

Item 5 - Report on Planning Applications

Application Ref: NP/14/0443

Application Type	Full
Grid Ref:	SN13440384
Applicant	Mr D Thompstone
Agent	Mr J Evans, J Evans Planning Ltd
Proposal	New two storey detached dwelling with access onto existing driveway and associated hard and soft landscaping
Site Location	Larchlands, Swallow Tree, Saundersfoot, Pembrokeshire, SA69 9DD
Case Officer	Andrew Richards

Summary

The application has been reported to the Development Management Committee because the views of the Community Council are contrary to the recommendation of your officers. The application was deferred at December 2014 Committee to allow members to undertake a site visit. This is scheduled to take place on 7 January, prior to the January Development Committee meeting.

The application site forms part of the curtilage of the dwelling known as Larchlands which is located on the outskirts of Saundersfoot and forms part of a small range of residential properties that are located immediately to the west of Trevayne Woodland. The site is currently laid to lawn and bounded by a mix of mature landscaping and a timber fence. Planning approval is sought for a new two storey detached dwelling to be located within the garden area of the host property with a new access onto the existing driveway and associated hard and soft landscaping.

Welsh Water has now responded and supports the current proposal subject to condition(s) relating to foul and surface water discharges from the site. A further landscaping drawing has been submitted which clearly details the landscaping proposals for the site.

Whilst the views of the Community Council are noted, this proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable. The proposal will provide adequate parking for the existing and new dwelling, and the design will ensure the amenity and privacy of neighbours is maintained and protected along with the special qualities of the National Park when viewed from the immediate and wider landscape. As such the proposal can be supported by officers.

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Consultee Response

St Mary Out Liberty Community Council: Objecting - Do not support as the proposed development is considered to be over development of the site and will cause distress and aggravation to the surrounding residents, not to mention the logistical damage that the development will cause during the construction period.

Natural Resources Wales: No objection - subject to informative added to any consent issued

PCNPA - Rights of Way/Access Officer: No objection - subject to informative added to any consent issued.

PCNPA - Tree and Landscape Officer: Conditional Consent

PCC - Ecologist: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

Public Response

A site notice was posted in accordance with statutory requirements. Seven letters have been received from five separate neighbours outlining concerns and objections to the current proposal. The points raised in these letters are as follows:

- Visual impact on neighbouring properties
- Impact on amenity and privacy
- Noise impact
- Loss of trees
- Overdevelopment of the site
- Surface water discharge from the site
- Additional vehicular traffic
- Impact on existing public footpath
- Excessive mass and height which will lead to over shadowing to the neighbouring property
- Impact on character of the area
- Proposal has a cramped appearance
- Over bearing impact on neighbouring property
- Impact on road traffic and road safety

The issues raised above are considered to be material considerations, which have been addressed in the main report below. The remaining issues listed within the submitted letters are not considered to be relevant material considerations in this instance.

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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 04 - Saundersfoot Local Centre
LDP Policy 08 - Special Qualities
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokehire Coast National Park
LDP Policy 26 - Inactive Mineral Sites
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 03 - Making and Enforcing Planning Decisions
PPW7 Chapter 04 - Planning for Sustainability
PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW7 Chapter 08 - Transport
PPW7 Chapter 09 - Housing
PPW7 Chapter 12 - Infrastructure and Services
PPW7 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG10 - Safeguarding Mineral Zones
SPG11 - Coal Works - Instability
SPG19 - Siting and Design of New Farm Buildings
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 11 - Noise
TAN 12 - Design

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TAN 15 - Development and Flood Risk

TAN 18 - Transport

Officer's Appraisal

Background and History

The application site forms part of the curtilage of the dwelling known as Larchlands with is located on the outskirts of Saundersfoot and forms part of a small range of residential properties that are located immediately to the west of Trevayne Woodland. The site is currently laid to lawn and bounded by a mix of mature landscaping and a timber fence and will share the existing access via the private drive to Larchlands.

Several applications have been determined on this site and these related to:

- NP/425/93 – New dwelling – Approved – 22.12.1993
- NP/208/95 – New dwelling adjacent to Larchlands – Approved – 22.07.1995
- NP/04/697 – Two storey extension and garage – Approved – 24.01.2005

Constraints

Biodiversity Issue

Rights of Way inland – within 50m

LDP Centre – 60% affordable housing and minimum density of 30units/ha

Recreational character Areas

Low Coal Risk

Surface Coal

Current Proposal

Planning approval is sought for a new separate two storey detached dwelling to be located within the garden area of the host property with a new access onto the existing driveway and associated hard and soft landscaping. The new dwelling will measure 14.1 metres long by 8.9 metres wide and 4.2 metres to the eaves and 7.6 metres to the ridge line. Materials will include a slate roof covering, with painted render finish to the walls and white Upvc windows, doors and a timber front door.

Key Issues

The application raises the following planning matters:-

- Principle of Development
- Policy and Impact of the Proposal on the Special Qualities of the National Park
- Affordable Housing

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- Siting and Sustainable Design
- Amenity and Privacy
- Highways and Rights of Way Matters
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage

Principle of Development:

The site lies within Saundersfoot Local Centre as defined by the Local Development Plan (LDP) and the proposal for a new dwelling to be located within the garden of the host property is considered to be acceptable in principle.

Policy and Impact of the Proposal on the Special Qualities of the National Park:

The proposed dwelling will be sited within an existing residential garden area and surrounded by mature trees and existing residential properties. This existing planting provides the character for this area with existing residential properties of varying scales and orientations set within the outer edge of Trevayne Woodland with mature trees providing many boundary features between properties. The current proposal looks to retain these existing boundary features to the front and rear of the site whilst some trees within the site will be removed, to the side facing towards Bower House the existing shrubs will also be partly removed to facilitate the siting of the dwelling and the associated hard landscaping to the perimeter of the dwelling. The loss of soft landscaping in this instance is not considered to have an adverse impact on the character and setting of the site. Therefore the development of one unit of a size compatible with its setting is acceptable and is considered to contribute to the protection and enhancement of the special qualities of this area of the National Park.

Affordable Housing:

Policy 45 of the LDP seeks a financial contribution to affordable housing provision on new single dwellings. The current application does not have a completed unilateral undertaking to support the proposal. The agent has indicated within the design and access statement that a completed unilateral undertaking will be submitted in due course and be based on the Authority's updated Affordable Housing Supplementary Planning Guidance. This approach would be supported by officers subject to receipt of satisfactory planning obligation relating to affordable housing. The agent has been advised to submit such an undertaking prior to consideration by the committee.

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Siting and Sustainable Design:

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 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 new dwelling is sited centrally to the plot which allows amenity space to the front and rear with parking spaces provided along the south western boundary and turning space within the new front curtilage. In respect of the design, the dwelling uses traditional proportions, detailing and materials which are considered to be in-keeping with the surrounding residential properties. The design detailing and materials are therefore considered to provide an overall sustainable design which can be supported by officers.

Amenity and Privacy:

Seven letters from the neighbours have been received and raise concerns on the proposed new dwelling and its impact on their amenity and privacy. Specifically in respect of visual impact, noise, excessive mass and height causing over shadowing and over bearing impact to their property.

In respect of amenity, the proposed dwelling is considered to be appropriate to the residential character of this area, is of a scale that would be compatible with the plot, would not be visually intrusive to the existing landscape and would not be considered of a scale or density that would cause significant noise or disturbance. It is noted that the nearest neighbouring property of Bower House is located some 16 metres from the gable end of the new dwelling and whilst the existing topography results in the new dwelling having an elevated position over Bower House with the height difference being approx. 2 metres. This is not considered to result in an over bearing or over shadowing impact. With reference to privacy, the siting shows that the house will be positioned such that there is no direct overlooking from a habitable window to a habitable window of neighbouring properties. So neither the new dwelling nor the existing dwelling will have any over-riding privacy issues.

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Highways and Rights of Way Matters:

Following the application's publicity, two letters have been received regarding the proposal and its impact on the existing public right of way. The letters state that the new dwelling will impact on the public right of way through the increase of vehicular traffic and also have an adverse impact on road traffic within this area and road safety.

The Highways Section at the County Council have considered the application and raised no objection to the site access, proposed parking and turning arrangements. Subject to conditions requiring the provision of the parking and turning area being provided and retained for this use thereafter and appropriate areas for loading and unloading of all vehicles and for the storage of building materials during construction. The application was also considered by the Authority's Rights of Way Section in view of the public footpath along the existing vehicular access which serves the host site and the surrounding properties. No objections were received to the proposal subject to an informative being added to any consent that may be issued.

Landscaping:

The application site does not fall within a Conservation Area, nor has any protected trees on the site. The submitted drawings illustrate the removal of a section of existing shrubs to the north eastern boundary and new tree planting within the site. A letter from the neighbours at Bower House raises concerns with the loss of the boundary landscaping. It is considered that the removal of the existing shrubs at this location is necessary to allow the siting of the new dwelling. The existing timber fence will be retained as a boundary feature. The letter also raises concerns with the loss of trees within the site.

The Authority's Tree and Landscape Officer was consulted and has recommended that additional information would be required prior to commencement of development in respect of the proposed method for protecting the retained trees on the site, clarification of specific trees to be removed, pruning to trees and hedge lines. It is considered that the above issues can be dealt with by planning conditions.

A further drawing has been submitted since the committee meeting to confirm the area of shrubs and trees to be retained as part of the development. This information already forms part of the application proposal but the additional information clearly details the landscaping proposals for the site.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a

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material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The PCNPA Ecologist has commented on the application stating that a protected species survey is not required as there is low likelihood of protected species being found at the development site or that there would be any adverse impact on the habitat or species as a result of the development. In addition to this, conditions relating to any external lighting scheme for the scheme will need to be sympathetic to foraging bats in the vicinity prior to commencement of works. As such, the proposal conforms with the relevant requirements of PPW, TAN5 and LDP policy 11.

Land Stability:

The site is located within an area defined by The Coal Authority as containing potential low hazards arising from coal mining. Based on this the current application is not required to provide a Coal Mining Risk assessment as land instability from former coal workings will be considered under the building regulations process. In this respect an informative will be added to any consent issued to inform the applicant of this.

Land Drainage:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site. The proposal will increase the extent of roof areas within the site and the surface water runoff from these areas will be directed to a new soakaway located within the site. Foul water will be directed to the mains foul sewer. Natural Resources Wales (NRW) and Dwr Cymru Welsh Water (WW) have been consulted as part of the application process, NRW do not raise any adverse comments on the current proposal but ask for an informative to be added to any consent issued to cover foul drainage, surface water drainage and protected species. A response has now been received from WW and they support the current proposal subject to condition(s) relating to foul and surface water discharges from the site.

Conclusion

This proposed scheme is considered to have a scale, mass, form and detailed design which is considered to be acceptable. The proposal will provide adequate parking for the existing and new dwelling, and the design will ensure the amenity and privacy of neighbours is maintained and protected along with the special qualities of the National Park when viewed from the immediate and wider landscape. A further landscaping drawing has been submitted which clearly details the landscaping proposals for the site. As such the proposal can be supported by officers.

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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 a satisfactory unilateral undertaking being provided in accordance with adopted policy within 1 month (or at the discretion of the Director for Park Direction)

The permission shall be issued subject to planning conditions to require the following measures in addition to any reasonable conditions requested from Welsh Water:-

- Time limit of 5 years to implement
- In accordance with drawings
- Details for the protection of retained trees on the site
- Clarification of specific trees to be removed and pruning required to trees and hedge lines within the site
- Parking and turning area being provided and retained for this use thereafter
- Appropriate areas for loading and unloading of all vehicles and for the storage of building materials during construction
- Lighting Scheme
- Foul and surface water discharges

However if the satisfactory unilateral undertaking is not forthcoming, officers be delegated authority to refuse the application on the grounds that:
'The application does not make provision for affordable housing in accordance with the Affordable Housing Supplementary Planning Guidance (SPG) and is therefore contrary to the aims of the adopted Pembrokeshire Coast National Park Local Development Plan, Policy 45 – Affordable Housing and its supporting SPG adopted on 15th November 2014'

ALL DIMENSIONS TO BE CHECKED ON SITE

Plans have not received Building Regulations consent & should not be used for construction purposes.

REV	DESCRIPTION	DATE
D		
C		
B		
A		

DR Design
 Architectural Services
 Davies Richards Design Ltd.
 Llandello - 01559 823351
 Mumbles - 01792 347692
 E-MAIL - info@daviesrichardsdesign.com
 WEB - www.daviesrichardsdesign.com

CLIENT: Mr. D. Thompson.

JOB TITLE: Proposed new two-storey detached dwelling, with new access onto existing driveway & associated hard & soft landscaping at plot adjacent to:
Larchlands, Swallow Tree, Saundersfoot, SA469 9DD.

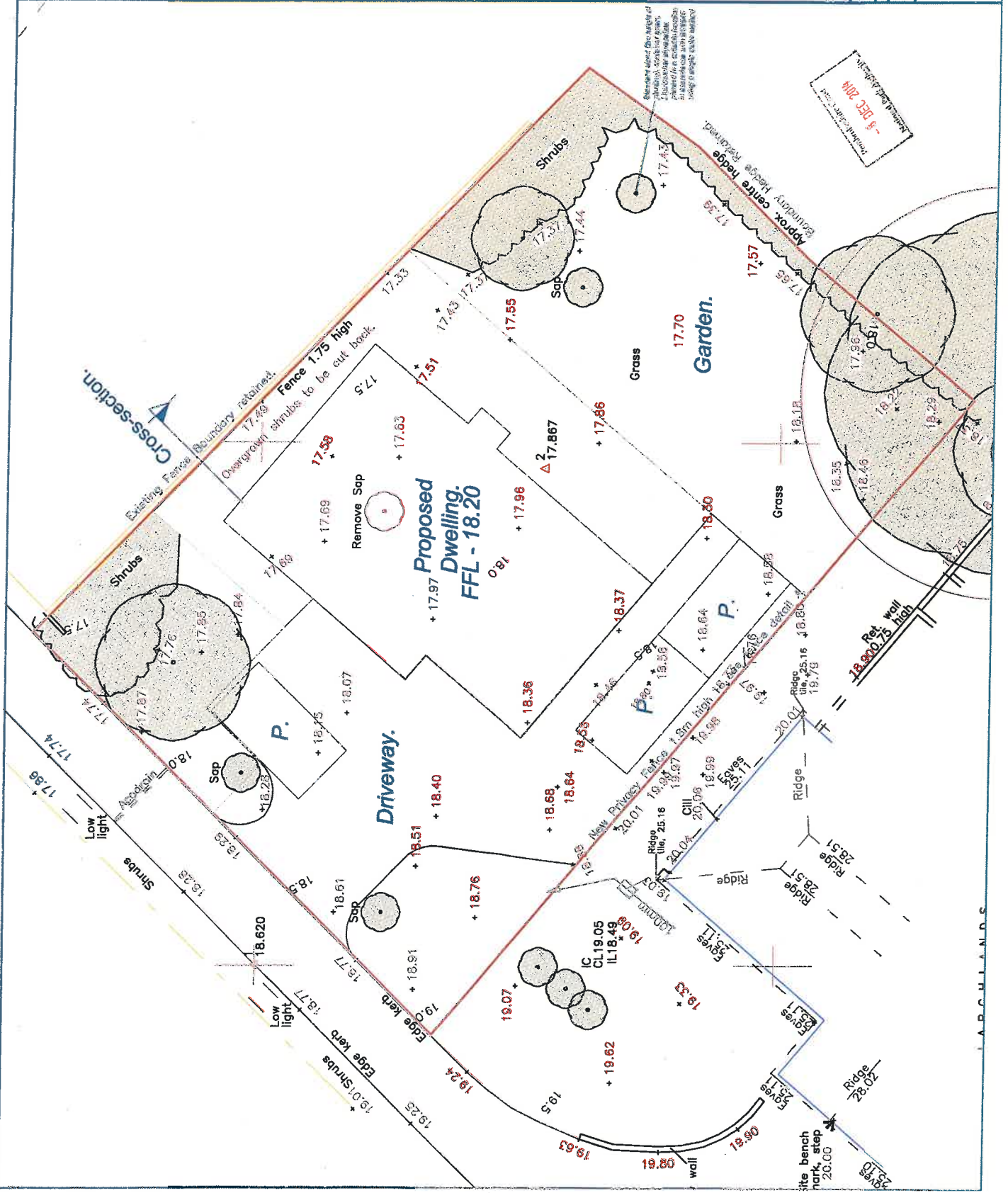
DRAWING TITLE: Existing planning retained.

DRAWING STATUS: Planning

Scale: 1:100

DATE: June '14.

PLAN No: 1359-03



ALL DIMENSIONS TO BE CHECKED ON SITE.

Plans have not received Building Regulations consent & should not be used for construction purposes.

D		
C		
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A	Planning.	4.11.14
REV	DESCRIPTION	DATE

DR Design
 Architectural Services
 Davies Richards Design Ltd.
 Llanello - 01558 823951
 Mumbles - 01792 347692
 E-MAIL - info@daviesrichardsdesign.com
 WEB - www.daviesrichardsdesign.com

CLIENT : Mr. D. Thompson.

JOB TITLE :

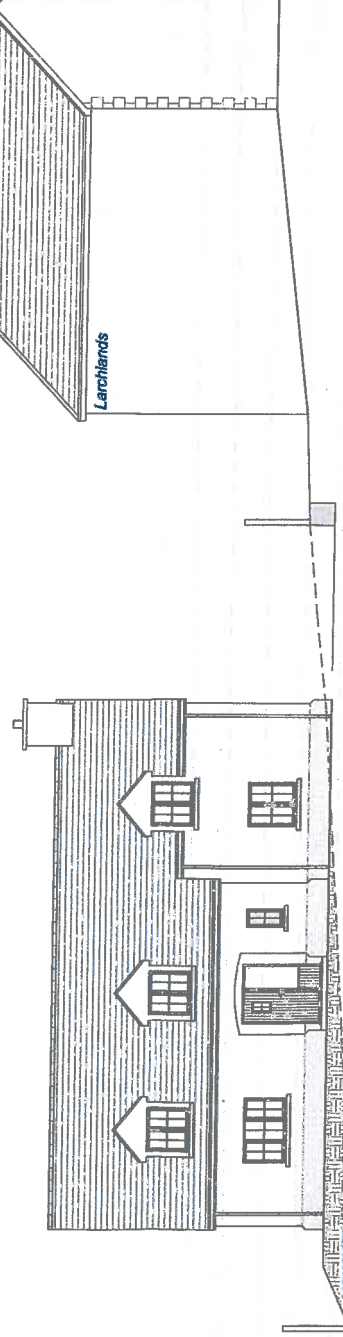
Proposed new two-storey detached dwelling, with new access onto existing driveway & associated hard & soft landscaping at plot adjacent to:
 Larchlands,
 Swallow Tree,
 Saundersfoot,
 SA46 9DD.

DRAWING TITLE :	Cross-Section.
DRAWING STATUS:	Planning.

SCALE: 1:100.

DRAWN BY: G.P.R. DATE: June '14.

PLAN No	1359-02.	REVISION	A
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Cross-Section 1:100.

NP 14 4 43

22.00
21.50
21.00
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19.50
19.00

ALL DIMENSIONS TO BE CHECKED ON SITE.
 ALL PLANS TO BE MADE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE BUILDING REGULATIONS AND
 THE REQUIREMENTS OF THE LOCAL AUTHORITY.
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 THE BUILDING AND IS NOT TO BE USED FOR ANY OTHER
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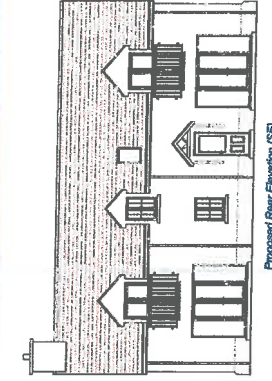
Notes:
 1. The drawing is to be used for construction of the building and is not to be used for any other purpose.
 2. The drawing is to be used for construction of the building and is not to be used for any other purpose.
 3. The drawing is to be used for construction of the building and is not to be used for any other purpose.
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 5. The drawing is to be used for construction of the building and is not to be used for any other purpose.

Places have not received Building Regulations consent & should not be used for construction purposes.

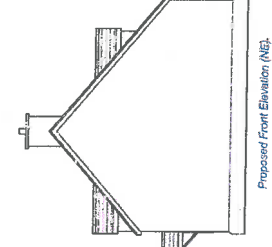
REV	DESCRIPTION	DATE
D		
C		
B	Planning	4.11.14
A	Planning	1.8.14

DR Design
 Architectural Services
 Davies Richards Design Ltd
 Llandudno • 01548 823351
 Mumbles • 01792 241882
 E-MAIL: info@drdesign.co.uk
 WEB: www.drdesign.co.uk

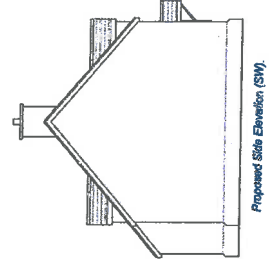
CLIENT: Mr. D. Wynne
JOB TITLE: Proposed new two-story detached dwelling, driveway & associated ramp & set back landscaping at site adjacent to:
 1. Llandudno, S. Wales, S468 8DD.
DRAWING TITLE: Plans & Elevations.
DRAWING STATUS: Planning.
SCALE: 1:50, 1:100 & as shown.
TOWN/STREET: G.R.R. **DATE:** June 14.
PLAN NO: 1356-01.
REVISION: B.



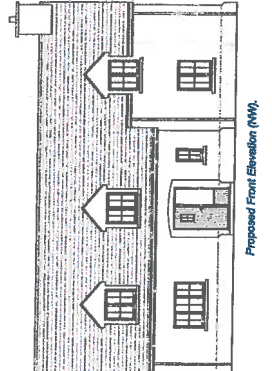
Proposed Rear Elevation (SE)



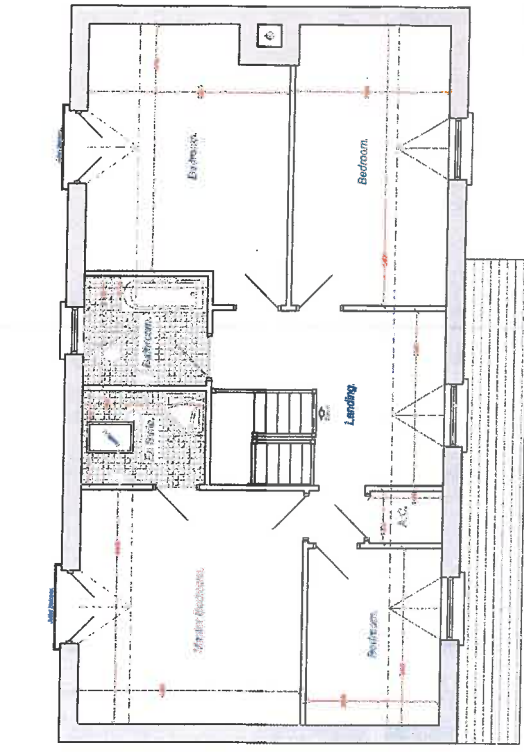
Proposed Front Elevation (NE)



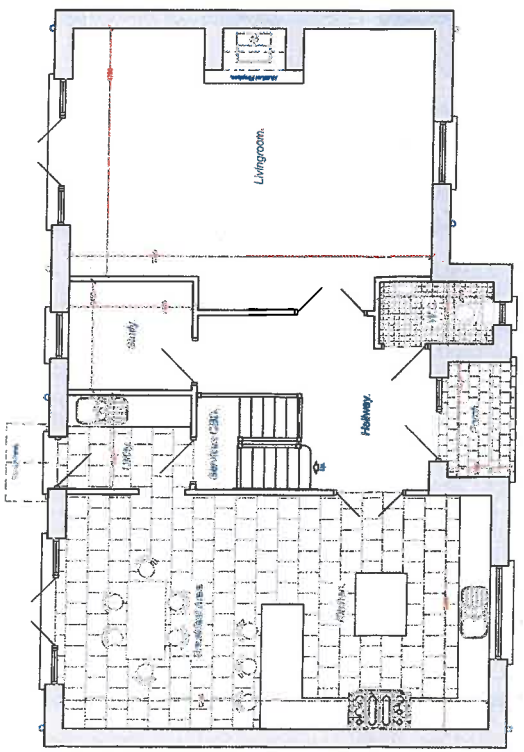
Proposed Side Elevation (SW)



Proposed Front Elevation (NW)



Proposed First Floor Plan.



Proposed Ground Floor Plan.

NP 14 4 43

Prepared for:
 - 6 NOV 2014
 Residential Planning Department

