

Application Ref: NP/15/0036/FUL

Case Officer	Liam Jones		
Applicant	Mr & Mrs T Thomas		
Agent	Mr A Vaughan-Harries, Hayston Development & Planning		
Proposal	Residential development comprising of four dwellings (with one affordable unit)		
Site Location	Land at Blockett Farm, Blockett Lane, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UH		
Grid Ref	SM85791267		
Date Valid	10-Jun-2015	Target Date	04-Aug-2015

Summary

This application is reported to the Development Management Committee as the recommendation to approve the application runs contrary to the response received from Little Haven Community Council recommending refusal. Furthermore the application proposal represents a departure from policy contained within the Local Development Plan.

The scheme follows an appeal decision in November 2014 and proposes the erection of 4 dwellings on the land, 1 of which is proposed to be affordable. The scheme was recently amended in June 2015 from its original submission which proposed 5 dwellings due to matters relating to land ownership. The scheme is very similar in form and layout to that previously refused by the Authority and which was subject to an appeal. In the appeal decision the inspector found that the creation of a new access, design of the dwellings and layout was acceptable although dismissed the scheme on the grounds that no affordable housing was provided on site.

Having carefully considered the proposal against all material planning considerations and the relevant national and local development plan policies the principle of the scheme proposed is now considered to be acceptable. The appeal decision set out that a new access, subject to landscaping, and general design of the properties was acceptable. Furthermore the scheme now brings forward proposals for a single affordable dwelling which overcomes the lack of affordable housing provided by the former proposals.

Subject to the applicant first entering into a section 106 agreement(s) to provide for an affordable housing unit and the provision of a planning obligation to provide funding towards the creation of passing bays in the vicinity of the site as well as other planning conditions to control the nature and form of the development the scheme is considered to be acceptable and complies with the principles and requirements of policies 1, 8, 9, 11, 15, 29, 30, 31, 32, 52 and 53 of the Pembrokeshire Coast National Park Authority Local Development Plan (Adopted September 2010).

Consultee Response

The Havens Community Council: Objecting

PCC - Transportation & Environment: Conditional Consent

PCNPA - Buildings Conservation Officer: Supporting

Coal Authority: If planning permission is granted please include Coal Authority's Standing Advice

Western Power Distribution: There is an 11,000 volt overhead line across the land which may be an issue and any deviation would require agreement with 3rd party landowners and planning approval.

PCC - Education Dept: No requirement for Primary or Secondary school contributions.

PCC - Community Regeneration Manager: No open space contributions will be required in respect of this application.

MOD: No objection

Dyfed Archaeological Trust: No objection

PCC - Head of Public Protection: No objection

Natural Resources Wales: Conditional Consent

PCNPA - Tree and Landscape Officer: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

PCC - Contaminated Land Inspector: Conditional Consent

Public Response

The application has undergone public consultation at two stages throughout its processing. The first was for the initial application for 5 dwellings ('the 5 dwelling scheme') and the second being for the alteration to form a scheme for 4 dwellings ('the 4 dwelling scheme'). The application has been advertised through the display of site notices at the site, through the local press (Pembrokeshire Herald) and through letters to adjoining neighbours.

The 5 dwelling scheme

5 No. letters of objection have been received in relation to the application. Concerns have been raised from the owners/occupiers of 'Mightywaters House', 'Hillcroft', 'Heddfan' '12 Grove Place' and 'Overhaven House'. Copies

of the full responses are available to view on the application file however the following is a summary of concerns:

- Increase in traffic would inevitably result from this would be dangerous on such a small, narrow lane and in fact the Authorities have objected to development on the land for this very reason.
- The removal of trees in this area has already changed the character of the lane.
- Another concern is the displacement of water
- Concerns raised by the owner of Overhaven House that a significant part of the application site and the layout submitted cannot be achieved(due to land ownership matters)
- The existing access from Blockett Lane needs to be maintained as it is the registered right of way to Plot 1. This means that the proposed unit on Plot 5 cannot be built as shown (due to land ownership matters).
- The proposed change to access to this development has been rejected for various well documented reasons.
- Overdevelopment the site
- The proposed dwelling on Plot 3 which has a curved metal roof directly below the overhead power line.
- The close proximity of this curved roof to the boundary (Overhaven House) is of concern and this will create a glare.

The 4 dwelling scheme

Further consultation was undertaken on 15 June 2015 to advise of the changes to the application. No further responses have been received to date and any responses on the revised scheme will be reported verbally to the committee.

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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokehire 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 44 – Housing

LDP Policy 45 – Affordable Housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW7 Chapter 04 - Planning for Sustainability
SPG04 - Planning Obligations
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG12 - Parking
TAN 12 - Design

Constraints

Special Area of Conservation - within 500m
Biodiversity Issue
Safeguarding Zone
Hazardous Zones
Recreation Character Areas
Low Coal Risk
Surface Coal

Officer's Appraisal

Site and Context

Members will be aware of the recent planning history in relation to this site. The site has been the subject of various applications for planning permission proposing individual dwellings as well as an application, made in outline, for development of 8 dwellings.

The most recent history includes an appeal decision issued on 21st October 2014 in relation to four appeals made at the site. The appeals which were in relation to four single dwellings were dealt with by a single appeal hearing. In the report the inspector considered that the key issues related to the effect of the proposals on the character and appearance of the area having regard to the proposed access point, the developments of plots 1 and 2 and the design of the dwelling on plot 3 along with whether the proposals provided for affordable housing in accordance with the LDP and Affordable Housing SPG.

In regard to the issue of a new access the inspector considered that the existing access and its embankment have a 'seriously detrimental impact on the rural character and appearance of Blockett Land' and the new proposal would provide a 'clear opportunity for the reinstatement of embankments which would be far more representative of the Pembrokeshire hedgerows that exist along other parts of Blockett Lane'. The inspector considered that the partial closure of the existing access with new landscaping would 'significantly benefit the appearance of this part of the combined appeal sites as seen from

Blockett Lane by the removal of significant areas of concrete hardstanding which forms part of the existing access. Because of the new landscaping proposed the inspector concluded that the new driveway would not create any harm to the character and appearance of the area.

A reason for refusal issued by the Authority related to the cramped nature of the dwellings at plots 1 and 2 due to the limited amount of garden space that surrounds them. The inspector did not share this concern and considered that cramped development tends to occur when buildings are sited too close together.

A further reason for refusal by the Authority related to the design and form of Plot 3 in particular the juxtaposition between the stone building and Dutch barn. The inspector did not share this concern although agreed that the Dutch barn would be prominent as people entered the proposed group of houses from the access lane. However he didn't think it would be an unattractive building and did not find it would result in any harm to the character and appearance of the area.

The final issue covered in the inspector's decision related to affordable housing. The applicant had not put forward any affordable housing as part of the individual applications but as part of the appeal submitted evidence suggesting that this would not be viable. Whilst these were separate applications the inspector agreed with the Authority's stance that as a single development site the site should be subject to affordable housing. The inspector stated:

"The four appeal sites have not been subdivided off from each other or used separately from one another. They appear to have remained unused whilst awaiting planning permission for their redevelopment. Historically, the larger area of land which comprises the four appeal sites was one of areas of land which were in separate ownerships when the Blockett Farm SPG was formulated... I was advised that the appellants want to carry out the proposed developments so that they can live close to one another because of their family connections... I therefore consider that the four appeal sites should be treated as a single site for the purpose of applying the LDP's affordable housing policy and a single dwelling should be provided as part of the overall development. That is not being proposed and therefore the proposals do not accord with the relevant parts of the LDP as supplemented by the Affordable Housing SPG."

As part of the appeal the appellants submitted Unilateral Undertakings for with a total sum of £20,000 offered as a gesture towards affordable housing. In the decision the inspector explained that the sum of money payable under the Affordable Housing SPG remains at £106,000 and even if he was satisfied that the affordable housing issue could be resolved by the payment of monies the Unilateral Undertakings submitted were not fit for purpose due to errors within the documents.

In the decision report the inspector does suggest that a scheme for a larger number of houses, with the provision for affordable housing, could be achieved. He stated:

“...there is no evidence before me that a scheme for a larger number of houses that could accommodate the appellants and provide a plot for affordable housing could not be achieved on the larger area of land comprising the four appeal sites. In my judgement that could be achieved.”

On this basis the applicants developed a scheme proposing 5 dwellings, 1 of which was proposed to be an affordable housing unit and submitted the scheme. Following this the Authority received an application from a third party owner (NP/15/0071/FUL) proposing development of a single plot within the development site. The third party explained that they had recently purchased part of the development site.

Discussions have taken place between the case officer and the applicant's agent in order to address the concerns that the 5 dwelling scheme as submitted could not be delivered. This was on the basis that a part of the development site is in separate ownership and this could impact upon the delivery of the affordable housing unit. Recently, on 10 June 2015, the applicant amended the scheme to take out the third party owned land from the scheme and amending the design of one of the plots (plot 3) to accommodate the change. The change results in a scheme proposing 4 dwellings (one affordable) as opposed to 5 proposed in the initial submission.

Relevant Planning History

- NP/13/0463 – (Plot 4) Construction of dwelling – Refused - 20 November 2013 (Appeal dismissed on 21 October 2014)
- NP/13/0462 – (Plot 3) Construction of dwelling and detached garage (revised design) – Refused - 20 November 2013 (Appeal dismissed on 21 October 2014)
- NP/13/0461 – (Plot 2) Construction of dormer cottage – Refused - 20 November 2013 (Appeal dismissed on 21 October 2014)
- NP/13/0460 – (Plot 1) Construction of dormer cottage – Refused - 20 November 2013 (Appeal dismissed on 21 October 2014)
- NP12/0480 – (Plot 4) Construction of single dwelling – Refused - 19 June 2013
- NP12/0479 – (Plot 3) Construction of dwelling and detached garage – Refused - 22 May 2013

- NP12/0478 – (Plot 2) Construction of dormer cottage – Refused - 19 June 2013
- NP/12/0477 – (Plot 1) Construction of dormer cottage – Refused - 19 June 2103
- NP10/511 – (land to the north of the site) 6 dwellings – Approved - 28 November 2011
- NP08/392 – (Plot 4) Reserved matters application for single dwelling – Withdrawn - 19 September 2008
- NP08/337 – (Plot 3) Reserved matters application for single dwelling – Withdrawn - 12 September 2008
- NP05/628 – (Approximately Plots 4 and 3) Outline for 2 dwellings - Approved - 24 January 2006
- NP05/357 – (Approximately Plots 4 and 3) Outline for 3 dwellings - Approved - 8 March 2006
- NP04/586 – 5 dwellings – Refused - 29 November 2004
- NP02/189 – (Approximately Plots 4 and 3) Outline application for two dwellings – Refused 20 June 2002 (Appeal allowed 11th December 2002)

Description of Proposal

Following its amendment the application proposes residential development comprising of 4 dwellings, 1 of which is proposed to be affordable.

Plans show the scheme proposes a new access off Blockett Lane with closure of the existing access, provision of two single storey frontage properties (plots 1 (AF) and 2), provision of a single storey property (Plot 3) and provision of a two storey dwelling (plot 4).

Plot 1 (AF)

This plot is positioned to the north of the access point into the site and is referred to as 'AF' by reason of the applicant proposing that this be an Affordable dwelling. The dwelling proposed is a single storey dormer bungalow. Its principal elevation faces towards Blockett Lane and it includes a single dormer roof, two ground floor windows and door with porch. Internal accommodation comprises a kitchen/dining area, utility room, bedroom with ensuite and WC on the ground floor and two bedrooms and bathroom on the first floor. The plot includes parking for two cars and a small surrounding garden some of which is positioned on the land currently occupied by an access. The proposed dwelling measures 6.4m to ridge height and is 10.5m in

width by 7.5m in depth. Finishes include painted smooth render throughout, timber framed windows and doors and slate roof.

Plot 2

This dwelling is proposed opposite plot 1 and faces onto Blockett Lane. The design is similar to that of plot 2 being a single storey three bedroom dormer bungalow of simple form and appearance. Facing towards the access route its front elevation comprises of two roof dormers, a side chimney and flat roof porch. Its rear elevation faces a very small garden area and proposed gabion wall with hedge and includes a single storey extension to which solar panels are proposed to be affixed. Parking is provided for 2/3 cars alongside the dwelling and its access. Similar in form and appearance to plot 1 finishes on this dwelling also include timber framed windows and doors, slate roof and smooth render throughout. The dwelling has the same proportions as Plot 1 albeit it has the addition of a rear extension projecting 2.2m from the main form of the building.

Plot 3

This plot is positioned towards the east boundary of the site and faces onto the access road within the site. Its form and design is the same as plot 2 albeit the dwelling has a larger surrounding amenity space and no proposal for a gabion retaining wall.

Plot 4

This plot is positioned to the north most point of the site and accessed via the curved internal access route. Two parking bays are proposed outside a curtilage area to be bounded by an undefined enclosure and trees/hedgerow. The large dwelling occupies much of the plot with its principal elevation facing south towards the side elevation of land subject of a separate planning application. The form of the dwelling is comprised of a two storey gable elevation along its west axis with an 'L' shaped adjoining barn type structure. Materials include a mix of random stone, horizontal cladding, slate and timber. Internal accommodation comprises a lounge/kitchen, three bedrooms and an ensuite in the ground floor and a single bedroom with ensuite and wardrobe in the upper floor confined to the larger proportion of the dwelling to the west.

The dwelling proposed measures up to 6.9m to ridge height (gable) and 5.8m to ridge (barn). The dwelling measures 15.4m across the site and depths of between 9.1m and 10.4m.

Landscaping

In addition to the dwellings and access road the application puts forward a scheme of landscaping including the provision of new trees and hedgerows throughout the site. This is shown on drawing nos. 2012./27 Rev C and 1091 P005.0 Rev I. The key features of this scheme are:

- New hedgerow, tree planting and grass bank to close the existing access into the site and adjacent to the access and visibility splays into the site
- Hedges either on a bank or hedge bank on flat areas around the curtilages of the plots
- Planting of 32. No trees throughout the site
- A new gabion wall structure along the side boundary of plot 2 with hedge
- Areas around dwellings laid to lawn

The application has been supported with a Design and Access Statement.

Key Issues

The application raises the following planning matters:

- Principle of Development
- Impact upon special qualities of the National Park
- Affordable housing matters
- Highway Safety, Access and Parking
- Contaminated land matters
- Electricity Supply Matters
- Coal referral area matters
- Ministry of Defence safeguarding matters
- Neighbouring Amenity
- Water Drainage and Flooding
- Planning Obligations

Principle of Development

The proposed development lies in the countryside overlooking Little Haven, a rural village which lies in the valley below to the north and west. As referred to in earlier paragraphs the site and those surrounding it, have a complex planning history, including a policy framework that once allowed the redevelopment of the site.

Although two dwellings have been built on the southern part of the site, and whilst there is an extant planning permission for a further six dwellings to the north (NP/10/511) the application must be determined under the current adopted Development Plan policy for the area. As such this must be considered as a new residential development in the open countryside. Policy 7 makes clear that new residential development in the open countryside is only acceptable if it comprises an infill or rounding off opportunity or it is essential for farming or forestry needs. This is not the case with this application and so it has been advertised as a Departure to the adopted Local Development Plan.

In addition to considering the application in regard to Policy all applications must be considered having regard to all relevant material considerations. In

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this case, planning permission NP/10/0511, is material in that it permitted 6 dwellings contrary to the provisions of the LDP. The decision taken to permit this scheme was justified by it having previously been identified in the Local Plan as an Environmental Improvement Area. It was considered at the time that the proposal allowed redevelopment of the site to provide environmental enhancements to the area through extensive landscaping, and that it contributed to affordable housing in that three of six dwellings were proposed as affordable houses.

The current application proposes both environmental enhancements (i.e. landscaping) and following a dismissed appeal for 4 dwellings without affordable housing, the scheme now includes 4 dwellings 1 of which is to be affordable. It is considered that, having regard to the history, the extant planning permission and the appeal decision the principle of housing is acceptable notwithstanding the departure from the terms of Policy 7.

Impact upon special qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic 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' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

In reaching a decision in the appeal the inspector dismissed the Authority's concerns about the creation of a new access into the site as well as concerns about the design and form of a proposed dwelling at plot 3. With regard to the new access the inspector considered that the landscaping and removal of the existing access into the site would compensate and that the access itself would not be harmful upon the special qualities of the National Park. With regard to design he considered that the proposals for Plot 3 would not be harmful upon the character of the area.

In the present scheme the access remains the same as that considered by the Inspector on appeal who considered it acceptable. Accordingly this forms an important material consideration in determining this application.

The two frontage properties remain the same in design terms as the appeal scheme and the applicant has now removed the former proposal for plot 3

which was for a large and imposing two storey dwelling to now be replaced with a bungalow of the same design as plot 2.

Plot 4 remains the same in design terms although, as mentioned, would be served by a smaller area of amenity space surrounding. Parking would be provided outside the curtilage of the dwelling in three parking bays alongside the western boundary.

Whilst there would remain a lack of garden space to serve plots 1 (AF) and 2 the inspector determined that this arrangement was acceptable. Plots 3 and 4 also have relatively small amenity areas; however, it would be difficult to successfully argue that the outdoor space provided would be insufficient given that the plots would have some outdoor space for usual outdoor activities and needs.

It can be noted that a large void of space remains in the centre of the development site. As explained in earlier paragraphs this formerly contained proposals for development under this application but subsequently removed from the proposal given that it lies within separate land ownership. This now forms part of a separate application to be considered under the reference NP/15/0071/FUL.

Dealing with design of the scheme, it should be noted that the three plots nearest the access (Plots 1, 2, 3) are relatively alike in form and appearance. They show traditional design and detailing and would reflect the local vernacular style prevailing in Little Haven. Plot 4 is set back into the site and is a larger dwelling than the other proposals. Whilst of a large scale it does respect the local character of the area. The Authority's Building Conservation Officer supports the application advising that there would be no adverse effect on the character, appearance or setting of the nearby conservation area.

With regard to the access the Authority previously raised concerns about the creation of a new access given that this would involve excavation of a large amount of hedgerow. The inspector noted these concerns, but was satisfied that the provision of landscaping to involve closure of the former access would provide an acceptable scheme. On this basis and provided that the landscaping is fully undertaken simultaneously with the creation of the new access the new access is acceptable.

Taking into account all material considerations it can be concluded that the layout, design and appearance of the development would not harm the special qualities of the National Park and would comply with the aims of policies 8, 15, 29 and 30 of the Local Development Plan.

Affordable Housing

Policy 7 of the Local Development Plan states that where residential development is acceptable, affordable housing provision will take priority. Policy 45 states that "To deliver affordable housing the National Park Authority will as part of the overall housing provision" require under caveat (c)

that “where affordable housing need has been identified prioritise affordable housing provision in countryside locations through filling in or rounding off or through conversion. 50% affordable housing to meet an identified need in developments of 2 or more residential units will be sought.”

A review of policy which has resulted in a new Adopted Supplementary Planning Guidance on Affordable Housing (November 2014) sets out revised percentages across different areas of the National Park as well as placing emphasis on the need for negotiation of affordable housing on individual sites based on viability. These percentages range from between 20% and 50% throughout different sub-market housing areas of the National Park. The application site falls within the St Brides Bay area where 30% of dwellings are required to be delivered on site for schemes of 2 or more dwellings. As such the provision of one affordable, when rounded down from 1.2 to 1.0 in accordance with the terms of the SPG is acceptable.

The applicant suggests that the affordable housing be either Low Cost Home Ownership and/or use by Pembrokeshire Housing Association to allow flexibility and deliverability of the affordable unit. Such matters can be negotiated through the terms of a Section 106 agreement to provide the affordable housing unit.

Highway Safety, Access and Parking

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. Some concerns have been raised by the Community Council and local residents about the potential impact of the development upon highway safety in the locality.

The Highway Authority has been consulted and raise no objection to this scheme subject to the provision of contributions to transportation to provide a further 3 or 4 passing places within the highway verge on the 2 kilometre route to the south down to the junction with the B4327 thus improving the route and encourage drivers to access this way rather than up the hill from the village. They advise that the new access road will not suit future adoption as highway, but can be considered as a shared private driveway. The proposed carriageway width will allow for two-way working and parking of visitor vehicles and delivery vehicles along its length. They advise that large delivery vehicles will have to reverse in off Blockett Hill, but this can be accepted at this location even through the reversing distance beyond plot 3 exceeds the normal maximum. They advise of one alteration by planning condition to the entry radii to be set at 6 metres otherwise the grass verge will be overridden every time that a large vehicle enters or leaves. Subject to conditions to require the this, including conditions to require no growth or obstruction over 0.6m above the level of the crown of the adjacent carriageway within the approved visibility splays, adequate parking to be provided during the construction work, off street parking facilities to be provided before the buildings are occupied and retained thereafter and the trapping of surface water so as not to flow on the highway, the Highway Authority offer no objection to the scheme.

On this basis the Authority can be satisfied that subject to suitable conditions the scheme will comply with the requirements of policies 52 and 53 of the Local Development Plan.

Contaminated land matters

Chapter 13 of Planning Policy Wales (Edition 6) states that planning decisions need to take into account the potential hazard that contamination presents to the development, its occupants and the local environment, and whether any mitigation measures are needed. In view of the previous agricultural use of the site, the County Council's Public Protection Section was consulted to ascertain whether residential development on the site was acceptable in terms of any contaminated land matters that the proposal raised. This could come from both the previous use and the demolition material on site. They raised no objection in principle to the proposal subject to conditions requiring a survey of the site be undertaken if evidence of contamination is found on site and requiring an assessment of any topsoil being imported to be carried out for its potential chemical or other contaminants content. Such matters could be dealt with through suitable planning conditions.

Electricity Supply Matters

The larger site is traversed by electricity power lines, and in particular Plots 1, 3 and 4 would be affected by them. Western Power Distribution has previously advised that the developer should contact them if planning permission was granted for parts of the site due to the presence of overhead lines. Whilst no response had been received from Western Power at the time of writing this report, this could be dealt with as a conditional requirement / informative if planning permission was granted.

Coal referral area matters

The site lies in a Coal Standing Advice Area, whereby Planning Policy Wales confirms that the responsibility for determining the extent and effects of unstable ground remain with the developer, and that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and / or landowner (paragraphs 13.8.3 and 13.9.2 respectively). The Coal Authority is a statutory consultee for development within defined coal mining areas, and there is a duty on the National Park Authority to consider ground stability issues when determining applications within these areas. The Coal Authority has raised no objection to the proposal, apart from requiring its Standing Advice as an informative on any planning permission.

Ministry of Defence safeguarding matters

The site lies within a Ministry of Defence (MoD) Safeguarding Zone, and the MoD have been consulted to ascertain their views of the proposal. No response outlining no objection has been received.

Neighbouring Amenity

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. The nearest existing residential property is to the south-east of the plot, on higher land, so that it would look down towards Plot 3. A previous planning permission allows the development of further dwellings to the west and north of the application site.

Concerns were raised from the owners/occupiers of 'Mightywaters House', 'Hillcroft', 'Heddfan' and '12 Grove Place' specifically relating to the access proposed at the site. As explained in earlier paragraphs the Highway Authority raise no objection to the development subject to certain conditions relating to entry and exit radii and visibility. As such no objection can be sustained on grounds of concerns with safety.

The owner of the property 'Overhaven House' which adjoins the south boundary of the application site objected to the application initially received for 5 dwellings. The first concern raised was in relation to land ownership. The owner informed that he now owns a significant part of the application site and the layout submitted cannot be achieved. The applicant has since removed this owners land from the proposals and as such this concern is addressed.

Other concerns are raised in relation to the application representing an overdevelopment of the site and in relation to the proximity of the curved roof to the boundary with Overhaven House including the curved metal roof being south facing and create a glare.

With regard to the comments these related to the scheme for 5 dwellings and the potential impact of the then proposal for Plot 3 which was a larger dwelling and closer to the boundary with Overhaven House. Plot 3 has been redesigned to a bungalow and this is sited approximately 8m from the boundary with Overhaven House. Given the gap and the change in levels there will be no adverse impact upon the levels of amenity enjoyed by the occupiers of Overhaven House. In relation to comments regarding 'overdevelopment' the scheme before the Authority for 4 dwellings is considered to be within the spirit of the inspector's findings in the appeal decision.

Whilst the application needs to be considered on its individual merits it is a material consideration that a separate planning application is being considered by the Authority for development of a single dwelling in the void between plots 3 and 4. That development, which is being considered as application reference NP/15/0071/FUL and also on this agenda for determination, proposes a two storey flat roof dwelling curved within the site. Plot 3 is positioned approximately 2m from the boundary with the separate plot whilst plot 4 is set back into the site between 5.5m and 8m. With regard to potential harm given the layout, form and positioning of plots 3 and 4 it cannot

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be held that there would be adverse impact by reason of overlooking or being overbearing upon the plot and proposal.

Following assessment of the impact of the development upon amenity it is considered that subject to suitable planning conditions to deal with matters such as boundary enclosures as well as removal of permitted development rights to prevent the addition of further development without planning permission the scheme complies with the requirements of Policy 30.

Water Drainage and Flooding

Policy 32 of the Local Development Plan requires development to incorporate sustainable drainage systems for the disposal of water on site. The proposed dwellings would be linked to the main sewer whilst surface water would go to a soakaway. Both Natural Resources Wales ('NRW') and Welsh Water have been consulted on the application.

NRW advise that there is no objection subject to conditions particularly in relation to the provision of a Construction Method Statement to detail all pollution prevention measures for the construction phase of the development, a condition to deal with contaminated land issues and whilst welcoming the use of soakaways to manage surface water run-off advise that to fulfil Welsh Government Technical Advice Note 15 requirements surface water run-off should be dealt with by way of a Sustainable Drainage System (SUDS) to attenuate flows and prevent increased flooding.

Welsh Water offer no objection to the scheme provided that foul and surface water discharges are separately drained, no surface water connects to the public sewerage system and land drainage run-off shall not be permitted to discharge into the public sewerage system.

Subject to the imposition of suitable planning conditions to deal with these matters the development complies with the requirements of policy 32.

Planning Obligations

The Authority has consulted with departments within Pembrokeshire County Council in relation to whether planning obligations are sought in relation to this development. Obligations can be required where a development will have an impact upon services in the locality such that mitigation or measures would be required on or off site to deal with the development. No such obligations have been requested although as detailed earlier in the report the Highway Authority request a planning obligation of £1500 per dwelling in order to provide passing places near the site. Such a request is reasonable in relation to the development of 4 dwellings sought having regard to the existing narrow lanes in the vicinity.

Conclusion

Having carefully considered the proposal against all material planning considerations and the relevant national and local development plan policies and taking account of the recent appeal decision the principle of the scheme proposed is considered to be acceptable. The appeal decision found that a new access, subject to landscaping, and general design of the properties was acceptable. Furthermore the scheme now brings forward proposals for a single affordable dwelling which overcomes the lack of affordable housing which was an objection to the former proposals.

Subject to the applicant first entering into a section 106 agreement(s) to provide for an affordable housing unit and to provide funding towards the creation of passing bays in the vicinity of the site and the imposition of planning conditions to control the nature and form of the development, the scheme is considered to be acceptable and complies with the principles and requirements of policies 1, 8, 9, 11, 15, 29, 30, 31, 32, 52 and 53 of the Pembrokeshire Coast National Park Authority Local Development Plan (Adopted September 2010).

Recommendation

The application be delegated to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to grant planning permission subject to the interested person(s) first entering into a satisfactory agreement under section 106 of the Town and Country Planning Act 1990 containing the following necessary planning obligations:

- Procure that one dwelling is built and thereafter maintained as an affordable housing unit in perpetuity
- Pay a contribution of £1500 per dwelling for highway works and improvements in order to provide for new passing bays within the highway network.

Terms of the Section 106 agreement(s) and any phasing is to be negotiated with the applicant.

And subject to conditions:

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:

P005.0 Rev I – Proposed Site Layout Plan (Received 10 June 2015)
 2012./27 Rev C – Landscape Proposals (Received 10 June 2015)
 P1091 Rev C – Plot 1 (Received 10 June 2015)
 P1091 Rev D – Plot 1 (Received 10 June 2015)
 P110 Rev C – Plot 2, Plot 3 (Received 10 June 2015)
 P111 Rev C – Plot 2, Plot 3 (Received 10 June 2015)
 P130 Rev A – Plot 4 (Received 10 June 2015)
 P131 Rev A – Plot 4 (Received 10 June 2015)
 P132 Rev A – Plot 4 (Received 10 June 2015)
 Updated Planning Report with Design and Access Statement –
 Dated 10/06/2015 (Received 10 June 2015)

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty, 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) wheel washing facilities;
- v) measures to control the emission of dust and dirt during demolition and construction; and
- vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

4. No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved

details.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

5. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a revised scheme of landscaping. The scheme shall include indications of all existing Pembrokeshire Hedgebanks on the land, identify those to be retained and set out measures for their protection throughout the course of development. In addition the scheme shall provide full details of the heights and form of all proposed hedgebanks and hedgerows.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value.

Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. Within 6 months of the opening of the new access to serve the development site, the existing access (located across proposed plot 2) shall be stopped and closed up in accordance with a scheme that shall be first submitted to and approved in writing by the local planning authority. The scheme shall provide detailed plans indicating all existing and proposed site levels in relation to the closed access, sections and full details of the proposed stone filled gabion wall and adjoining bank to serve plots 2 and 3 as well as elevation details including finishes. No other construction works shall take place on site until the scheme has been agreed and the access closed in perpetuity.

Development shall thereafter take place in accordance with the approved details.

Reason: In order to provide the closure of the existing access as part of the development proposals in the interests of preventing the creation of two accesses to serve the development site, to protect visual amenity and the special qualities of the National Park and to reduce the likelihood of danger to road users in the interests of road safety. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and 53 (Impacts of Traffic).

8. Prior to their use in the development and notwithstanding the details shown on the submitted drawings, full details of all means of boundary treatments to serve the development shall be submitted to and approved in writing by the local planning authority. The details shall include the positions, height, design, materials and type of all boundary treatment proposed. The boundary treatments shall be implemented in accordance with the approved details prior to any associated dwelling being beneficially occupied

Reason: In the interest of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. Policy: Local Development Plan – Policy 15 (Conservation of the Pembrokeshire Coast National Park).

9. Notwithstanding the submitted plans, prior to their use in the construction of the development hereby approved, a schedule of the proposed materials to be used on the dwellings and construction of all hard surfaces within the development site, including samples, shall be submitted to and approved in writing by the local planning authority and the development shall thereafter be carried out in accordance with the approved details

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

10. No building shall be occupied until a sustainable drainage system for the site has been completed in accordance with the details first submitted to and agreed in writing by the local planning authority. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).

-
11. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment. Policy: Local Development Plan – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).
12. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment. Policy: Local Development Plan – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).
13. If, during the course of development, evidence of contamination is found in or around the development area, no further development shall take place until a report of potential contamination of the site has been prepared by an appropriately qualified person and submitted to and approved by the local planning authority. The report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site. The development shall not be occupied/used until a Validation Report, to show that the works have been satisfactorily carried out, has been submitted to and approved in writing by the local planning authority.
Reason: To ensure that risk from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policies 29 (Sustainable Design) and 30 (Amenity).
14. Any topsoil (natural or manufactured) or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the local planning authority in advance of its importation. Only material approved by the local planning authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the WLGA guidance – ‘Requirements for the Chemical Testing of Imported Materials for Various End Uses’.
Reason: To ensure that risk from land contamination to the future users of the land and neighbouring land are minimized, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policies 29 (Sustainable Design) and 30 (Amenity).
-

Item 5 - Report on Planning Applications

15. Notwithstanding the plans submitted the access road off Blockett lane shall have a minimum 6 metre entry/exit radii
Reason: To ensure an adequate access for all vehicles in the interests of highway safety. Policy: Local Development Plan –Policy 53 (Impacts of Traffic).
16. No development shall take place until a revised Site Layout Plan to include full visibility splays for the new access, as well as the access to the dwellings to the south of the site, shall be submitted to and approved in writing by the local planning authority. The visibility splays shall thereafter be maintained in accordance with the approved details and there shall be no growth or obstruction to visibility over 0.6m above the level of the crown of the adjacent carriageway within the approved visibility splays.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users in the interests of highway safety. Policy: Local Development Plan –Policy 53 (Impacts of Traffic).
17. No dwelling hereby approved shall be brought into beneficial use until such time as the parking area(s) to serve that dwelling, including all associated access and turning areas, have been laid out in full accordance with the details shown on the approved plans and the off street parking facilities (for all vehicles, including cycles) shall thereafter be retained for the purpose of parking at all times to serve the development hereby approved.
Reason: To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area. Policy: Local Development Plan –Policies 30 (Amenity) and 53 (Impacts of Traffic).
18. The development shall not be occupied until facilities for the secure storage of cycles have been provided in accordance with details to be submitted to and approved in writing by the local planning authority and they shall be retained in perpetuity.
Reason: In the interests of providing facilities for sustainable transport. Policy: Local Development Plan – Policy 52 (Sustainable Transport).
19. All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway.
Reason: In the interests of road safety. Policy: Local Development Plan –Policy 53 (Impacts of Traffic).
20. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.
Reason: In the interests of visual amenity and in order to protect the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15

Item 5 - Report on Planning Applications

(Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and 53 (Impacts of Traffic).

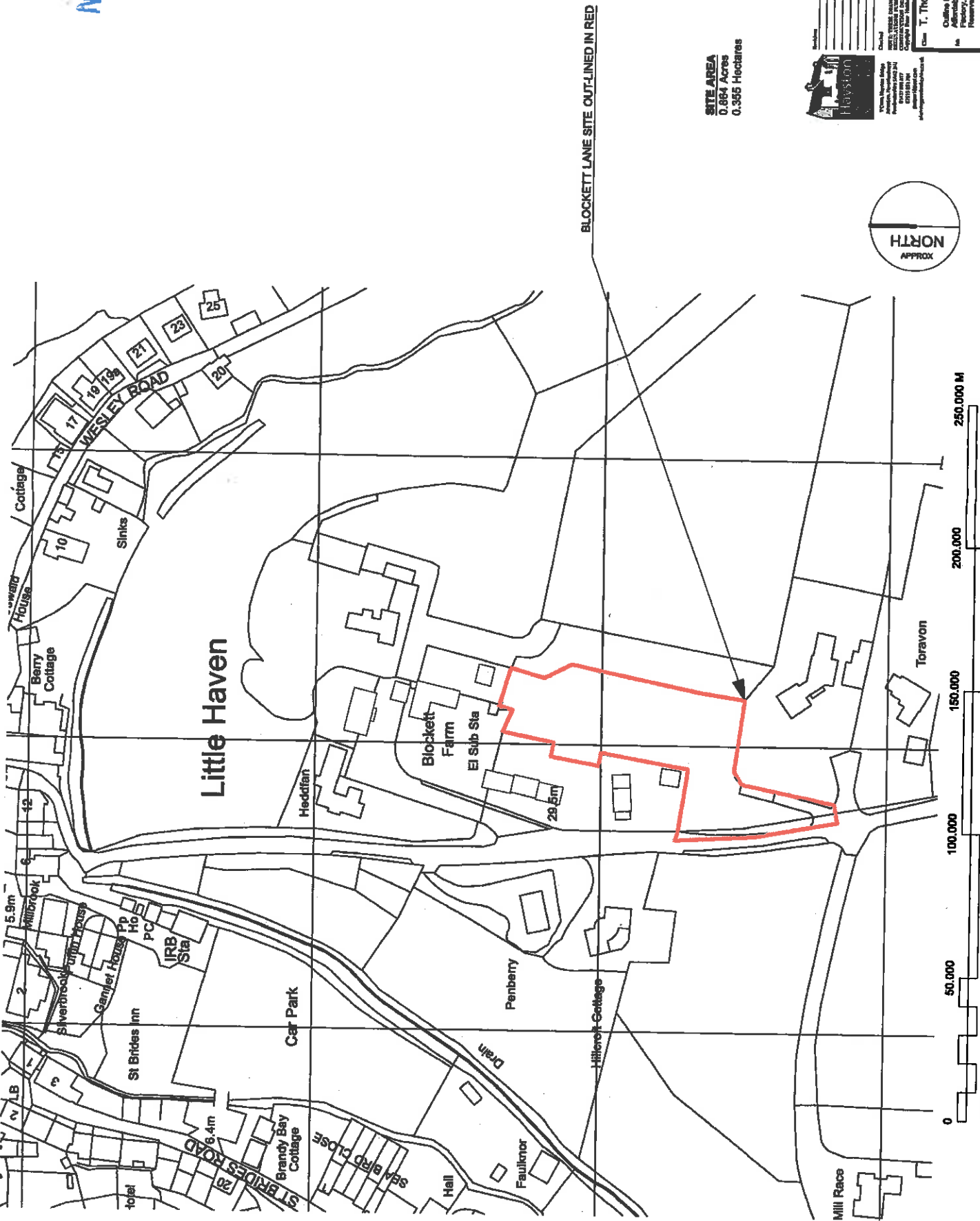
21. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking, amending and re-enacting that Order) no development of the types described in Part 1 Classes A, B, C, D, E, F, G, H; Part 2 Classes A, B of Schedule 2, other than that hereby permitted shall be carried out without the written permission of the local planning authority.

Reason: In order to safeguard the character and visual amenities of the locality within the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and 53 (Impacts of Traffic).

If the Section 106 legal agreement is not completed within 3 months of the foregoing resolution then delegated powers be given to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to exercise discretion to refuse the application on ground of non-compliance with policies 45 and 48 of the Local Development Plan.

NP 15 0 36

Pembrokeshire Coast
National Park Authority
10 JUN 2015
Awdwrddys Cofrestru'r Parke
Ardur Cymru



BLOCKETT LANE SITE OUT-LINED IN RED

SITE AREA
0.864 Acres
0.355 Hectares

SITE LOCATION MAP

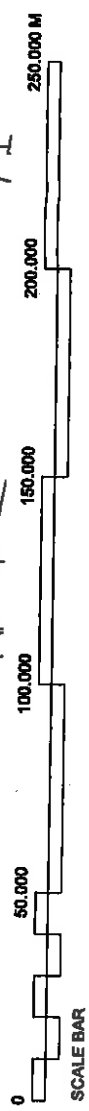
OS LICENSE
NO. 100009768

OS Licence
Map: OS Licence
Scale: 1:1250
Date: April 14

WATERMANS LANE
THE GREEN
FERBERG
WALLES SASTI LANE
www.watermanslane.co.uk

WATERMANS LANE
1091 1001.0








OS Licence
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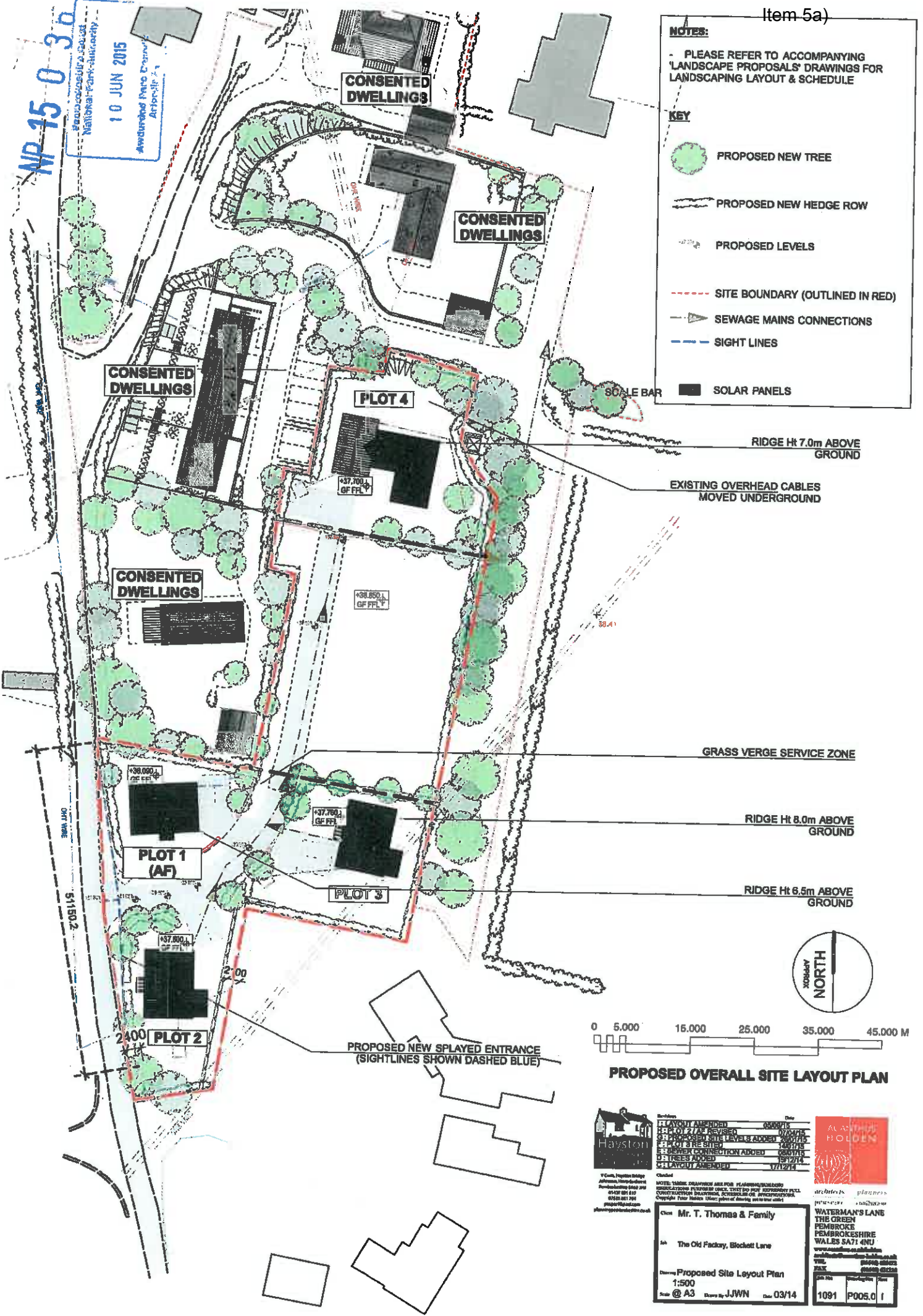


NOTES:


- PLEASE REFER TO ACCOMPANYING 'LANDSCAPE PROPOSALS' DRAWINGS FOR LANDSCAPING LAYOUT & SCHEDULE

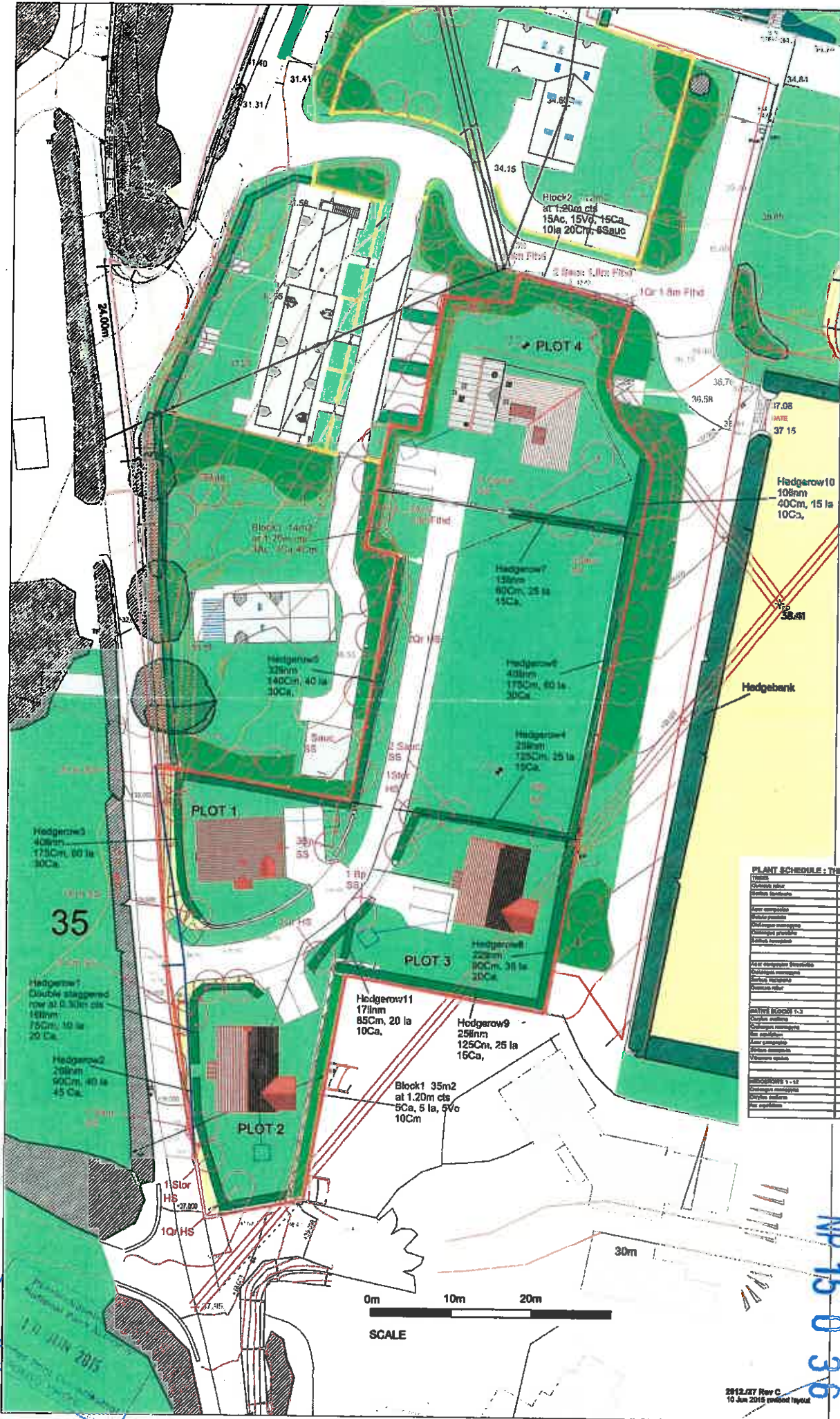
KEY

-  PROPOSED NEW TREE
-  PROPOSED NEW HEDGE ROW
-  PROPOSED LEVELS
-  SITE BOUNDARY (OUTLINED IN RED)
-  SEWAGE MAINS CONNECTIONS
-  SIGHT LINES
-  SOLAR PANELS



PROPOSED OVERALL SITE LAYOUT PLAN

 <p>© Cam, Hayston Bridge All Rights Reserved Penetration Area 2015 01492 881 810 01492 881 780 pen@hayston.com www.hayston.com</p>	<p>Client: Mr. T. Thomas & Family</p> <p>Address: The Old Factory, Blockett Lane</p> <p>Project: Proposed Site Layout Plan</p> <p>Scale: 1:500</p> <p>Sheet: @ A3</p> <p>Drawn by: JJWN</p> <p>Date: 03/14</p>	<p>Architect: ALAN WATTS HOLDEN</p> <p>Address: WATERMAN'S LANE THE GREEN PEMBROKES PEMBROKESHIRE WALES SA71 4NU</p> <p>Phone: 01432 82525</p> <p>Mobile: 07794 55555</p> <p>Web: www.alanwatts.com</p>																								
	<table border="1"> <thead> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>PLANT LAYOUT</td> <td>03/07/14</td> </tr> <tr> <td>02</td> <td>PLANT LAYOUT REVISED</td> <td>07/04/15</td> </tr> <tr> <td>03</td> <td>PROPOSED SITE LEVELS ADDED</td> <td>28/07/15</td> </tr> <tr> <td>04</td> <td>FINAL SITE PLAN</td> <td>14/07/15</td> </tr> <tr> <td>05</td> <td>SEWER CONNECTIONS ADDED</td> <td>08/07/15</td> </tr> <tr> <td>06</td> <td>TREES ADDED</td> <td>19/12/14</td> </tr> <tr> <td>07</td> <td>FINAL LAYOUT AMENDED</td> <td>17/12/14</td> </tr> </tbody> </table>	Rev	Description	Date	01	PLANT LAYOUT	03/07/14	02	PLANT LAYOUT REVISED	07/04/15	03	PROPOSED SITE LEVELS ADDED	28/07/15	04	FINAL SITE PLAN	14/07/15	05	SEWER CONNECTIONS ADDED	08/07/15	06	TREES ADDED	19/12/14	07	FINAL LAYOUT AMENDED	17/12/14	<p>1091</p> <p>P005.0 </p>
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05	SEWER CONNECTIONS ADDED	08/07/15																								
06	TREES ADDED	19/12/14																								
07	FINAL LAYOUT AMENDED	17/12/14																								



- Existing Trees and vegetation
- Grass in front of Hedgebanks
- Hedge either on a bank or on a 600m hedge bank on flat areas
- Services
- Foulwater Sewer
- Soakway
- Grass Areas
- Site Boundary
- Proposed Tree Planting
- Proposed Hedge Block

Native Hedgerows double staggered rows at 0.30m cts
 Native Blocks to be planted at 1.00m cts or 1.20m cts as indicated
 Note The approved landscaping on the adjacent Blocketts Farm development is indicated so that the cumulative effect of the landscaping can be assessed

NOTE
 Root barriers are to be used to protect services where they are within 2.50m of trees.
 Locate services as far away from tree planting in verges, garden areas and roads as practical.
 Use root barriers where trees are close to buildings

PLANT SCHEDULE : THE OLD FACTORY : BLOCKETT'S LANE

Species	Qty	Size	Planting Date	Planting Location
Apple	10	150mm	2015	Plot 1
...
TOTAL				

2012.27 Rev B
 12 Jan 2015 revised layout
 2012.27 Rev A
 14 Oct 2013 revisions to Plot 1 and 3

Coronation Associates
 77 Parkhill Road
 Portlanna, Co. Wick, CP11 0AN
 Tel 02320 272023
 email ca@coronationassociates.com

Client
 TONY AND TARA THOMAS
 THE OLD FACTORY
 BLOCKETT LANE
 LITTLE HAVEN

Drawing Title
 LANDSCAPE PROPOSALS

Scale
 as given

Date
 Sept 2012

Drawing No
 283

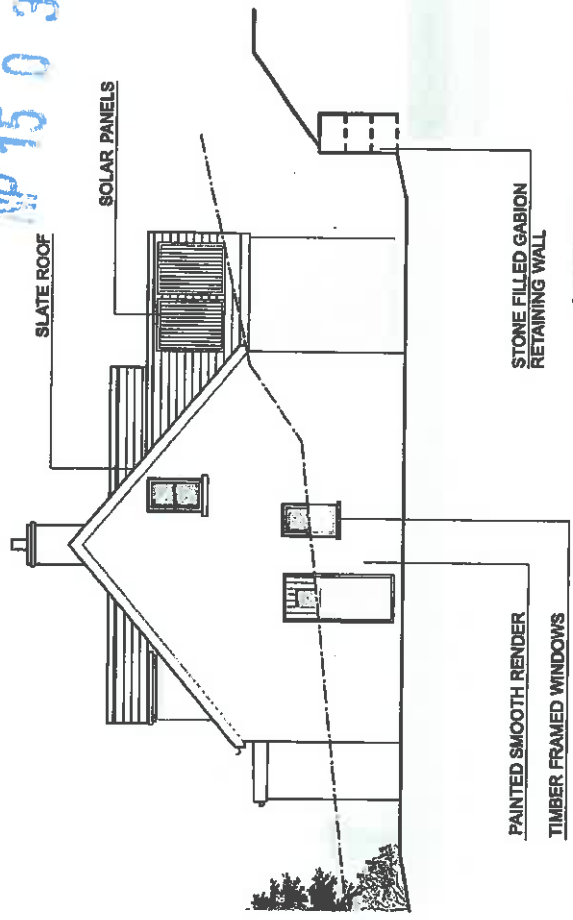
2012.27 Rev C
 10 Jun 2015 revised layout

NP 15 0 36

NP 15 0 36

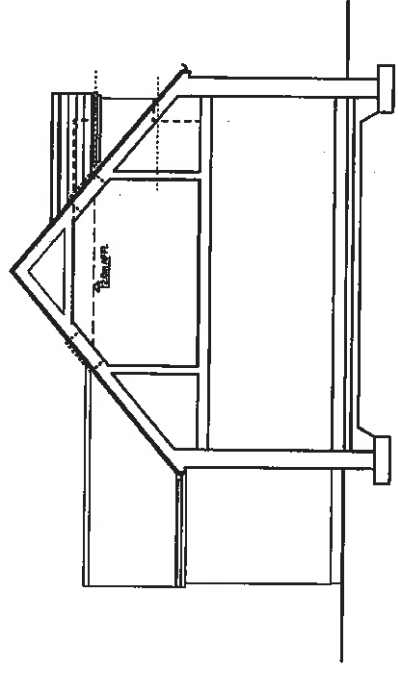


WEST ELEVATION

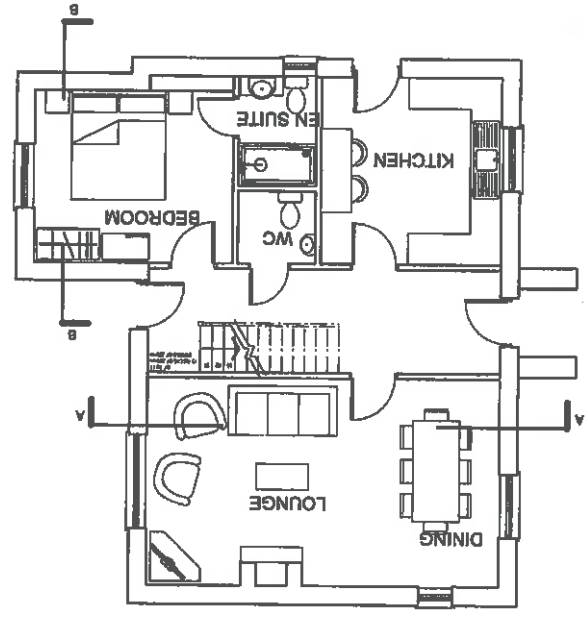


SOUTH ELEVATION

Pembrokeshire Coast
National Park Authority
10 JUN 2015
Awdardros Parc Cameddwal
Arlfordir Penryn



SECTION A-A



PROPOSED GROUND FLOOR PLAN



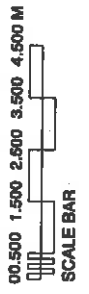
15, Cross Street, Hayston, Pembrokeshire, SA71 1AA
Tel: 01323 871117
www.hayston.co.uk

Author	DR J. H. JONES
Client	MR & MRS J. H. JONES
Date	10 JUN 2015
Project	THE GREEN
Site	WATERMANS LANE
Scale	1:100
Sheet	1091 P110 C

Checked
MR J. H. JONES
MR & MRS J. H. JONES
10 JUN 2015

THE GREEN
WATERMANS LANE
SA71 1AA
Pembrokeshire
Wales SA71 1AA
1091 P110 C

Plot 2 & 3
TOTAL GROSS INTERNAL FLOOR AREA = 112.4 SQ.M.



SCALE BAR

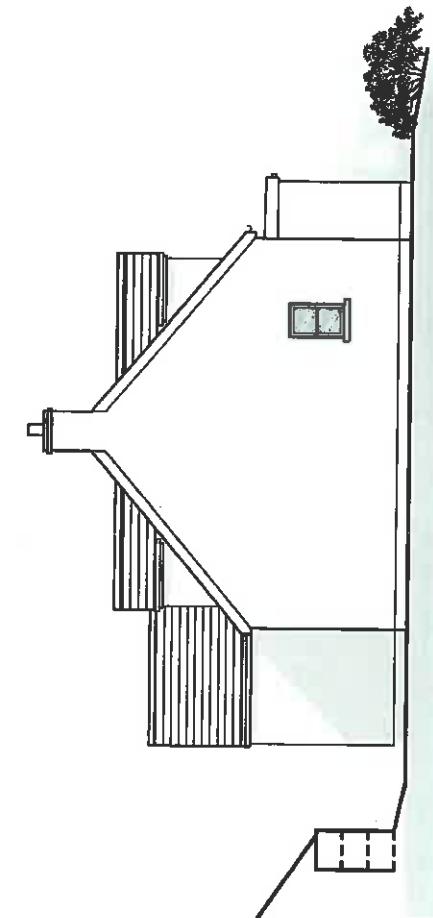
Item 5a)

Author	DR J. H. JONES
Client	MR & MRS J. H. JONES
Date	10 JUN 2015
Project	THE GREEN
Site	WATERMANS LANE
Scale	1:100
Sheet	1091 P110 C

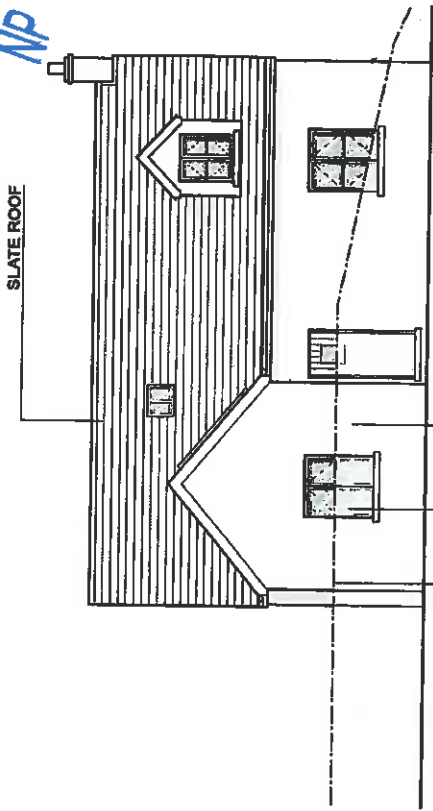
Checked
MR J. H. JONES
MR & MRS J. H. JONES
10 JUN 2015

THE GREEN
WATERMANS LANE
SA71 1AA
Pembrokeshire
Wales SA71 1AA
1091 P110 C

NP 15 0 31



NORTH ELEVATION



EAST ELEVATION

SLATE ROOF

PAINTED SMOOTH RENDER

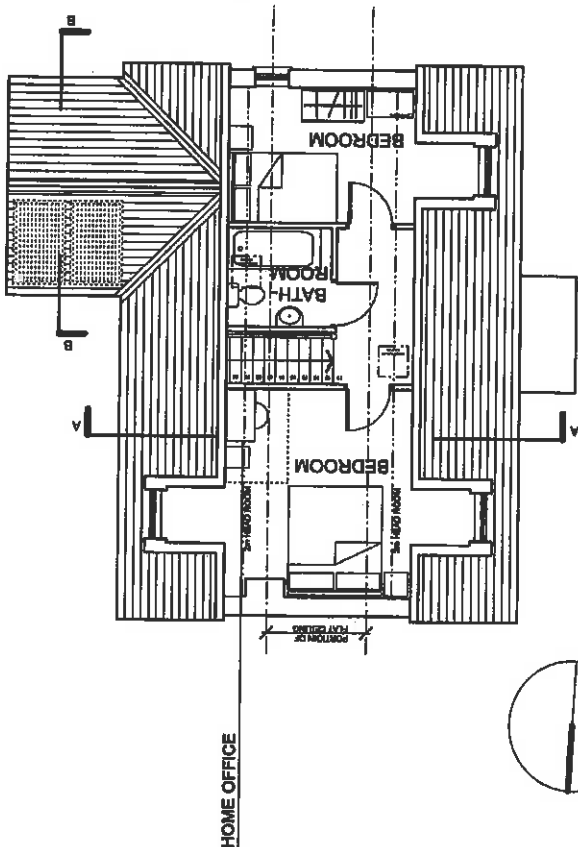
TIMBER FRAMED WINDOWS

GROUND LEVELS BEHIND CUT LINE SHOWN DASHED

Pemrokeashya Co. Ltd
National Park Authority

10 JUN 2015

Awdurdod Parc Cenedlaethol
Arfordir Penryn



PROPOSED FIRST FLOOR PLAN

HOME OFFICE

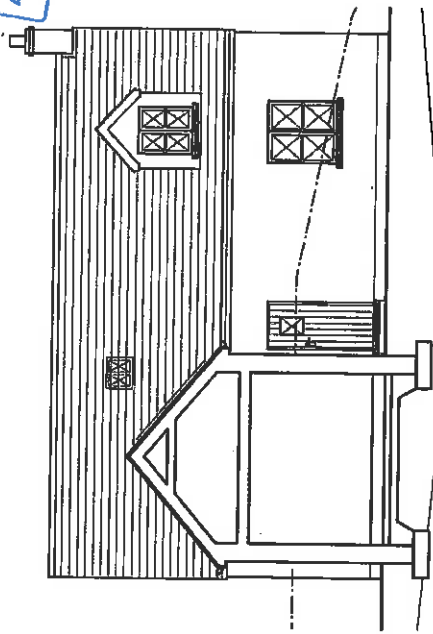
PORTION OF FRONT DRIVE



00.500 1.500 2.500 3.500 4.500 M

SCALE BAR

SECTION B-B



PLOT 2 & 3



Project: THE OLD FACTORY, BLOCKETT LANE, PENROSE, WALES SA71 4NU
DATE: 08/12/12
DRAWN BY: J. WATKINS
CHECKED BY: J. WATKINS

Client: N and W Davies
Project: THE OLD FACTORY, BLOCKETT LANE, PENROSE, WALES SA71 4NU
Scale: 1:100
Date: 08/12

1081 P111 C

Item 5a)

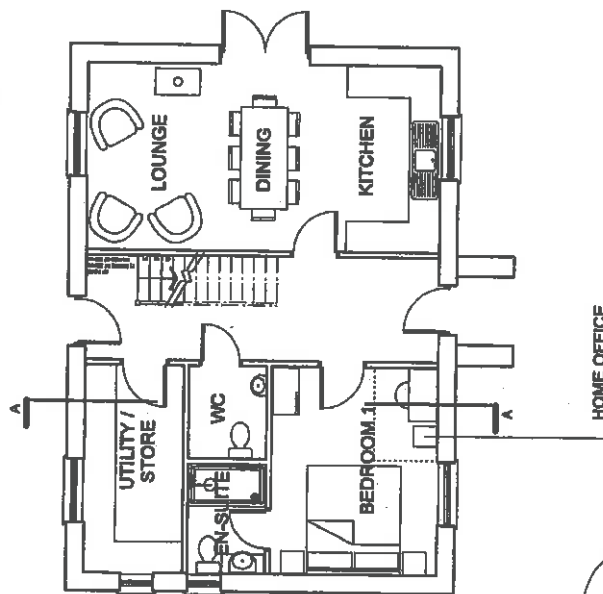


SLATE ROOF



PAINTED SMOOTH RENDER
TIMBER FRAMED WINDOWS

SOUTH ELEVATION



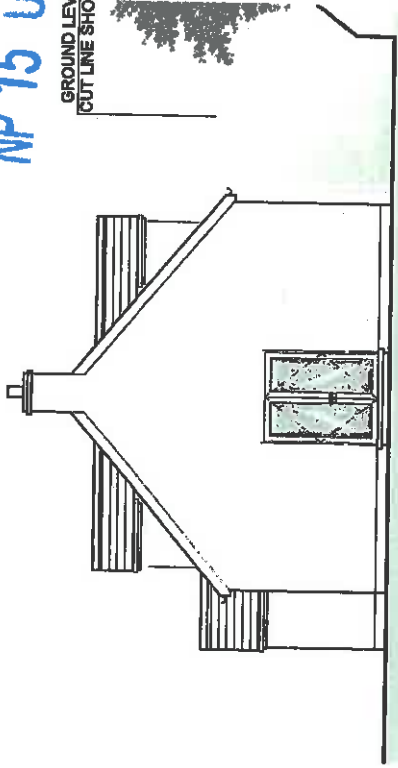
HOME OFFICE

PROPOSED GROUND FLOOR PLAN

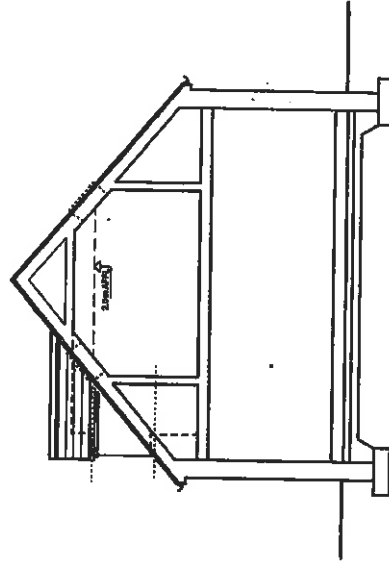


NP 15 U 36

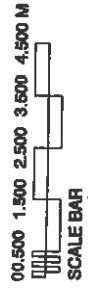
GROUND LEVELS BEHIND
CUT LINE SHOWN DASHED



EAST ELEVATION



SECTION A-A



Pembrokeshire Coast
National Park Authority
10 JUN 2015
Awdurdod Parcys
National Park



1 Oak Avenue, Llanelli
Pembrokeshire, SA71 4NU
01432 89117
01432 89196
hoysonarchitects.co.uk

Client: K and R Holmes

Drawn	Checked	Date
12/14		

Project: The Old Factory, Blackett Lane
Plot 1
1:100
Sheet: A3

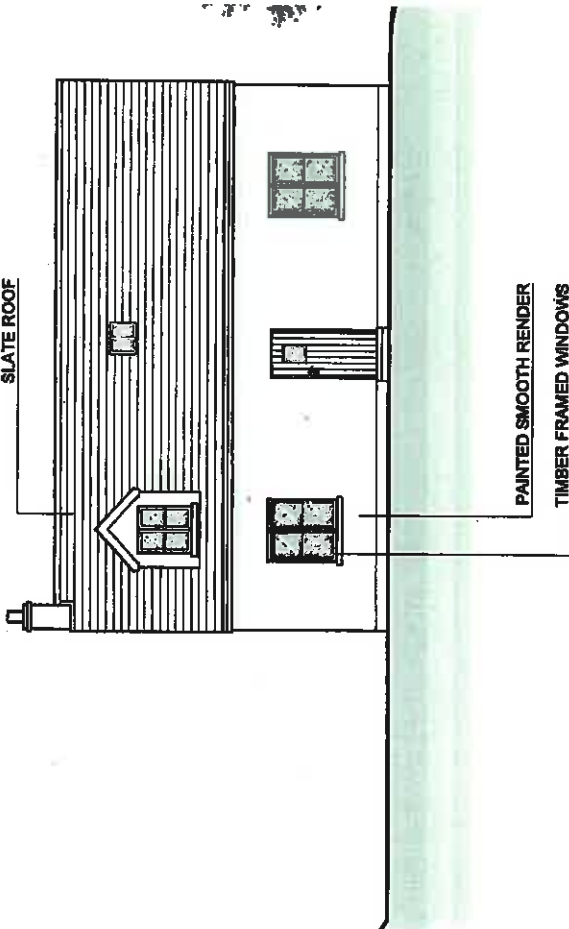
WATERMARKS LANE
THE GREEN
PEMBROKESHIRE
WALLES SA71 4NU
www.hoysonarchitects.co.uk
01432 89117
01432 89196

Item 5a)

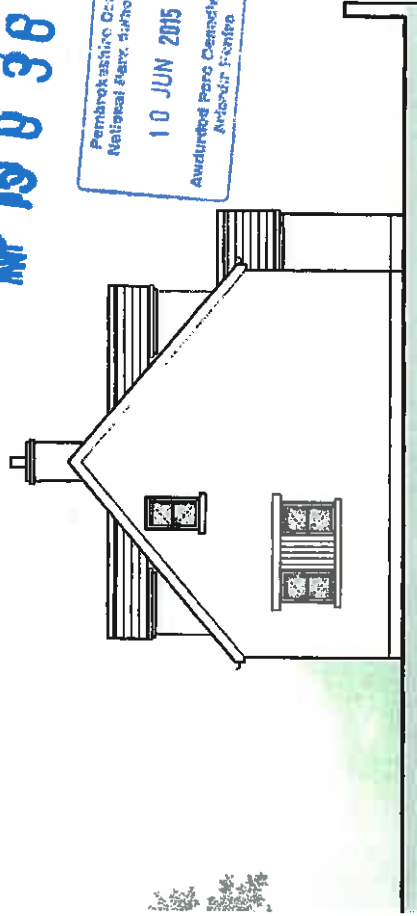


NP 15 0 38

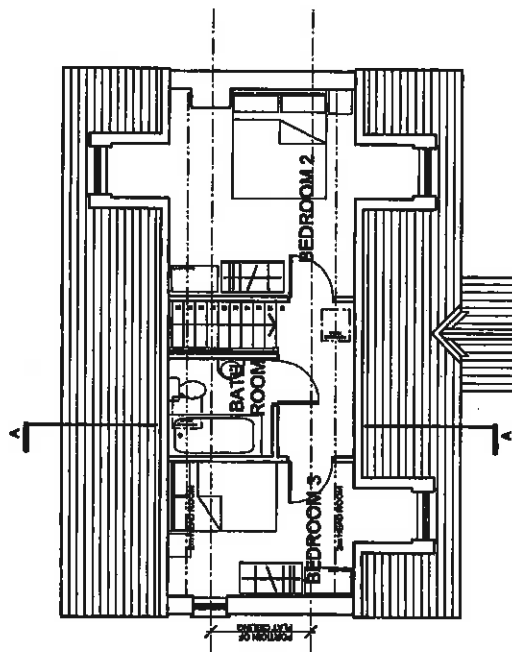
Pembrokeshire Council
 Nailltrefa'r Fawr, Haverfordwest
 10 JUN 2015
 Awdurdod Pŵer Cymdeithiatol
 Awdurdod Haverfordwest



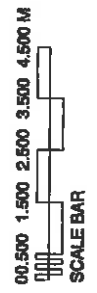
NORTH ELEVATION



WEST ELEVATION



PROPOSED FIRST FLOOR PLAN



Client: The Old Factory, Blydeeth Lane
 Drawing: Plot 1
 Scale: 1:100
 Date: 10 JUN 2015

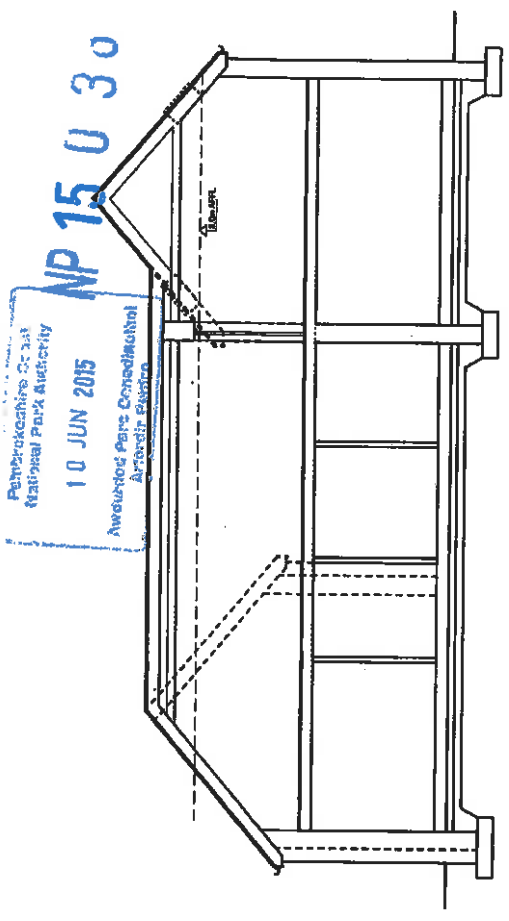
Project: THE OLD FACTORY
 Plot: 1
 Scale: 1:100
 Date: 10 JUN 2015

Architect: Elevation
 Architects: JENNIFER
 THE GREEN
 WATERMAN'S LANE
 FERROKOSGORE
 WALES SA71 4NU
 www.elevationarchitects.co.uk
 01434 611194
 01434 611195
 01434 611196
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 01434 611199
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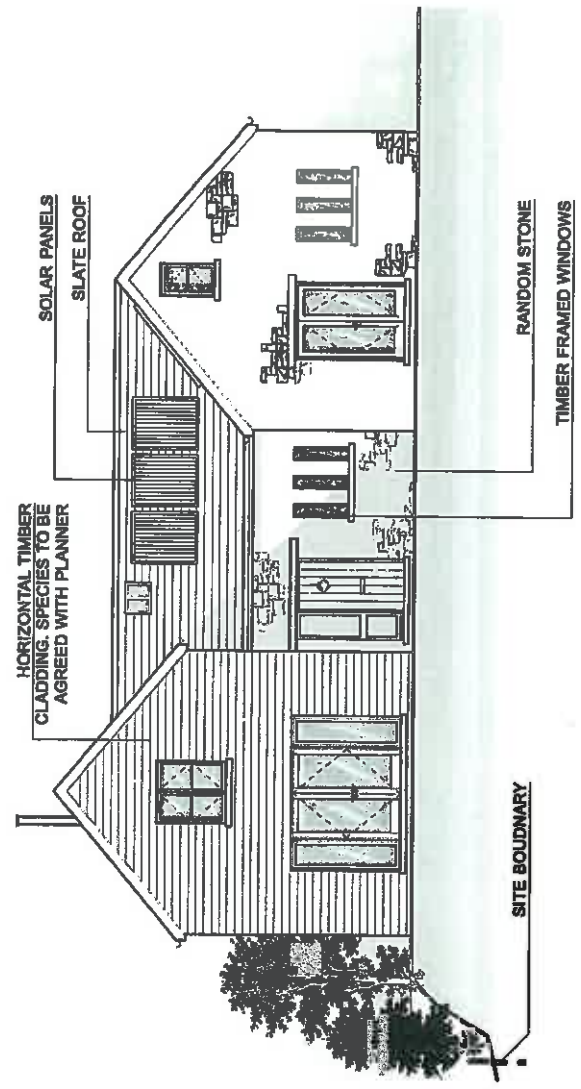
Item 5a)

WATERMAN'S LANE
 THE GREEN
 FERROKOSGORE
 WALES SA71 4NU
 www.elevationarchitects.co.uk
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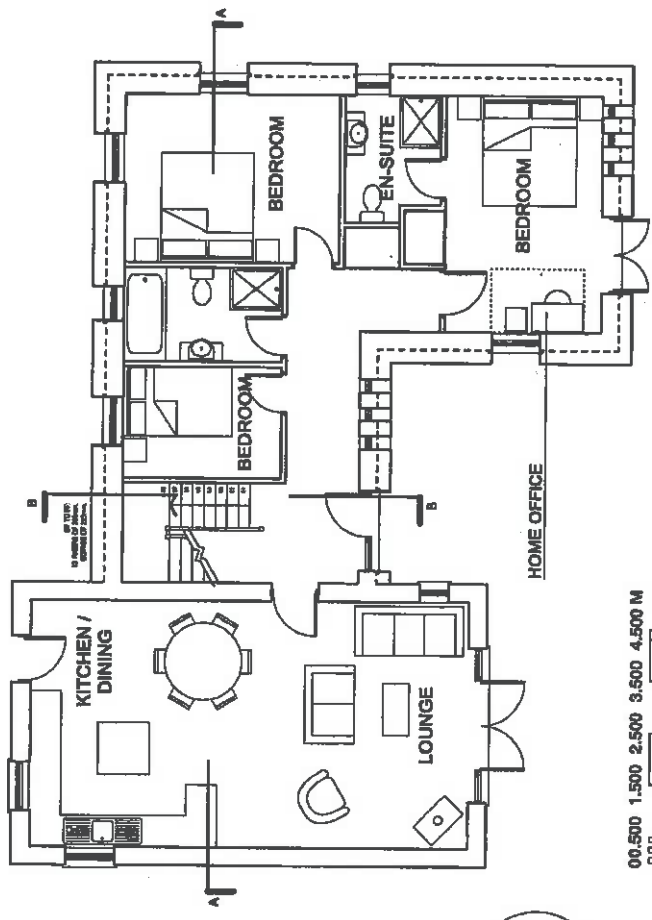
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Plot No	P-162
Plot No	D



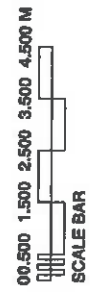
SECTION A-A



SOUTH ELEVATION



PROPOSED GROUND FLOOR PLAN



PLOT 4
TOTAL GROSS INTERNAL FLOOR AREA = 153.7 SQ.M.

HAYSTON

Architectural Services Ltd
100 High Street, Hayston, Pembrokeshire, SA71 4NU
Tel: 01323 810000
www.hayston.co.uk

ACQUITTED HOLDEN

WATERMANS LANE
PENGLAEN
Pembrokeshire
WALLES SA71 4NU

Client: **G and I Hutton**

Address: **The Old Factory, Blocklet Lane**

Drawing: **Plot 4**

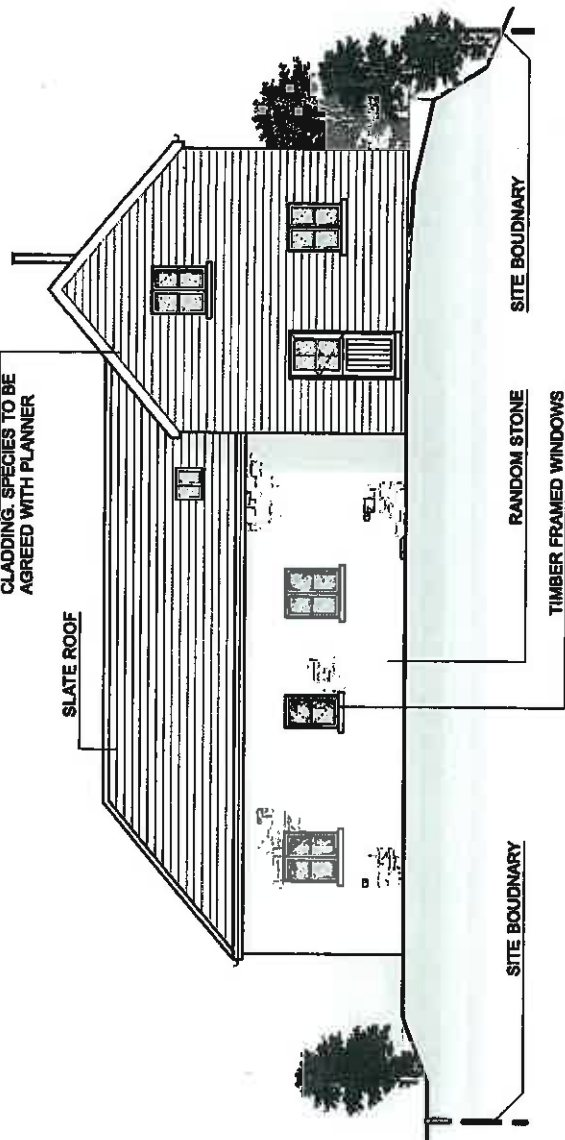
Scale: **1:100**

Date: **08/12**

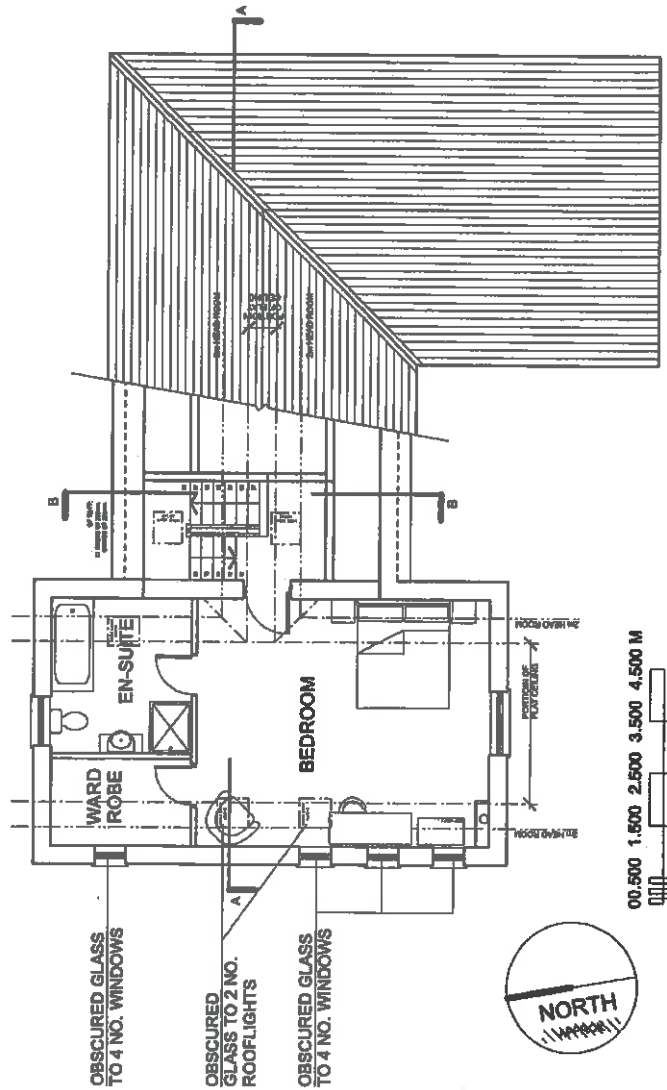
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Checked by: **A**

HORIZONTAL TIMBER
CLADDING. SPECIES TO BE
AGREED WITH PLANNER



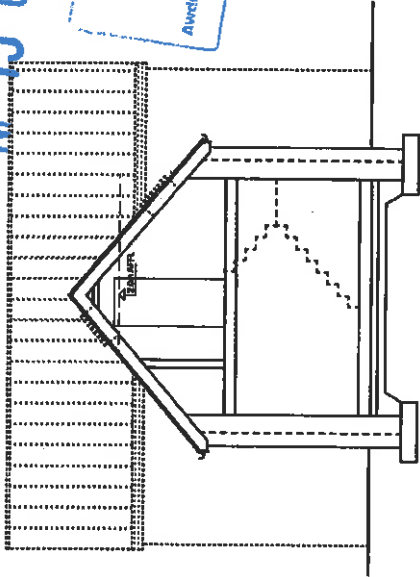
NORTH ELEVATION



PROPOSED FIRST FLOOR PLAN

NP 15 0 36

10 JUN 2015
Aneurhon Ffyn Dafydd
Aifysafir Pflafio



SECTION B-B

PLOT 4



Hayston
10 Old Forestry Road
Hayston, Herefordshire
HR12 9JF
Tel: 01432 851111
Fax: 01432 851112
www.hayston.co.uk



Item 5a)

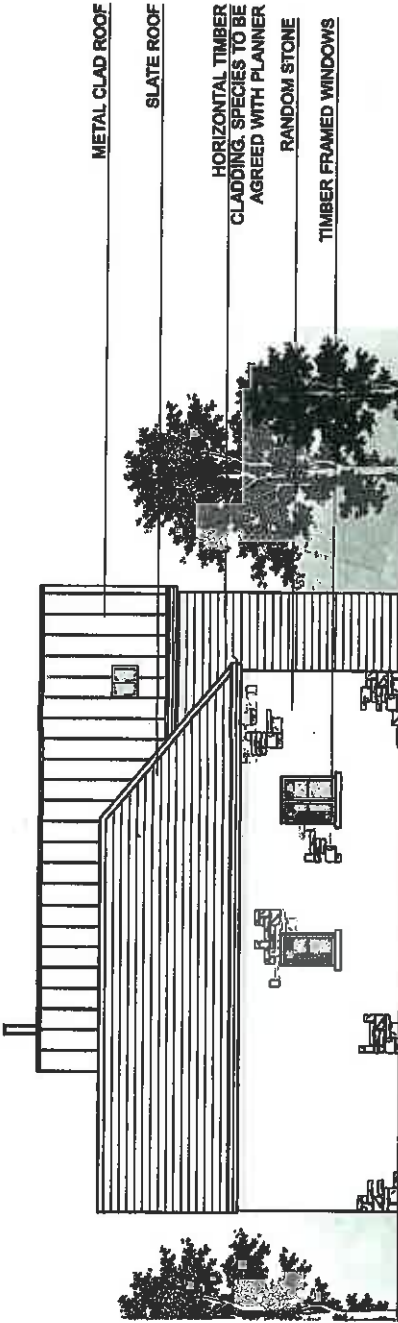
Client: **G and I Hurton**
Address: **The Old Factory, Blocket Lane**
Location: **WATERMANS LANE**
PRESTON
PEMBROKESHIRE
WALES SA71 8RU

Drawing: **P104**
Scale: **1:100**
Date: **08/12**
Drawn by: **ECK**

Plot No.	1081
Plot No.	P131

NP 15 0 36

Perbetskeshio Frabst
National Park Authority
10 JUN 2015
Astrucous' Pape Donsowethon
Arlaydyr Pwera



METAL CLAD ROOF

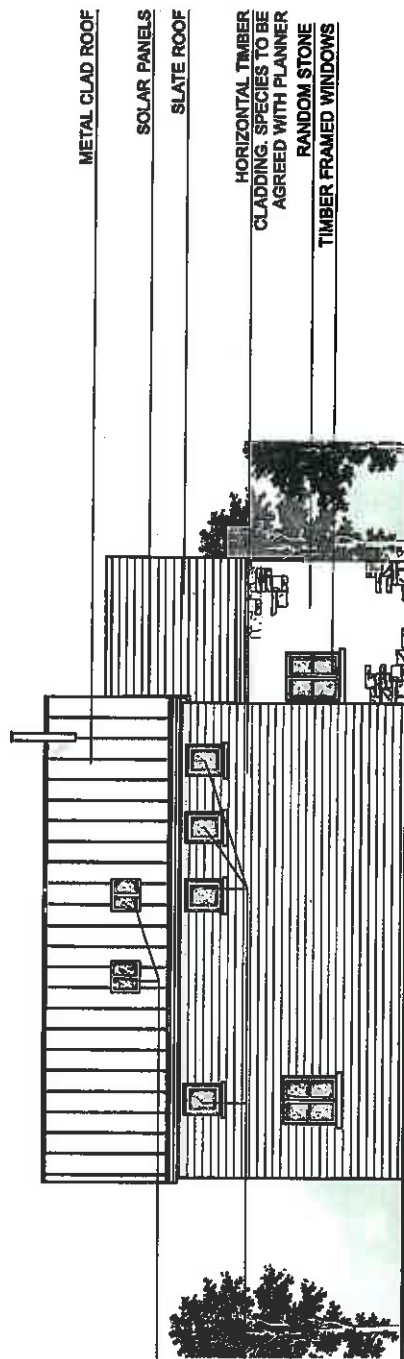
SLATE ROOF

HORIZONTAL TIMBER
CLADDING. SPECIES TO BE
AGREED WITH PLANNER

RANDOM STONE

TIMBER FRAMED WINDOWS

EAST ELEVATION



METAL CLAD ROOF

SOLAR PANELS

SLATE ROOF

HORIZONTAL TIMBER
CLADDING. SPECIES TO BE
AGREED WITH PLANNER

RANDOM STONE

TIMBER FRAMED WINDOWS

OBSCURED GLASS TO
2 NO. ROOFLIGHTS

OBSCURED GLASS TO 4 NO.
FIRST FLOOR WINDOWS

WEST ELEVATION

PLOT 4



Hayston Architects
100, The Old Factory, Block 4
Wales SA71 4NU
01792 811111
haystonarchitects.co.uk

Author	
Drawn	
Checked	
Scale	1:100
Date	08/12

Client: G and I Hulton
The Old Factory, Block 4 Lane
Plot 4
1:100
Date: 08/12
Drawn by: EOK
Checked by: A



Penrhyn Park National Park Authority
10 JUN 2015
Astrucous' Pape Donsowethon
Arlaydyr Pwera

Item 5a)

Author	
Drawn	
Checked	
Scale	1:100
Date	08/12

Client: G and I Hulton
The Old Factory, Block 4 Lane
Plot 4
1:100
Date: 08/12
Drawn by: EOK
Checked by: A