

Item 5 - Report on Planning Applications

Application Ref: NP/15/0061/FUL

Case Officer	Sian Davies		
Applicant	Mr D, Williams		
Agent	Mr L Page, Asbri Planning Ltd		
Proposal	Construction of shower/changing block		
Site Location	Atlantic View, Settlands Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JY		
Grid Ref	SM85931331		
Date Valid	09-Feb-2015	Target Date	05-Apr-2015

Summary

The application is reported to the Development Management Committee as the Officer's recommendation is contrary to the recommendation of the Havens Community Council.

Planning permission is sought for the erection of a shower/changing block at the site known as Atlantic View, which is located in an elevated position on the southern outskirts of Broad Haven, with access via the main road leading to Little Haven. The proposed shower/changing block will be sited within the eastern area of the building curtilage, running parallel with the existing building, and will measure 12.5m long, 5m wide and 4.8m in height. The building will be of a utilitarian design, with rendered walls and interlocking tiled roof. Solar panels for heating the water within the building will be installed on the western roof, and an oil tank compound will be installed on the southern end of the building.

The proposed shower/changing block will replace the existing shower block on site which will be incorporated into the main building, and will provide improved facilities for the existing caravan site to the south of Atlantic View guest house. The caravan site is a certificated site with the Caravan Club which allows for up to five caravans at any one time, reserved exclusively for Caravan Club members only. The building will consist of 1 no. shower/changing block with 1 no. male toilet area, 1 no. female toilet area, 2 no shower cubicles, 1 no. utility room and external wash area and a disabled wet room, with an access ramp.

The Haven Community Council and one neighbouring property have objected to the application due to the scale of the building, particularly its height and that it is visually intrusive. As a result, the height of the proposed building has been reduced by 0.4m (from 5.2m to 4.8m).

The proposed building will be situated in the least prominent area of the site, within the immediate building curtilage and adjacent to the main building, and will benefit from the existing screening afforded by the lowered land levels and existing mature planting. The proposed building will be read within the context of the existing extensive building and will be seen as a small addition to the site, given its modest scale in comparison with the main building.

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Therefore, the proposed development is not considered to have an adverse impact on the amenity or the special qualities of this area of the National Park, and as such complies with policies 1, 7, 8, 11, 15, 29, 30, 32 and 53 of the Local Development Plan. The application is therefore recommended for approval subject to the recommendation received from the Coal Authority, and appropriate conditions.

Consultee Response

The Havens Community Council – Refuse – The Council feel that the ridge height is too high for the area

The Caravan Club – Confirmed that this one of their certificated sites.

Park Direction (Planning Policy) – Support

Head of Public Protection - The pollution control team have no adverse comments on this application.

Access Officer – Not on coast path (coast path follows the road)

Natural Resources Wales – No objection.

Dwr Cymru/Welsh Water – No response received at the time of writing this report.

Coal Authority – Fundamental concern

Public Response

The application was advertised by a display of site notice on the 25 February 2015 and a letter sent to adjacent properties. A response has been received from the neighbouring property known as White Rock who object to the proposal for the following reasons;

- Property is already very obtrusive from their perspective
- Concerned that the proposed plan is rather large for a shower/changing area as according to the existing planning, there is only permission for five caravans and 10 tents.
- The height of the building – 5.2metres seems very high and would be very obtrusive.
- This is an enormous building
- It is also intrusive because it overlooks the entire south facing aspect of our property.
- Reduction of height from 5.2m to 4.8m is still too high.
- Have observed similar facilities in the local area and noted, they are only single storey with a pitched roof, but are not as high as this.
- There is a door and window in the northern elevation, could this not be changes to the western elevation
- We are looking at the whole of the northern elevation of this property, and would like to thinks a more discrete construction could be achieved for the shower/changing block

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Policies considered

Please note that these policies can be viewed on the Policies page
Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

Circular 61/96 - Conservation Areas
LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 14 - Protection of Buildings of Local Importance
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 53 - Impacts on traffic
PPW7 Chapter 04 - Planning for Sustainability
SPG05 - Sustainable Design
SPG06 - Landscape
TAN 12 - Design

Officer's Appraisal

Background and History

The building known as Atlantic View is located in an elevated position on the southern outskirts of Broad Haven, with access via the main road leading to Little Haven. The building sits on an open, level plateau on the hill which overlooks Broad Haven to the north, and can be viewed in long-ranging views of the village.

The property has been subject to a number of previous planning applications for its alterations and extensions, including a range of uses from residential to bed and breakfast and holiday cottages. The most recent planning permission (NP/13/0158) granted consent for a number of alterations works to the exterior of the property, which are currently underway, along with internal rearrangement of the accommodation from five bed and breakfast and two holiday cottages to two bed and breakfast rooms, two holiday cottages and one holiday apartment.

The site is also a certificated location with the Caravan Club, which allows five caravan sites at any one time, reserved exclusively for Caravan Club members only.

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Relevant Planning History

- NP/14/0329 – Variation of condition 2 of NP/13/0158 – Atlantic View, Settlands Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JY – Approved on 14 August 2014.
- NP/14/0023 – Improvement of an existing vehicular access onto an adjoining classified road - Atlantic View, Settlands Hill, Broad Have, Haverfordwest, Pembrokeshire, SA62 3JY - Approved on 14 March 2015.
- NP/13/0158 – Remodelling of existing property facilitating change from owners accommodation, 5 no bed & breakfast & 2 no. 2 bed self-catering holiday cottages to owners accommodation, 2 no. bed & breakfast rooms, 2 no. 2 bedroom holiday cottages & 1 no. 2 bed holiday apartment. Replacement of flat roof dormers to front and rear elevations with pitched roof gable dormers incorporating balconies and verandas – Atlantic View, Settlands Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JY – Approved on 5 June 2013.
- NP/07/585 – Alterations to dwelling. Atlantic View, Settlands Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JY – Approved 14 December 2007.
- NP/06/522 – Replace existing flat roof to pitched roof & upvc cladding to block walls. Atlantic View, Settlands Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JY –Withdrawn on 11 January 2007.
- NP/02/356 – Extension to provide 2 family rooms with disabled facility, laundry and garage, extension to private bedroom, WC & kitchen - Atlantic View, Settlands Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JY – Approved 21 October 2002
- NP/00/479 – Annex to provide separate unit of accommodation Atlantic View, Settlands Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JY – refused 19 December 2000.
- NP/97/532 – Living accommodation with Bed & Breakfast facilities. The Atlantic Club, Broad Haven – Approved on 5 March 1998.

Constraints

Special Area of Conservation – within 500m
 Site of Special Scientific Interest – within 50m
 LDP Green Wedge
 LDP Mineral Safeguard
 Biodiversity Issue
 Safeguarding Zone

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Hazardous Zones
 ROW Coast Path – within 10m
 Recreation Character Areas
 Low Coal Risk
 Surface Coal
 High Coal Risk

Current Proposal

The application seeks planning permission for the erection of a new shower/changing block which will provide facilities for the caravan site to the south of Atlantic View guest house. The proposed shower block will be positioned to the east of the existing building, and will be sited in the same location as a former building, which has since been demolished. The building will measure 12.5m long, 5m wide and 4.8m in height, and will have rendered walls and interlocking tiled roof. Solar panels for heating the water within the building will be installed on the western roof, and an oil tank compound will be installed on the southern end of the building. The building will consist of 1 no. shower/changing block with 1 no. male toilet area, 1 no. female toilet area, 2 no shower cubicles, 1 no. utility room and external wash area and a disabled wet room, with a ramp for access.

Initially the proposed building measured 11m long, 5m wide and 5.2m metres in height, however following discussions between the agent and the local community council, the client decided that it would be beneficial to introduce specific disabled facilities. As a result, the length of the building was increased by a further 1.5m. In addition, as a result of the concerns raised by The Havens Community Council and the neighbouring properties regarding the height of the building, the height has now been reduced by 0.4m (from 5.2m to 4.8m). Letters were sent to Haven's Community Council, the objector's property and other nearby properties informing them of the reduction. As a result, another letter has been received from the objector's property confirming that 4.8m is still too high, along with additional comments which are outlined above in the report. Any further responses received will be provided as a verbal update at the Development Management Committee.

Key Issues

The application raises the following key planning matters:

- Principle of Development
- Siting, sustainable design, and visual impact on the special qualities of this area of the National Park
- Amenity
- Coal Authority
- Land drainage, sewerage and impact on the environment
- Access and Parking
- Other material considerations – Response to neighbour objection.

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Principle of Development

The application site lies outside of any rural or local centres and is therefore considered to be within the countryside for the purpose of the LDP. The property is currently used for bed and breakfast and holiday cottages, with the last planning application (NP/13/0158) reducing the size of the bed and breakfast from five bedroom, to two, with two holiday cottages and one holiday apartment.

The owners also operate a certificated caravan site within the adjoining land, which allows for up to five caravans at any one time, reserved exclusively for Caravan Club members only. This also permits trailer tents and pop up tents, but does not allow for pitched tents. Policy 40 of the Local Development Plan sets out the policy position for site facilities on tent, chalet and caravan sites and allows for their provision where they are not already available in the vicinity and the scale and design of the facility is in keeping with the character of the surrounding area. The application is unusual in that the facilities are to cater for a certificated caravan site which has a more transient lifespan than a Licensed Site.

Certificate sites are reassessed by the Caravan club on a yearly basis to ensure they continue to meet standards. The operation of the site on this basis is outside planning control. Atlantic view has a range of accommodation and as such it is effectively a business premises. The proposed shower/changing block is a means of improving the on-site facilities. Therefore, the key consideration is whether the proposed shower/changing block can be developed without causing visual impact or other concerns.

Siting, sustainable design, and visual impact on the special qualities of this area of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these 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 states that all proposals will be expected to demonstrate an integrated approach to design and construction, and will be required to be well designed in terms of place and local distinctiveness (criterion 'a'). This policy is supported by a supplementary planning guidance on Sustainable Design which provides further guidance on promoting high quality, sustainable design within the National Park.

The application site lies within St Brides Bay which is characterised as a very large tract of landscape with a strong visual relationship to the coast from the

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broad views across St Brides Bay and along the coastline, which is mostly undeveloped. There is also a high degree of exposure, especially along the higher ground. When viewed from Broad Haven the property is seen as a large, isolated property on rising land below the skyline. The long front elevation of the building is orientated to take advantage of the extensive views across Broad Haven. The immediate curtilage has been levelled and surfaced with the effect that even in more distant views it is distinct from the sloping, grassed surroundings.

The proposed building will be situated within the immediate curtilage of the building and adjacent to the east elevation of the building, where a former building stood. This is considered to be the least prominent area of the site, with it being set away from the highway and the extensive views of the coast to the west. It's siting would also benefit from the existing screening afforded by the lowered land levels and existing mature planting. Whilst concerns have been received in respect of the scale of the building, the length of the building runs parallel with the width of the main dwelling, and whilst it is appreciated that the building is relatively high for a single storey structure being 4.8m in height, its height would be 0.6m lower than the ridge height of the main building. The proposed building would therefore be subordinate in scale to the main building, and as such the proposed scale of the building is considered to be acceptable. The building by reason of its siting will be read within the context of the existing extensive property, not as an isolated building within the open countryside, and will be seen as a small addition, given its relatively modest scale in comparison with the main building.

The proposed building is considered to be of a traditional design, linear in form with a pitched roof, rendered walls and interlocking tiled roof to match the main building. The proposed building incorporates sustainable design principle, through being well designed in terms of place and local distinctiveness as it respect the character and appearance of the main dwelling, it provides accessibility for all and also incorporates a solar panel heating system for the water.

Therefore, in view of the above, the proposed development is not considered to have an adverse impact on the special qualities of this area and as such complies with policies 1, 8, 15 and 29 of the LDP.

Amenity

Policy 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supportive text at paragraph 4.136 explains that the policy aims "to protect the amenity enjoyed by people in their residences, workspaces and recreational areas. Amenity is defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity"

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Policy 30 is a criteria based policy setting out that development will not be permitted where it has an unacceptable impact on amenity particularly where, a) the development is for a use inappropriate for where people live or visit and/or; b) the development is of a scale incompatible with its surroundings; and/or; c) the development leads to an increase in traffic noise or odour or light which has a significant adverse impact; and/or; d) the development is visually intrusive

The proposed shower/changing block will replace an existing shower block, and will be for a purpose ancillary to the existing caravan site, therefore the proposed development is considered to be of an appropriate use. The proposed development, by reason of its nature will not intensify the use of the caravan site, which is restricted to 5 caravans at any one time, and as such will not result in an increase in traffic, noise, odour or light to the surrounding area.

Concerns have been raised by a neighbouring property and the Havens Community Council in respect of the scale of the building, particularly its height, which the residents of the neighbouring property consider to be visually intrusive. The site lies within a prominent location, bounded by open fields, with the nearest residential dwellings located to the north of the site within the centre of Broad Haven. There is also one dwelling to the east of the site, which is separated by a field. The northern boundary of the application site is located approximately 140m away from the southern boundary of the objector's property, with a field in between, and whilst the landscape does slope upwards to the south, the proposed building given its siting within the immediate curtilage and adjacent to the main building will benefit from the existing screening afforded by the lowered land levels, thus not introducing a development which is visually prominent when viewed from the neighbouring property. The height of the building has been lowered from 5.2m to 4.8m, and whilst it is appreciated that the height of the proposed building is relatively high for a single storey structure, the building is considerably smaller in scale in comparison to the main dwelling, and will therefore be viewed as a small addition to the site.

Therefore, in summary, the proposed building is considered to be of a modest scale in comparison with the main building, it is situated within the least prominent area of the site and benefits from some screening from the existing landscape, it will be read within the overall context of the site and will be viewed as a small addition, and given the sufficient distance between the application site and the objector's property, the proposal is not considered to result in a development which is of a scale incompatible with its surrounding or visually intrusive to the detriment of the amenity of the objector's property, or on any other properties within proximity. The proposed development, therefore complies with policy 30 of the LDP.

Coal Authority

The application site falls within the defined Development High Coal Risk Area, therefore the Coal Authority was consulted on the application. The Coal Authority records indicate that within the application site and surrounding area

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there are coal mining features and hazards which need to be considered in relation to the determination of this planning application, specifically a thick coal seam outcrop through the site that may have been worked in the past. Therefore, the Coal Authority objected to the application, as the required Coal Mining Risk Assessment Report, had not been submitted. It is a requirement of Planning Policy Wales, paragraph 13.9 that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development.

As a result, a Coal Mining Risk Assessment Report was submitted by the applicant, and forwarded to the Coal Authority for consideration. A response was received from the Coal Authority on 23 of March, advising that they still object to the application, and request a revised Coal Mining Risk Assessment Report to be submitted. Due to the date of this request which concurs with the deadline for writing this report, a verbal update will be provided at the Development Management committee.

The application will not be determined until a response has been received from the Coal Authority, and the outcome of the officer recommendation will depend on the Coal Authority's recommendation.

Land drainage, sewerage and impact on the environment

The proposed development results in the creation of 1 no. shower/changing block with 1 no. male toilet area, 1 no. female toilet area, 2 no shower cubicles, 1 no. utility room and external wash area and a disabled wet room, therefore Dwr Cymru/Welsh Water, Natural Resources Wales, and Public Protection at Pembrokeshire County Council were consulted on the application. The Pollution Control Team at Pembrokeshire County Council had no adverse comments to make, with Natural Resources Wales also raising no objection, but included general guidance in respect of pollution prevention, waste management, biodiversity and protected species which will be included as an informative to the consent.

Dwr Cymru Welsh Water also raised no objection to the proposed development subject to conditions and Advisory Notes to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Access and Parking

Following the grant of planning permission under application NP/13/0158 the owners of Atlantic View have obtained planning permission for an improved access under planning application NP/14/0023. The main entrance and the site's access road will not be altered as part of this application. The shower/changing block itself will be accessed via an opening in the fence currently delineating the Atlantic View property and the campsite. The building will be accessed via steps on the north elevation, with a ramp for disabled access on the south elevation.

Other material considerations – Response to neighbour objection.

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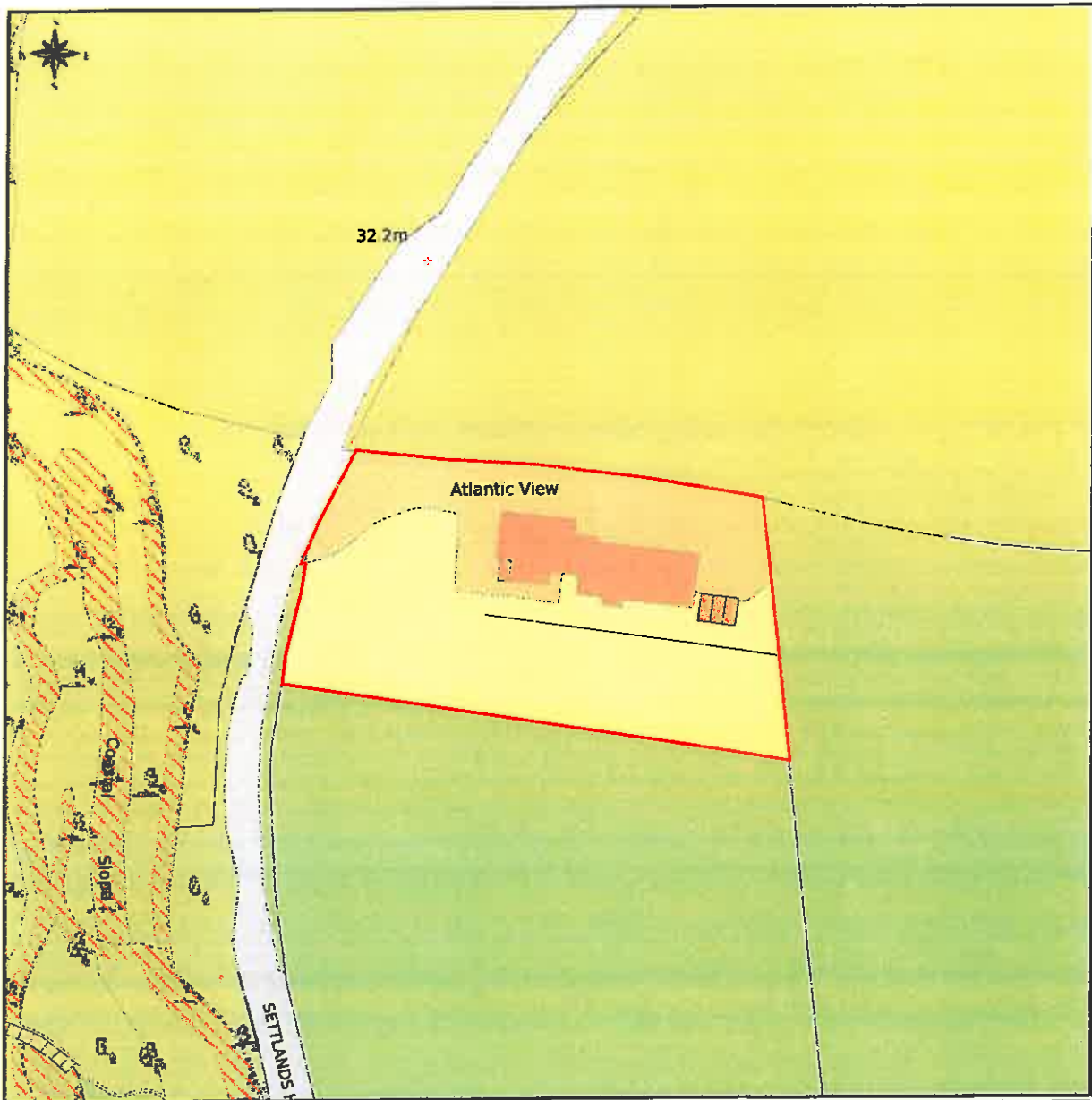
It is considered that the concerns raised within the neighbour's objection letters have been adequately addressed within the main body of the report in relation to the scale and particularly the height of the building. However, further detailed response is provided below to some of the other concerns raised;

One of the reasons for objecting is due to the fact that the proposed building is higher than other similar facilities, with the council toilets in Broad Haven given as an example. There is no set criteria in planning to state what the height a toilet/changing block should be, therefore it is important to emphasise that the key consideration for the planning authority, is not why the toilet/changing block needs to be this high, but to consider whether the overall height of the building results in a detrimental impact on the visual amenity of the surrounding area. The main body of the report provides the Authority's consideration on the overall scale/height of the building in respect to this matter.

The most recent letter makes reference as to why the door and window in the northern elevation could not be provided on the western elevation instead. Similar to the above, the key consideration is to assess whether the proposed door and window on the northern elevation will result in a detrimental impact on the design of the building, the visual amenity of the surrounding area, and on privacy of the surrounding area. In terms of design, the proposed door and window is considered to be of an acceptable scale and design, and is considered to add variety to this elevation, thus enhancing the aesthetic appearance of the building, as without, this elevation would be a blank span of rendered wall, with no visual 'breaks', making it appear even larger. The western elevation of the building is adjacent to the car park; therefore having the main access on this elevation could potentially create a safety hazard. The proposed window and doors is not excessive in scale, and will not result in any overlooking of nearby dwelling. Therefore, having a door and window on the western elevation the building is not considered to have a detrimental impact on the visual amenity of the surrounding area, or on the privacy of any nearby dwellings.

Conclusion/Recommendation

The proposed development complies with all relevant local and national policies, and as such is recommended for approval subject to the recommendation received from the Coal Authority, and appropriate conditions.

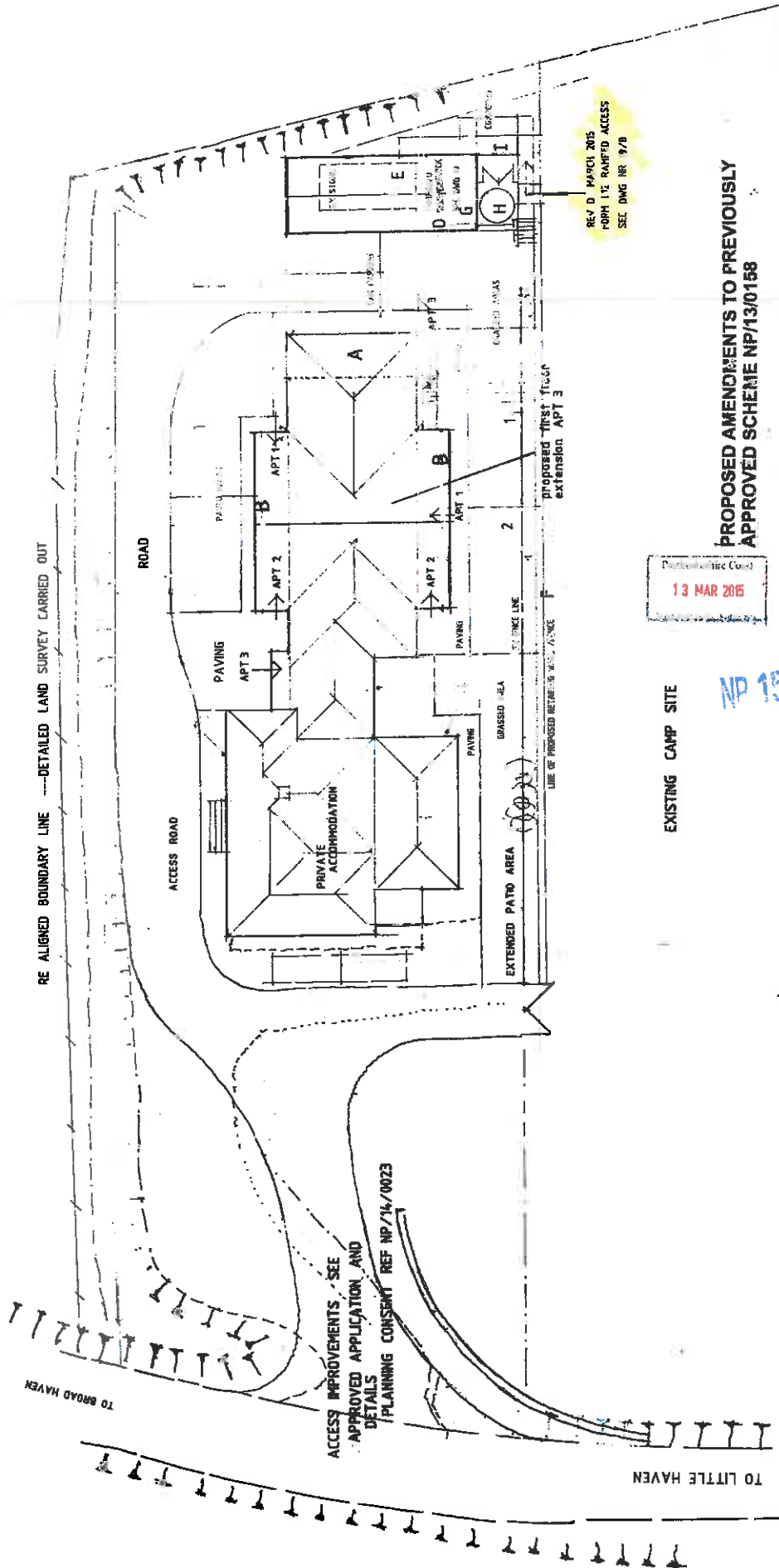


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Scale: 1:1250, paper size: A4

Pembrokeshire Coast
National Park Authority
3 FEB 2015
Awdurdod Parc Cenedlaethol
Arfordir Penfro

NP 15 0 6 1



13 MAR 2015

NP 15 0 6

PLAN REVISED FEB 2015

BLOCK PLAN 1:200

PROPOSED FIRST FLOOR APARTMENT AND ALTERATIONS AT ATLANTIC VIEW, SETTLED HILLS, BROAD-HAVEN, PEMBS.

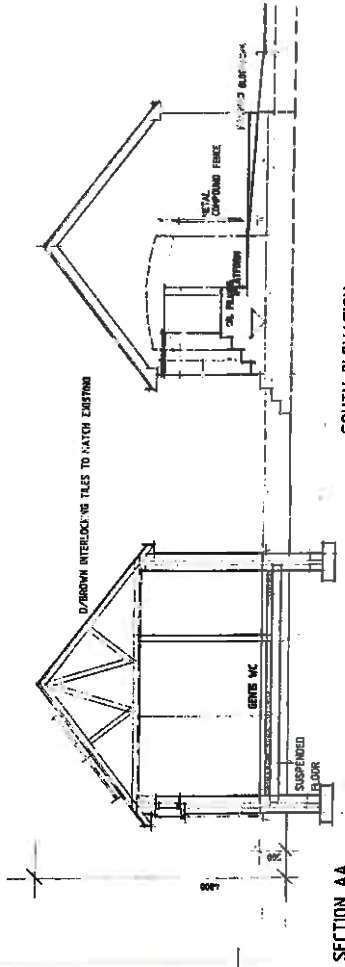
JAN 2013 SCALE 1:200 DWG NR 9/D JOB NR 596

REV B NOV 2014 ADD PATIO TO SHOWER/WC BLOCK FOR CAMP SITE

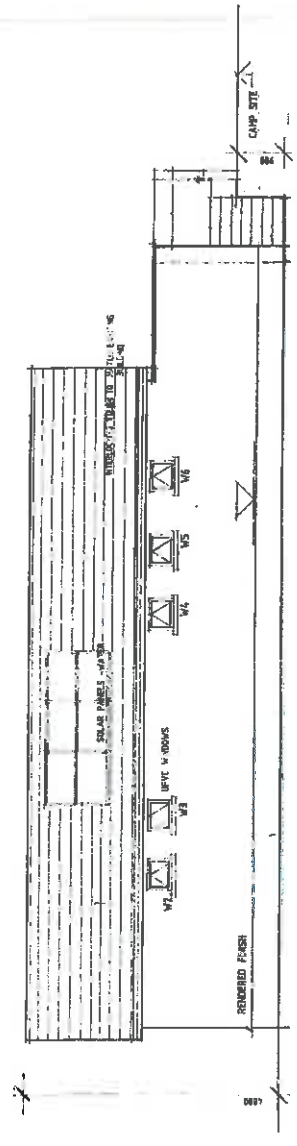
DWG 9/D

REVISIONS	DATE	DESCRIPTION
A	MAY 2014	ADD EXTENSION FOR LAUNDRY/EN SUITE
B		EXTEND BALCONIES ON SOUTH AND NORTH ELEVATIONS BY 0.5M - SEE DETAILED FLOOR PLANS
C		REVISED LANDSCAPING LAYOUT ABOVE

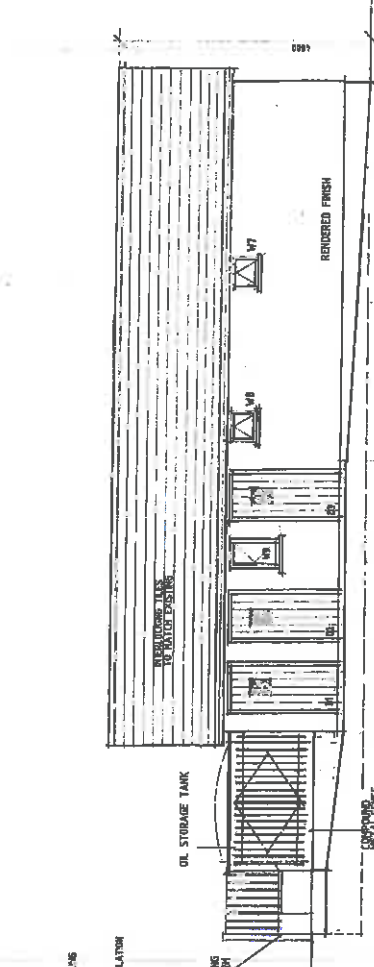
REVISION	DATE	DESCRIPTION
C	FEB 2015	EXTEND LENGTH OF SHOWER BLOCK TO ACCOMMODATE A DIS/WC
D	NOV 2014	LOCATE NEW SHOWER/WC BLOCK FOR CAMP SITE
E		TAKE DOWN DETACHED STORE
F		LOCATE NEW BOUNDARY WALL AND FENCE
G		ADD SITE OIL STORAGE COMPOUND
H		RELOCATE ACCESS TO SHOWER BLOCK
I		



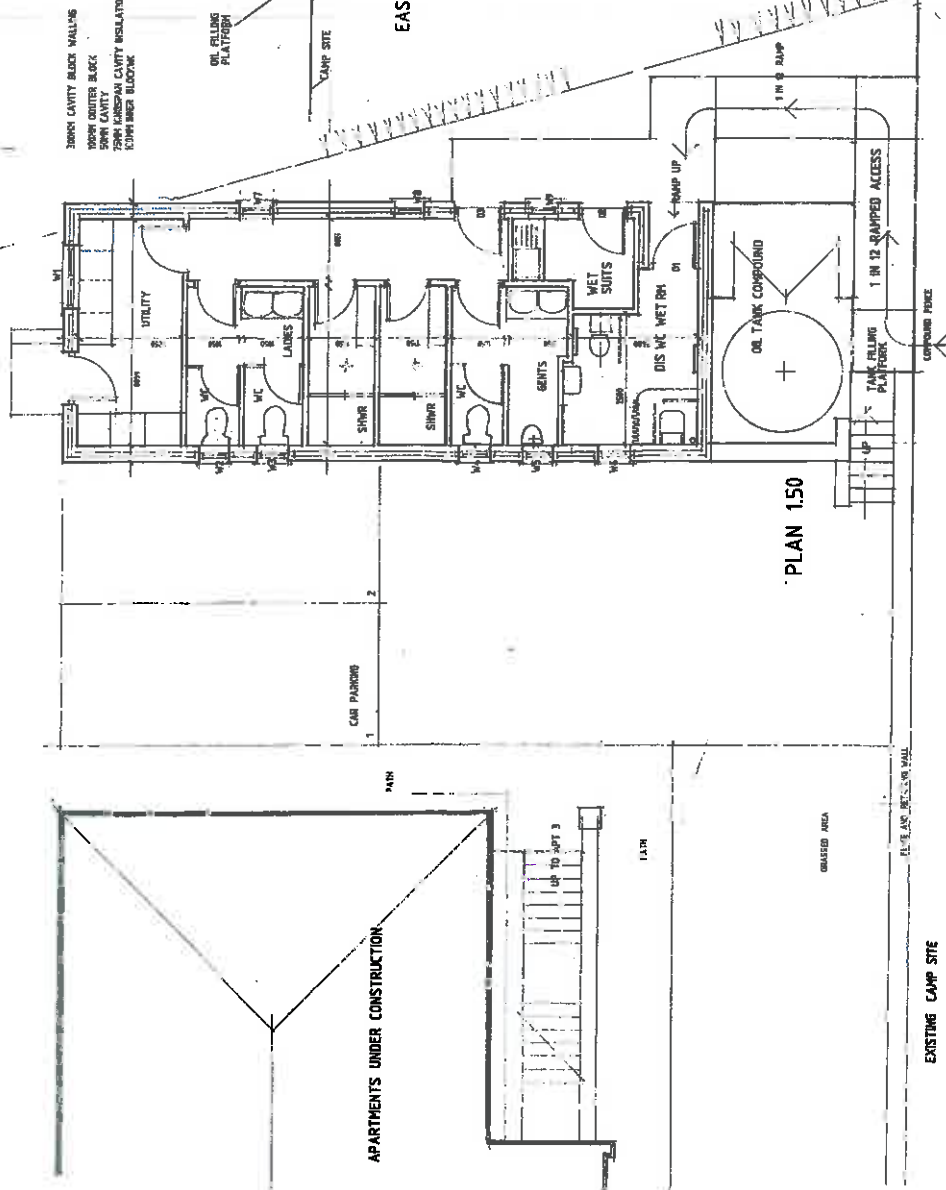
SOUTH ELEVATION



PROPOSED WEST ELEVATION



EAST ELEVATION



PLAN 150

REVISED PLAN DWG NR 197B

NP 15 0 61

- REV B. --- MARCH 2015
- REDUCE O/A HEIGHT OF SHOWER BLOCK BY 400MM FROM 5.200 TO 4.800
- FORM 1:12 RAMP ACCESS FROM CAMP SITE TO SHOWER BLOCK (BY WET RM)
- REVISION A. FEB 2015
- ADD DISABLED WC / WET ROOM TO PLAN
- ADD SITING OF OIL STORAGE TANK
- ADD ACCESS DOORS TO SHOWER BLOCK OFF EAST ELEVATION

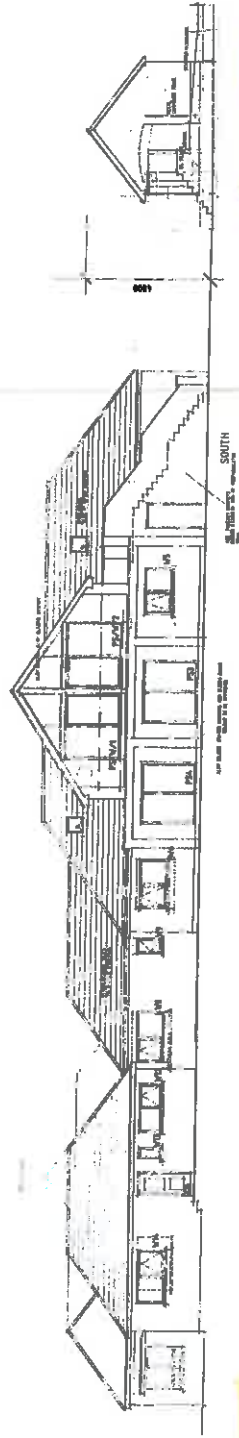
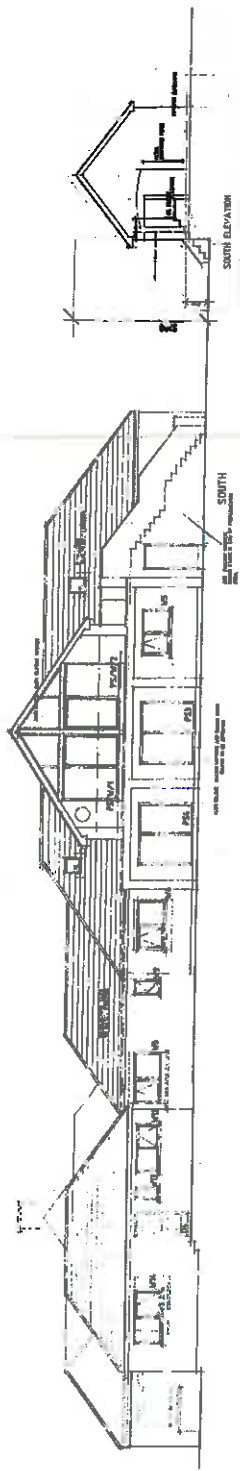
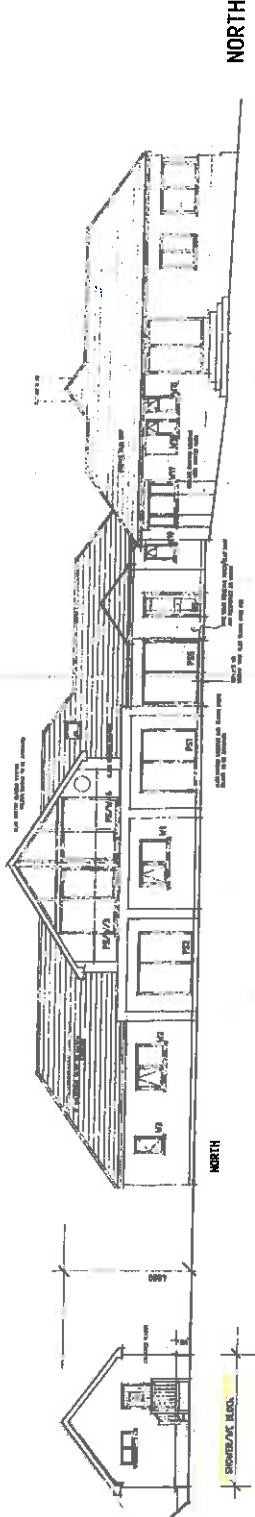
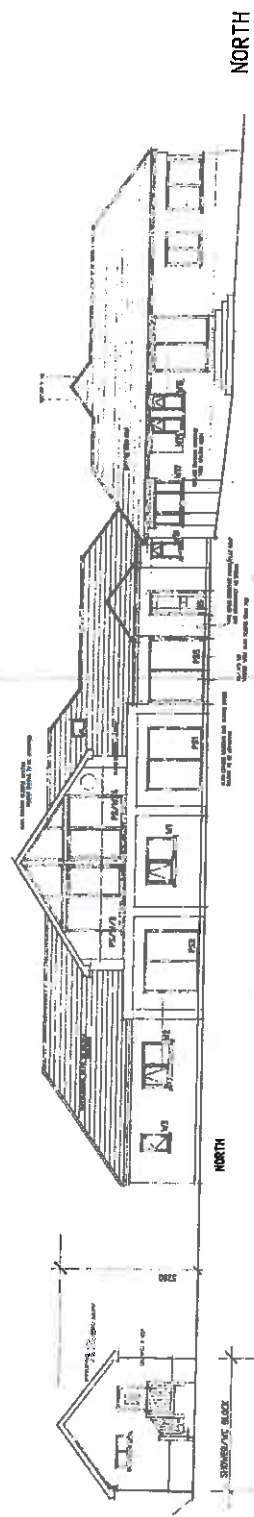
PROPOSED TOILET / SHOWER BLOCK FOR CAMP SITE AT ATLANTIC VIEW, SETTLANDS HILL, BROAD-HAVEN PEMBS

NOV 2016 SCALE 1:50 DWG NR 19.9 JOB NR 596

BRYAN JONES & ASSOCIATES CHARTERED ARCHITECT 1 BRON BRIDGE CLOSE, BUILTH WELLS, POWYS. TEL 01982 552991

DWG 197B

EXISTING CAMP SITE



PLAN OF REVISED SHOWER BLOCK ELEVATIONS
HT REDUCED FROM 5.200 TO 4.8



№ 15 0 6 1

SOUTH REVISED ELEVATION

PROPOSED TOILET / SHOWER BLOCK FOR
CAMP SITE AT ATLANTIC VIEW, SETTLANIS P.L.
BROAD-HAVEN, PEMBS

NOV 2014 SCALE 1:50 DWG HR 20 JOB NO 596

BRYAN JONES + ASSOCIATES CHARTERED ARCHITECT & IRON BRIDGE CLOS
8, WALTHAM WELLS, POWYS. TEL. 01982 552591