
Application Ref: NP/13/0576

Application Type	Full
Grid Ref:	SM74462634
Applicant	Mr & Mrs C Hays
Agent	Mr Andrew Vaughan-Harries, Hayston Development & Planning
Proposal	Demolish existing single storey double garage, removal of three existing caravans together with horse shelter. Extend residential curtilage to provide replacement one and a half storey double garage, workshop and office building. The provision of a new stable block, machine store and concrete pad together with associated landscaping.
Site Location	Pegity Cot, St Davids, Haverfordwest, Pembrokeshire, SA62 6PU
Case Officer	Andrew Richards

Summary

The application is reported to the Development Management Committee because the views of the St Davids City Council are contrary to the recommendation of your officers.

The property known as Pegity Cot is a small holding of 10 acres and is located a short distance north west of St Davids and accessed off an unclassified road which leads from St Davids to the B4583 and Whitesands Bay. The site has a main residential access for the dwelling and a field access gate to the adjoining agricultural land. Planning approval is sought for the demolition of the existing single storey double garage, removal of existing three caravans and horse shelter. The application also includes an extension to the residential curtilage to provide a replacement one and half storey double garage, workshop and office building together with the provision of a new 3 bay stable block, open hay barn, tractor and machinery store, hay store, tack room and muck heap. In addition the provision of a new concrete pad to extend around the new stables and stores together with associated external works and landscaping.

The proposed scheme is considered to be unacceptable in terms of the impact on the character and amenity of the host dwelling and also the immediate and wider landscape including the Historic Landscape of the St Davids Peninsula. The proposed structures are considered to have a scale, form, mass and design which is not acceptable in this instance and would cause significant encroachment into the countryside. As such, the proposal is not considered to comply with the policies of the Local Development Plan.

Consultee Response

St Davids City Council: Supporting - the proposal was deemed unlikely to have a detrimental visual or environmental impact on the surrounding area.

Dyfed Archaeological Trust: No Response Received - at time of writing this report.

Ecologist - Pembrokeshire County Council: No objection - subject to informative added to any consent issued

PCNPA - Park Direction: Recommend Refusal

Tree and Landscape Officer: - Further information required.

PCC - Transportation & Environment: No objection

Public Response

The application has been appropriately advertised, and no public responses have been received at the time of writing this report.

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 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic

PPW5 Chapter 03 - Making and Enforcing Planning Decisions

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 07 - Economic Development

PPW5 Chapter 08 - Transport

PPW5 Chapter 12 - Infrastructure and Services

PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG12 - Parking
SPG13 - Archaeology
SPG19 - Siting and Design of New Farm Buildings
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport

Officer's Appraisal

Background and History

The property known as Pegity Cot is a small holding of 10 acres and is located a short distance north west of St Davids and accessed off an unclassified road which leads from St Davids to the B4583 and Whitesands Bay. The site has a main residential access for the dwelling and a field access gate to the adjoining agricultural land. The applicants currently have two horses on the land and aim to relocate several other horses in their ownership to the site in the future. The site currently comprises a single storey dwelling, garage and a number of small buildings and caravans used for storage purposes.

Several applications have previously been determined on this site and these relate to a granny flat refused under planning reference NP/91/527, an extension approved under reference NP/285/94, the same extension approved under a renewal of consent reference NP/99/392 and an agricultural building application which was subsequently cancelled under planning reference NP/05/181.

A later application for an agricultural building was refused under reference NP/06/110 due to the proposed structure raising significant concerns in planning terms. These concerns related to the detrimental impact on the special landscape character, setting a precedent to the detriment of the amenities and character of the area, the proposed development was also not acceptable in terms of character, scale/bulk, siting, overall design, detailing, materials, layout, landscaping and visual impact.

Constraints

Biodiversity Issue
Historic Landscape
Safeguarding Zone
Hazardous Zones
Recreational character Areas

Current Proposal

Planning approval is sought for the demolition of the existing single storey double garage, and the removal of existing three caravans and horse shelter. The application includes the extension of the residential curtilage to provide a replacement one and half storey double garage, workshop and office building together with the provision of a new 3 bay stable block, open hay barn, tractor and machinery store, hay store, tack room and muck heap. In addition the provision of a new concrete pad to extend around the new stables and stores together with associated external works and landscaping.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage

Principle of Development, Policy and Impact on National Park

The site lies within the open countryside as defined within the Local Development Plan (LDP) and St Davids Peninsula is a historic landscape providing an outstanding setting for the City. The openness of the landscape, gentle coastal slopes and lack of tree cover combine to allow for extensive views. Planning Policy Wales acknowledges the landscape and scenic beauty of National Parks and the need to afford the highest status of protection from inappropriate development.

Policy 7 of the Local Development Plan is the strategy policy for development in the countryside and categorises those developments that may be supported in such locations, including amongst other things development for recreational activity where the need to locate in the countryside is essential, and new farm buildings for agricultural purposes.

Policy 8 of the Local Development Plan seeks to protect the special qualities of the Park including protection of the pattern and diversity of the landscape. Policy 15 seeks to ensure that the qualities of the National Park are not lost. Development causing significant intrusion, being unsympathetically sited, intensifying uses incompatible with the location or failing to harmonise or enhance the landform should not be permitted. Policy 29 seeks to support proposals which are well designed in terms of place and local distinctiveness and Policy 30 seeks to support development where it has a scale compatible with its surroundings and the development is not visually intrusive.

The proposal to demolish the existing residential garage structure and provide a replacement is considered to be acceptable in principle. The principle of an

agricultural building on adjacent land is also considered to be acceptable. However, the footprint of the building to replace the garage is approximately double the size and no justification has been provided for the proposed workshop and large office space. Whilst this building is supposed to be subsidiary to the main dwelling, its proposed size and height do not reflect this. In addition a very large building with a distinctly commercial appearance is proposed to accommodate 3 horses and additional storage. The building is to be sited on an extensive concrete pad extending from the edge of residential curtilage into the countryside and beyond the rear of the proposed stable/storage area.

The combined impact of these buildings will be significant on the immediate dwelling house and would have the appearance of a large commercial enterprise within the immediate and wider open countryside landscape. The scale and design of the proposals appear to be at odds with the requirements set out to justify the need for the development at this site. The size and appearance of the proposed buildings would impact on the immediate area and potentially further afield. They would cause a significant encroachment of development into the countryside and thus be contrary to National and Local Planning Policy.

Siting and Sustainable Design:

The siting of the proposed replacement residential garage also raises concerns given that it will require the extension of curtilage to support its siting when there is adequate available land to accommodate the footprint within the existing residential curtilage, and as such, this siting cannot be supported. The siting of the stable and storage structure within the adjacent agricultural land is considered to be well related in context to the existing built form on this site and is acceptable.

The scale, form, mass of the proposed new buildings are considered to be excessive and cannot be supported in their current form. The design of the stable and storage structure is also not considered to be an appropriate form of development at this location given its commercial appearance.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The proposed scheme is sited approximately 100metres from the nearest neighbour therefore it is considered that the development will not have an adverse impact on the privacy of neighbours. However given the scale and visual impact the proposal is considered to have an adverse impact on the amenity of the host dwelling along with the immediate and wider landscape.

Access and Parking:

The existing access to the dwelling and adjacent agricultural land will be retained as part of this development and there is ample space for parking

within the site. Pembrokeshire County council transportation and Environment section has been consulted and do not object to the current proposal.

Landscaping:

Significant areas of hard and soft landscaping are proposed as part of the current scheme and the application does not include detailed information to indicate how existing trees and hedge banks within the site will be protected during construction works and also what specific native trees are proposed. Therefore officers are unable to fully consider the acceptability of the proposed landscaping which is required to assist in screening the proposed development from the immediate and wider landscape. Concerns are also raised on the proposed height of tree screening indicated on the submitted drawings given the open nature of the site and its location, and officers question whether this height would be achievable within this exposed landscape. Notwithstanding this, it is considered that the proposal even with significant mature landscaping if achievable will remain visible in this landscape.

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. The PCNPA Ecologist advises a precautionary approach be taken to the proposed demolition works which can be secured by an informative note on any consent. As such, the proposal conforms with 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 proposal will increase the extent of roof areas within the site and the surface water runoff from these areas will be directed to a new soakaway located within the site.

Conclusion

The proposed scheme is considered to be unacceptable in terms of the impact on the character and amenity of the host dwelling and also the adverse visual impact on the immediate and wider landscape including the Historic

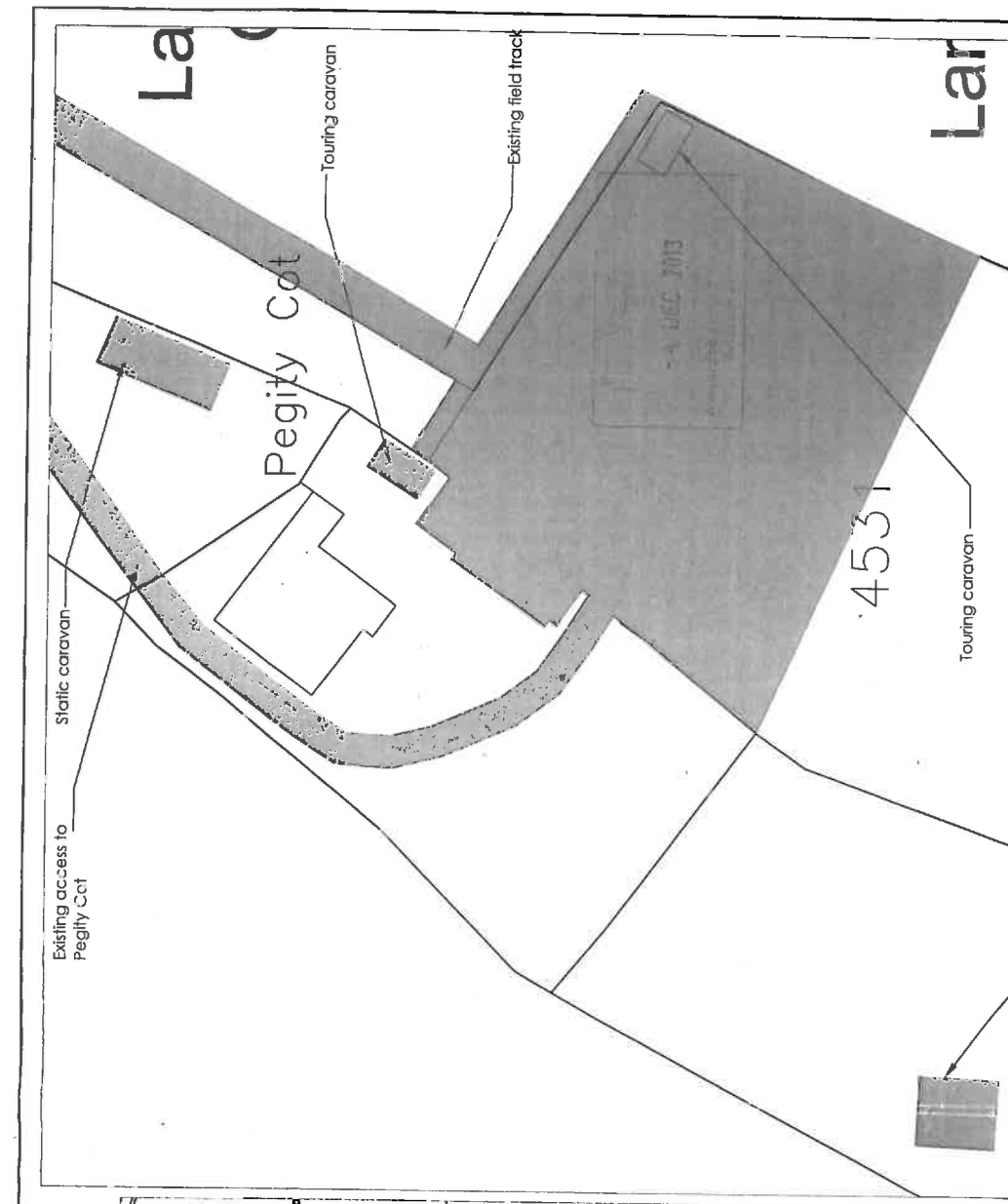
Landscape of the St Davids Peninsula. The proposed structures are considered to have a scale, form, mass and design which are not acceptable in this instance and would cause significant encroachment into the countryside. As such, the proposal is not considered to comply with the policies of the Local Development Plan.

Recommendation

That the application be refused for the following reason

Reason

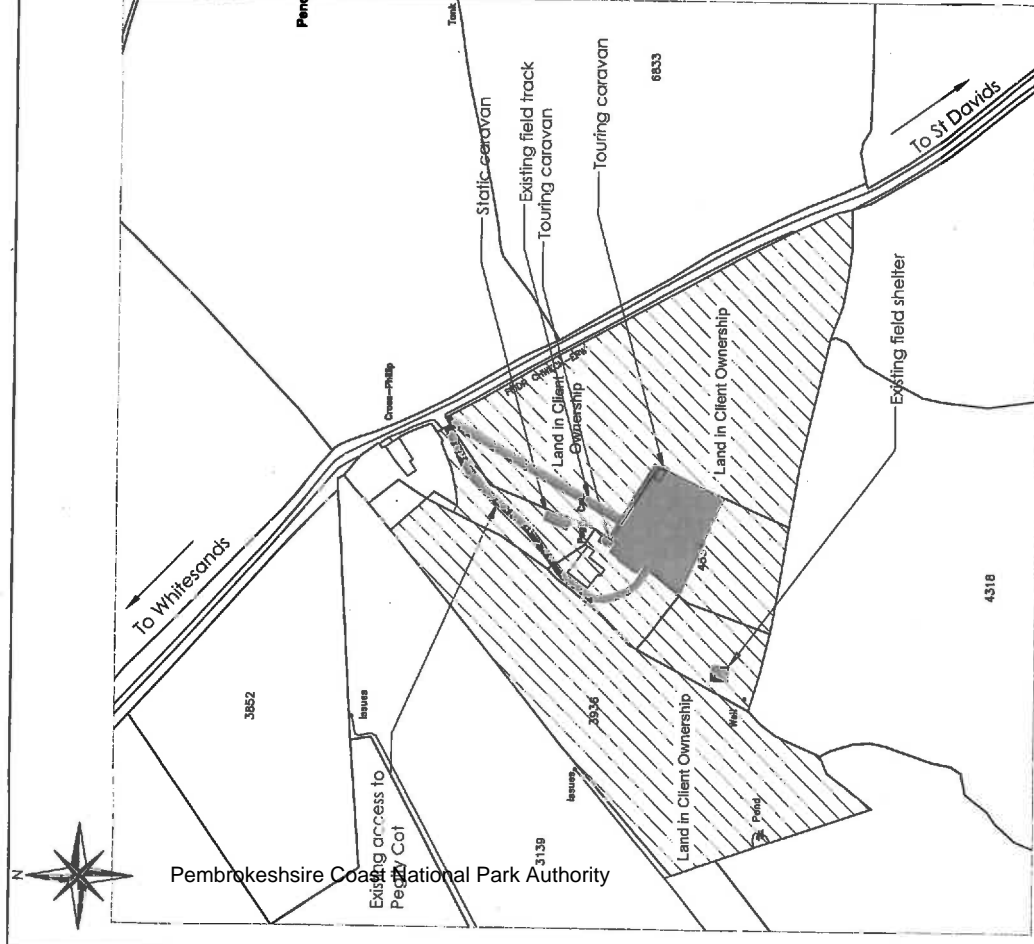
The proposed development by virtue of its scale, siting, form and design would have an unacceptable impact on the character and amenity of the immediate and wider landscape including a detrimental impact on the character of the dwelling. It would also have a detrimental impact on the character and appearance of the Historic Landscape of St Davids Peninsula. As such, the proposal is considered contrary to Policies 1 – National Park Purpose and Duty, (criteria c & d) Policy 8 – Special Qualities, (criteria a, b & d) Policy 15 – Conservation of the Pembrokeshire Coast National Park, (criterion a) Policy 29 – sustainable Design and (criteria b & d) of Policy 30 – Amenity.



Location Plan - Scale 1:2500

(OS Grid Ref - SM 7445 2636)

Notes
 Site area = 768m² (0.0768ha)
 Additional land in client ownership
 36205m² (3.6205ha)



Block Plan - Scale 1:500

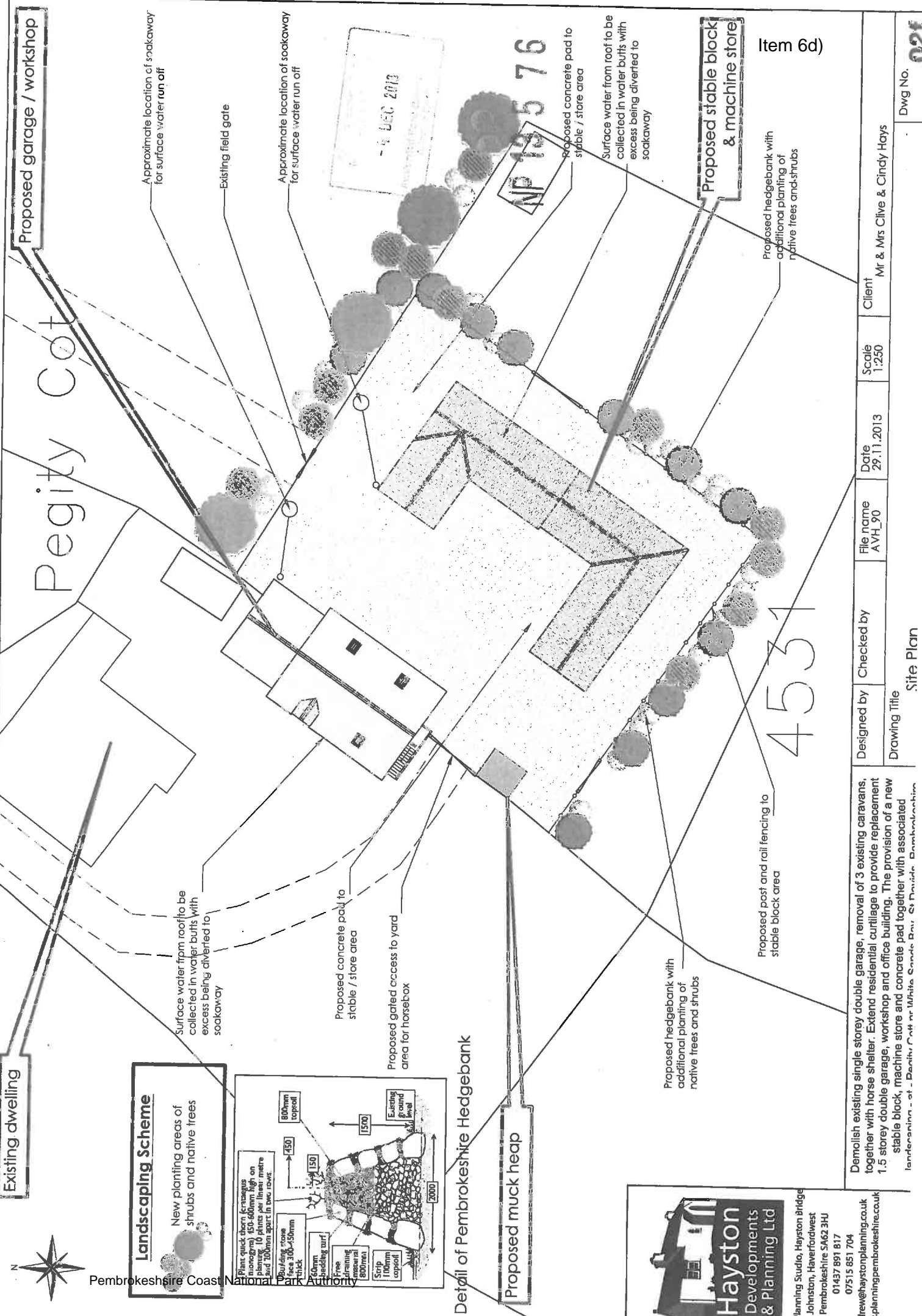


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Demolish existing single storey double garage, removal of 3 existing caravans, together with horse shelter. Extend residential curtilage to provide replacement 1.5 storey double garage, workshop and office building. The provision of a new stable block, machine store and concrete pad together with associated landscaping.

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		AVH_90	29.11.2013	As Shown	Mr & Mrs Clive & Cindy Hays
Drawing Title					
Location and Block Plans					
					Dwg No.
					01e

Item 6d)



Proposed garage / workshop

Approximate location of soakaway for surface water run off

Existing field gate

Approximate location of soakaway for surface water run off

4 DEC 2013

NP 135 76

Proposed concrete pad to stable / store area

Surface water from roof to be collected in water butts with excess being diverted to soakaway

Proposed stable block & machine store

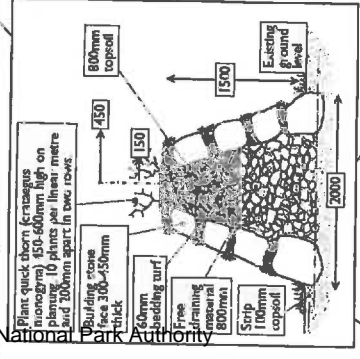
Item 6d)

Proposed hedgebank with additional planting of native trees and shrubs

Pegity Cot

Existing dwelling

Landscaping Scheme
New planting areas of shrubs and native trees



Detail of Pembrokehire Hedgebank

Proposed muck heap

Surface water from roof to be collected in water butts with excess being diverted to soakaway

Proposed concrete pad to stable / store area

Proposed gated access to yard area for horsebox

Proposed hedgebank with additional planting of native trees and shrubs

Proposed post and rail fencing to stable block area

4531

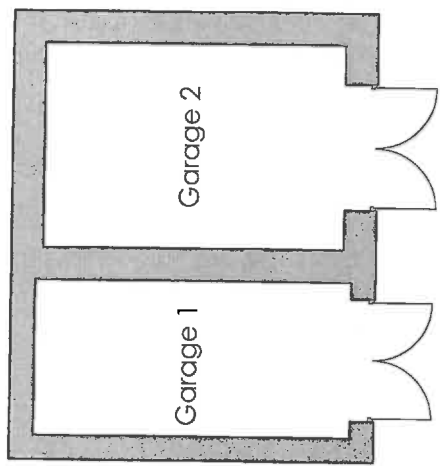
Demolish existing single storey double garage, removal of 3 existing caravans, together with horse shelter. Extend residential curtilage to provide replacement 1.5 storey double garage, workshop and office building. The provision of a new stable block, machine store and concrete pad together with associated landscaping - at - Pegity Cot nr White Creek Dr, St Davids, Pembrokehire

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Site Plan					
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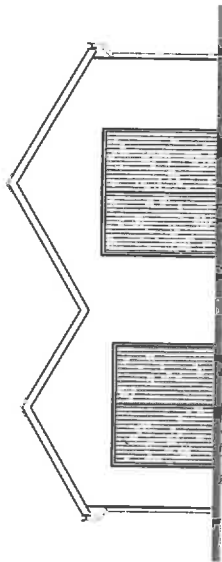
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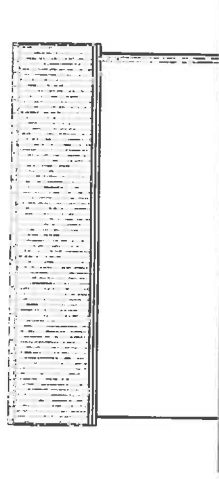
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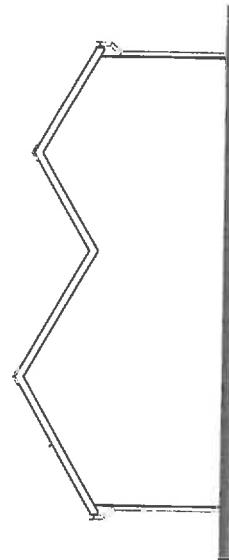
Floor Plan



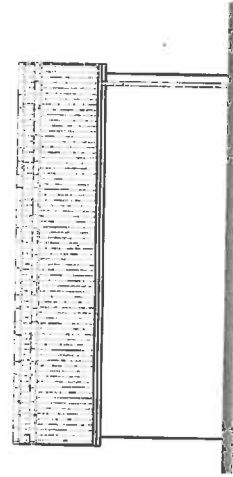
West Elevation



South Elevation



East Elevation



North Elevation

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 Registered Town & Country
 Planning Officer

NP 13 5 76

Item 6d)

Demolish existing single storey double garage, removal of 3 existing caravans, together with horse shelter. Extend residential curtilage to provide replacement 1.5 storey double garage, workshop and office building. The provision of a new stable block, machine store and concrete pad together with associated landscaping at Dorchy Post on White Creek Dr., Glynide, Pembrokeshire

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Drawing Title					
Details of Existing Garage Block					
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					030

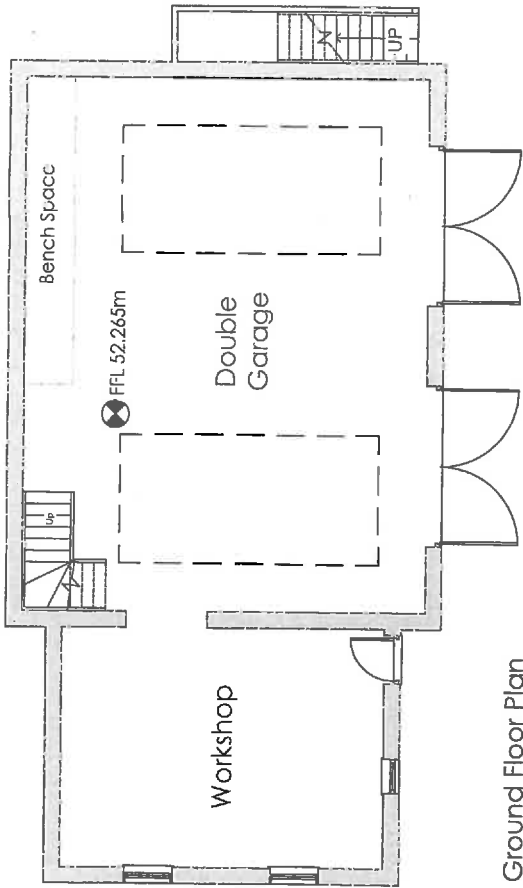
EXTERNAL FINISHES

1. Roof Covering	Blue / Black natural slate with slate verges
2. Walls	A. Double Garage - Roughcast render
	B. Workshop - Powder coated corrugated steel profile
3. Rain Water Goods	Black uPVC half round guttering with circular downpipes
4. Windows	Profiled uPVC white in colour / or timber
5. Domestic Doors	Profiled uPVC white in colour / or timber
6. Garage Doors	Wooden Doors - (Colour to be agreed)

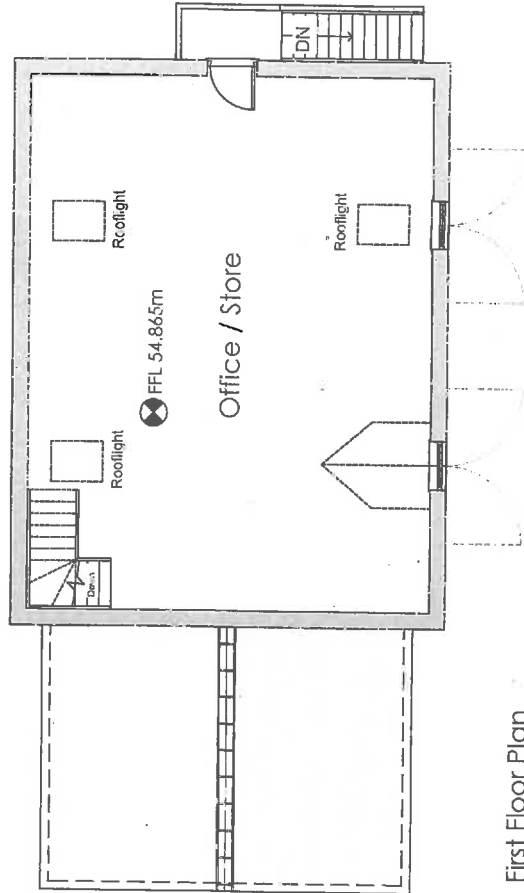


IP 13 5 76

Item 6d)



Ground Floor Plan



First Floor Plan

Demolish existing single storey double garage, removal of 3 existing caravans, together with horse shelter. Extend residential curtilage to provide replacement 1.5 storey double garage, workshop and office building. The provision of a new stable block, machine store and concrete pad together with associated landscaping - at - Penryn Cott nr White Sands Bay, St Davids, Pembrokeshire

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28.11.2013

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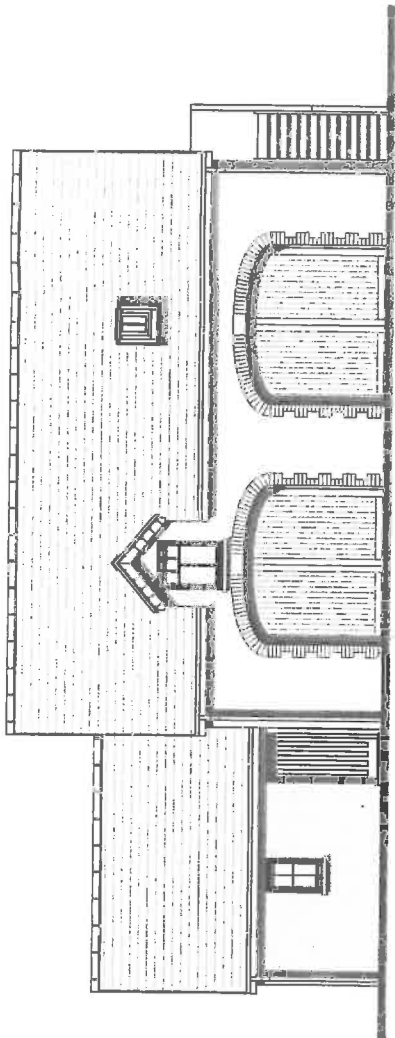
Client
Mr & Mrs Clive & Cindy Hays

Drawing Title
Proposed Garage Ground & First Floor Plans

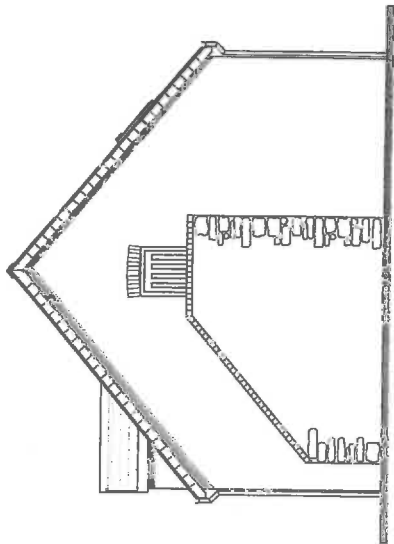
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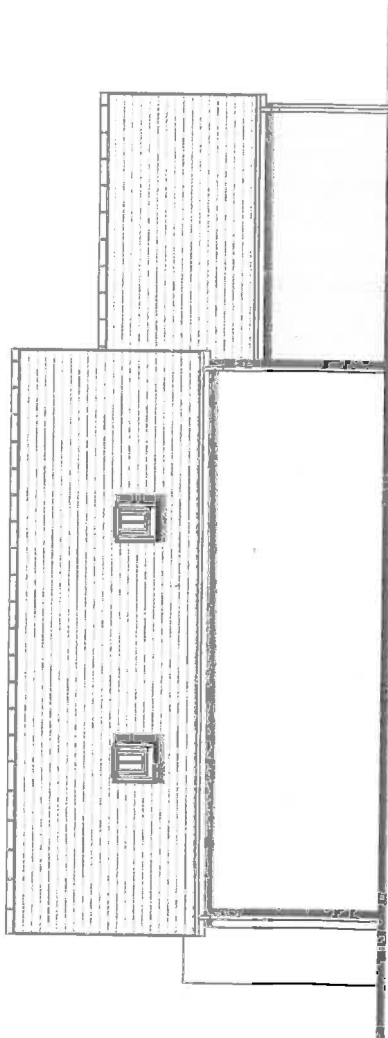




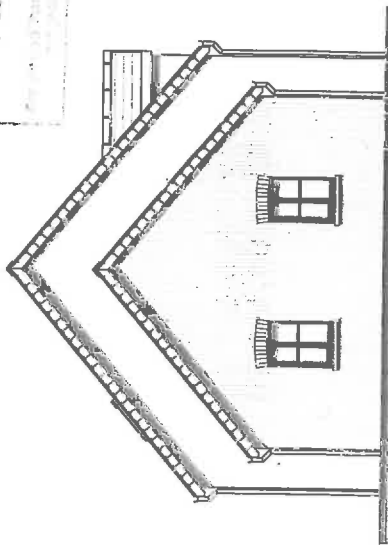
West Elevation



South Elevation



East Elevation



North Elevation

Proposed Garrae Elevation
 - 4 DEC 2013
 Mr & Mrs Clive & Cindy Hays

NP 13 5 76

Item 6d)

Demolish existing single storey double garage, removal of 3 existing caravans, together with horse shelter. Extend residential curtilage to provide replacement 1.5 storey double garage, workshop and office building. The provision of a new stable block, machine store and concrete pad together with associated landscaping at Bocky, Porth yr Wlad, Gwynedd, Denbighshire, North Wales.

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Proposed Garrae Elevations					

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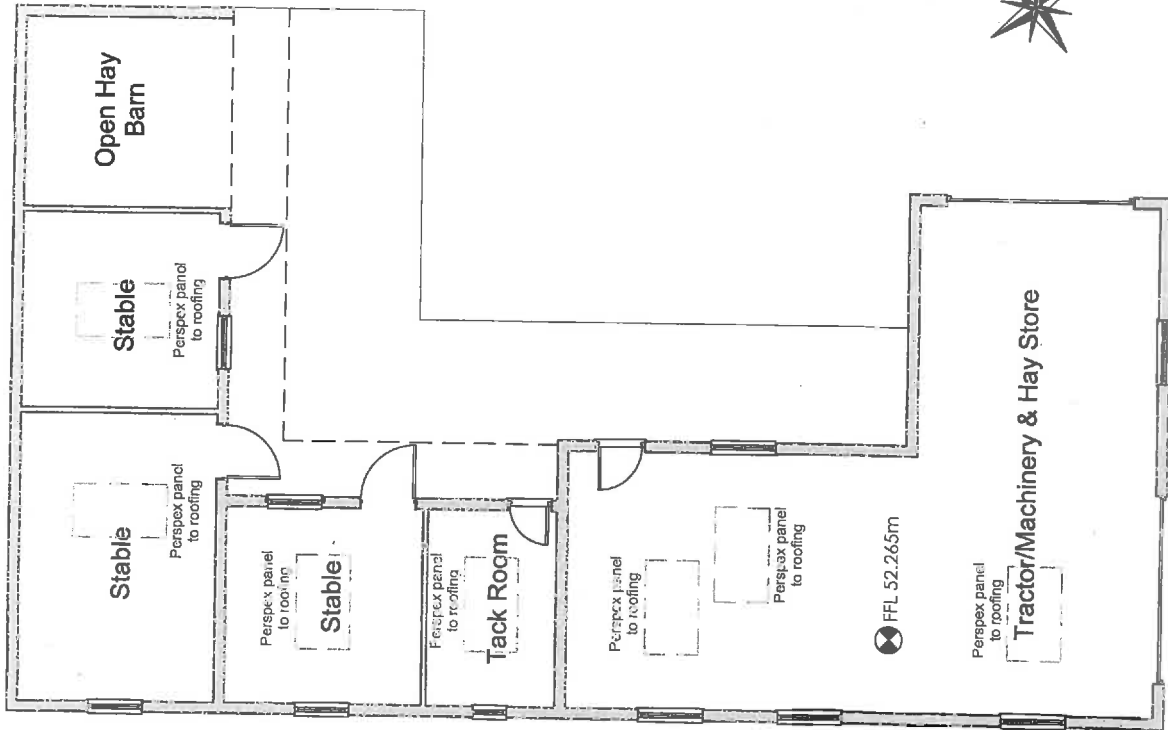
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Floor Plan

EXTERNAL FINISHES

1. Roof Covering	Powder coated corrugated steel profile sheeting - colour to be agreed, with clear perspex sheeting to provide natural daylight
2. Walls	A. Stables - Timber cladding B. Tractor Store - Powder coated corrugated steel profile sheets
3. Rain Water Goods	Black UPVC half round gutting with circular downpipes
4. Windows	Profiled UPVC white in colour / or timber
5. Domestic Doors	Profiled UPVC white in colour / or timber
6. Stable Doors	Wooden Doors - (Colour to be agreed)
7. Garage Doors	Metal Roller Doors - (Colour to be agreed)

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NP 13 5 76

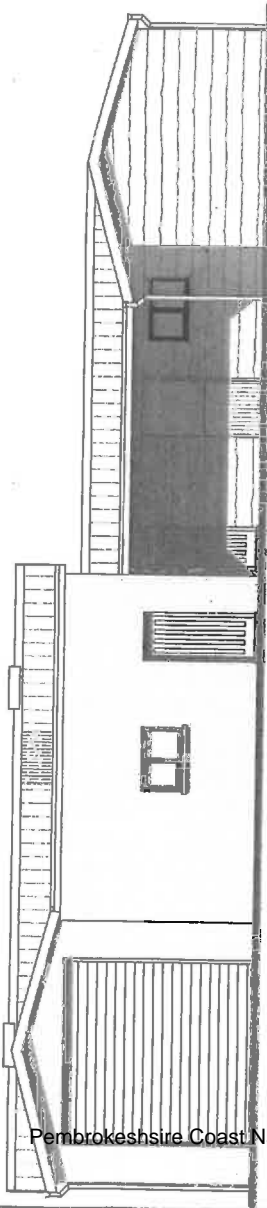
Item 6d)

Demolish existing single storey double garage, removal of 3 existing caravans, together with horse shelter. Extend residential curtilage to provide replacement 1.5 storey double garage, workshop and office building. The provision of a new stable block, machine store and concrete pad together with associated landscaping. at: Denny Park, White Sande Bay, St Davids, Pembrokeshire

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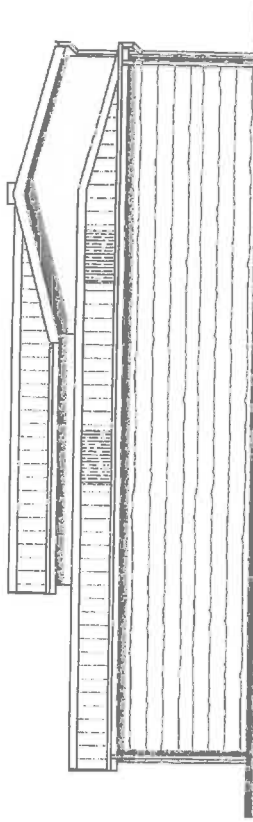
Drawing Title: Proposed Stable Block Floor Plan

Dwg No. 06d



West Elevation

Pembrokeshire Coast National Park Authority

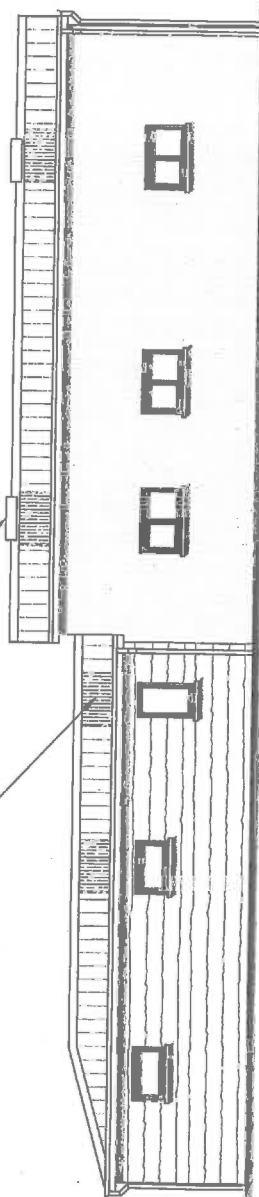


South Elevation

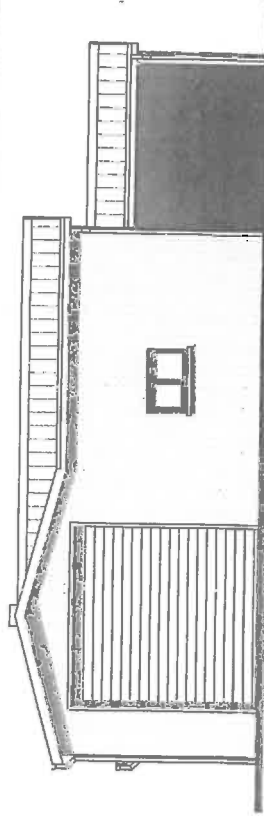
4 DEC 2013

Roof vent to provide natural ventilation for the storage of hay

Indicative position of clear perspex sheets to provide natural daylight



East Elevation



North Elevation



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NP 13 5 76

Item 6d)

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Drawing Title

Proposed Stable Block Elevations

Dwg No.

07d

Proposed garage / workshop

Existing dwelling

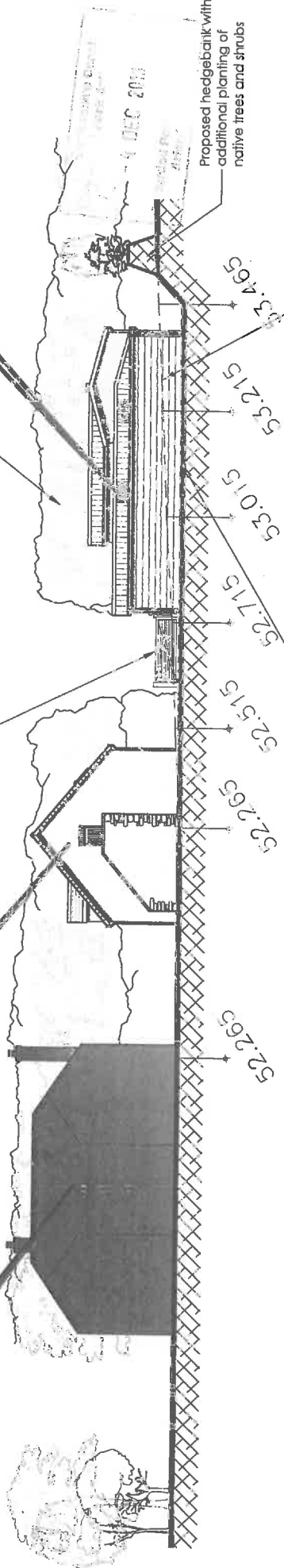
Proposed stable block & machine store

Proposed hedgebank with additional planting of native trees and shrubs

Existing field gate to farm track

Solid line represents proposed ground profile to create level compound

Dotted line represents existing ground profile



NP 13 5 76

Item 6d)

Hayston
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Drawing Title
Sectional Elevation - In Context