

Item 5 - Report on Planning Applications

Application Ref: NP/15/0071/FUL

Case Officer	Liam Jones		
Applicant	Mr M Chapman		
Agent	Mr S Sidford, EPT Partnership		
Proposal	Single detached house with detached garage		
Site Location	Plot 1, Blockett Lane, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UH		
Grid Ref	SM85811268		
Date Valid	26-Feb-2015	Target Date	22-Apr-2015

Summary

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

The application proposes the erection of a single dwelling and garage on the land served by an existing access. The dwelling proposed is two storey and of a modern design approach set in a steel frame structure in a curved approach across the site.

Whilst it is considered that the principle of developing the site for housing is acceptable having regard to the complex planning history of the site the application raises concerns in relation to the design of the proposed development, impact upon the amenity of future occupiers of other development plots and matters of highway safety. These are not considered to be concerns that could be overcome by planning condition and as such the application runs contrary to the policies contained within the Local Development Plan, particularly with reference to policies 1, 8, 15, 29, 30 and 52. As such the application is recommended for refusal.

Consultee Response

The Havens Community Council: Supporting

PCC - Transportation & Environment: Recommend Refusal

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

MOD: No objection

Natural Resources Wales: No objection

Dyfed Archaeological Trust: No objection

Coal Authority: Standard Advice

PCC - Ecologist: No adverse comments

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PCNPA - Buildings Conservation Officer: Recommend Refusal - My comments are limited to the setting of the conservation area, not a mandatory consideration, but one to take into account when considering the impact on the surrounding area.

Public Response

The application was appropriately advertised by display of site notices at the application site, and through letters to adjoining neighbours.

1 No. letter of objection has been received from the adjoining landowners. The letter raised the following concerns:

- This is piecemeal development without a coordinated approach for this whole development of the site.
- No affordable housing offers or payments. Indeed this application should be presented as affordable unit which it clearly is not.
- It uses a existing access deemed unsuitable and its changes still fail highway requirements.
- The design/layout is disrespectful to future houses around the plot with clear overlooking issues.
- The design is contemporary but in this case not deemed really suitable here. There is no justification of this approach on its setting and respect to PCNP setting.

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 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 44 – Housing

LDP Policy 45 – Affordable Housing

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

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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

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.

The scheme proposed the erection of 4 dwellings on the development site as a whole (which includes the subject application land) to be served by a single new access. In the decision 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.

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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 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.”

Following this decision the Authority received an application proposing 5 dwellings on the land and that 1 of these be an affordable dwelling in January 2015 (Ref: NP/15/0036/FUL). In respect of other matters the general design of the dwellings and new access remained as per the appeal decision. Whilst this application was being advertised and processed the Authority received the current application from a new landowner who had purchased part of the development site (referred to in this application as Plot 1). There were clearly deliverability issues with the 5 dwelling scheme in that some dwellings could not be built without the new owner's permission and that the Authority had 2 separate schemes each with different access points. Following discussion with the applicant's agent for the 5 dwelling scheme the applicant has now chosen to omit the land now referred to as 'Plot 1' in this application from the scheme and reduce the number of dwellings to 4. This application is reported separately for decision.

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 2013

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- 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

The application proposes the erection of a single dwelling on the land served by an existing access.

The dwelling proposed is two storey and of a modern design approach set in a steel frame structure. The dwelling is 'curved' on a level plateau within the plot making use of views towards Little Haven village and the Coast. It measures between 24m and 30m across the site with a depth of 11.2m. The dwelling extends to a height of 6.6m to its flat roof with a chimney projecting a further 1.3m above the roof.

Internal accommodation comprises a large recreation room, living/dining room, kitchen, study, snug room, cloak room, wet room and utility room on the ground floor and 4 bedrooms, 1 family bathroom, 3 ensembles, a sitting room and dressing room on the first floor. The internal accommodation would be served by two staircases and linked by a first floor walkway. Various external balcony areas are proposed on the building serving the first floor accommodation.

Block plans show the external space surrounding the dwelling would be planted with trees/shrubs and lawn areas whilst an access and driveway are to be finished in tarmac and paving. A single storey garage is proposed to be positioned alongside the north facing elevation of the dwelling. The garage contains a flat roof and measures 5.5m in width by 6m in depth.

Materials proposed for the dwelling comprise off white render to its lower portion, oak cladding to its upper portion, grey tarmac roof membrane, powder

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coated dark grey coloured aluminium double glazing and doors throughout, grey coloured fascias and glazed panel balustrades.

Amendments:

In addition to the above the initial scheme submitted in February 2015 proposed a rooftop balcony and surrounding glazed balustrades served by a spiral staircase set within a tower within the roof of the building. Following concerns raised by officers about the design of the building the applicant amended the scheme by plans submitted on 8th April 2015 omitting this part of the proposal.

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

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 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 having previously been identified in the Local Plan

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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 a single dwelling to occupy part of the former turkey farm land and is submitted alongside a current application made by owners of other parts of the land for a total of 4 dwellings. The schemes are in separate ownership and in planning terms, as the subject application land has been removed from scheme NP/15/0036/FUL, could be developed separately and independently of each other. However, both schemes propose different accesses.

In principle the development of a single dwelling on this site is acceptable subject to other detailed planning considerations.

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. Criterion 'c' resists development that would introduce or intensify a use which is incompatible with its location. 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').

The design of the dwelling is distinctly modern in appearance with large areas of glazing on the east and west elevations. It is formed in a gentle curve around the site and on a level platform which lies slightly below the ground levels of the adjoining property Overhaven Heights. Much of the plot will be taken up by the dwelling and its access road positioned along the west boundary of the site. Areas of planting will be introduced and a single storey garage building positioned in the northwest corner of the site.

The curved nature of the dwelling and introduction of cladding to the first floor offers some relief from the flat roof and form of the property but would not alter the fact that the building is substantial and would dominate the plot and its immediate context and surroundings. Furthermore it would not complement

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the design of the adjoining Overhaven Heights dwelling which has traditional form with modern links or indeed the design of other dwellings in the locality.

In addition the design of the dwelling would not fit comfortably with the design of the dwellings proposed as part of application NP/15/0036. Although a separate scheme and not subject to this application that particular scheme proposes 4 dwellings which are of a traditional vernacular and appearance. Three single storey bungalows are proposed to the immediate south of the proposed dwelling in addition to a two storey dwelling to the north. The form, scale and curved nature of the proposed dwelling would not integrate or assimilate into the wider development site and would be out of keeping with the character and grain of development in this location.

The dwelling proposed is imposing and offers no traditional features or design that would assist in assimilating the building into the wider landscape. The building is starkly modern and its scale and design is more akin to a commercial building than a single dwelling within a countryside setting within the National Park. The Authority's Building Conservation Officer shares these concerns in recommending refusal advising:

"My comments are limited to the setting of the conservation area, not a mandatory consideration, but one to take into account when considering the impact on the surrounding area.

I know this site has a complex history, but an appropriate pace seems to have been set by the larger application for dwellings of a 'vernacular' character, which seems appropriate here. Should both schemes be consented, we would end up with a 'suburban' mix of designs, which was surely not the intention when the site was brought forward for clearance and development. It would be reasonable to argue either for a consistent 'modern/green' development or one of more traditional character for the whole site.

In terms of the proposed house, the scale appears over-large for the plot, and the design rather hard and urban for the site. The palette of materials appears to be suitable"

With regard to supplementary policy the Authority has an Adopted SPG entitled 'Landscape Character Assessment' and the application site falls within LCA 12 – St Bride's Bay. The document identifies the area as being "a very large tract of landscape with a strong visual relationship to the coast from the broad views across St. Brides Bay and along the coastline, which is mostly undeveloped". In terms of visual characteristics the area contains 'outstanding' and 'high' visual and sensory characteristics with the following description:

"This agricultural landscape overlies a gently undulating landform on the coastal hinterland of this area on the west coast of Pembrokeshire. The landscape contains small wooded valleys and some overgrown hedges and areas of scrub. It has scattered small villages and farmsteads, some with tourism developments, including caravan parks..."

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The management guidance contained within the SPG suggests that developments should be assimilated into the landscape at the edges of settlements through careful siting, selection of materials, form and screening.

In relation to the application proposal it can be noted that in terms of wider views of the dwelling it would be clearly apparent in the landscape from the adjoining Blockett Lane, views from properties to the immediate north of the site as well as views from the highway which leads into Little Haven from the North East of the application site. It would not fit with the character of the surrounding environment including the small village of Little Haven and farmsteads.

Whilst the view of a property in itself is not a sufficient reason to withhold planning permission it is considered that the dwelling will introduce a mass of built form that would cause a significant visual intrusion in the landscape, would be insensitively and unsympathetically sited and would not complement the landform or landscape character of Little Haven which is occupied predominantly by modestly scaled traditional dwellings. As such the dwelling fails to comply with Policy 8 and Policy 15 (Criteria a, b, c, d, e) 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.*"

In the case of applications for single dwellings criterion 'd' of Policy 45 requires delivery of affordable housing through a commuted sum payment.

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. In terms of single dwelling applications this sets out sub-market housing areas and provides a revised financial contribution depending on the area of the application. The application site area falls within 'St Brides Bay' which attracts a contribution of £150 per m² of residential floor space.

Through the application process the applicant has expressed willingness to commit to the financial contribution to affordable housing and on 3 June 2015

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completed a Unilateral Undertaking to commit to a payment of £80,700 based upon the total floor areas of the building and garage.

Notwithstanding the above and the potential for receipt of a single commuted sum it should be noted that in dealing with the former appeal for the wider land, which included the application site, the Inspector considered that it should be treated as a single unit for the purposes of calculating affordable housing provision. He advised (Paragraphs 40 – 43) 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. This is in line with the advice contained within the SPG at Footnote 145 which states "*Where a planning application is received for a site below the affordable housing threshold but which is part of a larger site which is above the threshold then the Authority will expect affordable housing to be provided. This is to ensure that sites are not broken up into smaller portions and phased which would avoid the requirement for affordable housing*".

Taking the above into consideration the Authority would expect that 30% of dwellings constructed at the development site as a whole are affordable. The application site is a smaller site now in separate ownership and cannot offer that unless it is considered as part of the wider scheme of development. The application therefore fails to provide an on-site affordable housing in accordance with policy. The Authority would be unable to resist further single plot applications on the basis of this precedent which is against the ethos of the Local Development Plan and particularly footnote 145 in respect of considering sites for affordable housing.

Given the individual piecemeal basis of the application and not taking into account the wider surrounding site for development purposes the scheme fails to provide on-site affordable housing for the development site and fails to comply with policy 45 of the Local Development Plan.

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 has objected to the application on the grounds that the proposed access conflicts with the ability to create a safe and acceptable access and estate road to serve the overall development in a safe and comprehensive manner and that it appears impracticable to construct an access within the curtilage of the site which would provide the required visibility for drivers of vehicles emerging onto the County road.

In their response of 30 March 2015 the Highway Authority advise:

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"The size of the plot here, and the route of the access to the Unclassified Road, appears to relate to plans submitted in 2008, NP/08/337, when this was known as "plot 2" of a three plot development on the "middle" parcel of the Blockett Farm development land. There was no planning approval given and there were Highways issues with regard to the location and layout of the access, the road width, and the fact that visibility splays were not included.

Development proposals for the parcel of land have now moved on over recent years, and the need for a new estate road junction onto the Unclassified Road, with clear separation from the shared driveway serving Torvan and Overhaven, has been addressed with a concurrent development proposal for 5 dwellings. When looking at this other application, this "plot 2" covers all of the plot 1, and parts of plot 3 and 4, and the "right of access" goes through plot 5. This "right of access" cannot be retained whilst the new estate road and other plots are developed, due to road safety concerns.

The applicant cannot provide the necessary visibility splays in order to make use of this "right of access", as these splays cross land in third party ownership"

The Highway Authority response was made at a time when the separate application before the Authority was a proposal for 5 dwellings to be served off a new access. That application was amended to exclude the subject land with an amendment to reduce the number of dwellings to 4 units.

It is clear that works could be undertaken to improve the visibility splays of the existing access in order to provide a suitable access, however, the land is outside the control of the applicant. The land outside the applicant's ownership is associated with the remainder of the Blockett site owned by other parties who are pursuing development of the remaining plots and propose a separate access into the site. Clearly there are matters of dispute outside of the planning application process but should planning permission be granted for the existing access subject to condition of improving visibility this could not be achieved without agreement of the adjoining landowner and this is not likely in the existing circumstances.

In summary the concerns of the Highway Authority are valid concerns in that approval of this application would create an unacceptable highway access and entry into the site due to the lack of visibility splays.

Contaminated land matters

Chapter 13 of Planning Policy Wales (Edition 7) 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

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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 2, 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. Western Power have responded to the application raising no objection although alerting to the presence of an 11,000v overhead line across the property.

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 objection has been raised due to the site itself falling outside the safeguarding area.

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 application property will be within a single plot but surrounded by other proposed development plots as well as existing dwellings one of which is owned by the applicant (Overhaven Heights).

An objection to the scheme was received during the course of the application from the owners of the adjoining land following notification of the proposals. They have advised that the proposed design neither complements the existing

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property or Mightywaters house, that it is too large and as a result overbearing, particularly as the landscaping proposed is unlikely to sufficiently mitigate the impact of such a substantial property in the exposed location. The response advises that the proposed dwelling is too big for the plot and raised concerns about the rooftop balcony which was since been removed by the applicant from the scheme.

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 4 residential units adjoining the application site. That application proposes a dwelling to the immediate north of the application site (listed as plot 4) as well as a dwelling to the immediate south (listed as plot 3).

The curved nature of the proposed dwelling will instigate an immediately awkward relationship with the separately proposed dwellings in that the front elevation of the dwelling faces partly towards plot 4. Whilst the dwelling would not overlook private amenity areas of that property it would create an unnecessary conflict. Furthermore to the south of the plot a bungalow is proposed. The application dwelling would have a first floor balcony area at its south corner which has the potential to overlook the private amenity space of plot 3. The height and relationship of this balcony, as well as other first floor windows to this plot creates unacceptable overlooking and a sense of overlooking for future occupants.

Whilst privacy screens could assist in dealing with some of the impact upon plot 3 they would not deal with the significant degree of perceived overlooking that would be created from the dwelling due to its form and positioning within 0.8 of the boundary and rising to a height of 6.6m.

In summary whilst the dwelling proposed will not have a direct impact upon existing dwellings it will create an unnecessary impact and conflict to the adjoining plots which are also proposed for development. As such the development will have an unacceptable impact upon amenity contrary to the requirements of Policy 30 in that (b) the development is of a scale incompatible with its surroundings and (d) the development is visually intrusive.

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.

With regard to surface water the application form submitted advises that the water run-off will be managed through a sustainable drainage system whereas foul water via a septic tank method. The supporting Design and Access Statement confirms that all rainwater will be dealt with via soakaways, however, the foul waste will either be connected to the existing sewer system or through use of on-site treatment plant.

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Natural Resources Wales has been consulted and advise that from their information the site is shown to lie within an area served by the public sewer (Walton West) and therefore in line with Welsh Office Circular 10/99 and the LDP, the development should connect. The letter states *"It should be noted that we oppose any alternative proposal for a non-mains drainage system at this location and an investigation towards connecting to the existing mains sewer should be carried out"*.

Such matters could adequately be dealt with through suitable planning conditions to provide for sustainable water drainage and connection to the mains sewer to ensure compliance with the requirements of policy 32.

Conclusion

Following a detailed consideration of all relevant planning matters it can be concluded that whilst the principle of developing the site is acceptable the design and form of the proposed development is not acceptable having regard to the surrounding character of the area within the National Park. In addition the scheme proposed raises amenity issues in relation to the adjoining plots (3 and 4) in that the dwelling will overlook potential residences with balcony areas and extensive glazing.

The application raises matters of highway safety particularly in relation to conflicting with the ability to create a safe estate road to serve the whole development site and that insufficient visibility from the access can be achieved and finally the scheme fails to bring forward on-site affordable housing as part of the overall development site.

Having regard to the policies contained within the Local Development Plan, particularly with reference to policies 1, 8, 15, 29, 30 and 52 and all relevant material considerations the application is not considered to be acceptable.

Recommendation

Refuse for the following reasons:

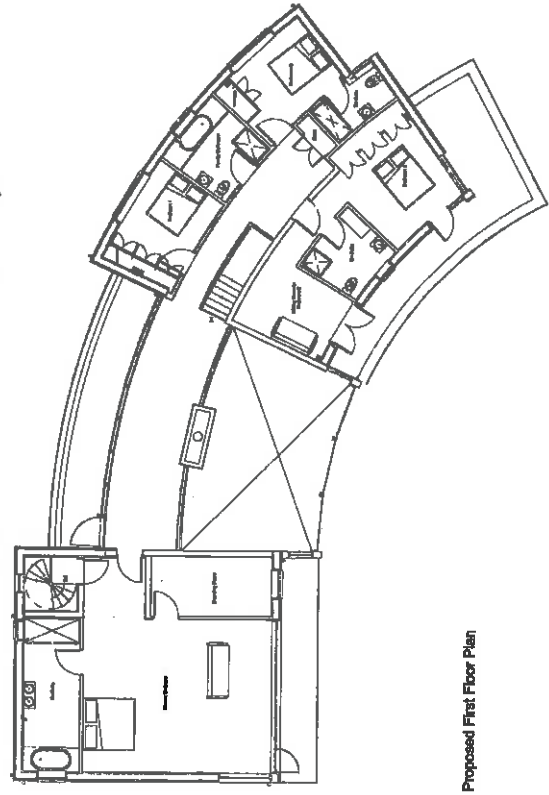
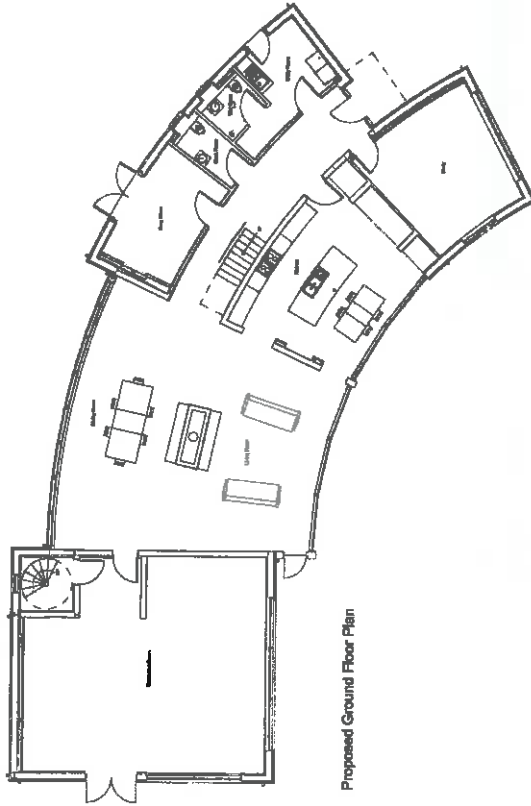
1. By reason of its design, mass, appearance and relationship to the surrounding environment of the National Park, the proposed dwelling would represent a significant visual intrusion that would be insensitively and unsympathetically sited within the landscape, fail to harmonise with or enhance the landform and landscape character of the National Park. The proposal is therefore contrary to the requirements of Policy 8 (Special Qualities) (Criteria 'a', 'b' and 'c') and Policy 15 (Conservation of the Pembrokeshire Coast National Park) (Criteria 'a', 'b' and 'd') of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).
2. By reason of its design and positioning including the provision of a raised first floor balcony area close to the south facing boundary and high level of glazing throughout the property the scheme has the potential to impact to an unacceptable degree on the amenity of

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occupiers of future development proposals at plot 3 to the immediate south and plot 4 to the immediate north of the development. The proposal is therefore contrary to the requirements of Policy 30 (Amenity) (Criteria 'b', 'd') of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

3. The proposed access conflicts with the ability to create a safe and acceptable access and estate road to serve the dwelling in a safe manner and insufficient visibility splays are provided to serve the access. The proposal therefore creates an unacceptable impact on road safety which runs contrary to the requirements of Policy 53 criterion 'c' of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).
4. The proposed development fails to provide on-site affordable housing in accordance with the requirements of Policy 45, Footnote 145 and Supplementary Planning Guidance 'Affordable Housing'. The application site should be treated as a part of a larger single site of development for the purposes of applying the LDP's affordable housing policy as specified in footnote 145 of the LDP and in reference to paragraphs 40 to 43 of the appeal decision at the site on 21 October 2014 (PINS Ref: APP/L9503/A/14/2218961, APP/L9503/A/14/2218986, APP/L9503/A/14/2218993, APP/L9503/A/14/2219007).

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CLIENT
 Mark Chapman

Revision Description
 15074

DATE
 15/07/14

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PROJECT
 Plot 1- Blockest Lane, Little
 Haven

TITLE
 Proposed Plans

Drawn: AH **Date:** 08/02/15 **Checked:** SB

Scale: Original sheet size: A1
 1:100

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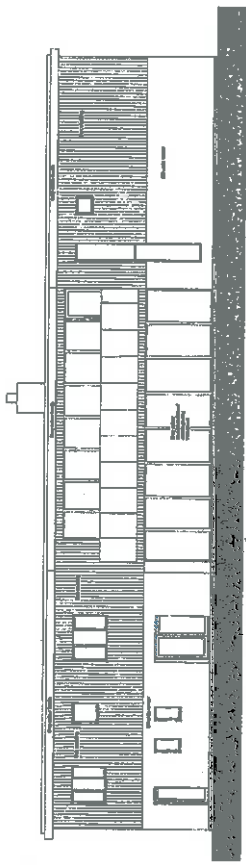
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- Tender
- Design Development Pre-Construction
- Construction
- Record

Project No 10309 **Draw No** 1002 **Revision** B

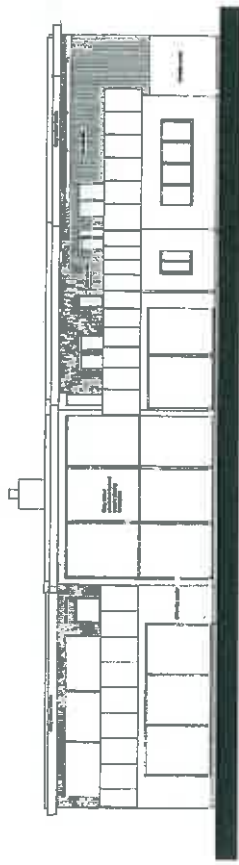
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Item 5c)

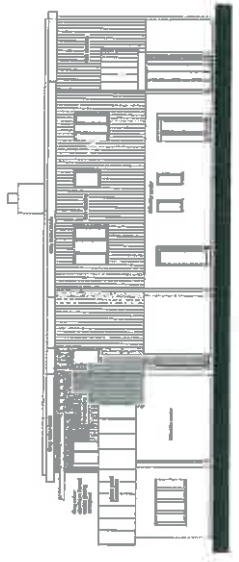
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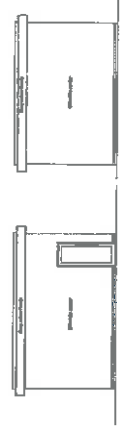


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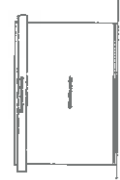


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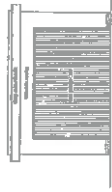
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SOUTH ELEVATION
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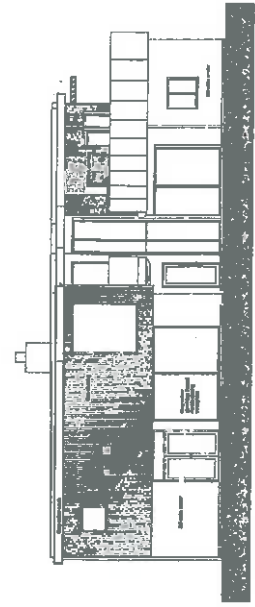
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WEST ELEVATION
1:100



NORTH ELEVATION
1:100



SOUTH ELEVATION
1:100

Item 5c)

Design developed under: 22/06/2015 GP

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A To start work please contact: 14/06/2015 GP

No.	Revision Description	Date	By

CLIENT
Mark Chapman

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PROJECT
Plot 1 - Blocklet Lane, Llan
Heron

TITLE
PROPOSED ELEVATIONS

Drawn : AH Date : 06/02/15 Checked : RS
Scale : Original sheet size : A1
1:100

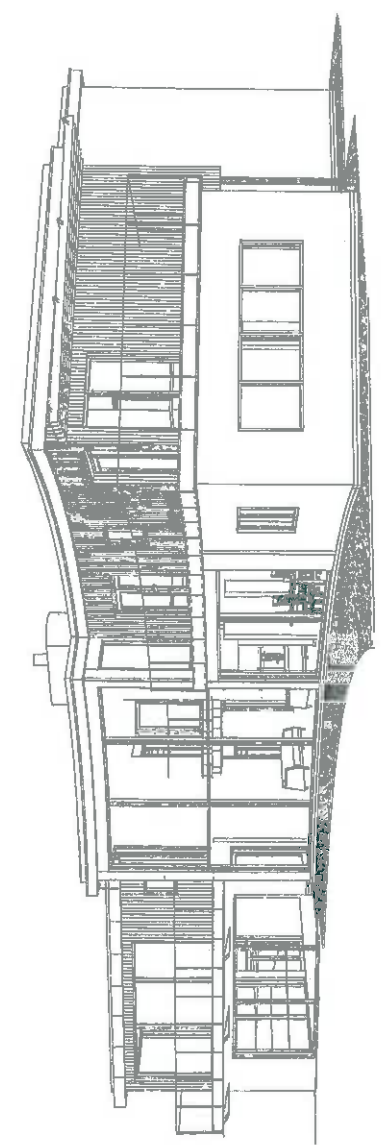
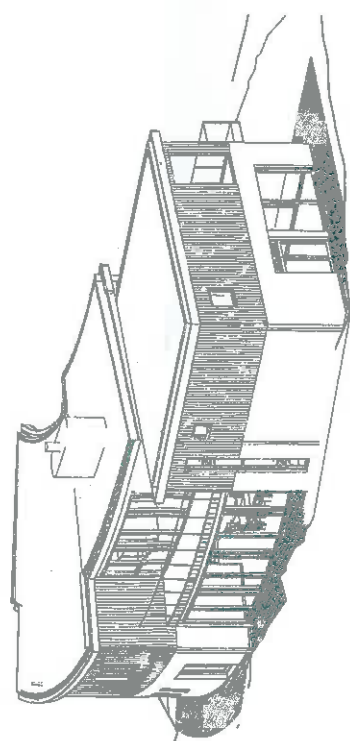
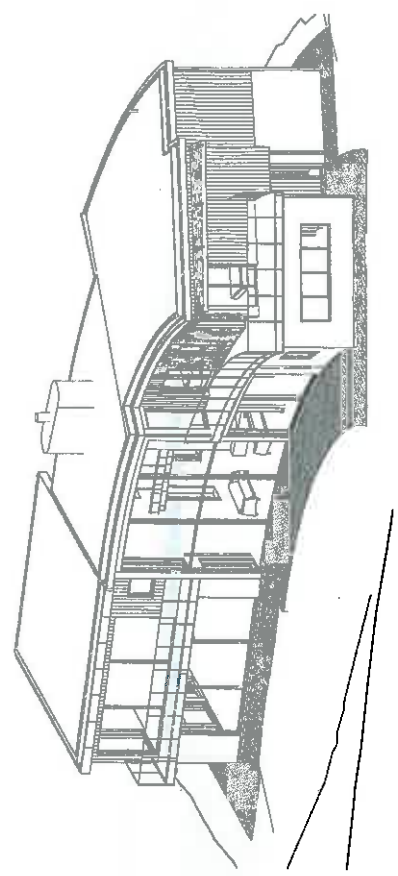
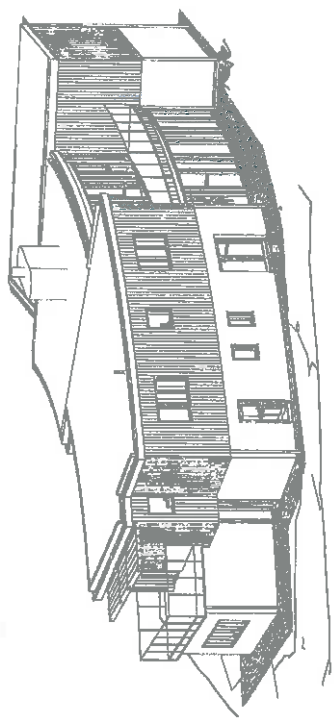
DRAWING STATUS
 Design Development
 Tender
 Design Development Pre-Construction
 Construction
 Record

Project No 10309
 Draw No 1003
 Revision C

13/05/2014 15:27:54

Proposed Elevation
 29 MAY 2015
 Approved
 Approved

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No.	Revision Description	Date	By
A	Final		
<p>CLIENT Mark Chapman</p>			
<p>PROJECT Plot 1 - Brockett Lane Little Haven</p>			
<p>ARCHITECTS PEN SEIRI TY GEFN, RECTORY ROAD CANTON, DARBYF CFE 10L TEL : 029 20 344 968 FAX : 029 20 344 942 www.penpartnership.com</p>			
<p>TITLE 3D View</p>		<p>Author: GCP 23 MAY 2015</p>	
<p>Drawn: GCP Date: 10/02/15 Checked: SSS Scale: NA Original sheet size: A1</p>			
<p>DRAWING STATUS <input type="checkbox"/> Design Development <input type="checkbox"/> Tender <input type="checkbox"/> Design Development Pre-Construction <input type="checkbox"/> Construction <input type="checkbox"/> Record</p>			
<p>Project No 10425</p>		<p>Dwg No 1004</p>	
<p>Revision B</p>		<p>09/02/2015 10:52:40</p>	