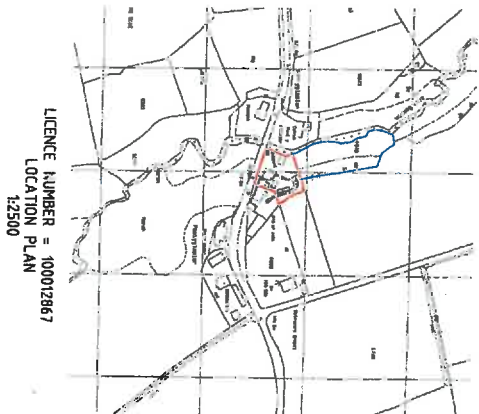
NORTH ELEVATION



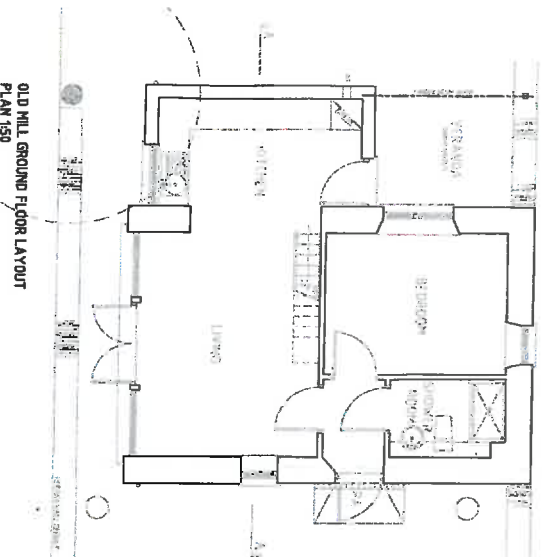
OLD MILL FIRST FLOOR LAYOUT



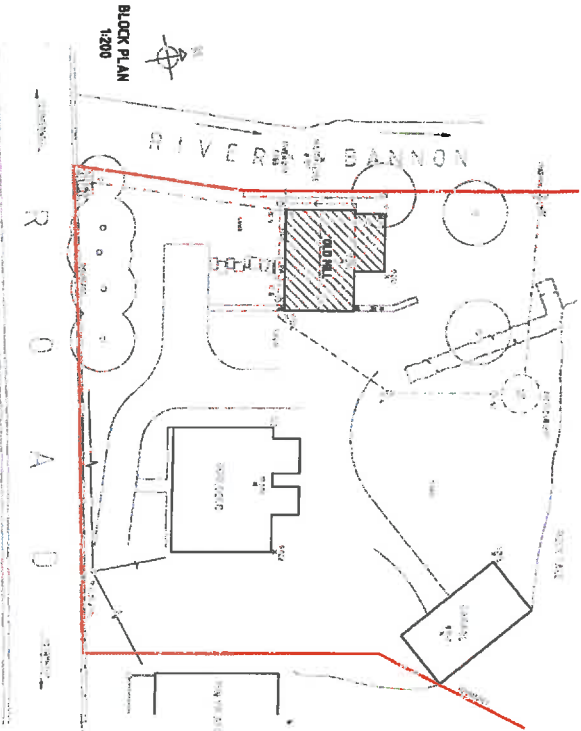
SECTION A-A
SCALE 1/50



LICENCE NUMBER = 100012867
LOCATION PLAN
1:2500



OLD MILL GROUND FLOOR LAYOUT
PLAN 1/50



BLOCK PLAN
1/200



SCALE BARS

HARRIES
DESIGN & MANAGEMENT
Proposed Works at
Dolgoid, Pont Y Glasier, Pentrokeshtre.

DM

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