

## Item 5 - Report on Planning Applications

**Application Ref: NP/15/0459/FUL**

<b>Case Officer</b>	Matt Dash		
<b>Applicant</b>	Mr & Mrs Maclean		
<b>Agent</b>	Mr I Johnston, Harries Design & Management		
<b>Proposal</b>	Erection of summerhouse (in connection with existing dwelling) within rear curtilage of property		
<b>Site Location</b>	Nantyblodau Bach, Newport, Pembrokeshire, SA42 0QD		
<b>Grid Ref</b>	SN05913876		
<b>Date Valid</b>	10-Aug-2015	<b>Target Date</b>	04-Oct-2015

**Summary**

This application has been reported to the Development Management Committee due to the recommendation of Newport Town Council differing from that of officers.

This application seeks approval for the construction of a summerhouse/garden room, to replace two existing garden sheds within the rear garden of the semi-detached cottage known as Nantyblodau Bach within the southern boundary of Newport. The proposal is to be situated at the far rear of the garden, approximately 36m from the dwelling house and will measure 4.5m in height to the ridge, 6m in width plus an additional 2m in width for a small lean too element to the side and 6m in depth. There are windows on all sides with the main fenestration being bi-fold doors on the west elevation facing up the garden towards the back of the house. Externally the proposal will be finished with vertical larch cladding, corrugated tin and with the roof either corrugated tin or corrugated fibre cement.

The garden is bordered by mature trees, with woodland to the east and north east and a meadow to the north. Due to the proximity of mature trees the application was supported with a tree survey which the PCNPA Tree and Landscape Officer has considered. He has no objections due to the use of mini screw foundations which will limit the risk of damage to tree roots.

The proposal will not have an adverse impact upon the special qualities of the National Park or the amenity of neighbours and therefore complies with the relevant policies of the LDP and as such is recommended for approval.

**Consultee Response**

**PCNPA - Tree and Landscape Officer:** No objection

**Dyfed Archaeological Trust:** No objection

**Newport Town Council:** Recommend Refusal - Felt that the design was not appropriate to the setting.

## Item 5 - Report on Planning Applications

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### **Public Response**

A site notice was erected on site on the 28th August 2015. No responses have been received.

### **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>

Circular 60/96 - Planning and the Historic Environment: Archaeology  
 LDP Policy 01 - National Park Purposes and Duty  
 LDP Policy 03 - Newport Local Centre  
 LDP Policy 08 - Special Qualities  
 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 32 - Surface Water Drainage  
 PPW7 Chapter 04 - Planning for Sustainability  
 PPW7 Chapter 06 - Conserving the Historic Environment  
 SPG05 - Sustainable Design  
 SPG06 - Landscape  
 SPG13 - Archaeology  
 TAN 12 - Design

### **Constraints**

LDP Mineral Safeguard  
 Biodiversity Issue  
 Historic Landscape  
 Potential for surface water flooding  
 LDP Centre:70pc aff housing;30 units/ha  
 Recreation Character Areas

### **Officer's Appraisal**

#### **Site and Context**

The proposal site is located within the southern boundary of Newport, and consists of a traditional semi-detached cottage, with a cat-slide roof to the rear and a long narrow rear garden stretching eastwards from the rear of the house. The property is finished externally with rendered and painted stone with a slate roof. Sleeping accommodation is provided for within the roof space of the cottage with two roof lights on the rear roof slope.

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## Item 5 - Report on Planning Applications

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Beyond the attached property there are no nearby neighbours to the south, east or west. There are neighbouring properties to the north of the site consisting of detached houses however, immediately to the north of the proposed summerhouse is an agricultural meadow.

The boundary of the rear garden is bordered by mature trees and further woodland is immediately to the east and north east.

### Relevant Planning History

No Relevant Planning History

### Description of Proposal

This application seeks approval for the construction of a summerhouse/garden room, which may provide additional sleeping accommodation ancillary to the main house, on the site of two existing garden sheds, which are to be demolished, within the rear garden of the semi-detached cottage known as Nantylodau Bach within the southern boundary of Newport.

The proposal is to be situated at the far rear (East) of the garden, approximately 36m from the dwelling house and will measure 4.5m in height to the ridge, 6m in width, plus an additional 2m in width for a small lean too element to the side, and 6m in depth. There are windows on all sides with the main fenestration being bi-fold doors on the west elevation facing up the garden towards the back of the house. Externally the proposal will be finished with vertical larch cladding, corrugated tin and with the roof either corrugated tin or corrugated fibre cement.

### Key Issues

- Siting and Design
- Amenity and Privacy
- Trees and Biodiversity

#### *Siting and Design*

This proposal has been brought before committee due to Newport Town Council recommending refusal, stating that they felt the design was not appropriate for its setting, however, no specific aspects of the design were mentioned. The officer disagrees for the following reasons. The proposed summerhouse is sited at the end of the garden, away from the dwelling house and will not therefore compete with its traditional appearance. Although the summerhouse is relatively large in relation to the dwelling, it can still be viewed as subservient to the main house, particularly due to the size of the rear garden, and it will not therefore adversely affect the character of the property. The materials to be used are a mix of traditional and natural, with the timber cladding being in keeping with the surrounding woodland and the corrugated sheeting traditionally being used throughout Pembrokeshire. The

## Item 5 - Report on Planning Applications

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siting, design and materials will result in a structure that is well screened from the wider landscape and immediate neighbours and therefore complies with Policy 1, 3, 8, 15 and 29 of the LDP.

### *Amenity and Privacy*

The proposed summerhouse is sited away from the majority of neighbouring properties and gardens, and is of a scale, with only ground floor fenestration, that will not overshadow or be intrusive to neighbours through overlooking. The proposal therefore complies with Policy 30 of the LDP.

### *Trees and Landscape*

The site is bordered by several mature trees and therefore a tree survey was submitted in support of the application and the PCNPA Tree and Landscape Officer was consulted. The tree officer response states that none of the trees are subject to a TPO and the site is not within a Conservation Area. He has no objections to the proposals and supports the use of mini screw foundations to limit any impact to tree roots. The proposal therefore complies with Policy 11 of the LDP.

### **Conclusion**

The proposed summerhouse will not have a detrimental impact upon the character of the landscape, the dwelling house, the amenity of neighbours or local biodiversity. The proposal therefore complies with the relevant policies of the LDP and is recommended for approval subject to conditions.

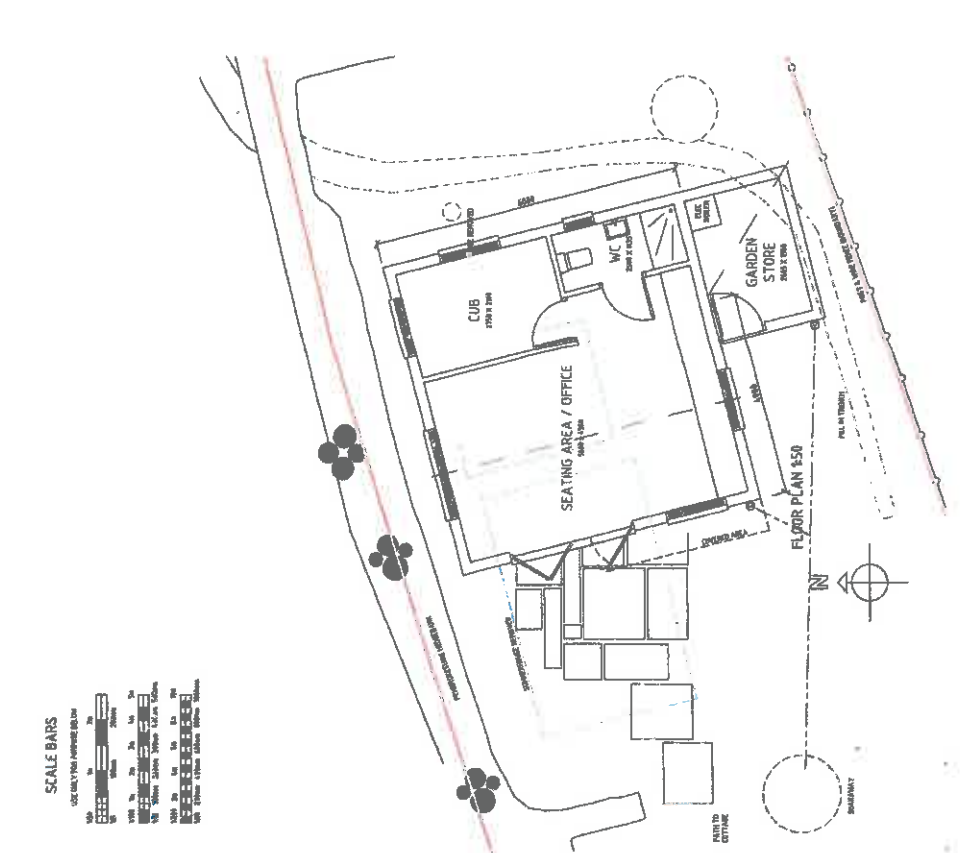
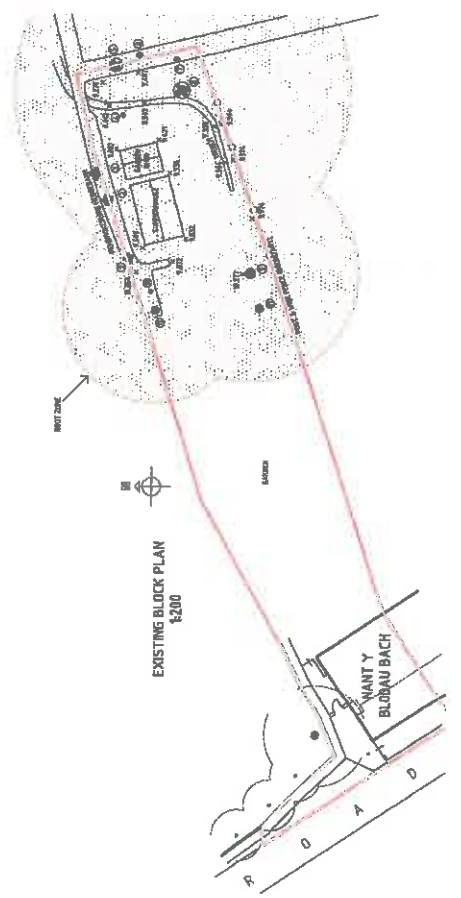
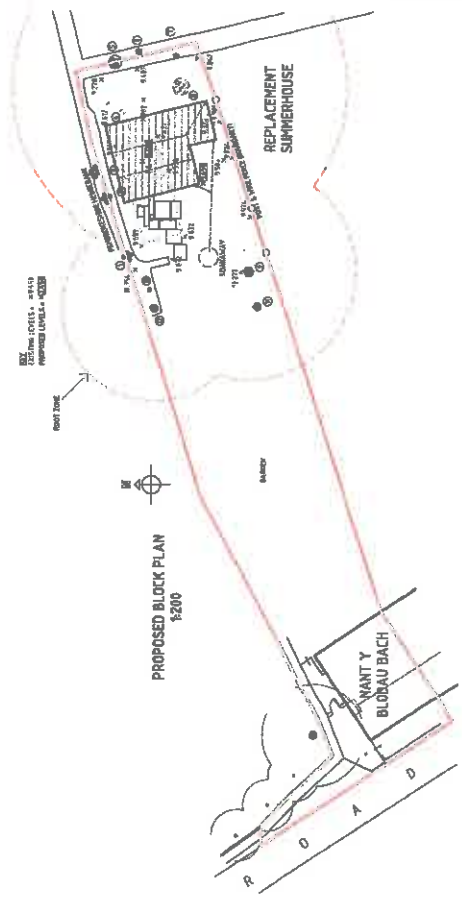
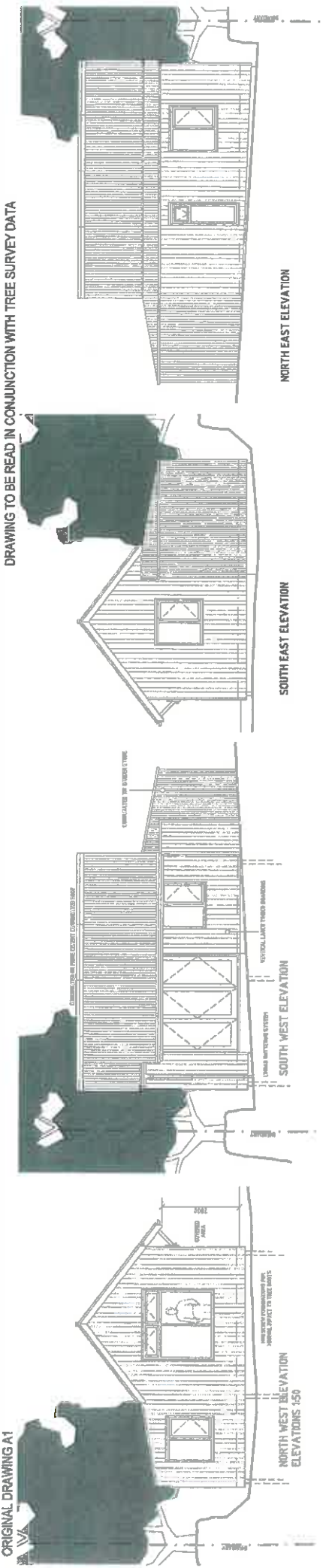
### **Recommendation**

Approve, subject to the following 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: Drawing No. 4 Rev A Floor Plan and Elevations as Proposed received 10th August 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).

THE PROVISION OF THIS DRAWING IS LIMITED TO THE DESIGN AND MANAGEMENT OF THE PROJECT AND DOES NOT INCLUDE THE PROVISION OF ANY OTHER SERVICES. THE DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DOCUMENTS AND SPECIFICATIONS. THE DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DOCUMENTS AND SPECIFICATIONS. THE DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DOCUMENTS AND SPECIFICATIONS.

ORIGINAL DRAWING AT 1:100



COMMENTS: 1. DIMENSIONS REVISITED, ALTERATIONS TO WORKING DRAWING 19 AUG 2018  
 DRAWING REVISIONS: 1. DIMENSIONS REVISITED, ALTERATIONS TO WORKING DRAWING 19 AUG 2018  
 SCALE: 1:100  
 CLIENT: Mr & Mrs Maclean  
 PROJECT: Planning Application N 15 4 59  
 SURVEYING: HARRIES DESIGN & MANAGEMENT  
 ARCHITECTURE: HARRIES DESIGN & MANAGEMENT  
 PLANNING: HARRIES DESIGN & MANAGEMENT  
 PROJECT: Proposed Replacement Summerhouse at Nanybodau Bach, Newport, Pembrokeshire, SA42 0QD.  
 DRAWING TITLE: Floor Plan & Elevations as Proposed  
 SCALE: See key  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 03.08.2015  
 JOB No.: 1489  
 DRAWING No.: 04  
 Rev: A