

Application Ref: NP/16/0076/FUL

Case Officer	Kate Attrill		
Applicant	Mr P Rayner		
Agent	Mr I Bartlett, Ian Bartlett Building Design & Cons		
Proposal	Retrospective application for garden shed in rear curtilage		
Site Location	Picton House, The Rhos, Haverfordwest, Pembrokeshire, SA62 4AU		
Grid Ref	SN00811429		
Date Valid	10-Feb-2016	Target Date	05-Apr-2016

Summary

The application is brought to Committee due to an objection by the Community Council.

The application is retrospective, the structure having already been erected by the applicant on the assumption that it fell within the allowances for Permitted Development.

The shed measures 13.2 by 10 metres and is 4.1 metres to ridge height. The shed is clad in blue steel box profile sheeting with a galvanised roller shutter door and corrugated cement fibre roof. A new vehicular access has also been created where there was previously a pedestrian access in combination with the widening of the previous access.

Consultee Response

Uzmaston, Boulston & Slebech C C: No response at the time of writing this report.

CADW - Protection & Policy: The proposed development is located within the vicinity of the registered historic parkland garden known as PGW (Dy) 42(PEM) - Picton Castle.

Although there is potential for the proposed shed to have a visual impact on the neighbouring parkland, it is likely that it will be screened by existing trees and this together with the additional proposed planting to screen the development (a beech hedge and climbing plants) means any visual impact is likely to be limited.

Having carefully considered the information provided with the planning application, we consider that the proposed development will have only a limited impact on the aforementioned designated historic asset.

PCC - Transportation & Environment: Conditional Consent

PCNPA - Access Manager: No adverse comments - No PROW issues

PCC - Ecologist: No adverse comments

Public Response

The application was advertised by site notice and neighbour letters. The site notice was erected on the 4th March 2016.

There have been five letters of Objection to the proposed development in addition to the Community Council's Objection.

The objections state;

- that the building is not reasonable in a private garden, and is an eyesore in the centre of the village
- That a second entrance has been created onto a busy road
- The colour of the building is out of keeping
- speculation that the building will be used for commercial purposes
- possible nuisance from noise, smells and increased traffic
- out of character with the surrounding area
- appearance of an industrial unit
- approving such a building will set a precedent

Officer Comments

With regard to the above comments, the building could not be used for a commercial purpose without the benefit of planning permission, as it has been built within a domestic curtilage.

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>

Circular 61/96 - Conservation Areas

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

SPG06 - Landscape

TAN 12 – Design

Constraints

LDP Mineral Safeguard

LDP Open Space

Biodiversity Issue

Historic Landscape

Safeguarding Zone

Recreation Character Areas

CADW Regd Gardens - within 25m

Officer's Appraisal

Site and Context

The site lies centrally within the Rhos and to the north west corner of Picton Park. The information board for the village lies directly adjacent to this site separated by a buffer of woodland.

Relevant Planning History

None

Description of Proposal

The shed is a large building for a domestic outbuilding, measuring 13 by 10 metres and is clad in blue box profile sheeting, but lies within the domestic curtilage of Picton House.

The application proposes screening to the shed comprising beech hedging to the north and west and trelliswork with planting to the shed sides.

The access has also been altered, with a previously pedestrian access being converted to vehicular and the existing vehicular access to the south of the dwelling widened. The application indicates that the access(es) are to be gravelled over existing hardcore.

Key Issues

The application raises the following planning matters:

- Siting, Design and Impact upon the Special Qualities of the National Park
- Access and Parking
- Landscaping

Siting, Design and Impact upon the Special Qualities of the National Park

The key policy in determination of this application must be the impact of the development on the Special Qualities of the National Park as laid out in Policy 8 of the Local Development Plan.

The development has been sited within a domestic garden, and had it been 0.15 of a metre lower, would have constituted Permitted Development and Planning Permission would not have been necessary. However, the applicants have chosen to apply to retain the building in its current form with the addition of landscaping.

In this instance, it is the size and colour of the building which have made the building particularly prominent. The building can clearly be seen through the foliage at the Village Information point due to its colouring. However, were the building a darker or more traditional colour, it is likely it would be much less obtrusive.

The development, as currently proposed is not considered acceptable, but as a Planning Authority we must in each case determine whether any

development could be made acceptable through the application of appropriate conditions.

The Case Officer has suggested the building be coloured black to reduce its visual impact to which the applicants have agreed in principle. With a grey roof, and black walls the building would not be obtrusive within the wider landscape. The Special Qualities of the National park would then not be affected, and the development could be supported.

Access and Parking:

The road adjacent is an unclassified road, and usually planning permission is not required for the formation of an access in connection with a development which is also permitted. However, in this instance, as the building is not classed as Permitted Development, the access also requires formal consent. The Highways Authority have no objection to the proposed development, only requiring a condition relating to gates being hinged to only allow to be opened away from the highway.

Landscaping:

The application suggests the addition of a beech hedge to the sides of the shed, but it is considered that a landscaping scheme which further strengthens the boundary between the domestic garden between the shed and the amenity area for the village would be more appropriate.

Conclusion

With the addition of appropriate conditions, the application can be supported. Although it is a large building, more traditionally seen in an agricultural setting, with an appropriate colour scheme the building will blend into the background and the current visual intrusion will be mitigated. The impact on the special qualities of the National Park will thus be negated and the application can be supported.

Recommendation

APPROVE, subject to the following conditions:

1. The development shall be carried out in accordance with the following approved drawings:

Existing elevations 388/11

Proposed floor plan 388/12

Existing and proposed site layout plans 388/13

Proposed elevations 388/14

Existing floor plan 388/10

all received 10th February 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).

2. The sides of the building and roller shutter shall be clad, powder coated or painted matt black to a specification to be agreed by the Local Planning Authority within three months of the date of this consent. The building shall then be coloured as is agreed within 6 months of the date of this consent.

Reason: In order to protect the special qualities of the National Park in accordance with Policy 8 of the Local Development Plan.

3. The use of the outbuilding hereby permitted shall be restricted to ancillary use of the dwelling only and shall not be used for any commercial use, which would in itself require a further planning permission.

Reason: For the avoidance of doubt and to protect residential amenity of adjacent properties.

4. No external lighting is permitted on the approved building, given the location of site and the high potential for bats to be present in the surrounding woodland.

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.

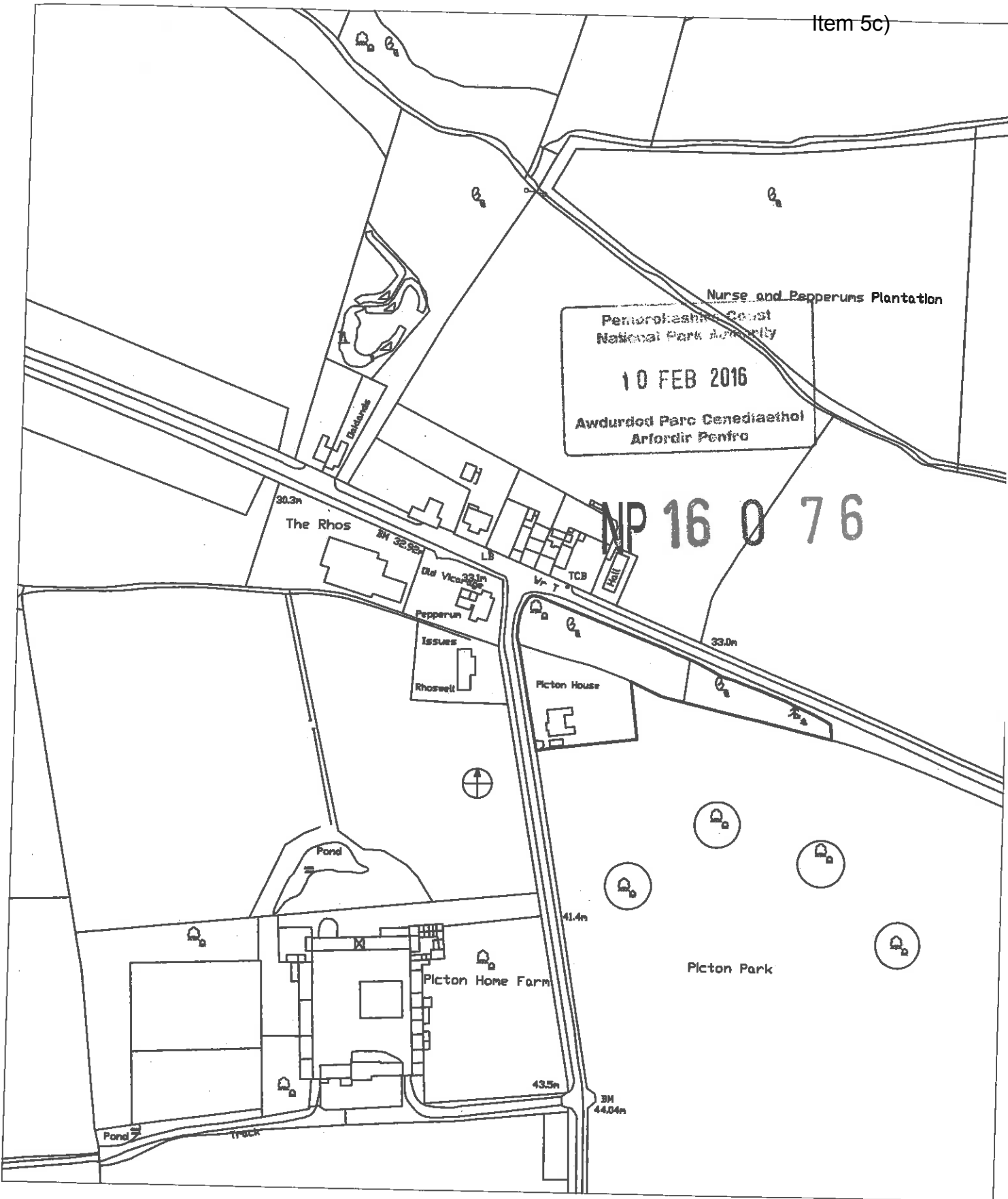
5. Within three months of the date of this consent, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development and of additional planting to strengthen the woodland buffer between the shed and the village amenity area.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan - Policies 1

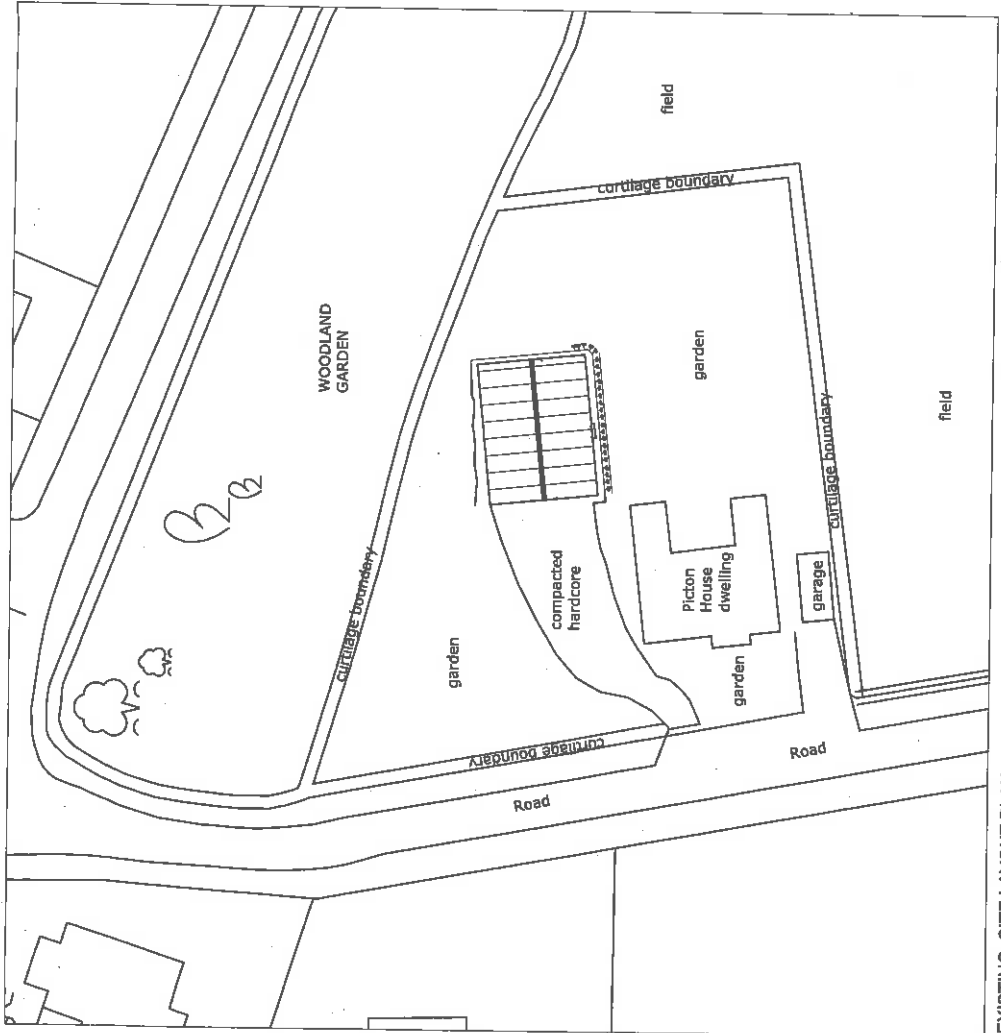
(National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).



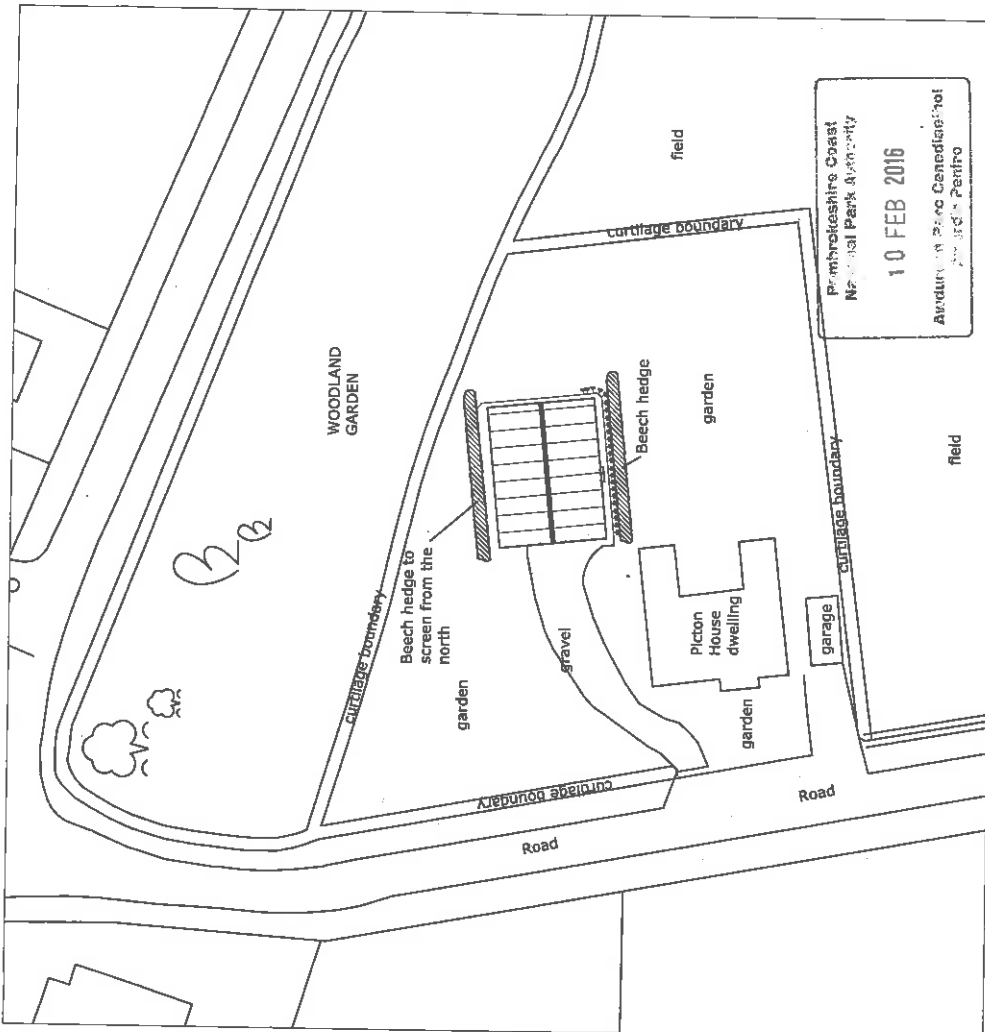
SITE LOCATION PLAN
 PICTON HOUSE
 THE RHOS
 HAVERFORDWEST
 PEMBROKESHIRE

scale 1-2500
 Feb. 2016



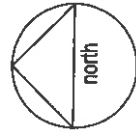


EXISTING SITE LAYOUT PLAN



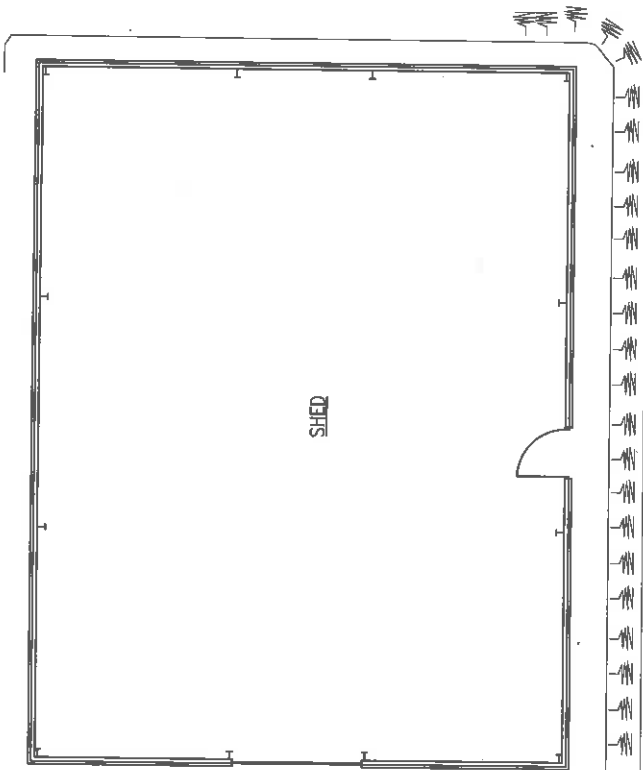
PROPOSED SITE LAYOUT PLAN

Nr 16 v 76



Item 5c

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	<p>DRAWING TITLE</p> <p>EXISTING AND PROPOSED SITE LAYOUT PLANS</p>	<p>DATE</p> <p>02/16</p>	<p>REVISION</p>
<p>Ian Bartlett <small>Planning Design Architecture</small> <small>6 Caraton Place, Haverfordwest, T 01437 776708 E info@ianbartlettplanning.co.uk</small> <small>Pembrokeshire, SA61 1HL M 07855 669084 www.ianbartlettplanning.co.uk</small></p>			



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Item 50



<p>PROJECT TITLE RETROSPECTIVE APPLICATION TO RETAIN OUTBUILDING WITHIN REAR CURTILAGE, PICTON HOUSE, THE RHOS</p>	<p>SCALE 1:100 on A3</p>	<p>DRAWING No 388/10</p>
<p>DRAWING TITLE EXISTING FLOOR PLAN</p>	<p>DATE 02/16</p>	<p>REVISION</p>

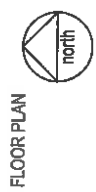
Ian Bartlett
Registered Planners (RICS), IIRCA

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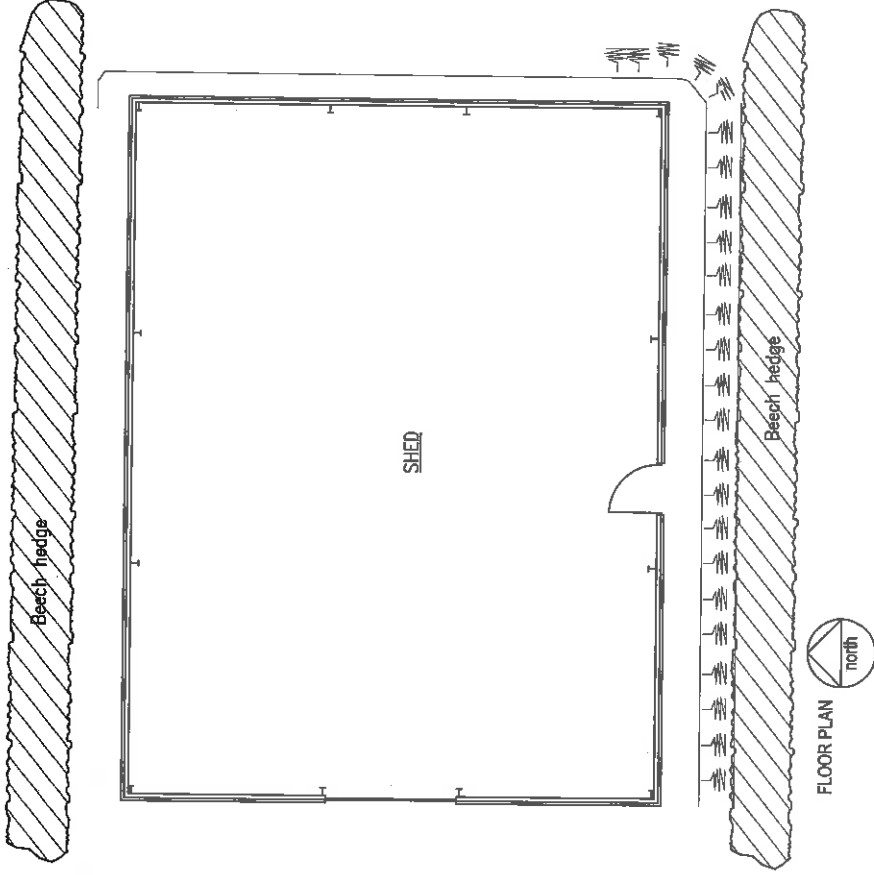


FLOOR PLAN

NP16 0 76

Pembrokeshire Coast
National Park Authority
10 FEB 2016
Awdurdod Pârha Coast Cymru, Awdor
Awdurdod Ffordir

Item 5c



refer to site layout
plan for boundaries

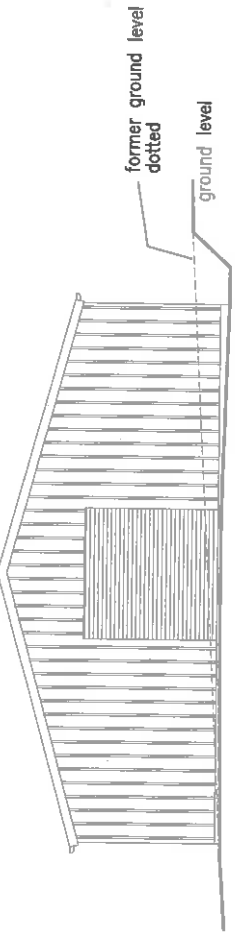
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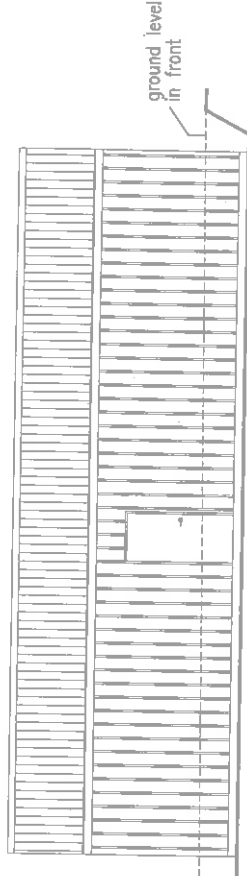
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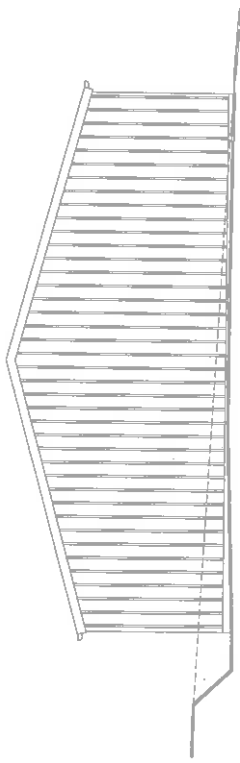
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DRAWING TITLE	PROPOSED FLOOR PLAN
SCALE	1:100 on A3
DATE	02/16
DRAWING No	388/12
REVISION	REVISION



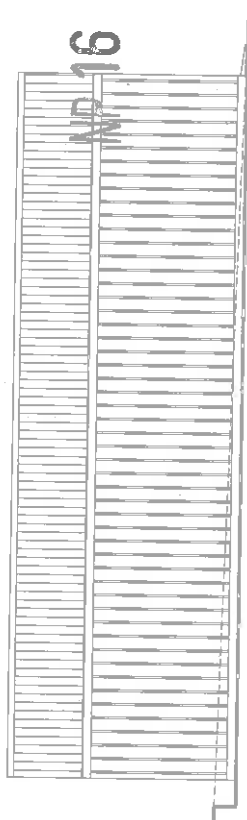
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

Rembrink & the Coast
 10 FEB 2016

- EXTERNAL FINISHES
- ROOF - GREY CORRUGATED CEMENT BOARD
- WALLS - PROFILE SHEET POWDER COATED BLUE
- DOORS - GALVANISED GARGE DOOR, STEEL PAINTED SIDE DOOR
- RAINWATER GOODS - UPVC BLACK



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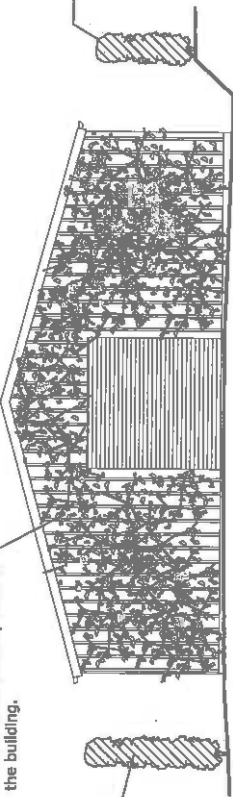
PROJECT TITLE RETROSPECTIVE APPLICATION TO RETAIN
 OUTBUILDING WITHIN REAR CURTILAGE, PICTON
 HOUSE, THE RHOS

DRAWING TITLE EXISTING ELEVATIONS

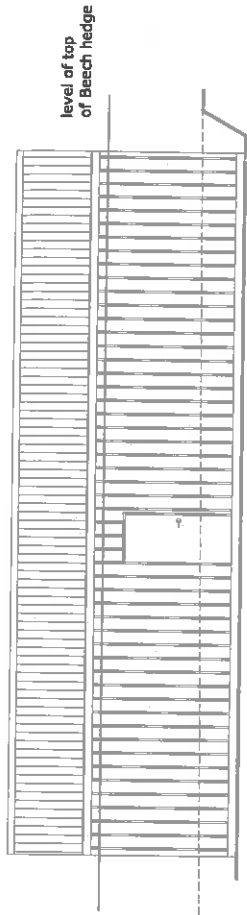
SCALE	1:1000 on A3	DRAWING No.	388/11
DATE	02/16	REVISION	

Climbing plants (Clematis and Hydrangea) planted to climb timber trellis which is to be securely fixed to the building.

Beech hedge planted to screen North elevation



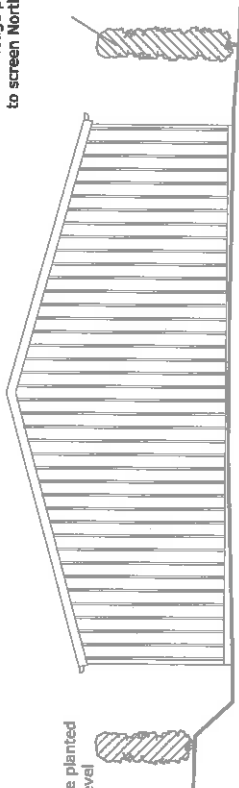
WEST ELEVATION



level of top of Beech hedge

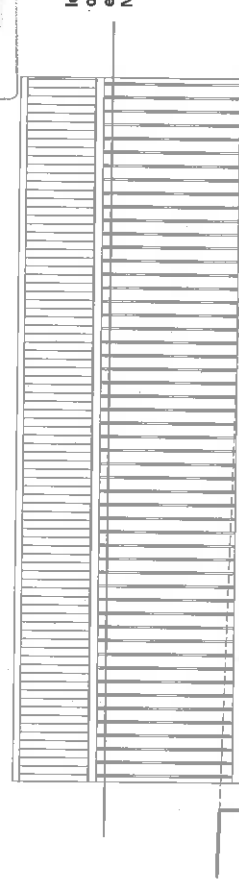
SOUTH ELEVATION

Beech hedge planted to screen North elevation



Beech hedge planted at ground level

EAST ELEVATION



level of top of Beech hedge effectively screening North elevation.

NORTH ELEVATION

Pembrokeshire Coast National Park Authority
10 FEB 2016
Awdry

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- EXTERNAL FINISHES
- ROOF - GREY CORRUGATED CEMENT BOARD
- WALLS - PROFILE SHEET POWDER COATED BLUE
- DOORS - GALVANISED GARGE DOOR, STEEL PAINTED SIDE DOOR
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PROJECT TITLE RETROSPECTIVE APPLICATION TO RETAIN OUTBUILDING WITHIN REAR CURTILAGE, PICTON HOUSE, THE RHOS

DRAWING TITLE PROPOSED ELEVATIONS

SCALE	1:100 on A3	DRAWING No	398/14
DATE	02/16	REVISION	