
 Item 5 - Report on Planning Applications

Application Ref: NP/14/0458

Application Type	Full
Grid Ref:	SN05313945
Applicant	Mr WJD Scarr
Agent	
Proposal	Garden Shed (Retrospective)
Site Location	35, Maescurig, Parrog Road, Newport, Pembrokeshire, SA42 0RQ
Case Officer	Brian Canning

Summary

The proposal involves the construction of a timber and concrete block outbuilding within the rear garden area of this semi-detached property. The garden has frontage onto a rear service courtyard area, and the outbuilding, which is substantially complete, abuts the boundary with this area. The building is of typical garden design and appearance which will not adversely affect the appearance of the property or the locality. Approval is recommended.

The application is retrospective as the building is substantially complete and has been submitted for consideration following enforcement investigation by the Authority.

The application is placed before the Development Management Committee as the recommendation to approve is contrary to the views expressed by the Newport Town Council

Consultee Response

Newport Town Council: Objecting - Application not supported as proposal out of character/context for location

PCC - Ecologist: No adverse comment

Public Response

The occupants of 6 neighbouring properties were consulted by letter and the application advertised by the posting of a site notice at the site frontage. No adverse comments have been received.

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 08 - Special Qualities

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LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW7 Chapter 04 - Planning for Sustainability

PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

TAN 12 - Design

TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background & Description

The semi-detached dwelling is located on the eastern side of Parrog Road and forms part of the small Maes Curig housing site. The housing site is serviced by a small rear service area and the application site has frontage to this area.

The application has been submitted a result of an enforcement investigation which alerted the Authority to the development having been commenced without the benefit of planning permission.

Current proposal

The application, which is retrospective, relates to the erection of a mono-pitch roofed garden shed measuring 4.85m x 3.12m x 2.6m high. The building is constructed of concrete block with shiplap timber cladding and light grey box profile steel roof.

Key Issues

The main issues to be considered in this case are:

- The Principle of Development
- Siting, Design and Appearance
- Amenity and Privacy

The Principle of Development

Provision of a small domestic outbuilding is ancillary to the residential use of the property, and the principle of ancillary buildings within the curtilage of existing residential properties is acceptable. The development is therefore considered to comply with the strategic objectives of Policy 8 of the LDP which seeks to protect and enhance the special qualities of the National Park.

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Siting, Design and Appearance

The garden shed is of modest size and is located in the rear garden area of the property where small ancillary domestic buildings are normally considered appropriate. In relation to the comments of Newport Town Council, the Authority has to be mindful of the guidance contained in Policy 15 of the LDP, which seeks the conservation of the National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Policy 29 'criterion 'a' 'Sustainable Design' is also relevant with regard to poor design and the layout of development impacting upon the character of towns and villages.

In this case, it is accepted that the structure is more readily visible than would normally be the case in a rear garden area, owing to the existence of the service area and access to it. However, this area is clearly functional, with vehicle parking bays and a mix of boundary treatments and access points. As such, it is considered that the shed, which is of typical garden outbuilding design and appearance, is not visually obtrusive and appropriately sited within the context of such a service area.

The owner has ceased work on completing the building until such a time that planning permission has been obtained and as such its current appearance is not in a finished state. In view of this a condition to require agreement of the final material and boundary finishes can be imposed in the interests of achieving a satisfactory development.

Amenity and Privacy

The shed is sited adjacent to the rear garden boundary, at maximum distance from neighbouring properties. As a small garden building, it will not have any detrimental impact upon amenity or privacy, and it is considered the proposal complies with Policy 30 of the LDP in this regard.

Water and Drainage

The application submitted does not indicate a proposed method of surface water drainage. In view of this there is a potential for unacceptable surface water runoff onto adjoining land. In order to successfully manage surface water drainage a condition to require a scheme to be agreed is suggested in line with the requirements of Policy 32 of the LDP.

Conclusion

It is considered that this domestic outbuilding does not impact adversely on the existing character and appearance of the locality. It does not impact upon the amenity of neighbouring properties. In these circumstances, there is not considered to be any sustainable planning policy objection to the development as built, and approval is recommended.

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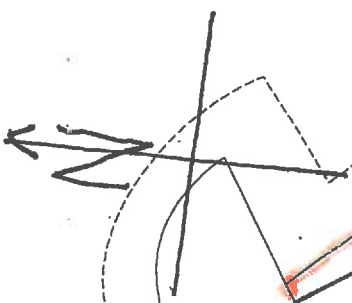
Recommendation

Approve subject to conditions to require the following

Conditions

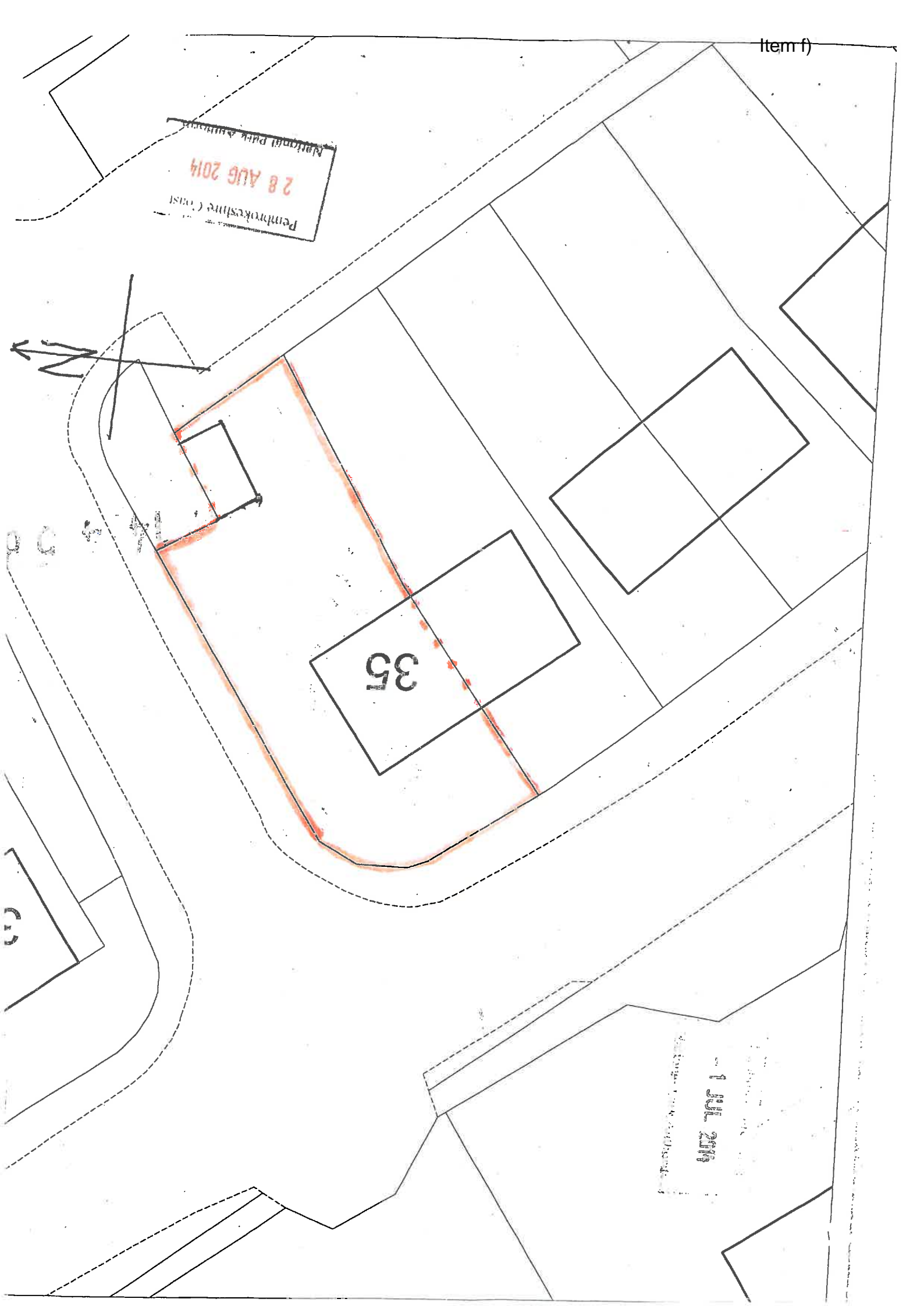
- Strictly in accordance with the submitted plans.
- Garden shed is to be used for domestic purposes only, and not for any trade or commercial purpose.
- Submission of final material and boundary finishes within 3 months and to be undertaken within 3 month of agreement.
- Submission of a scheme for surface water drainage to be agreed within 3 months and be undertaken in accordance with the approved details.

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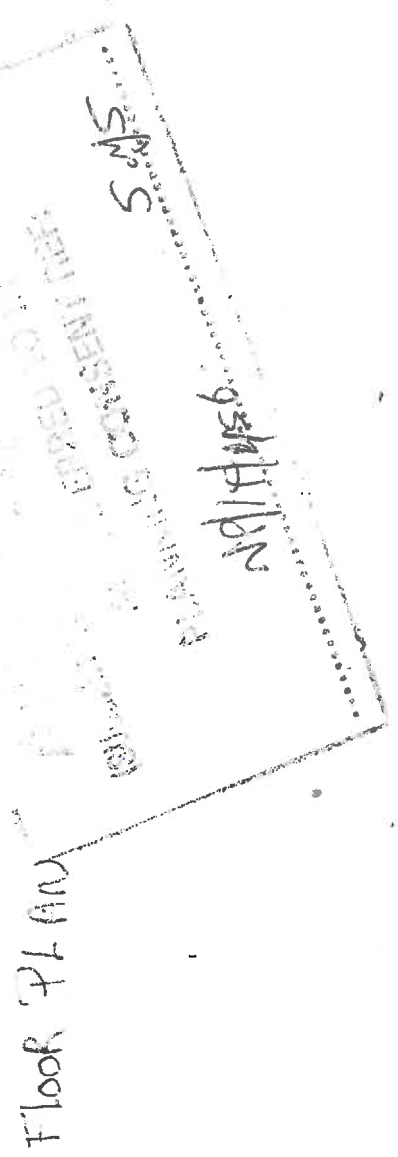
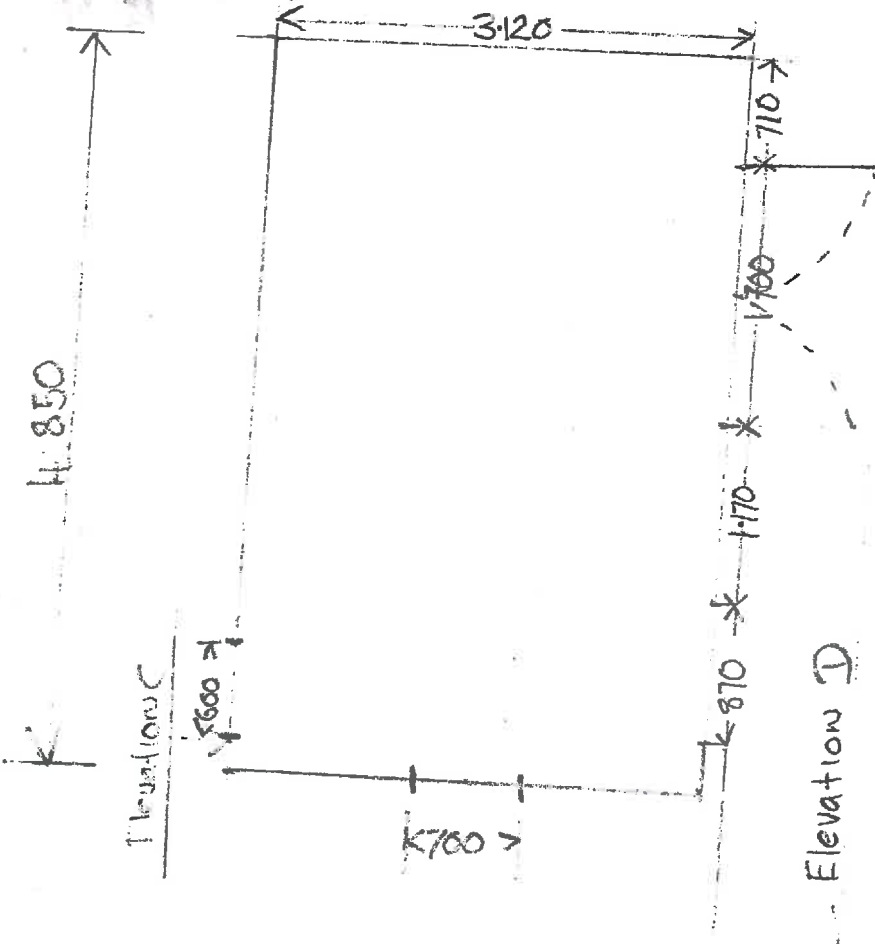
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Elevation B



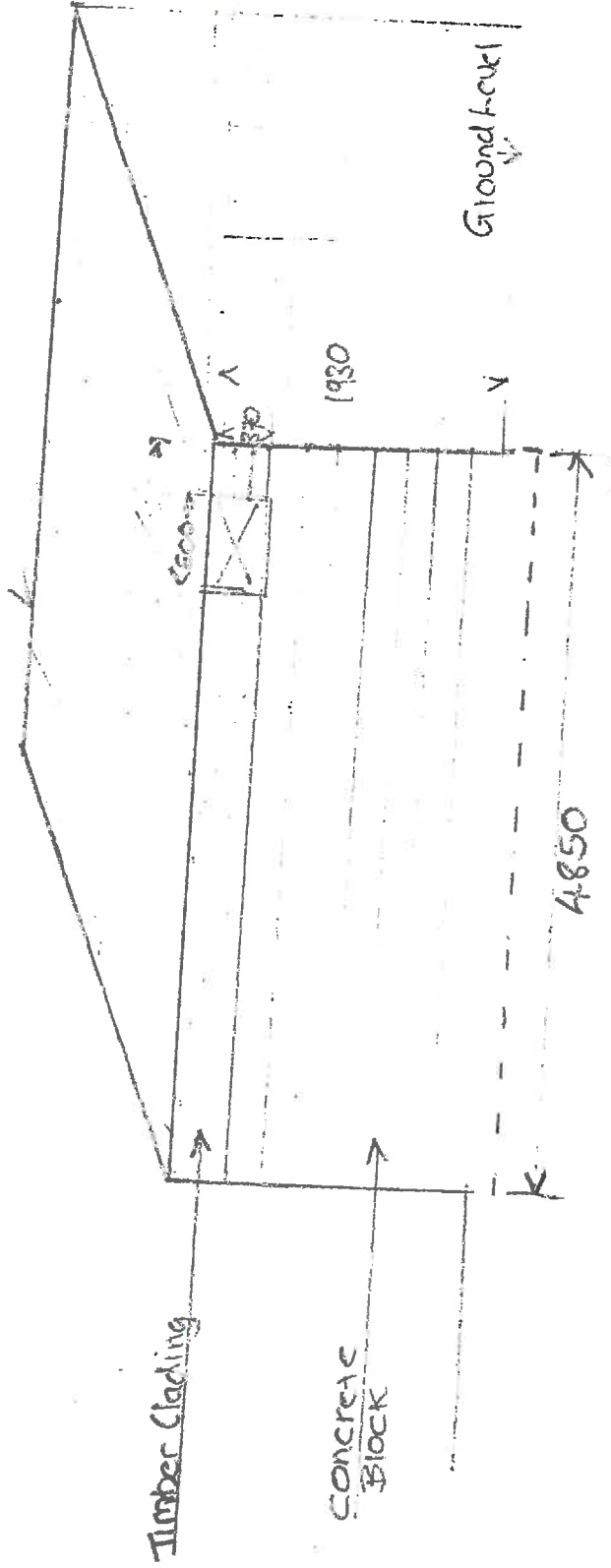
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Elevation C

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Steel Box Profile roof



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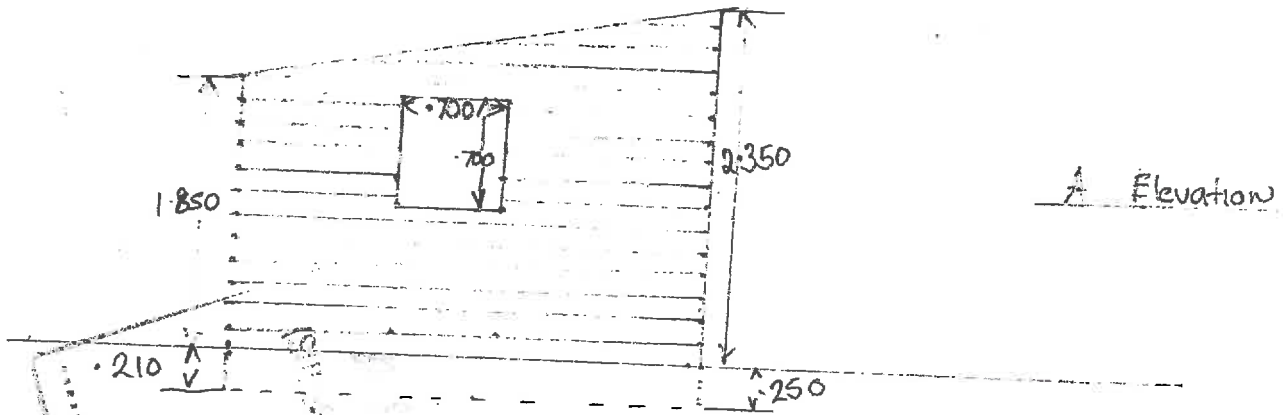
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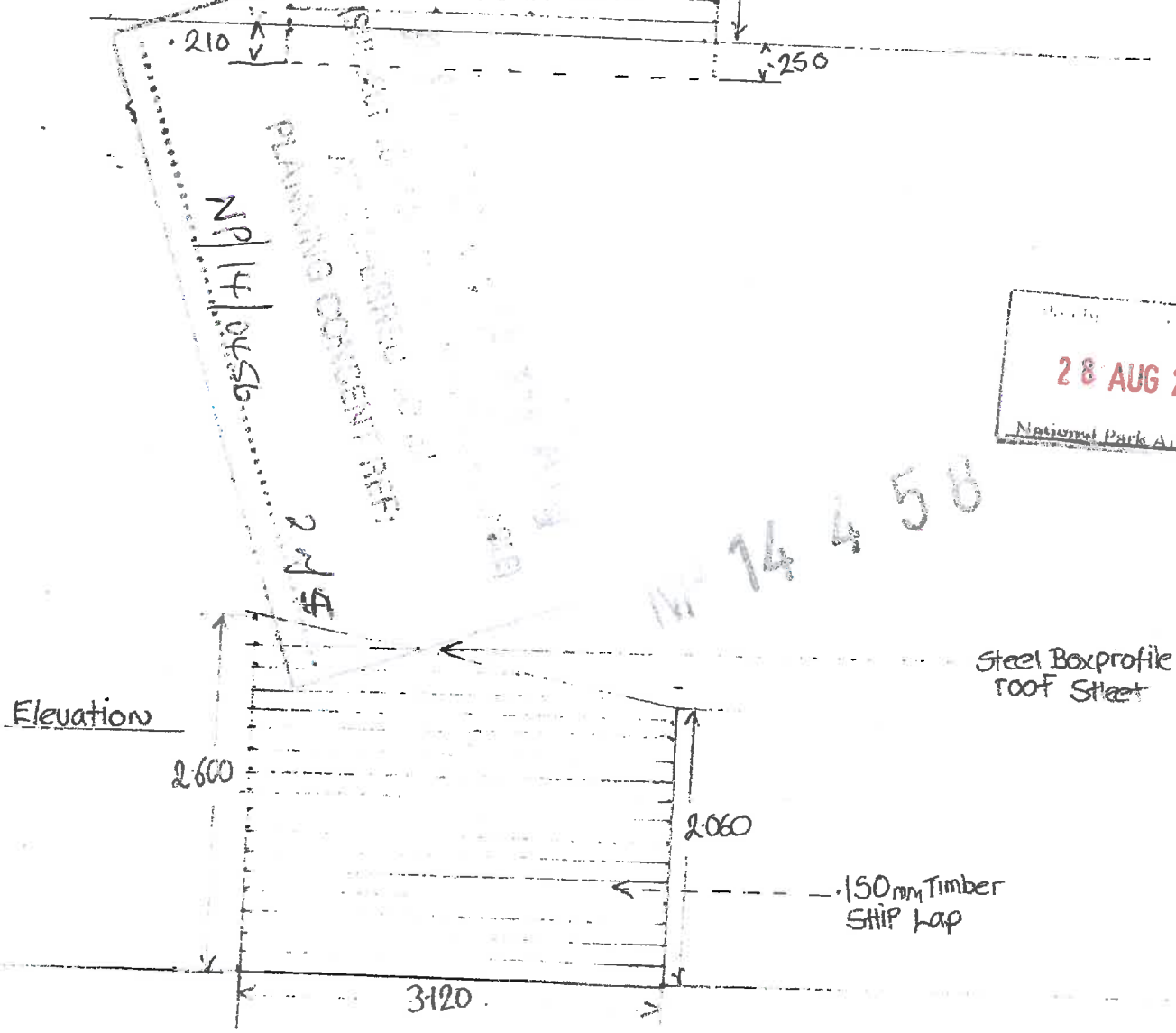
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Parrog Road
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Side Elevation's



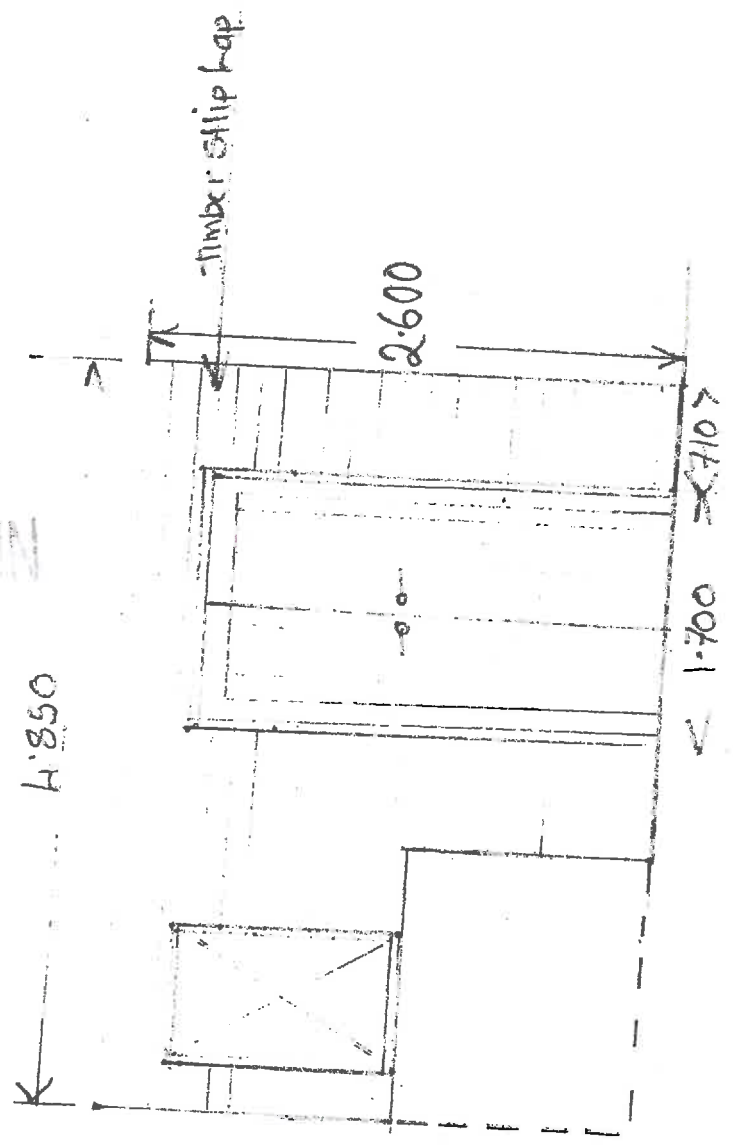
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