

REPORT OF THE HEAD OF DEVELOPMENT MANAGEMENT ON APPEALS

The following appeals have been lodged with the Authority and the current position of each is as follows:-

NP/14/0446 Use of land for the stationing of one gypsy static caravan, retention and re-siting of one touring caravan together with utility/day room, septic tank, alteration to ground levels, formation of earth bunds and improvements, alterations to access- The Oaks, Land Adj. to Wynd Hill Farm, Manorbier

Type: Hearing

Current Position: The initial papers have been forwarded to the Planning Inspectorate and a Hearing has been arranged for 22nd September, 2015.

NP/14/0609 Certificate of Lawfulness for Polytunnel
Land at The Belts, The Rhos, Haverfordwest

Type: Written Representations

Current Position: The initial papers have been forwarded to the Planning Inspectorate.

NP/14/0630 Replace existing two storey side extension with a new two storey subservient contemporary/legible modern lightweight extension. New single storey replacement structure to rear Ysgarwen, Cilgwyn, Newport

Type: Written Representations

Current Position: This appeal has been dismissed and the Inspectors decision is attached.

EC/13/0019 UPVC white cladding on south facing pine end of chalet
46 Folkstone Hill Chalets, Nolton Haven.

Type: Hearing

Current Position: This appeal has been allowed and the Inspectors decision is attached.



Penderfyniad ar yr Apêl

Appeal Decision

Ymweliad â safle a wnaed ar 11/05/15

Site visit made on 11/05/15

gan Richard Duggan BSc (Hons)
DipTP MRTPI

by Richard Duggan BSc (Hons) DipTP
MRTPI

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 18/06/2015

an Inspector appointed by the Welsh Ministers
Date: 18/06/2015

Appeal Ref: APP/L9503/A/15/3014879

Site address: Ysgarwen, Cilgwyn, Newport, Pembrokeshire SA42 0QP

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms E & J King & Willacy against the decision of Pembrokeshire Coast National Park Authority.
- The application Ref NP/14/0630, dated 31 October 2014, was refused by notice dated 6 January 2015.
- The development proposed is described as "*The existing property is to undergo sympathetic renovation and refurbishment with some internal remodelling. The two storey side extension is to be demolished and replaced with a two storey subservient contemporary/legible modern lightweight extension. Its juxtaposition will communicate within its context and add much needed living and bedroom accommodation, whilst preserving and enhancing the host dwelling. Plus new single storey utility room to rear (replacement structure) in timber cladding and sloping flat roof.*"

Decision

1. The appeal is dismissed insofar as it relates to the two-storey side extension.
2. The appeal is allowed insofar as it relates to the single storey rear extension and planning permission is granted for the single storey utility room to rear (replacement structure) in timber cladding and sloping flat roof at Ysgarwen, Cilgwyn, Newport, Pembrokeshire SA42 0QP in accordance with the terms of the application, Ref NP/14/0630, dated 31 October 2014 and the plans submitted with it so far as relevant to that part of the development hereby permitted, and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than five years from the date of this decision.
 - 2) The development shall be carried out in accordance with the following approved plans: GA01; GA02 Rev 1.
 - 3) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

- 4) The parking and turning area shall be completed prior to the occupation of the dwelling, and the car parking spaces shall be retained and remain available for their designated use in perpetuity.

Main Issue

3. The effect of the development on the character and appearance of the existing dwelling and the locality, having regard to its setting within the Pembrokeshire Coast National Park.

Reasons

4. The appeal property is an isolated 2-storey former farmhouse, constructed of natural stone walls under a slate roof which is currently being renovated. The front and rear elevations of the existing dwelling retain much of the original character of a farmhouse of that era. As such, the contribution of the building is in its historic rural character, traditional form and design.
5. There is an existing narrow two-storey extension on the western elevation and it is proposed to replace this extension with another two storey modern extension utilising contemporary design features and materials. Whilst the use of large areas of glazing on the ground floor side and rear elevations would be acceptable, the angled front elevation of the side extension, as well as the lack of fenestration would not sit comfortably against the traditional form of the farmhouse. Although the extension would have a lower ridge height than the host dwelling, the double change in height of the ridge from the link to the first floor bedroom would be seen as a contrived feature. The angle of the roof on the rear elevation would also not sit comfortably against the traditional catslide roof of the farmhouse.
6. The extension would not be particularly prominent when travelling along the access lane due to dense boundary screening and the nature of the highway. However, at close range, the design of the extension is such that it would dominate and overwhelm the proportions of the existing dwelling. The result would undermine the identity and composition of the dwelling because it would be overly dominant and disproportionate in scale and bulk. The visual harshness and incongruity of the first floor element of the extension would be especially noticeable and would jar in comparison to the farmhouse.
7. Despite the limited public views, it would also have a consequential adverse effect on the prevailing character of the surrounding rural landscape, which falls within Landscape Character Area 27 'Mynydd Preseli' in the Authority's Adopted Supplementary Planning Guidance (SPG) – Landscape Character Assessment (2011). The SPG describes the area as being a distinct upland area which is of national historical and cultural significance. In this regard, allowing inappropriate and dominant changes to the form of this dwelling would fail to harmonise with the rural character of its location.
8. Good design should be applied to all development including alterations to individual buildings. I find the incongruous and overbearing appearance of the side extension, and particularly the first floor element, fails to meet this objective. I acknowledge that adopting modern and contemporary design solutions when working with older properties can have a positive impact. However, the appeal proposals would have a poor relationship with the building's existing form, especially the front elevation, and would not therefore represent good design in this instance.

9. For the above reasons I conclude that the two-storey extension would result in an insensitive and dominant addition that would have a harmful effect on the character and appearance of the existing dwelling. It would also cause harm to the character and appearance of the locality, and hence to the special qualities of the National Park as manifested in its natural beauty and landscape. It would therefore conflict with Policies 1, 8, 14, 15, and 29 of the Pembrokeshire Coast National Park Local Development Plan (LDP) Adopted in 2010, and the Authority's Landscape Character Assessment SPG.
10. Bearing in mind the small scale and simple design of the single storey rear extension it would not have any impact on either the host building, the surrounding area or harm the special qualities of the National Park that refusal of planning permission would be justified. I further conclude it satisfies the National Park LDP policies to which I have been referred.
11. I have considered the Council's suggested list of conditions and the Appellant's comments having regard to Welsh Government Circular 016/2014 'The Use of Planning Conditions in Development Management'. In addition to the statutory time commencement condition, I have imposed a condition specifying the approved plans. The Authority has suggested a condition requiring samples of the external materials to be used in the construction of the extension. I consider that this is needed in the interests of the visual appearance of the development and in the interests of conserving the amenities and special qualities of the area. I shall attach a condition relating to the provision of the vehicular turning space and car parking areas within the site in the interest of highway safety.

Conclusion

12. For the reasons given above I conclude that the appeal should be allowed in part and dismissed in part.

Richard Duggan

INSPECTOR



Penderfyniad ar yr Apêl

Gwrandawriad a gynhaliwyd ar 12/05/15
Ymweliad â safle a wnaed ar 12/05/15

gan **Richard Duggan BSc (Hons)**
DipTP MRTPI

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 03 Mehefin 2015

Appeal Decision

Hearing held on 12/05/15
Site visit made on 12/05/15

by **Richard Duggan BSc (Hons) DipTP**
MRTPI

an Inspector appointed by the Welsh Ministers
Date: 03 June 2015

Appeal Ref: APP/L9503/C/14/2228820

Site address: 46 Folkstone Hill Chalets, Nolton Haven, Haverfordwest SA62 3NJ

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Ms Bernadette Sheehan against an enforcement notice issued by Pembrokeshire Coast National Park Authority.
- The Council's reference is EC13/0019.
- The notice was issued on 15 October 2014.
- The breach of planning control as alleged in the notice is "*Without the benefit of planning permission, the provision of white Upvc cladding to south facing pine end of chalet in place of original stone cladding ("the development").*"
- The requirements of the notice are "*1. Permanently remove all white Upvc cladding and fixings attached to the south facing pine end wall of the chalet, and remove the resultant waste material to an authorised place of disposal, 2. Reinstate the natural stone finish to the south facing pine end wall of the chalet.*"
- The period for compliance with the requirements is "*Four months beginning with the day on which this Notice takes effect.*"
- The appeal is proceeding on the grounds set out in section 174(2)(a) of the Town and Country Planning Act 1990 as amended.

Decision

1. The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the 1990 Act as amended for the development already carried out, namely the erection of white Upvc cladding to south facing pine end of the chalet in place of the original stone cladding on land at 46 Folkstone Hill Chalets, Nolton Haven, Haverfordwest SA62 3NJ referred to in the notice.

Main Issue

2. The effect of the development on the character and appearance of the area, having regard to its setting within the Pembrokeshire Coast National Park.

Reasons

3. The appeal property is a detached holiday chalet that forms part of a larger holiday development of detached, semi-detached and terraced properties set out in a linear form across the site. The Park is located within a small valley which generally runs in a north-south direction providing views out across the coast. The chalets are located at various levels on either side of the site and are served by a single access road which runs along the centre of the development.
4. The chalets have a uniform appearance in that they have flat roofs with stone cladding on the side elevations and horizontal Upvc boarding to the front and rear elevations. The majority of chalets have removed the original floor to ceiling windows on the front elevations and replaced them with smaller Upvc windows and white Upvc boarding. I noted that a number of the chalets have been extended, the majority of which by the provision of Upvc conservatories to the rear elevations. Although these conservatories are attached to the rear of those chalets that are situated on the lower, western side of the access road and are, therefore, not readily visible from outside the Park, they nonetheless add bulk to the chalets and reinforce the use of white Upvc throughout the development thus altering the character and appearance of the Park.
5. During my visit I saw that the stone side elevations of the chalets differed throughout the Park in terms of the type and size of stone used. There are also differences in the quality of the pointing of the stone cladding with some chalets having very thick pointing which was proud of the stone and some having obvious signs of cracking and structural defects. The appellant instructed an independent structural survey of her chalet in 2011 to provide advice on the integrity of the stone cladding. The survey concluded that moisture had found its way into the stone bedding which had resulted in the weakening of the stone causing a risk of the stonework collapsing. Although the survey report put forward options for the reinstatement of the side wall of the chalet, the appellant chose to proceed with the installation of the white Upvc boarding due to the risk of large pieces of stone falling off the wall.
6. The appellant chose not to discuss other design solutions or options with the National Park Authority, but rather than replacing all the stone cladding with the Upvc boarding the appellant has retained the stone column to the front elevation, two strips of stone on either end of the side elevation and another strip of stone at the bottom of the side elevation. This, in my opinion, has retained a connection with the original design of the chalet and has reduced the visual impact of the white Upvc boarding. This is in stark contrast to the work which has been undertaken to chalet No 42 where all the stone cladding has been removed and replaced with white Upvc boarding. As a result, the appearance of No 42 has been significantly altered to the detriment of the appearance of the chalet, which is accentuated by the fact that No 42 is one of the first chalets which is seen as you enter the site.
7. The Authority has stated that that the holiday Park was originally designed with the stone cladding to the sides of the chalets to reduce its visual impact on the surrounding area. Be that as it may, the lower eastern end of the Park, which includes No 46, is viewed as a whole from viewpoints outside the site from the southerly direction and from the coastal path as it passes the Nolton Haven United Reform Church. The alteration made to the side elevation does not, by itself, increase the visibility of the appeal property or make the Holiday Park any more conspicuous than it currently is. In addition, any long distance views from the coastal path towards Folkstone Hill Holiday Park are influenced by many other properties and buildings, including the static caravans found within Nolton Vale caravan site.

8. I have taken into account the concerns raised by third parties during the assessment of the retrospective planning application for the replacement of the stone cladding on the side wall of No 42 Folkstone Hill. I have also had regard to the fact that the owner of chalet No 10 has agreed with the Authority to reinstate the stone on the side elevations, albeit with a different type of stone than the original and with a thicker pillar to the front elevation. Nevertheless, I do not find the change made to the appeal property alters the appearance of the chalet or the character of the entire holiday Park to such an extent that it has more of a harmful impact on the surrounding area than the existing development.
9. My attention has been drawn to the potential precedent this may set and make it difficult for the Authority to resist similar proposals on other chalets in the Park. I have considered the appeal on its own planning merits having regard to the specific changes made to the appeal property, and the Authority has the ability to do likewise when assessing any future proposal.
10. Therefore, I conclude that the development does not have a harmful impact on the character and appearance of the area or the natural beauty or special qualities of the National Park, and accords with Policies 1, 8, 15, 29 and 30 of the Adopted Pembrokeshire Coast National Park Local Development Plan, 2010.

Conclusion

11. For the reasons given above I conclude that the appeal should succeed on ground (a) and planning permission will be granted.

Richard Duggan

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Ms Bernadette Sheehan

FOR THE LOCAL PLANNING AUTHORITY:

Mr Bryan Canning Enforcement Officer

Mr David Griffiths Enforcement Officer

DOCUMENTS SUBMITTED AT THE HEARING

1. The Council's Letter of Notification of the appeal, dated 19 December 2014
2. Plans: Site Plans 001 A; Existing Plans and Elevations 001 A; Proposed Plans and Elevations 002 A