

## Item 5 - Report on Planning Applications

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### **Application Ref: NP/14/0335**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN01143922
<b>Applicant</b>	Mr & Mrs M & A Sayer
<b>Agent</b>	Mr C Kimpton, CK Planning
<b>Proposal</b>	Conversion of existing garage unit into 1 bed holiday let and garage (retrospective)
<b>Site Location</b>	16, Parc Yr Onnen, Dinas Cross, Newport, Pembrokeshire, SA42 0SU
<b>Case Officer</b>	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 dwelling known as number 16 is located at the front of the residential development of Parc Yr Onnen and has an L shaped plot with a large detached two storey dwelling provided to the south and a single storey detached garage structure to the west. There is a large rear garden to the dwelling with a further small amenity space provided to the rear of the garage structure and a large parking and turning area to the front of both buildings which can accommodate six vehicles. The application seeks full approval for the retrospective conversion of the existing garage unit into a 1 bed holiday let and garage.

The current proposal for a new unit of holiday accommodation on this site is considered to be acceptable in principle given its siting within the rural centre of Dinas Cross and is not considered to have a detrimental impact on the character and amenity of this area of the National Park. The siting, scale, form and detailed design are considered to be appropriate and acceptable in this instance and will maintain the special qualities when viewed from the immediate and wider landscape. Through formal consultation the traffic issues raised by the community council are not shared by Pembrokeshire County Council Transportation and Environment section who consider the access, parking and turning to be fully acceptable. As such, the application can be supported by officers, subject to appropriate conditions.

### **Consultee Response**

**Dinas Cross Community Council:** Objecting - The Council does not agree with the retrospective planning. The extra traffic will cause traffic problems on a narrow road, The community council does not consider that the accessibility to the subject site is safe for cars, cyclists and pedestrians, the minor county road already has excess traffic, particularly during the tourist season. This property was designed as a house with separate garage and planning permission was granted as per the plans submitted at the time.

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**Dwr Cymru Welsh Water:** Conditional Consent

**PCC - Ecologist:** No adverse comments

**PCC - Transportation & Environment:** Conditional Consent

**PCNPA - Park Direction:** The applicants are willing to accept conditions restricting its use for that purpose and to tie the property to its host dwelling. On this basis and the site location within a Centre is acceptable, in principle, subject to detailed development management matters such as amenity, scale, plot size etc

### **Public Response**

A site notice was posted in accordance with statutory requirements. One letter of support has been received during the required consultation period from a neighbour at Walnut Tree Cottage, and states that the outline of the building has not been changed and the continued use of the garage and accommodation will not be intrusive.

### **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 06 - Rural Centres
- LDP Policy 08 - Special Qualities
- LDP Policy 11 - Protection of Biodiversity
- LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
- LDP Policy 29 - Sustainable Design
- LDP Policy 30 - Amenity
- LDP Policy 32 - Surface Water Drainage
- LDP Policy 35 - Visitor Economy
- LDP Policy 37 - Self-Catering Development
- LDP Policy 45 – Affordable housing
- LDP Policy 52 - Sustainable Transport
- LDP Policy 53 - Impacts on traffic
- PPW7 Chapter 03 - Making and Enforcing Planning Decisions
- PPW7 Chapter 04 - Planning for Sustainability
- PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
- PPW7 Chapter 07 - Economic Development
- PPW7 Chapter 08 - Transport
- PPW7 Chapter 09 - Housing

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PPW7 Chapter 11 - Tourism, Sport and Recreation

PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG09 - Affordable Housing Supplementary Planning Guidance (Replacement)

SPG13 - Parking

SPG21 - Accessibility

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 13 - Tourism

TAN 15 - Development and Flood Risk

TAN 18 - Transport

TAN 23 - Economic Development

### **Officer's Appraisal**

#### **Background and History**

The dwelling known as number 16 is located at the front of the residential development of Parc Yr Onnen and has an L shaped plot with a large detached two storey dwelling provided to the south and a single storey detached garage structure to the west. There is a large rear garden to the dwelling with a further small amenity space provided to the rear of the garage structure and a large parking and turning area to the front of both buildings which can accommodate six vehicles.

Several applications have been determined on this site and these relate to an outline proposal for six residential building plots approved under planning reference NP/00/249, and a proposal for a new dwelling and garage through a reserved matters application on one of those six plots approved under planning reference NP/01/617.

#### **Constraints**

Biodiversity Issue

LDP Centre – 100% affordable housing and minimum density of 30 units/ha

Recreational character Areas

#### **Current Proposal**

The application seeks full approval for the retrospective conversion of the existing garage unit into a 1 bed holiday let and garage. The proposal seeks to retain the works completed in May 2012 which provide a smaller garage

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area for one vehicle, kitchen, bathroom and living area on the ground floor and a bedroom within the roof area at first floor level accessed directly via a stair way from the living area below. To the rear of the unit there is a patio and gravel area which provides amenity space for the unit and this is enclosed by a mature hedge bank. To the side of the unit there is an access way which provides the main access to the holiday accommodation together with an external store and open porch canopy. To the front of the unit parking and turning areas are provided for both the existing host dwelling and the proposed holiday accommodation.

### Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Affordable Housing
- Accessibility
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other Material Considerations

#### *Policy, Principle of Development and Impact on National Park:*

The site lies within the Rural Centre of Dinas Cross as identified within the Local Development Plan (LDP). Policy 37 of the plan allows for self-catering development on brownfield sites within Centres and where there is no need for affordable housing. The principle to retain the accommodation in the form of a small holiday unit with garage is considered to be acceptable. The proposal is not considered to have an adverse impact on this area of the National Park, and the proposal is also considered to be supported by the adopted policies of the LDP.

#### *Affordable Housing:*

Policy 37 of the LDP requires consideration of the need for affordable housing where a new unit of self-catering accommodation is proposed and Policy 45 of the LDP seeks to deliver affordable housing in the National Park. Whilst it is recognised that there is a need for affordable housing within Dinas Cross, the threshold for negotiating provision of units is two or more residential units. The current proposal for one new unit of residential accommodation (holiday accommodation) and is therefore below the threshold of two units. Where the on-site provision falls below this threshold, an affordable housing commuted sum to assist with the delivery of affordable housing will be sought.

However, certain developments are exempt from this financial contribution and these comprise:

1. Affordable housing for local people as defined in the SPG;
2. Replacement dwellings; and,

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3. Accommodation limited in its occupation by condition or legal agreement, for example as an agricultural worker or manager's dwellings or self-catering accommodation.

As the current proposal is for one unit of self-catering holiday accommodation, it is considered that a condition be imposed to limit the use of the unit accordingly to that effect. Therefore the current proposal will not be required to provide a commuted sum for affordable housing in this instance.

### *Accessibility:*

The site is located within the Rural Centre of Dinas Cross and therefore the proposal is considered to be accessible.

### *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. 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 proposed works have already been constructed on the site of the existing garage structure and the siting of the proposed works is considered to be acceptable. The design retains the ancillary garage appearance in general and materials match those already present on the host dwelling and siting and design are therefore considered to be acceptable. However, it is considered that due to the existing site constraints and limited amenity space, permitted development rights should be removed from this area.

### *Amenity and Privacy:*

Policy 30 of the Local Development Plan refers to amenity in a general sense, seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. Whilst there are neighbours in the vicinity of this site it is considered that the proposal in general will not have an adverse impact on the privacy and amenity of these neighbours. The unit is already on site and also has associated boundary treatments which assist with screening of the development from the immediate and wider landscape. However, it is considered that the existing first floor gable window on the southern elevation may have an adverse impact on the private amenity space associated with the property known as Carreg Onnen. Whilst this window serves the bedroom to the holiday unit, there is also a roof light which also serves the bedroom. Therefore, it is considered that the first floor gable window shall have obscure glazing and for this glazing to be maintained in perpetuity to protect the neighbours amenity and privacy.

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### *Access and Parking:*

Policy 53 of the Local Development Plan refers to the traffic impacts of proposed development. The Highways Authority at the County Council has been consulted on the application, and they have raised no objection to the proposed works, subject to conditions relating to the parking and turning area on the submitted drawings being completed and retained thereafter for no other use. It is accordingly proposed that a condition to that effect be imposed.

### *Landscaping:*

The current proposal does not include any additional hard or soft landscaping as the site is extensively landscaped and therefore officers do not consider further landscaping is required in this instance. As such, landscaping is considered acceptable and a condition requiring landscaping is not considered necessary.

### *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 PCNPA 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. As such, the proposal conforms to the relevant requirements of PPW, TAN5 and LDP policy 11.

### *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 proposed structure will not alter the extent of roof areas and hard standing areas within the site and the surface water runoff will be directed to a soak-away within the curtilage. Dwr Cymru Welsh Water has been consulted as part of the application and do not raise any objections to the current scheme, but ask that conditions be added to any consent that may be issued to control the discharge of foul and surface water from the site. A condition is proposed accordingly.

### *Other Material Considerations:*

It is recognised that the existing structure could be used as ancillary accommodation to the host dwelling. The applicant has also offered to accept any planning conditions which seek to retain the unit as holiday accommodation and prevent it from being used as a sole or primary residence. In addition they have also indicated that they accept that the unit would be tied to the host dwelling thereby ensuring it cannot be sold off separately at a later date. It is considered that both of the above issues would

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need to be secured by way of planning conditions attached to any consent granted by this Authority.

### **Conclusion**

The current proposal for a new unit of holiday accommodation on this site is not considered to have a detrimental impact on the character and amenity of this area of the National Park. The siting, scale, form and detailed design are considered to be appropriate and acceptable in this instance and will maintain the special qualities when viewed from the immediate and wider landscape. Through formal consultation the traffic issues raised by the community council are not considered to be shared by Pembrokeshire County Council Transportation and Environment section who consider the access, parking and turning to be fully acceptable. As such, the application can be supported by officers subject to appropriate conditions.

### **Recommendation**

Approve subject to appropriate conditions relating to the development being in accordance with approved plans, the provision of parking and turning within the site, land drainage run-off, foul and surface water discharge, control to keep the unit tied to the host dwelling. A condition restricting the use of the accommodation to holiday purposes only. A condition relating to obscuring a window and also withdrawal of permitted development rights on the holiday unit.

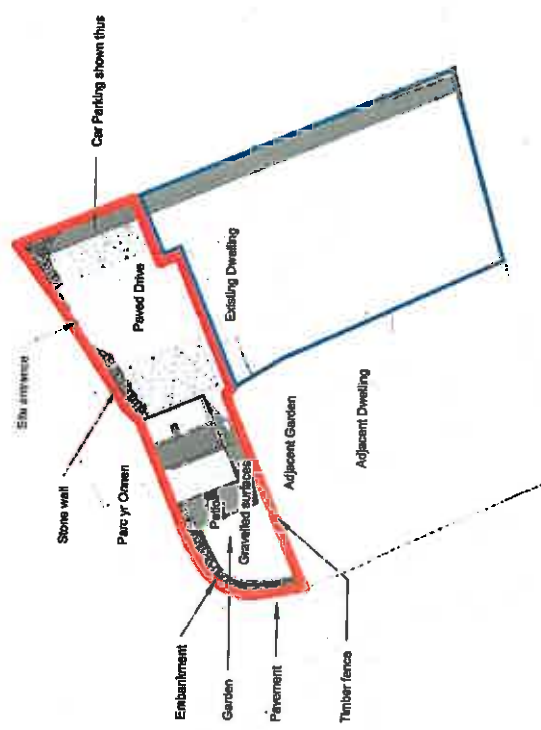


Springfield

Hafod Street  
Ty Porth

0427

To Pwll Gwasod



FEIDR FAWR



NP 14 335

25 JUN 2014  
Approved Plans  
25 JUN 2014

# Proposed Site Plan

1 : 500

# Location Plan

1 : 1250

1300

Swn yr Efael



Ty/Camtrifft 1:500

Client: Mr + Mrs Sayer

Project: Retrospective Planning for a Holiday Cottage at 16 Parc yr Omen, Dinas Cross Pembrokeshire SA42 0SU

GMW Hafod Wen  
01348 841300  
07812 027115  
www.gmwdesign.co.uk

Drawing Number: 1123/ 001  
Revision: Scale: Date: June 2014

A3



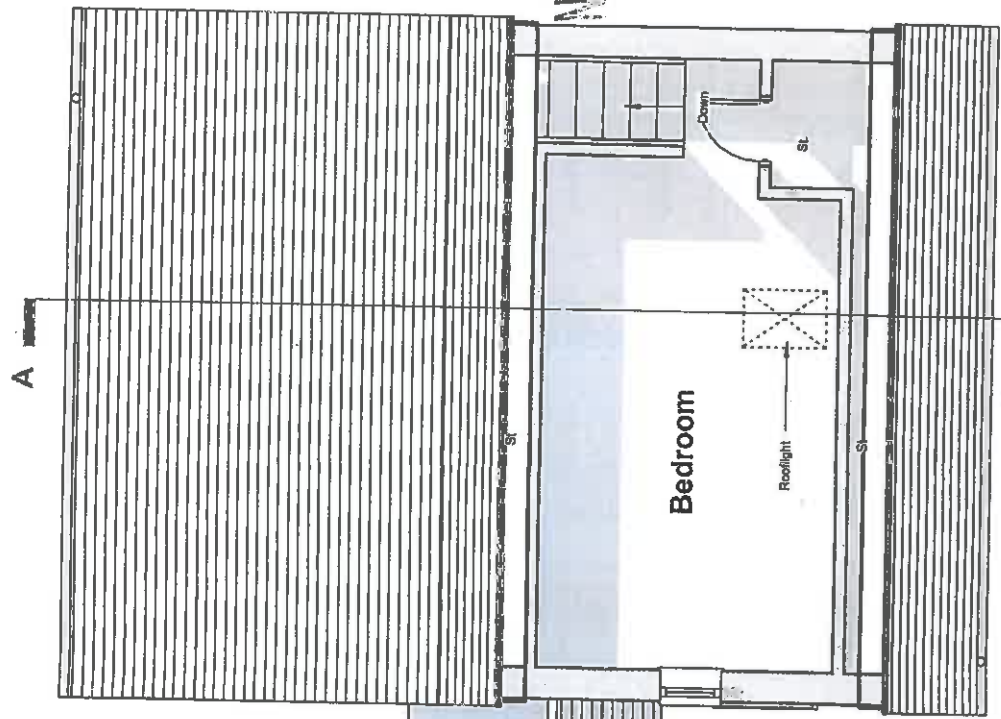
**GMW**



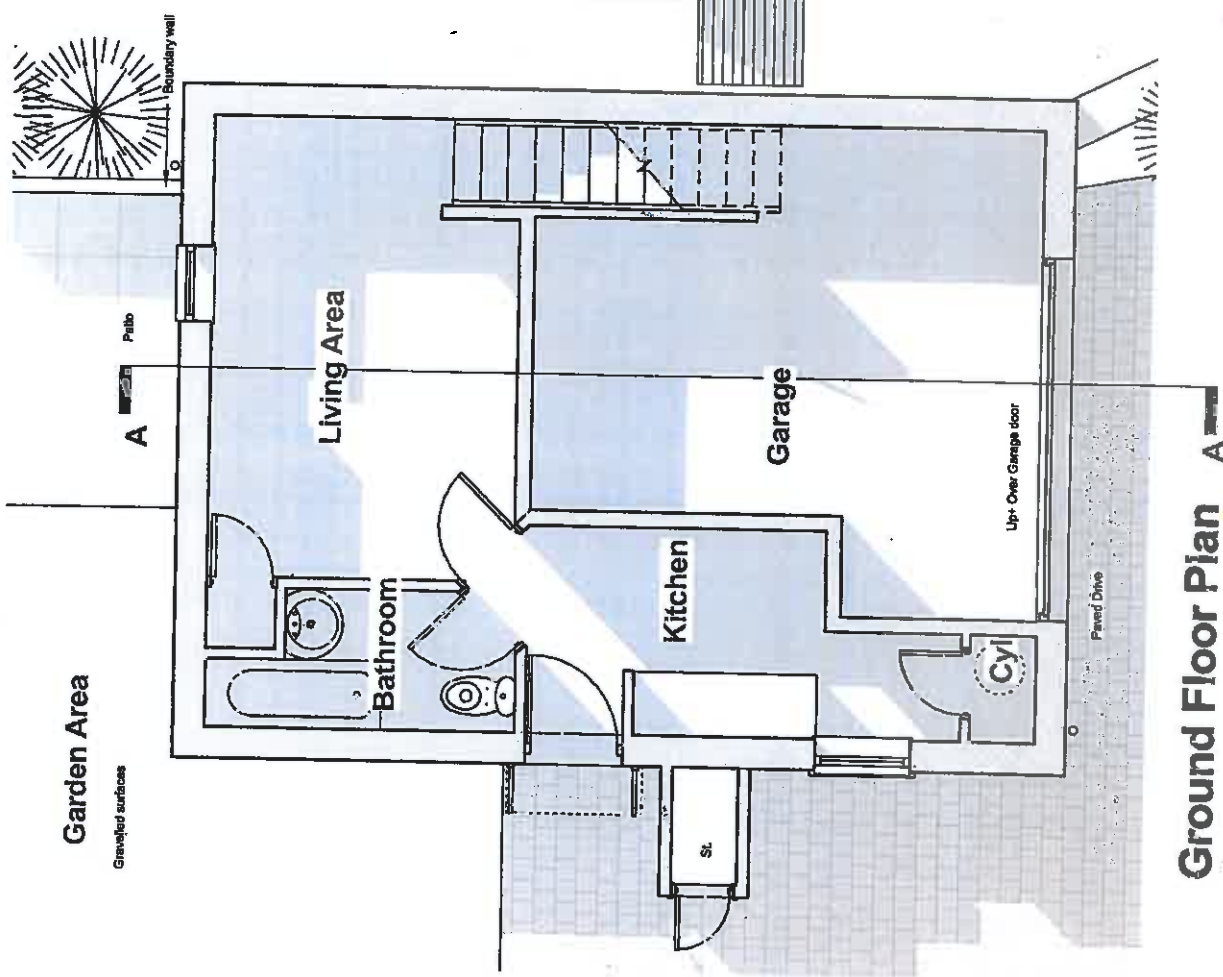
NP 14 3 35

Proposed Floor Plans  
 25 JUN 2014

Revised	Description	Date
<b>Proposed Floor Plans</b>		
Client	Mr + Mrs Sayer	
Project	Retrospective Planning for a Holiday Cottage at 16 Parc y Ormyn, Dinevra Cross, Pembrokeshire, SA42 2SU	
GMW Design 14/ St David's Road Pwllheli, Gwynedd 01348 841300 07813 007115 info@gmwdesign.co.uk www.gmwdesign.co.uk Cote Alenham for Sustainable Homes License Number 101101-01010 (C) Copyright GMW Design. All rights reserved.		
Drawing Number	1123/002	Scale
Revision		Date
		1:50
		June 2014

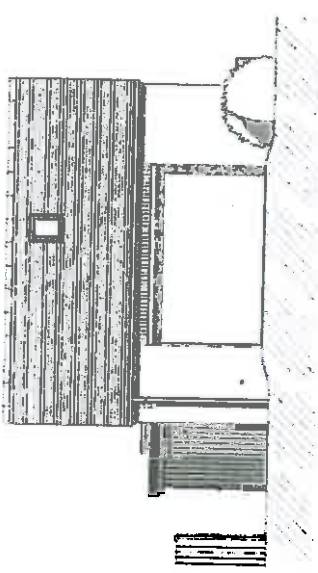


**First Floor Plan**  
 1 : 50

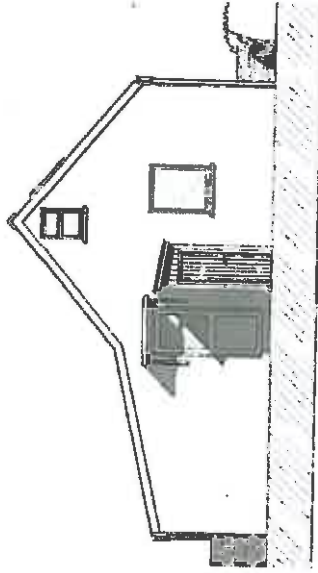


**Ground Floor Plan**  
 1 : 50

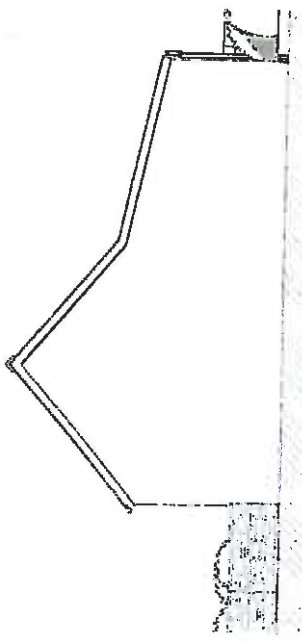
A3



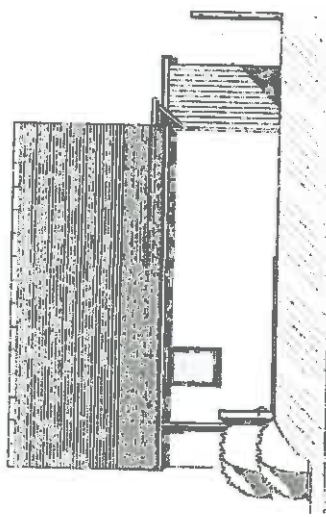
**Front (E) Elevation**  
1 : 100



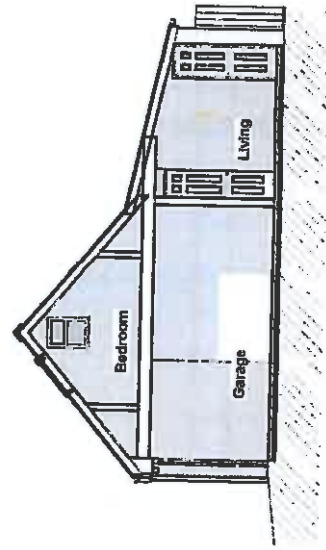
**Side (S) Elevation**  
1 : 100



**Side (N) Elevation**  
1 : 100



**Rear (W) Elevation**  
1 : 100



**Section A - A**  
1 : 100

**Finishing Schedule**  
 Ridge - Blue grey purple interlocking ridge tiles  
 Roof Covering - Composite Slates  
 Fascias/Bargeboards - White Upvc  
 Rainwater goods - Black Upvc  
 Walls - Smooth rendered and decorated  
 Windows/Doors - Upvc windows, Upvc doors

NP 14 3 35

25 JUN 2014  
 44 00 10 11 20 20

Re.	Description	Drawn	Chk.
	<b>Proposed Elevations</b>		
	Client: Mr + Mrs Sayer		
	Project: Retrospective Planning for a Holiday Cottage at 16 Parc yr Chnen, Dinas Cross Pembrokeeshire SA42 0SU		
GMW Design 197 St David's Park Llanmahan, Carmarthen, SA42 0SU Tel: 01348 841300 Fax: 01348 841315 Email: info@gmw-design.co.uk Website: www.gmw-design.co.uk			
Date Issued for Submission: 25/06/2014 Drawing Number: 1123/003			
Revised	Scale	Date	Date
	1:100		June 2014

