

## Item 5 - Report on Planning Applications

**Application Ref: NP/15/0390/FUL**

<b>Case Officer</b>	Kate Attrill		
<b>Applicant Agent</b>	Mrs R Harries		
<b>Proposal</b>	Replace existing dilapidated shed with new wooden shed		
<b>Site Location</b>	Post Office, Long Street, Newport, Pembrokeshire, SA42 0TJ		
<b>Grid Ref</b>	SN05693912		
<b>Date Valid</b>	13-Jul-2015	<b>Target Date</b>	06-Sep-2015

**Summary**

The existing building consists of a pair of retail units, a post office and a gallery with a residential unit above.

The application is for a replacement garden shed/summerhouse which only requires consent because the commercial units and flat do not benefit from Permitted Development Rights, and are being determined by Committee due to the applicant being a member of the Planning Committee.

The proposed work is considered to be appropriately sited, and of a scale, form and design which in keeping with architectural character and visual appearance of the garden area and the surrounding dwellings. The proposed work will have no adverse impact upon the amenity and privacy of neighbours, nor on the special qualities of the National Park. Therefore, the proposal is considered to be compliant with policies of the Local Development Plan and can be supported subject to appropriate conditions.

**Consultee Response**

**PCNPA - Buildings Conservation Officer:** Supporting  
**Newport Town Council:** Approve

**Public Response**

Two site notices were posted in accordance with statutory requirements. No comments have been received during the required consultation period.

**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>

LDP Policy 01 - National Park Purposes and Duty  
 LDP Policy 03 - Newport Local Centre  
 LDP Policy 08 - Special Qualities

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LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

### **Constraints**

LDP Designation

Biodiversity Issue

Historic Landscape

LDP Centre: 70pc aff housing; 30 units/ha

Recreation Character Areas

### **Officer's Appraisal**

#### **Site and Context**

The Post Office in Newport is centrally located, on the corner of Long Street and Bridge Street. The building has been subdivided in the past to form an art gallery/shop and Post Office with residential accommodation above.

The building is of traditional construction, with a rendered frontage and slate roof over. A modern housing development to the rear overlooks the rear garden. The rear garden is enclosed with little public view, bar those views from Angel House and Belle Vue cottages adjacent and the rear of the Castle Hotel and Ty Meini.

The site is located within the Newport Conservation Area.

#### **Relevant Planning History**

None relevant

#### **Description of Proposal**

The proposed replacement shed measures 2.78 metres deep by 1.98 metres across, and 2.2 metres high in timber cladding with a mineral felted roof.

The shed is on the same footprint as its predecessor which was in a dilapidated state to the rear approximately.

The garden of the Post Office is to the north and west of the main building, being located directly behind Angel House.

#### **Key Issues**

The application raises the following planning matters:

- Policy and Principle of Development

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- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Biodiversity

### *Policy:*

The site lies within the Local Centre of Newport as defined by the Local Development Plan (LDP) and the proposal to replace the garden shed is considered to be acceptable in principle and will not have an adverse impact on this area of the National Park. The proposal is also considered to meet the policies set out in the Local Development Plan.

### *Siting, Design and Impact upon the Special Qualities 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 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

The proposed development is considered to be appropriately sited within the garden area, leading to no impact on the special qualities or conservation of the National Park.

### *Amenity and Privacy:*

Policy 29 and 30 of the Local Development Plan seek to protect community cohesions and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity.

The proposal to replace a previously dilapidated shed has not lead to any third part representations on the basis of privacy and the shed is not expected to create any negative impacts on amenity to adjoining neighbours.

### *Biodiversity:*

The County Ecologist was consulted with regard to the need for a biodiversity survey and was content on the basis of photographs of the existing, that none was required.

**Conclusion**

The summerhouse/shed is of a traditional appearance located within a private rear garden area which will not cause any detriment to adjoining neighbours or to the character of the Conservation Area and is therefore recommended for Approval.

**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: block and location plan received 7th July 2015, proposed elevations received 13th July 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).



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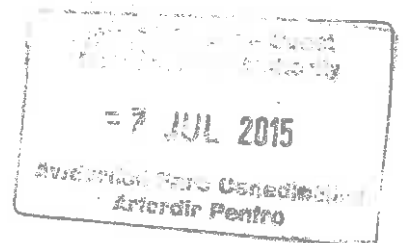


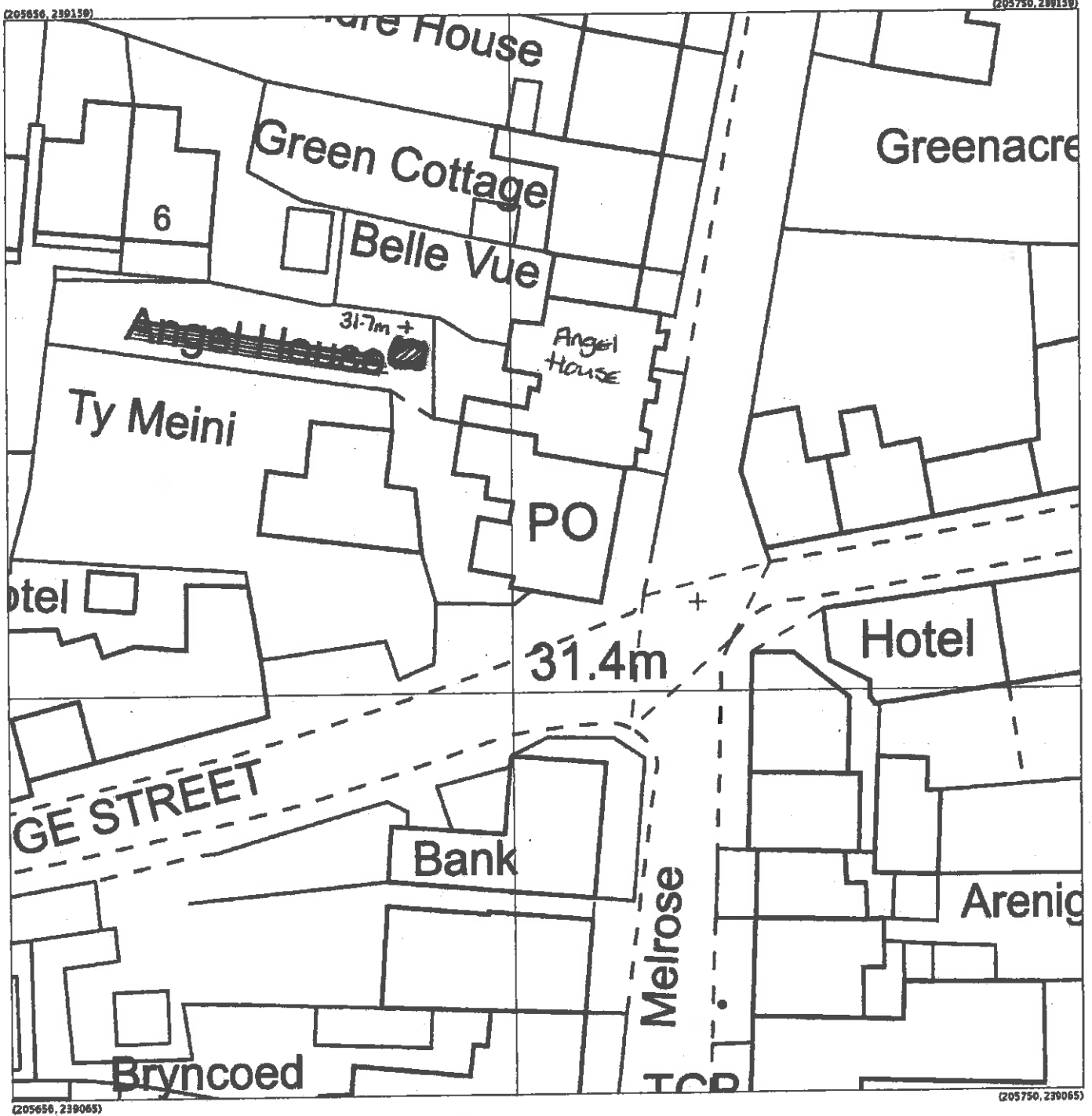
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Ty Post, Long St, Newport  
SA42 0TJ

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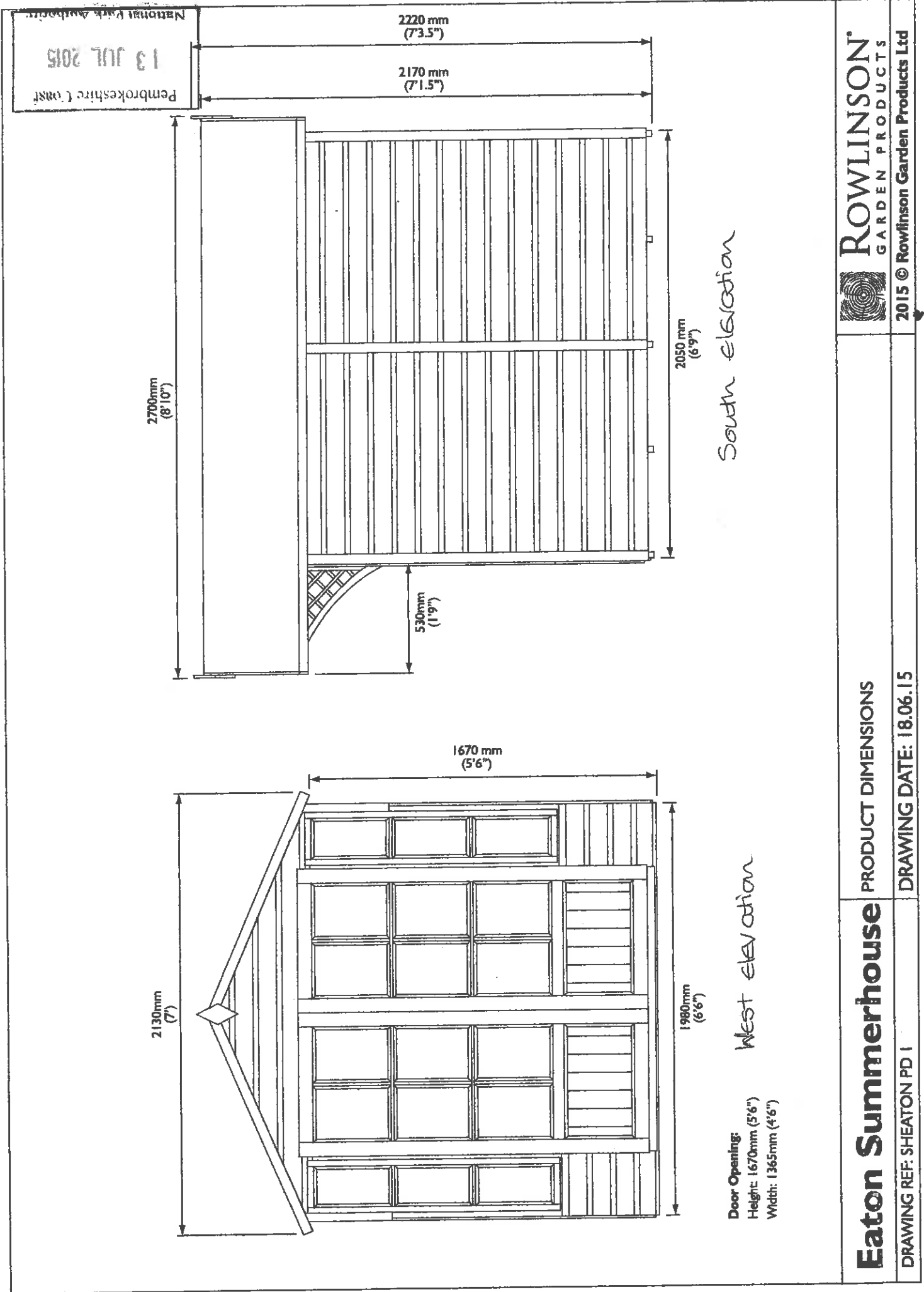
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