

Item 5 - Report on Planning Applications

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**Application Ref: NP/14/0617**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SN01461103
<b>Applicant</b>	Mrs H Morris
<b>Agent</b>	
<b>Proposal</b>	Proposed detached garage/store to be used in conjunction with Blackwells Cottage
<b>Site Location</b>	Blackwells Cottage, Landshipping, Narberth, Pembrokeshire, SA67 8BE
<b>Case Officer</b>	Caroline Phillips Bowen

**Summary**

This planning application is reported to committee, as the applicant is related to a Member of the Authority.

Full planning permission is sought for a single garage and store, to be sited within the garden curtilage of a property known as Blackwells Cottage. The dwelling is located in a rural location to the south of Landshipping, and accessed by a long private track running south east of the rural road leading to the village. The proposed garage will be located within the existing garden area and driveway which lies to the south east of the main house. The site falls outside of any Centre boundary, as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan, and is considered to be in the countryside for policy purposes.

The proposed garage is of a simple plain design, and is to be used for purposes ancillary to the main dwelling house. The development would not be considered to be out of keeping to the local setting, would not be contrary to policies of the Local Development Plan, nor would have an adverse impact upon the special qualities of the National Park. Officers would, therefore, recommend approval of the application.

**Consultee Response**

**Martletwy Community Council:** No objection - Conditional support (however community council was not quorate, so comments will be ratified at their next meeting).

**PCC - Transportation & Environment:** No objection

**Public Response**

The application was advertised as per statutory requirements but no responses were received

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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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 30 - Amenity

LDP Policy 53 - Impacts on traffic

PPW7 Chapter 03 - Making and Enforcing Planning Decisions

**Officer's Appraisal**

The proposed garage is to be sited within the existing garden of Blackwells Cottage – a detached property situated in an isolated setting on the south western flank of the main road leading to Landshipping. The dwelling is set within a modest, open, well maintained garden plot, which extends to the south and east of the dwelling. The site slopes gently upwards to the east, with the house at a slightly lower level than the garden land on which the proposed garage will be sited. The boundaries are defined by mature hedging to the west, south and east; and wooden ranch fencing to the private track. There are no immediate residential properties to the site, but the private track access continues to a farm further to the east.

**Current proposal**

The proposal is a single storey structure, which will provide a garage and store to be used in association with the existing dwelling house use. The building measures 10 metres in length, 6.0 metres in width, with the height to the ridge of the roof measuring 4.0 metres.

The design is plain and unfussy in appearance, and is to be constructed of concrete block with an uneven render finish, and with a pitched slate roof. Timber double doors provide the main access on the north west facing gable, and a small personnel door and two windows are proposed to the north east facing side elevation, which will face toward the main house. Three pvc rooflights will be incorporated into the rear south west facing roofslope.

**Key Issues**

- Principle of development
- Design and siting

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- Amenity and privacy
- Access and parking
- Historic Landscape
- Biodiversity

### *Principle of development*

Policy 15 – Conservation of the Pembrokeshire Coast National Park states that development will not be permitted where it would adversely effect the qualities and special character of the National Park by (amongst other criteria) being insensitively or unsympathetically sited within the landscape , and/or introducing or intensifying a use which is incompatible with its location.

Policy 30 – Amenity states that development will not be permitted where it has an unacceptable impact on amenity, particularly where (amongst other criteria) the development is for a use inappropriate for where people live or visit, and/or the development is of a scale incompatible with its surroundings.

Ancillary buildings within the curtilage of existing dwellinghouses are generally acceptable where well-related to the main house, and where the use is incidental to the enjoyment of the main house. The proposed structure is positioned within the existing residential curtilage of the property, and sufficient amenity space would be retained to the dwelling.

The proposed development would provide storage for use ancillary and incidental to the existing house and associated land. The new structure would be located adjacent to the main house on a part of the existing residential curtilage, and can be readily accessed via an existing gated entrance and driveway. The uses are those which would be expected for a dwellinghouse and garden, and would not be considered inappropriate or incompatible with the existing landscape setting.

### *Design and siting*

The structure is clearly designed as an outbuilding, and is located so that it would be easily accessed via an existing entrance and driveway. The mass and scale would not be considered out of keeping to the setting – its siting relates well to the main house, and will be adequately screened by the existing mature boundary hedge.

### *Amenity and privacy*

Garages are, by nature, non-habitable in use and appropriate to garden settings, and, and in terms of amenity, the proposal is considered to be appropriate to and compatible with the existing residential use. Sufficient private amenity and parking space would be still available to the main house.

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There are no immediate residential properties in close proximity to the application site.

### *Access and parking*

The Highways Development Control Officer was consulted and advised that there was no objection to the proposed on highway grounds. No alteration is proposed to the existing access to the application site.

### *Historic Landscape*

The application site falls within the Historic Landscape for Milford Haven Waterway. The curtilage is domestic in character, and is bordered by existing mature hedge – the proposed development would relate appropriately to existing development on the site. Dyfed Archaeological Trust have been consulted, however, no response has been received

### *Biodiversity*

As the building is new, and does not replace an existing structure at the same position, nor results in the loss of trees or hedges, it is considered that a protected species survey is not required. The Authority's Ecologist was consulted, but no response was received to this proposal.

### *Other material considerations.*

No other issues have been identified for the site.

## **Conclusion**

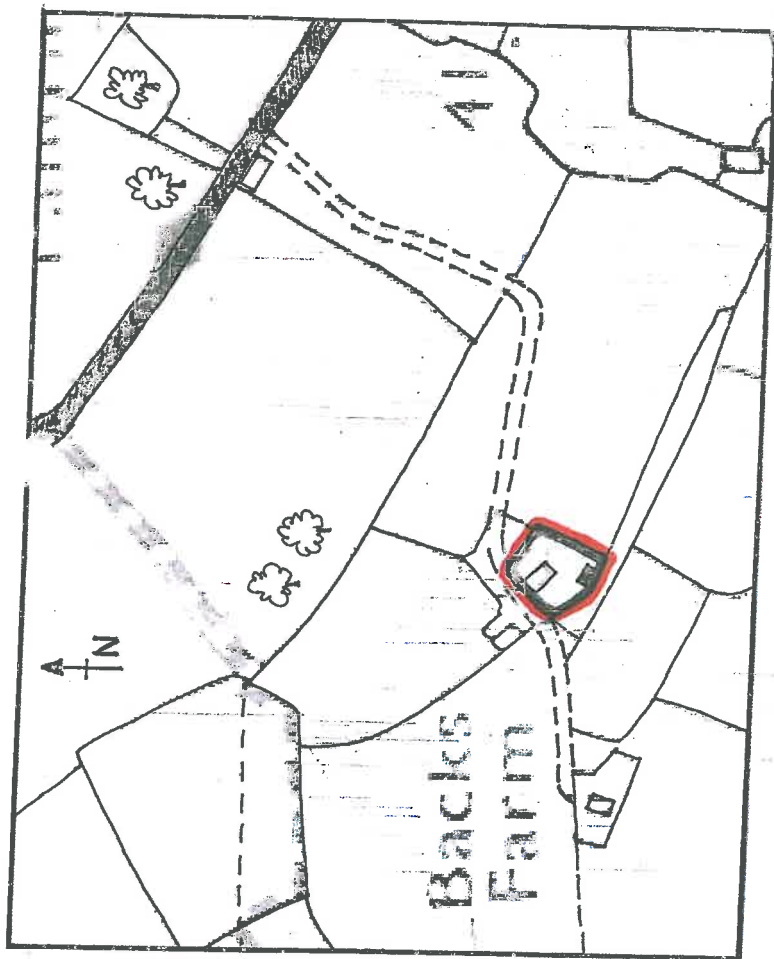
No objections have been received to the proposal, and the proposed building is of a design and appearance that would be considered appropriate as an ancillary building within the residential setting. The provision of a garage and store incidental to the main dwelling is acceptable, and such outbuildings are characteristic of dwellings in the locality.

## **Recommendation**

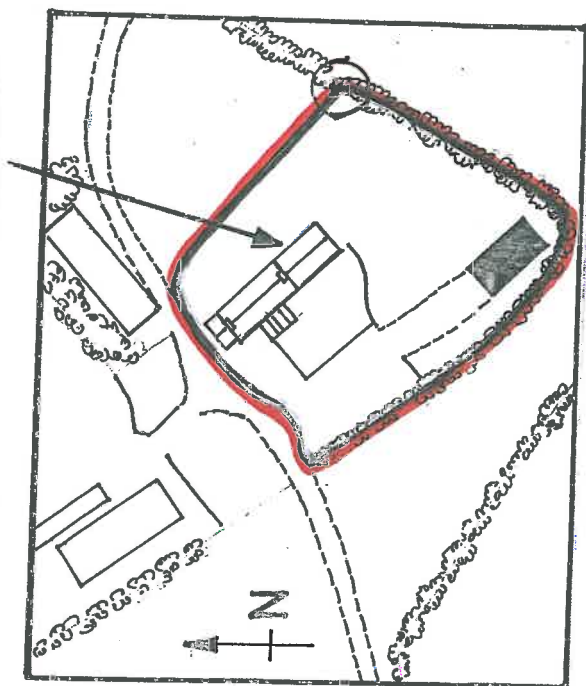
That the application be approved subject to conditions relating to time, accordance with plans, and no commercial use.

Conditions.

1. G1
2. G1a
3. The garage and store hereby approved shall be used only for purposes ancillary to the dwelling known as Blackwells Cottage, and not for any separate or commercial use. Reason as per 07a – Policy 30 – Amenity.



LOCATION PLAN  
OS. EXTRACT 1:2500



SITE PLAN 1:500

NP 14 6 19

SHEET 2 of 2

PROPOSED STORAGE SHED Mrs Helen morris  
 Blackwells Cottage Landshipping October 2014

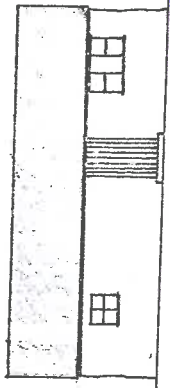
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EXISTING DWELLING Ref. No. NP/317/96

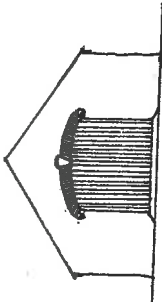
ELEVATION PLANS 1:100

NP 14 6 17

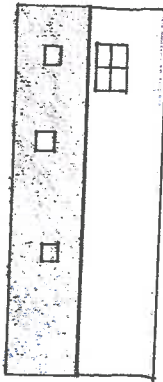
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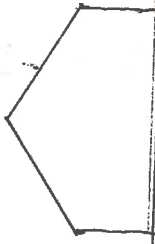
NORTH EAST FACING



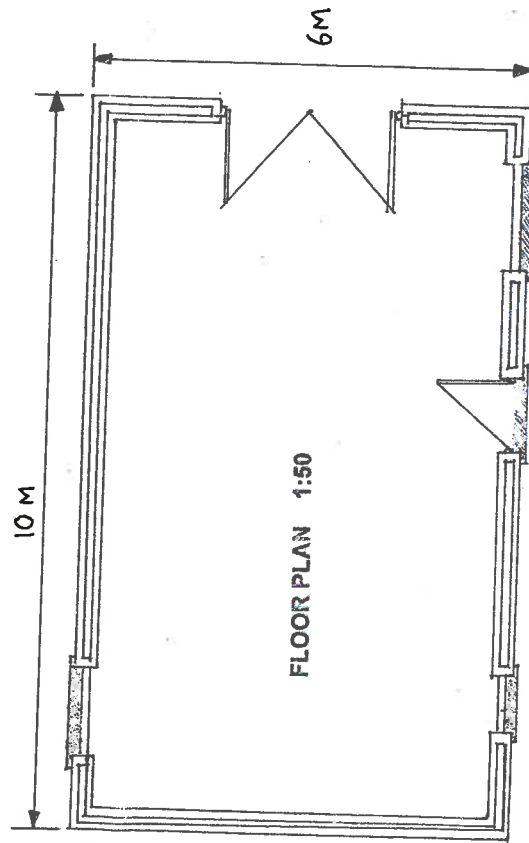
NORTH WEST FACING



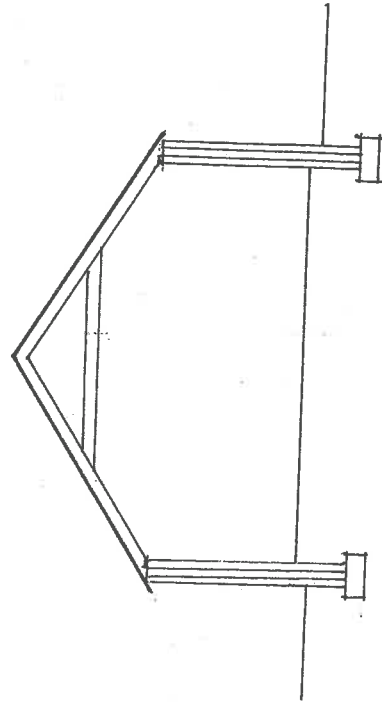
SOUTH WEST FACING



SOUTH EAST FACING



FLOOR PLAN 1:50



CROSS SECTION 1:50

PROPOSED STORAGE SHED Mrs Helen morris  
Blackwells Cottage Landshipping October 2014