

Item 5 - Report on Planning Applications

Application Ref: NP/16/0435/FUL

Case Officer	Kate Attrill		
Applicant	Mr A Collins, AJ Collins Building Developments Ltd		
Agent	Mr R Collins, RPC Design & Architecture .		
Proposal	New 2 bedroom bungalow		
Site Location	Plot adjacent to, 20 Sandyhill Park, Saundersfoot, Pembrokeshire		
Grid Ref	SN13080425		
Date Valid	09-Aug-2016	Target Date	16-Dec-2016

Summary

The application is brought before Committee as the officer recommendation is contrary to that of the Community Council.

The site is at the end of a cul-de-sac of bungalows on Sandy Hill Park which lies off Sandy Hill Road on the south western side of Saundersfoot. Full planning permission is sought for a single storey dwelling in a triangular shaped plot which has been left vacant since the estate was originally built in the 1960's. The frontage of the site was originally intended as a turning head to the estate, but this was never implemented. The setting is very suburban, whilst the style and character of the area is of rendered properties under concrete tiles.

The plot itself is very overgrown, but does benefit from an oak tree on one boundary which we would wish to preserve for the benefit of biodiversity and landscaping. A number of arboricultural surveys have been submitted by the applicant to illustrate that the dwelling can be built, without endangering the preservation of the tree, on which the National Park's Tree and Landscape Officer has also been consulted.

The site lies within the centre boundary for Saundersfoot, where development proposals for new residential development will be supported provided that all other policy requirements are met. In this instance, there are not considered to be any conflicts with the local policies in terms of amenity, character or biodiversity, and the application is therefore recommended for approval.

Consultee Response

Saundersfoot Community Council: Objecting

PCC - Transportation & Environment: Reply - Recommended conditions

PCC - Drainage Engineers: Reply - Advised on drainage of the site

Coal Authority: Reply - Advised there is no requirement for a Coal Risk Assessment

PCNPA - Ecologist: Conditional Consent

PCNPA - Tree and Landscape Officer: Conditional Consent

Welsh Water / Dwr Cymru: Conditional Consent - recommended when consulted on previous application NP/16/0270/FUL

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Public Response

The application was advertised in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 by site notice and by neighbour letters.

Identical letters from 12 properties and an e-mail from a County Councillor were received listing the following objections:

- Small plot size
- Previous applications have been refused on the same plot
- Reference to a green wedge dating from a 1992 report
- Adverse impact on the special qualities of the national park
- Scale incompatible with its surroundings
- Sewerage
- The plot is considered a 'green oasis' with oak tree, willows, gorse and buddleia
- Turning head for estate not being created leading to further vehicle movements and concerns over safety

A further letter of representation has been received from an adjoining property requesting that fencing works be carried out, prior to works on site commencing, to protect privacy.

The submitted letters of representation referred to a designation of 'green wedge' but the land subject of this application is not subject to a policy designation as such. The applicant has submitted an arboricultural report and an ecological assessment relating to the site.

The other issues are considered further within the relevant sections of the report below.

Policies considered

Please note that these policies can be viewed on the Policies page of Pembrokeshire 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 10 - Local Sites of Nature Conservation or Geological Interest
 LDP Policy 11 - Protection of Biodiversity
 LDP Policy 12 - Welsh Language
 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
 LDP Policy 34 - Flooding and Coastal Inundation
 LDP Policy 44 - Housing
 LDP Policy 45 - Affordable housing
 PPW8 Chapter 04 - Planning for Sustainability
 PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

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PPW8 Chapter 07 - Economic Development
 SPG08 - Affordable Housing
 TAN 12 - Design

Constraints

Biodiversity Issue
 LDP Centre:60pc aff housing;30 units/ha
 Recreation Character Areas
 Low Coal Risk
 Surface Coal

Officer's Appraisal

Relevant Planning History

NP/115/92 – bungalow – Refused March 1992

NP/481/92 – bungalow – Refused November 1992

NP/2013/0456 – bungalow – Refused August 2014

NP/2016/0270 – bungalow – Withdrawn June 2016

An earlier application in 2016 (NP/16/0270) was Withdrawn as the arboricultural survey did not establish in sufficient detail that the oak tree could be protected.

Prior to that, an application on this site was refused in 2014 (NP/13/0456) for a single storey dwelling which had a floor area of 63 square metres (whereas the internal floor area of the current proposal is 54 square metres). There was considerable concern at the time of this application over the ability to retain the oak tree and the accuracy of the boundaries of the submitted plans.

Based on the previous refusal, the applicant was advised at pre-application stage to address those matters before submitting any further application. Pre-application advice was also given prior to the 2013 application being submitted which indicated that a dwelling may be acceptable in principle but that it would be subject to design.

Description of Proposal

The application proposes an 'L' shaped single storey dwelling which has an 8 metre wide frontage facing the street (north), with a depth of 11.4 metres, compared to the adjacent dwellings depth of 9.8metres. The street frontage features a kitchen window and two full height windows serving the porch and the living room with a side porch on the eastern side, in character with main doors to the side on other dwellings in the street. The height of the dwelling is 4.39 metres, with a finished floor level of 83.38, matching the floor level of the adjacent dwelling.

The application proposes interlocking roof tiles and a rendered and painted finish to walls with timber cladding featuring on part of the frontage and to the eastern side.

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The character of the dwelling in terms of its street frontage is not dissimilar to the other dwellings in the cul-de-sac, the principal difference being a reduced garden area to the others in the immediate surrounding area.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Drainage
- Other Material Considerations

Policy

Saundersfoot is designated a 'Local Centre' where the land use priorities are identified with Policy 4 as:

- a) to aim to meet the housing, in particular affordable housing needs of the local area.
- b) to encourage small scale employment opportunities to meet the needs of the local area.
- c) to protect and enhance the district shopping centre and community facilities to meet the needs of the local area.
- d) to ensure developments permitted contribute to the protection and enhancement of the village's special qualities.

The Local Plan's vision for Saundersfoot by 2021: The future for Saundersfoot by the end of the Local Development Plan period will see it having had new housing developed in the village including a substantial element of affordable housing.

As the site lies within a suburban setting, and within the boundaries of the settlement, residential housing is supported provided that it meets the other policy criteria, and the key considerations relate to residential amenity, impact on biodiversity and landscaping, and drainage issues.

Amenity and Privacy

Policy 30 states 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 or noise or odour or light which has a significant adverse impact; and/or
- d) the development is visually intrusive.

The occupant of the adjoining dwelling has expressed concerns over the proposed development which in summary are:

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- The triangular plot is not of a proportion, nor shape, commensurate with the siting of a property which could share the characteristics of neighbouring properties.
- Previous applications have been refused on the same plot
- Reference to a green wedge dating from a 1992 report
- Adverse impact on the special qualities of the national park
- Scale incompatible with its surroundings
- Sewerage
- The plot is considered a 'green oasis' with oak tree, willows, gorse and buddleia
- Turning head for estate not being created leading to further vehicle movements and concerns over safety

The assessment of whether the dwelling appears 'cramped' is a subjective matter, and the previous refusals which have referred to this are believed to have referred to the form of development as seen in plan form rather than its appearance within the street scene.

The applicant sought advice prior to submission as to whether it would be appropriate to mimic the 1960's style of the existing dwellings, or whether to attempt a more contemporary design. The views expressed were that either design option may be acceptable, but the final recommendation would depend on both the plan form, the relationship to boundaries and the resultant impact on the street scene.

It is considered that although the frontage treatment differs to the style of the surrounding properties, a more contemporary form of dwelling which respects the scale and form of those dwellings is an acceptable design solution and the proposal therefore complies with Policy 30 'b' and the design guidance within TAN 12.

The issue of impact on privacy is considered acceptable as the side windows on the western side of the dwelling face towards a blank elevation on the adjoining dwelling. Furthermore, the development proposes to erect a 1.8m high fence along the western boundary which will screen the windows from the neighbouring property.

The property to the east of the proposed dwelling is situated some distance away, with a boundary featuring several trees between its frontage and the side of the proposed new dwelling. There are not considered to be any amenity issues raised, and the proposal therefore complies with criteria 'c'.

Turning to criteria 'd' of Policy 30, and the impact on visual amenity and the street scene, the dwelling is considered to have been carefully designed to respect its boundaries, to reflect the scale and proportions of the frontages of adjacent dwellings, and to reflect the size and shape of the site, thus having addressed previous reasons for refusal on prior applications. The application is thus considered to present an opportunity to develop a site within the centre boundary for a small dwelling and which retains the oak tree, which contributes to the special character of the National Park.

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Access and Parking

Although the consent for the original estate showed a turning head in this location, it was never implemented and we could not now reasonably require it to be provided. Highways have considered this issue but it is not required under current highway standards.

The Highways comments are as follows: "this will be a modest sized dwelling on a small plot at the end of the adopted road. A new footway crossing is required. The reversing distance back to the large turning head for delivery vehicles is just within the maximum guidelines. The parking area should take two cars".

Two conditions were recommended to be added to any consent issued concerning access gates and parking spaces.

Landscaping

The Tree and Landscape Officer has assessed the submitted arboricultural reports (of which there have been several iterations during the course of the application) and is satisfied that subject to conditions, the oak tree on the eastern boundary can be both protected during construction and preserved in the long term. Should consent be granted, the tree would likely be considered for future protection by a tree preservation order.

The proposed conditions relate to tree protection measures, additional landscaping, clarification of drain gully specifications, construction of the side pedestrian access, additional pruning to be agreed by the Local Planning Authority, and method statement clarification prior to ground works being undertaken.

Biodiversity

The County Ecologist was consulted initially on NP/16/0270 and had no adverse comments but following comments from neighbours, an ecological survey was requested, which has been received.

Having reviewed the report, our Ecologist has commented that works should avoid the bird nesting seasons (March-September), that external lighting should be as dim as possible, and suitable conditions have been suggested to reflect these comments.

Drainage

Several representations have been received detailing historic issues with sewerage at this location. On the previous withdrawn application, the County Council and Welsh Water were consulted, and the objections of local residents forwarded to both sets of consultees.

The County Council response stated: "...whilst I recognise that the County Council has not been responsible for the enforcement of private sewerage issues since October 2011, I am aware that the sewer in the cul-de-sac in Sandy Hill Park was problematic in terms of enforcement prior to this date. Therefore I would strongly recommend that DCWW are consulted in connection with this application".

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Welsh Water were contacted by an objector to the scheme in June 2016 and confirmed that the records of operations call outs in the locality showed 15 blockage events and 2 flooding events, and this was copied to the case officer. However, the formal response received by the National Park from Welsh Water on the 1st July 2016 did not include an objection to the scheme.

A condition to ensure that no surface water or land drainage should be allowed to connect with the public sewerage network was suggested and the response noted that the applicant may need to apply for connection to the public sewer under S106 of the Water Industry Act.

Having consulted with both the statutory consultees responsible for drainage, and having received no objection to the scheme on this basis, the above condition is considered sufficient to address the issue.

Other Material Considerations

Policy 4 'a' of the LDP states where residential development is considered acceptable in Saundersfoot Local Centre affordable housing needs will take priority. Policy 45 'd' states that to deliver affordable housing the PCNP will as part of the overall housing provision, seek a commuted sum to help with the delivery of affordable housing on houses developments below the threshold of 2 units (i.e. on proposals for single residential units). Since October 1st 2011, there is a policy requirement in place that requires developments of one unit to provide a commuted sum for affordable housing provision. The Affordable Housing SPG (July 2014) provides information on the way in which the relevant development plan policies on affordable housing will be applied.

The previously withdrawn application was submitted with a Unilateral Undertaking, and a revised version is to be submitted to the National Park before the date of Planning Committee.

As such, the proposal will offer a commuted sum in lieu of on-site provision in accordance with policy 4(a) and policy 45(d) of the Adopted Pembrokeshire Coast National Park Local Development Plan (September 2010) and the Adopted Affordable Housing Supplementary Planning Guidance (July 2014).

Conclusion

The application is considered to comply with current local plan policies and to respect the special qualities of the National Park in this location whilst providing a small dwelling within a sustainable location and is thus recommended for approval subject to a unilateral undertaking for off-site affordable housing contributions and with conditions to ensure the protection of trees and the provision of further planting along the boundaries.

Recommendation

APPROVE, subject to a unilateral undertaking for off-site affordable housing contributions and the following conditions:

1. The development shall begin not later than five years from the date of this decision.

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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:

Existing site levels survey, Block plan and Proposed plans and elevations received 9th August 2016 and BS:5837:2012 Trees in relation to design, demolition and construction report and Drawing No. 102.101 Rev A – Proposed plans and Elevations received 28th October 2016

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).

3. All retained trees and hedges and any trees whose canopies overhang the site shall be protected by strong fencing, the location and type to be previously approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Any temporary amendment to the approved fencing location will require prior written consent of the local planning authority.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

4. A schedule of works shall be submitted to and approved in writing by the local planning authority before the commencement of the development. Development shall thereafter take place in accord with the approved details.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity)

5. No development shall take place until details of soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; and implementation programme (including phasing of works where relevant).

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Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity)

6. The parking spaces shown on the submitted drawings shall be constructed before the development is brought into use and thereafter shall be used for no purpose other than parking.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users.
7. The access shall be left open unimpeded by gates or any other barrier.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users when vehicles are entering the premises.
8. The ground works to clear the site shall not be carried out between the months of March and September.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).
9. No external lighting is permitted on the approved building, given the location of site and the potential impact on wildlife. Any external lighting will require the variation of this condition through a further application.
Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan - Policy 11 - Protection of Biodiversity.
10. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
11. A schedule of external finishes and colours to be submitted to the National Park Authority for approval, in writing, prior to the commencement of work. The development thereafter shall be carried out and retained in accordance with the approved plans.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 15 - Conservation of the Pembrokeshire Coast National Park and 29 - Sustainable Design.
12. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling

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and to development within the curtilage of the dwelling house), no development of Parts 1 and 2 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area and the Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.

INFORMATIVES:

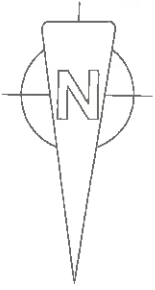
- **The applicant must ensure that all impermeable areas created by the development should be disposed to soakaways or some other form of sustainable drainage system.**
- **The crossing of the Highway verge/footway requires further consent from the Highways Authority under Section 184 of the Highways Act 1980. Please see letter from Pembrokeshire County Council dated 25th August 2016.**

- **DEVELOPMENT LOW RISK AREA - STANDING ADVICE**

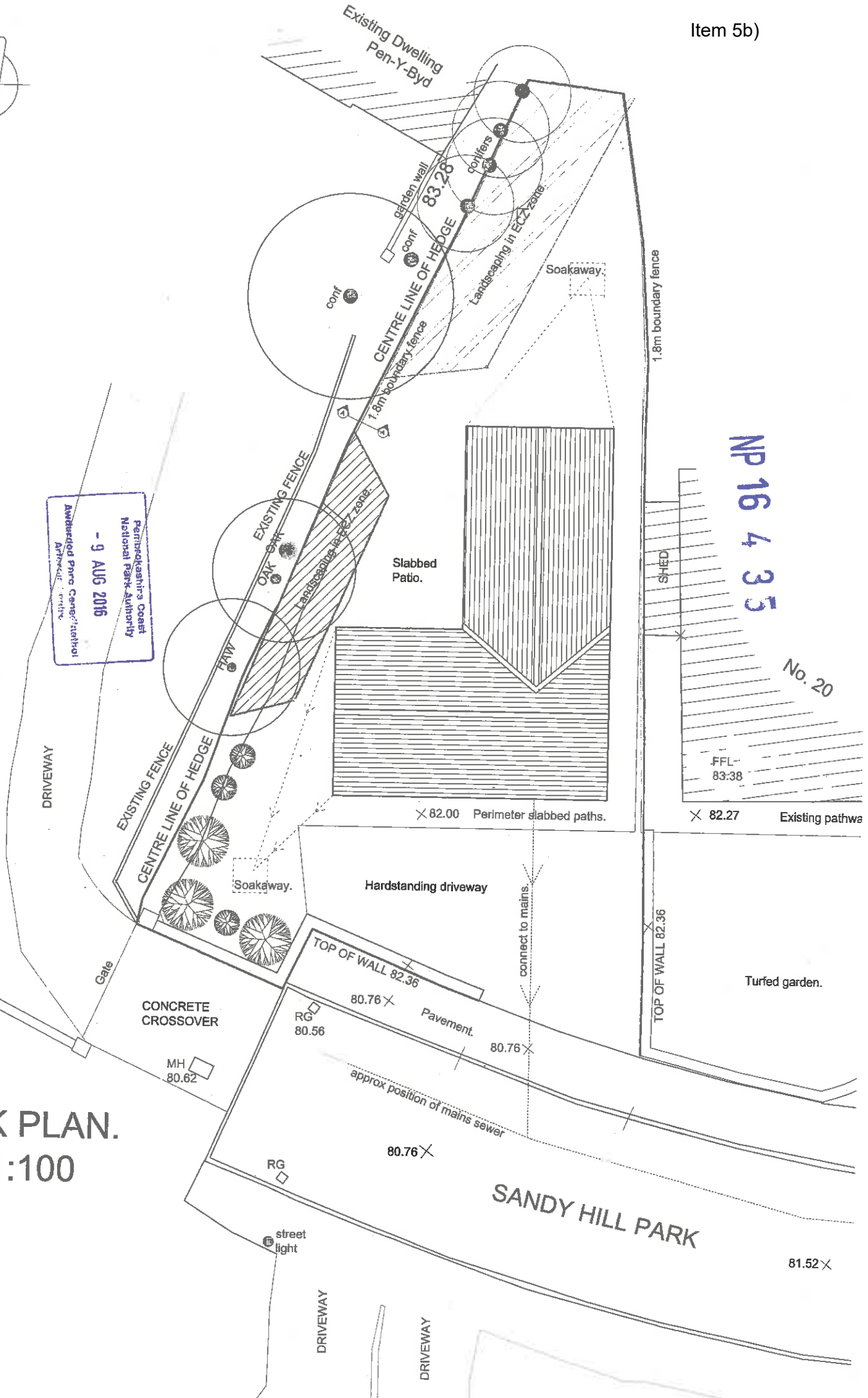
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848.

Further information is also available on The Coal Authority website at www.coal.decc.gov.uk

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com



BLOCK PLAN.
Scale 1:100



NP 16 4 3 5

No. 20

FFL- 83.38

Existing pathwa

Turfed garden.

SANDY HILL PARK

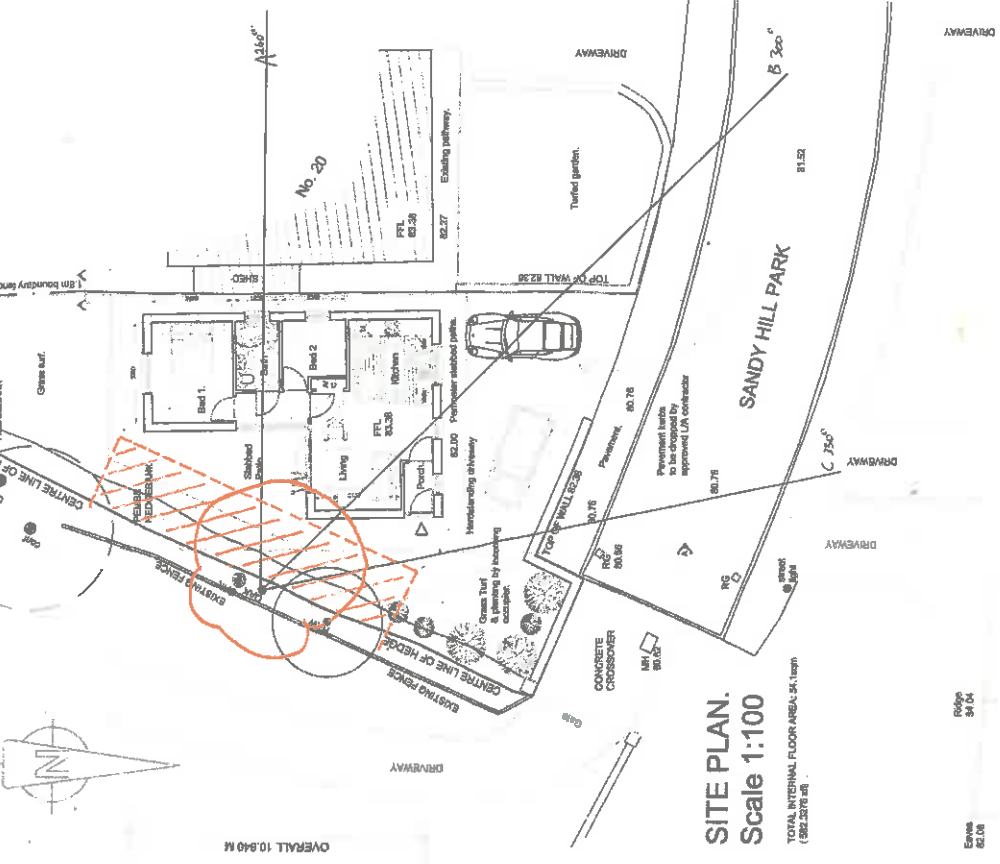
81.52 X

Permiselkashina Coast
National Park Authority
- 9 AUG 2016
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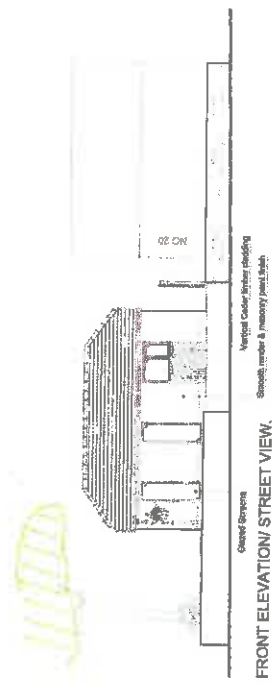
- CONCRETE CROSSOVER
- 20m (66')
- ONK TREE EMERGENCY
- 10m (33')
- FINISHED CHIMNEY SMOKE

ALL WORK TO COMPLY WITH BS:5833:2012 REPORT SUPPLIED

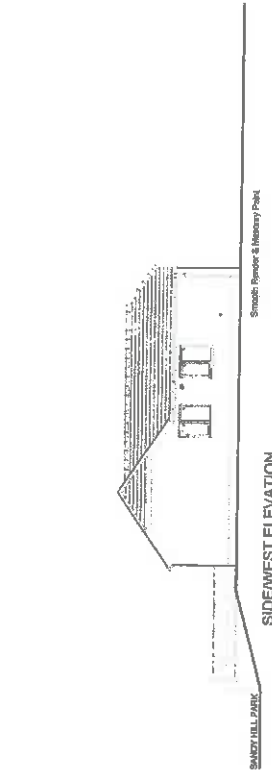


SITE PLAN.
Scale 1:100

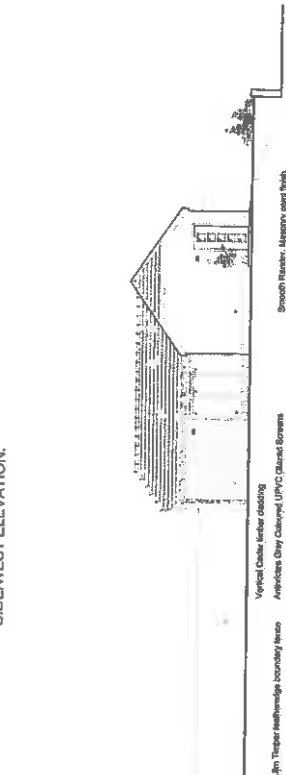
TOTAL INTERNAL FLOOR AREA: 31.10sqm (82.23sq ft)



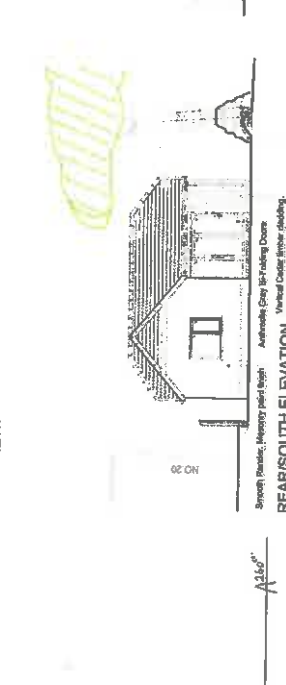
FRONT ELEVATION/ STREET VIEW.



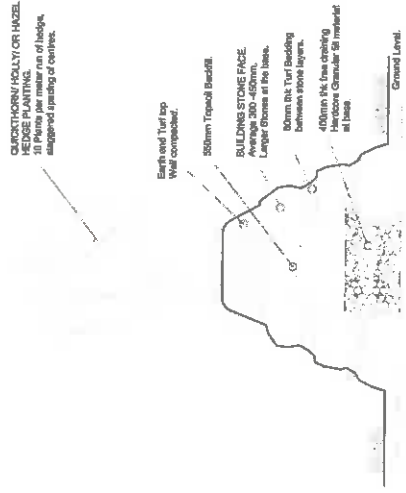
SIDE WEST ELEVATION.



REAR SOUTH ELEVATION



SIDE ELEVATION/ SITE CROSS SECTION A-A



PEMBROKSHIRE HEDGEBANK DETAIL. (Stone and Turf Bank)
Scale 1:20.

- SPECIFICATION OF EXTERNAL FINISHES OF NEW DWELLING.**
- ROOF** Modern Interlocking roof tiles & ridges 30 degree pitch.
 - WALLS** 2 Coat Sand Cement Smooth Render, Masonry Paint Finish, Vertical Cedar Timber Cladding as labeled on elevations
 - WINDOWS & DOORS** Artexed Grey or White Colour UPVC, Double Glazed units
 - RAINWATER GOODS** Black Colour 110mm dia round downpipes & guttering
 - FASCIA & BARGE BOARD** White Colour UPVC
 - BOUNDARY TREATMENTS** Vertical, Feather Edged Timber, treated fence, 1.8m high, Pembroks Hedge to east boundary.
 - DRIVEWAY** Tarmac or Brick pavers

REVISION A: To comply with BS:5837 TREE REPORT

No. 16 4 9 3

28 OCT 2015



The Old Garage
Kilnley Park
Rugby
Pembrokeshire
SA68 0UJ.
T: 01884 811343
M: 07776 007000
E: info@rpc-design.co.uk

NEW DWELLING - PLOT EAST NO 20 SANDYHILL PARK, SAUNDERSFOOT.

Drawn by: **PLANNING.**

Checked by: **PLANNING.**

Date: 28 OCT 2015

Scale: A

Sheet No: 102.101

Sheet of: 1 of 1

Pressure Treated Timber
tiles.
with 2No galvanised nails.

Pressure Treated Timber
feather Edged Boards. Wood stained finish.
with 2No galvanised nails per rail.



100mm 1:3 Concrete surround to post.

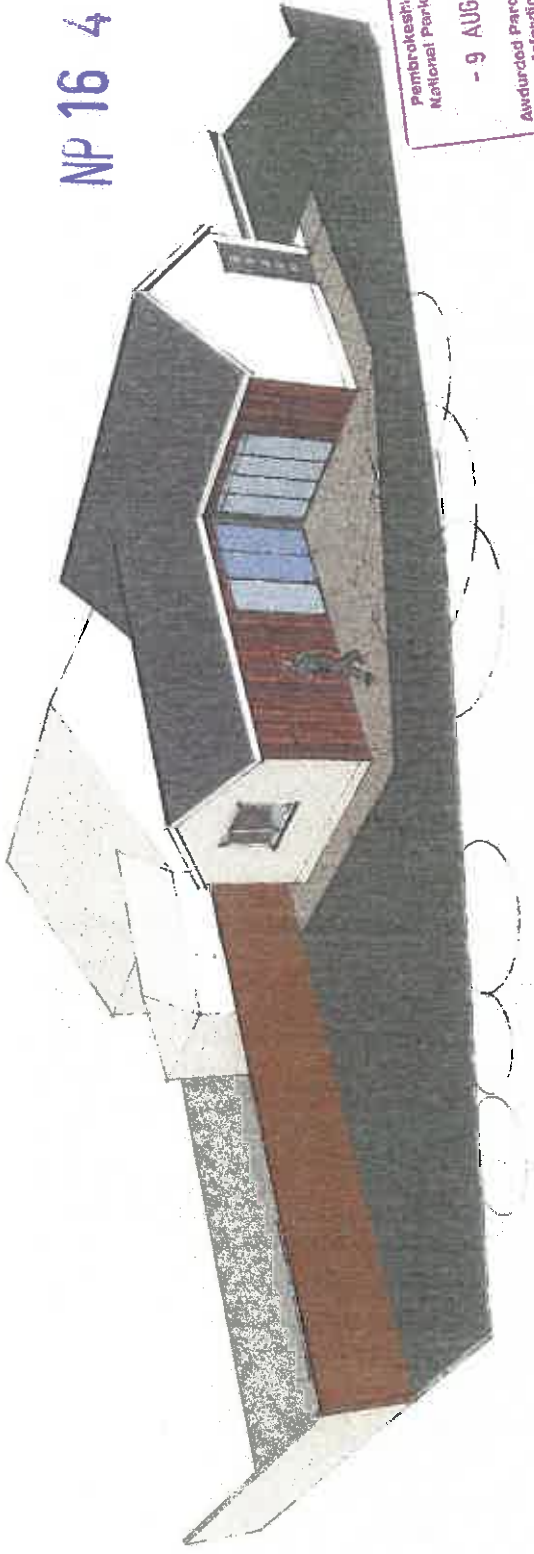
Grass aggregate base.

CEMENT TREATMENT. 1.8m HT
FEATHER EDGED BOARDING.
CEZ ZONE.

FINISHES OF EXTERNAL FINISHES OF NEW DWELLING.

- Modern Interlocking roof tiles & ridges 30 degree pitch.
- 2 Coat Sand Cement Smooth Render. Masonry Paint Finish,
Vertical Cedar Timber Cladding as labeled on elevations
Atheticate Grey or White Colour UPVC, Double Glazed units
- Black Colour 110mm dia round downpipes & guttering
Connected to 1m cubed soakways
White Colour UPVC
- Vertical, Feather Edged Timber, treated fence. 1.8m high.
Tarmac or Brick pavers

NP 16 4 33



Pembrokeshire Coast
National Park Authority
- 9 AUG 2016
Awdurdod Parc Cenedlaethol
Pembrokeshire

3D REAR PERSPECTIVE SOUTH-WEST



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Project

NEW DWELLING - PLOT EAST NO.20 SANDYHILL PARK, SAUNDERSFOOT.

Drawing title

PROPOSED PLANS & ELEVATIONS.

Drawing issue

PLANNING.

Drawing No.

102.101

Rev.

Scale:
1:100, 1:20 @ A1

Date:
29.03.2016

Drawn by:
R.C

Item 5b)