
Application Ref: NP/14/0184

Application Type	Full
Grid Ref:	SN14114226
Applicant	Mr G Peters
Agent	
Proposal	A 'Solar Hamlet' comprised of 2 detached & 4 semi-detached Ty Solar type houses
Site Location	Land adjacent to Glanrhyd House, Glanrhyd, Nevern, Newport, Pembrokeshire
Case Officer	Jane Gibson

Summary

The current application proposes the development of the site for six dwellings, four of which are offered as two bed affordable units and two as three bed market homes. They are specially designed prototype solar houses constructed in a modular form from locally sourced larch and insulated recycled newsprint. They have very low levels of embodied energy in construction terms and will achieve a Code for Sustainable Homes rating of five and will also contribute to local employment through locally sourced materials and through the overall supply chain.

The main issues to be considered in this case are the principle of the development, affordable housing, planning obligations, design, siting and appearance and impact on the character of the area, amenity and privacy, access and parking arrangements, contaminated land and other matters.

It is considered that the principle of developing this site for a mixed market and affordable housing scheme is acceptable. In addition, a highly sustainable and energy efficient development as a pioneering project for Pembrokeshire is also welcomed. The detailed layout and design are not the accepted norm, however on balance the benefits of the scheme outweigh these issues and can be covered to some extent by conditions. Therefore the application is recommended for approval subject to a section 106 obligation and conditions.

The application is on the agenda as the recommendation differs from the views of the Nevern Community Council and is on at discretion of the Head of Development Management as the proposal raises innovative design issues.

Consultee Response

Nevern Community Council: Welcome much needed affordable and energy saving housing for local people. However, the design is considered to be totally out of character with the area and in a very different context to the Rhosygilwen site where the prototype has been built. Comparison was made with the proposed traditional home to be built on the opposite side of the road and these stark wooden homes. The CC would like more traditional affordable homes for local people on this site.

PCC - Transportation & Environment: No Planning Obligation Payment required in respect of Highways and conditional consent recommended.

PCC - Education Dept: Planning Obligation financial contribution requested for primary school provision.

Dwr Cymru Welsh Water: No objection

Natural Resources Wales: No objection - subject to inclusion of informative with the decision

PCC - Head of Public Protection: No objection

PCC - Transportation & Environment: Conditional Consent

PCC Contaminated Land Inspector: Conditional Consent - It is the responsibility of the owners/developers to determine the extent of any contamination on site and ensure safe development and secure occupation. Before any development works commence it must be determined whether or not it is contaminated and what works may need to be carried out to make the land suitable for use. PCC has a duty to ensure that the developer will carry out the necessary investigation and proposal for dealing with any contamination in a responsible and effective manner. The Public Protection team has raised significant queries on the adequacy of the submitted contamination report including lack of information on potential asbestos contamination, and the above -expected levels of arsenic found and the limited mitigation proposed. Should planning permission be granted the Public Protection team recommend four conditions/informative to include asbestos screening, a detailed remediation scheme, terms of remediation prior to commencement of development, potential contamination reporting.

Public Response

Two letters received raising the following points:

- There is a need for local, affordable homes and jobs which in the past has resulted in various approaches to address these needs (ie Lammas, Brithdir Mawr, Steiner principle designs, straw bale houses. Pembrokeshire has become a leading hub in alternative thinking in housing development
- Materials and technology for alternative housing have become increasingly developed resulting in the current proposal having a fully viable solution to affordable housing and being an almost zero carbon design solution
- There is concern at the visual impact of the proposals and the impact of the rear group on privacy of the adjacent property Glanrhyd House
- Futuristic design inappropriate in Glanrhyd
- There will be an impact from the residents living in a remote estate with no bus route and where it remains dangerous and difficult to walk, cycle or drive
- There will be increased vehicular movements and possible obstruction of the public highway
- Concerns regarding sewage being sent into the open culvert

- Concern that sewage will cause odour to adjoining property Wayside.
- Whilst there are concerns there is also support for affordable and sustainable housing development with a need to embrace change and encourage more sustainable solutions

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 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 33 - Renewable Energy

LDP Policy 43 - Protection of Employment Sites and Buildings

LDP Policy 45 – Affordable housing

LDP Policy 48 - Community Facilities and Infrastructure Requirements

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW6 Chapter 04 - Planning for Sustainability

PPW6 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW6 Chapter 07 - Economic Development

PPW6 Chapter 09 - Housing

SPG05 - Sustainable Design

SPG06 - Landscape

SPG08 - Affordable Housing

SPG21 - Accessibility

TAN 02 - Planning and Affordable Housing

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 22 - Planning for Sustainable Buildings

TAN 23 - Economic Development

Officer's Appraisal

Background

Glanrhyd is a small group of houses and other buildings on the B class road running from the Croft crossroads on the A487 to the east to Nevern to the west. The site originally comprised a former commercial garage with associated buildings. It sits in the bottom of a dip in the landscape on the roadside within existing properties.

Planning permission was granted in 2007 for the re-development of the site for four dwellings (one of which was an affordable unit) comprising two pairs of semi-detached dwellings fronting the road with a new access to the east and parking to the rear. The approved plans are attached to this report (NP/06/167). The development has been commenced with the new access being provided and as such the permission remains extant. The site has been marketed recently.

Current Application

The current application proposes the development for six dwellings, four x two bed affordable units and two x three bed market homes. The four affordable units comprise two pairs of semi-detached dwellings situated in the northern part of the site, and the two market dwellings will comprise detached houses fronting the road and forward of the affordable units.

Vehicular and pedestrian access will be taken from the existing access already constructed under the 2007 permission and will form a cul de sac within the development. Individual car parking spaces will be provided for each dwelling from this cul de sac. At the end of the cul-de-sac there is an electric hook up point for electric car charging. A substantially strengthened hedgebank will be provided along the road frontage and on the sides of the new communal driveway.

The units are all two storey with south facing mono-pitched roofs and large areas of fenestration on the southern elevations designed to maximize solar gain. They are specially designed solar houses constructed from wood which is locally sourced larch and heavily insulated with recycled newsprint. They have very low levels of embodied energy in construction terms and will achieve a Code for Sustainable Homes rating of five (rather than the normally required level 3). The developer is keen to learn lessons from this solar hamlet and is requesting occupants share their experiences of these homes to inform future projects.

The applicant's agent states that the site has been chosen due to its sustainable location in respect of sourcing raw materials and manufacturing the houses. The site is in proximity to the newly established factory at Croft where the units will be constructed, which in turn will lead to increased local employment and a locally sourced supply chain. This accords with the Welsh

Government's vision for a sustainable Wales and supported through national policy.

The application was accompanied by a various plans and drawings, a Planning and Design and Access Statement, an affordable housing statement and draft Section 106 agreement in respect of the delivery of the affordable units, and a Geotechnical and Geo-Environmental Report.

At the Development Management committee on 21st May 2014 it was resolved to visit both the site itself and the prototype design.

Officers Appraisal

The main issues to be considered in this case are:

- The Principle of the Development
- Affordable Housing
- Planning Obligations
- Design, Siting and Appearance and Impact on the Character of the Area
- Amenity and Privacy
- Access and Parking arrangements
- Contaminated Land
- Other Matters

The Principle of Development

Within the adopted development plan, the site lies outside any settlement limit and as such is situated in the countryside where development is strictly controlled. Policy 7 is the strategy policy relating to development in the countryside and will only support housing development where the site comprises an infill or rounding off opportunity. Furthermore, consideration will be given to accessibility in determining whether a site is suitable for development.

Although the 2007 permission was determined with regard to the Unitary Development Plan, the definition of infill/rounding off has not changed in the current LDP. The view on the 2007 permission was that the site did not strictly fit the definition of infill but due to the support in national policy to develop brownfield sites (which this is) support could be given to the development of the site for housing. It was also accepted at this time that the loss of the employment use could be supported as the site is not suitable for any industrial type use. It is your officer's view that consideration of these particular matters remains the same in the current LDP and therefore the principle of housing on this site can be supported.

Policy 7 also requires consideration to be given to the accessibility of the site and where a site does not conform with the adopted Supplementary Planning Guidance – Assessing Accessibility, support would only be given to housing where this is for affordable units. In this instance the site falls short of the requirements for accessibility and as such, in the absence of any other material considerations, the site would only be considered to be suitable for affordable housing.

Notwithstanding this position, the extant permission for four houses (three of which were for market housing) and the fact that the site comprises a brownfield site, are material considerations. It is your officer's view that the current proposal for six houses, comprising four affordable units, provides much needed affordable housing, albeit with two market houses and this coupled with the material considerations of the extant permission and brownfield nature of the site are compelling reasons to support the principle of the proposal.

Affordable Housing

As the application proposes a new housing scheme it is necessary to consider the proposal with regard to existing adopted development plan policies in relation to affordable housing. Policy 45 seeks to provide 50% affordable housing on schemes of two or more houses, and the provision of four in a scheme of six as affordable homes exceeds this requirement. As set out above it is considered that this is acceptable in principle.

The mechanism for delivery of the affordable housing has been the subject of some discussion. The scheme will not rely on any social housing grant. It is proposed to maintain these four dwellings as rental units rather than for sale. The rents are to be set at an intermediate level (which in this case is set as 80% of market rental rates).

The terms of the draft Section 106 agreement are therefore to ensure that the occupants are in recognised housing need (ie on the housing register and cannot afford open market housing), that they are local or have a local connection, that they satisfy the letting criteria and that the rents are affordable.

The final details of the Section 106 agreement are still under discussion; however it is considered that the approach to affordable housing complies with adopted policies and represents a flexible approach to the delivery of affordable housing facilitated by the adopted LDP.

Planning Obligations

Policy 48 and the Supplementary Planning Guidance – Planning Obligations requires consideration to be given to payments towards infrastructure, services and community facilities for developments of three or more units. Pembrokeshire County Councils Education department has calculated a contribution of £2,809.32 per dwelling. Your officers have run the scheme with

this requirement through the Development Appraisal Toolkit which concludes that this would result in an unviable scheme. On the basis of the substantial affordable housing provision your officers have concluded that in accord with policy this obligation should be waived.

Design, Siting and Appearance and Impact on the Character of the Area

As set out in the current application section above, the proposed houses are of a unique and innovative design and will be the first development of the solar house in Pembrokeshire National Park. It is recognised that in developing new and sustainable design solutions in the future, there will need to be a move from the more traditional styles of design and materials that have typically formed part of the Pembrokeshire landscape. Technical Advice Note 22 – Sustainable Development (TAN 22) also sets out the Welsh Government's aspirations for zero carbon buildings, and the need for design to reflect these requirements. Detailed advice on design can also be found in Technical Advice Note 12 – Design.

TAN 22 does make it clear that context will be the key to acceptability and also refers to the need to consider that constraints may be imposed by other material considerations such as nationally recognised designations. (paragraph 3.2.2) These constraints should be considered in relation to the merits of individual applications. Judgement will be needed to ensure that the policy is applied in a way compatible with the reason for designation.

TAN 22 also sets out the requirements for a full appraisal of context as advised by TAN12 (and expected in a design and access statement) and which can help to identify any constraints and opportunities for incorporating design solutions into a proposal. Each site should be considered for its individual potential to meet the minimum standard expected and propose design solutions that will help deliver the minimum (or higher) standards. Developers should investigate ways in which any constraints may be overcome. (paragraph 3.2.3)

The current application has been submitted to meet Level 5 of the Code for Sustainable Homes, achieved through orientating the dwellings to maximize solar gain from the southern elevations. The result of this approach has however resulted in the dwellings being situated behind each other with a private unadopted cul de sac serving the development. It is considered that this approach results in the urban fabric being contained within the centre of the site. The site frontage boundary has been maintained and strengthened as a hedgebank which softens the public view of the site to some extent.

The solar design requires an alternative design approach to more traditional forms of development, it is considered that the mono pitch design approach with fenestration provided on a predominantly horizontal axis results in an innovative and substantially different form of development to that which is largely provided by the more traditionally designed grouping of buildings in this small hamlet. The internal layout and external use of the dwellings will be heavily influenced by the position of the sun. The use of outdoor space will

primarily take place in the normal 'front garden' space on the southerly side of the dwellings.

The Authority's first purpose to conserve and enhance the natural beauty of the National Park is a primary consideration. The future conservation of the Park and its longevity needs to address climate change and with it the need to ensure that human impact on the landscape including our dwellings' designs are sustainable. This is likely to see changes in our traditional understanding of house design. This particular proposal is on a discreet brownfield site with limited long distance views from and into the site. The visual impact of the dwellings is to a large extent is limited to a local context in the landscape bowl of Glanrhyd.

Amenity and Privacy

The layout presents some concerns with the lack of private amenity space and the relationship between the dwellings and the associated impact on privacy. The internal layout would appear to dictate that the occupiers will effectively use the southern garden area as their private amenity space. The two detached dwellings will therefore have amenity space near the main thoroughfare of Glanrhyd. With hedgebank strengthening and further landscape on the site boundary this concern for the private amenity space being practical and useable could be overcome.

The northerly most properties will again have their private amenity space to the south, with little space to the rear. The northerly aspects of the properties have extremely limited fenestration so there will be little impact of overlooking from the two more southerly properties. Boundary treatment will be particularly important in this instance to provide discrete private areas, where appropriate, whilst also not urbanising and cluttering the site with high boundary fencing. This issue can be conditioned.

Your officers have asked the question as to whether the cul de sac would be adopted and therefore come with a standard requirement for lighting. A verbal update will be given at the meeting. However, the issue of street lighting and the urbanising effect that this has on an area could also be conditioned.

Your officers have agreed with the applicant that each dwelling has its own refuse/recycling and amenity storage which has been provided as an integral part of each dwelling. This will reduce the clutter of domestic paraphernalia and also obviates the need for a communal refuse store which again is an urban solution inappropriate in this rural context.

Representation has been received with regard to the possible impact on the privacy of the inhabitants of Glanrhyd House. Whilst this concern is noted, the orientation of the dwellings is such that it is not considered that this would be to a level that would justify a refusal and there would be approximately 18 metres between windows and with these not directly facing each other. Any possible overlooking would be at an oblique angle, and the first floor level

window in the eastern elevation serves a bathroom and could therefore be controlled through a condition requiring obscured glass.

The property to the west of the site is situated at a higher level than the site and there is mature planting along the western boundary which would screen the development from the west. The owners of Wayside have raised concern regarding odours from the private sewerage system. The plant lies in the western part of the site at the end of the cul-de-sac. The plant will need to be installed in accord with the manufacturers requirements. Public Protection has raised no objection to its location. As such there is no objection on amenity and privacy grounds with regard to adjacent properties.

Access and Parking Arrangements

As set out in the background section, the access to the site will utilize the existing entrance, approved and implemented under the 2007 permission. At the time of writing no response had been received from the Highways Officer at Pembrokeshire County Council and a verbal update will be given at the meeting.

Contaminated Land

The site was formerly a commercial garage and as such there is the potential for ground contamination arising from its former use. A geo technical and geo environmental report have been received in relation to these matters and has been forwarded to the Pollution Control team at Pembrokeshire County Council. The team raised various issues with the report and concluded that these matters could be overcome by conditions.

Other Matters

At the time of writing this report no response had been provided by Welsh Water with regard to sewage and water arrangements. Any response will be reported verbally at the meeting.

Conclusions

In conclusion, it is considered that the principle of developing this site for a mixed market and affordable housing scheme is acceptable. In addition, a highly sustainable and energy efficient development as a pioneering project for Pembrokeshire is also welcomed. It is considered that the detailed layout and sustainable design are innovative and with conditions could on balance be acceptable for this location.

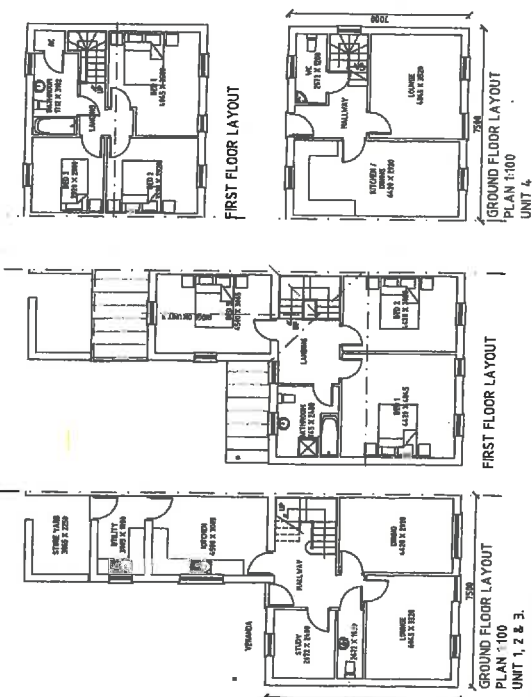
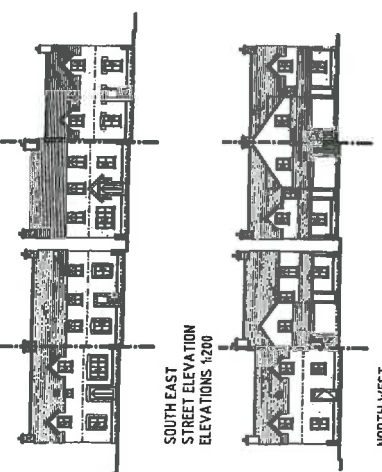
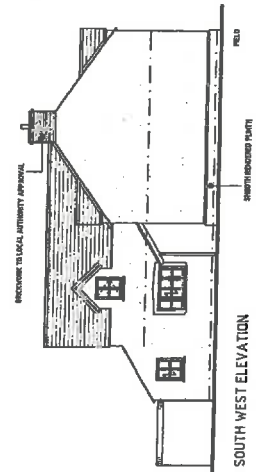
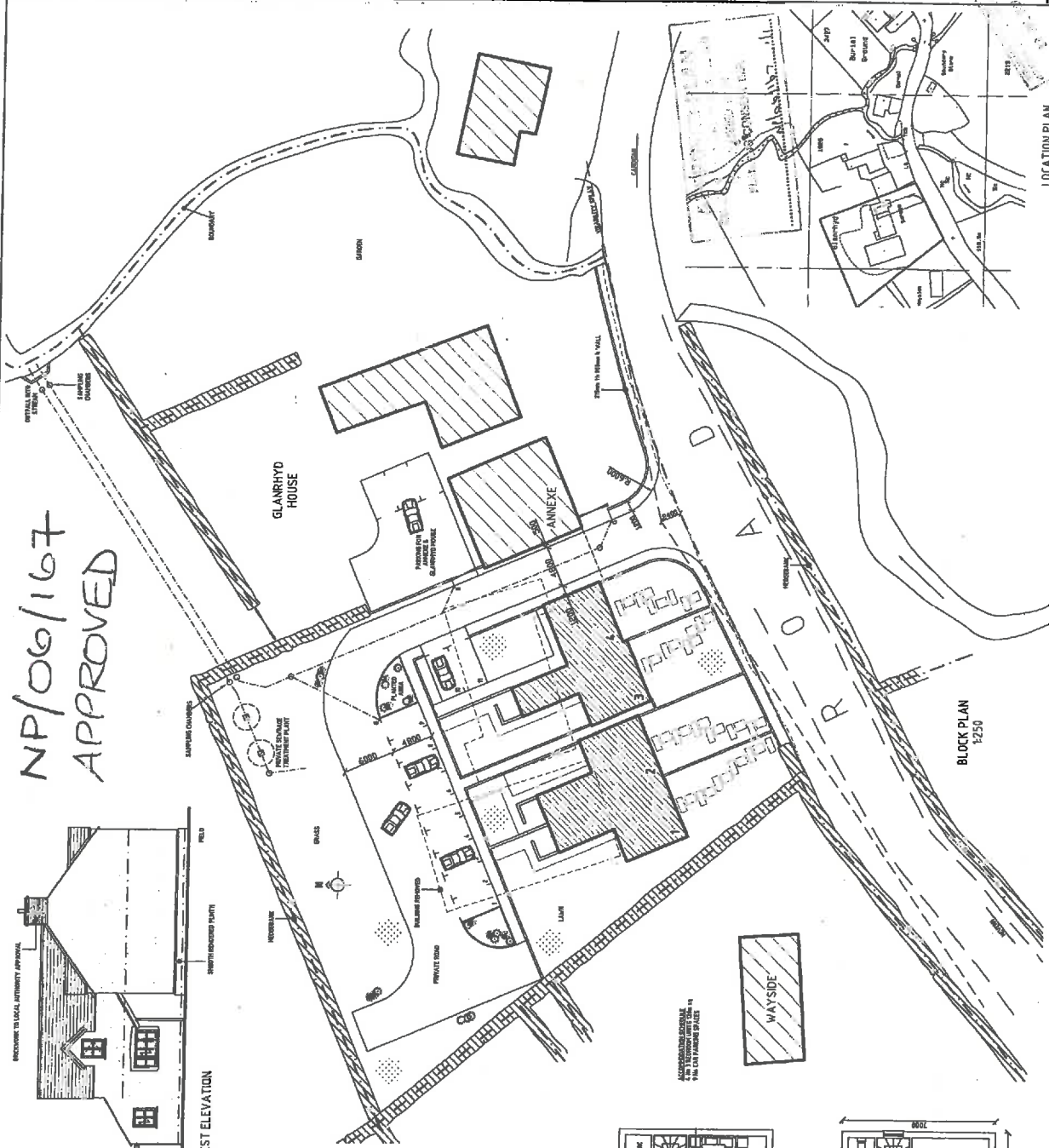
Recommendation

That the application be approved subject to conditions and the provision of a legal agreement regarding affordable housing providing that there are satisfactory responses from the statutory consultees.

Conditions to include:

time
plan references
external lighting
materials
boundary treatments
trees and landscaping
restriction on PD rights (extensions to dwellings)
sustainable code level 5.
Land contamination

NP/06/167
APPROVED



DO NOT SCALE ORIGINAL DRAWING A1

PLANS & ELEVATIONS AS PROPOSED

SCALE SEE DWG
JOB NO. **864**
DRAWN BY
CHECKED WITH
DATE 27.03.2006
REV. **B**

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PROPOSED WORKS ADJACENT TO GLANRHID HOUSE, GLANRHID, PEMBROKESHIRE

HARRIES
CORPORATE BUILDING ENGINEERS & CONSULTANTS
HEILLAN, ELLYVAUNOR,
PEMBROKESHIRE,
SAH1 3UP, WALES
T: 01238 891 480
F: 01238 891 485
E: info@harries.org.uk

REVISIONS

REV. DATE COMMENTS

A 06/03/06 INSERT FOOTPATH BETWEEN ANNEXE & ROAD. RE-COLOUR WALL.

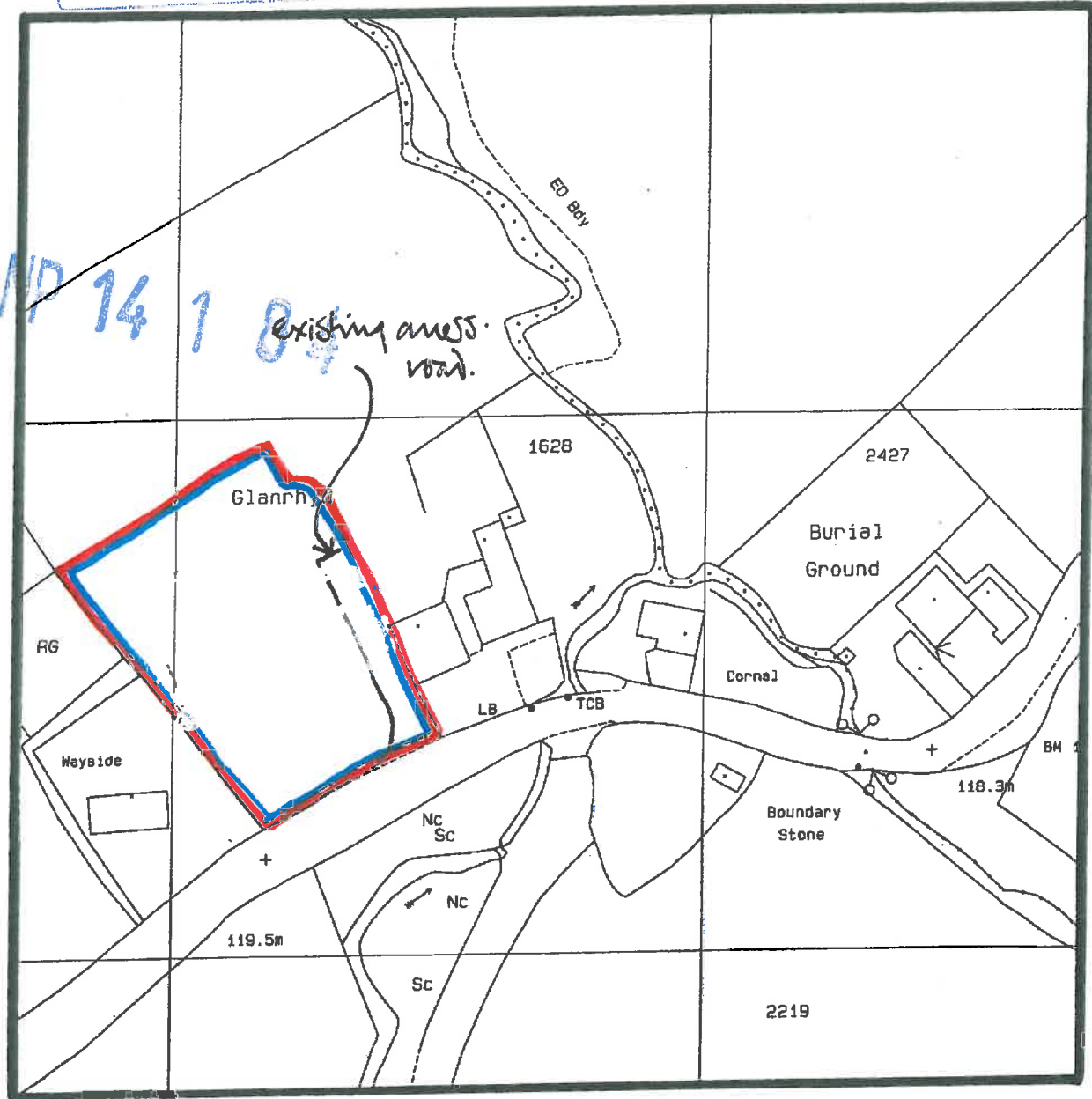
B 20/03/06 ALTERNATIONS TO UNIT 3 & 4. AMEND ALL TO MATCH.

ISSUE PLANNING

CLIENT **Mr. STIBERT**

Pembrokeshire Coast
National Park Authority
- 1 MAY 2014
Awdurdod Parc Cenedlaethol
Arfordir Penfro

Item 6e)



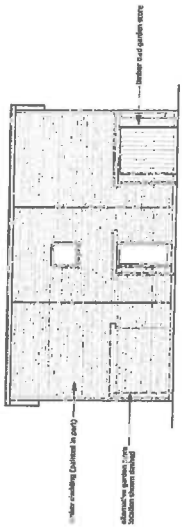
Site Location Plan 1:1250

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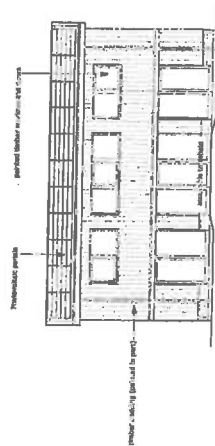
GarethDaunceyArchitect

Western Solar Solar Hamlet, Glanrhyd Site Location Plan	date 28/03/14	scale 1:1250
	drawing number 13/28/G00	
13 Maes y Dderwen Cardigan SA43 1PE 01238 621180 gdarchitect@btinternet.com		

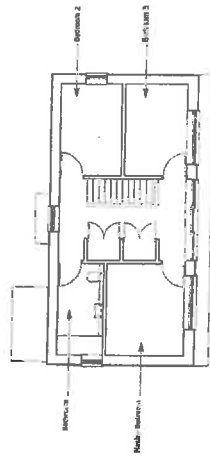
DETACHED TY SOLAR



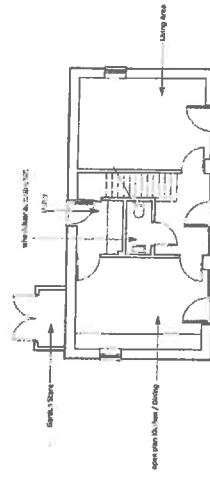
Rear (North) Elevation



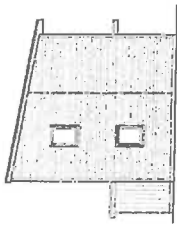
Front (South) Elevation



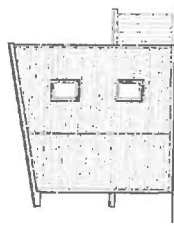
First Floor Plan



Ground Floor Plan



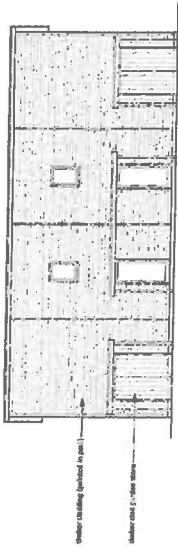
Side (West) Elevation



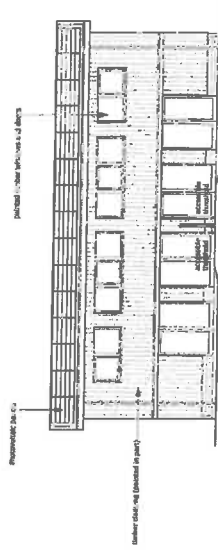
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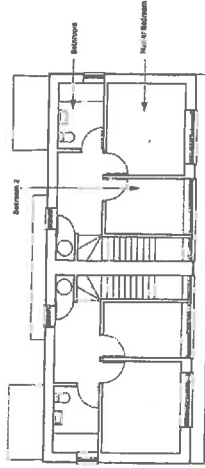
SEMI-DETACHED TY SOLAR



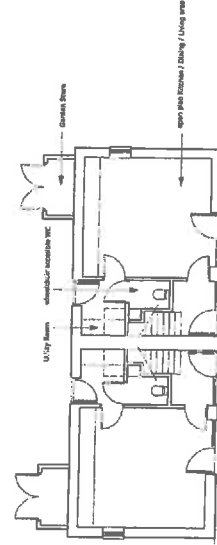
Rear (North) Elevation



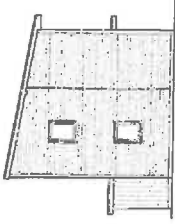
Front (South) Elevation



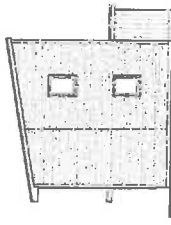
First Floor Plan



Ground Floor Plan



Side (West) Elevation



Side (East) Elevation

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this drawing is to be used for planning purposes only

Western Solar
Consultants
Architects
Planners and Elevations as Proposed
13/20/02B
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