

Item 5 - Report on Planning Applications

Application Ref: NP/16/0047/FUL

Case Officer	Caroline Bowen		
Applicant	Mr P Owen, Pembrokeshire Housing Association		
Agent	KDJA		
Proposal	2 x 4-person 2-bedroom Houses		
Site Location	Land at Peasey Park, Sandyke Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JF		
Grid Ref	SM86301374		
Date Valid	29-Jan-2016	Target Date	22-Apr-2016

Summary

Members will recollect that at the Development Management Committee meeting held on the 20th April 2016, a site visit was moved and seconded in order to allow members to view the proposal's location.

The site description and main land use considerations for this proposal are referred to in last month's officer's report for this application. These considerations are not repeated in this report.

Summary of previous conclusion

Officers have previously reported that it is considered that the proposed development - whilst located on land defined as open space - is appropriate as an exception site for affordable housing, given its very close proximity to the Rural Centre of Broad Haven. The loss of the open space has been assessed, and is considered acceptable in this instance, as the area is small in scale, and adequate Open Space provision for Broad Haven would remain.

The proposed development is residential in character, and is compatible with the existing residential setting which borders the site. The dwellings themselves form a semi-detached set piece, which is considered to form a natural rounding off to the existing two-storey dwellings to the east of the site. The design is simple and unfussy, using traditional detailing, and are of an external appearance that would be appropriate within the existing range of architectural styles at this location.

Therefore, following detailed consideration of the planning issues identified during the consideration of the planning application; and of the responses received from statutory consultees and the public, the proposed development can be demonstrated as being appropriate to the site and setting in terms of siting, design, access, landscaping and external appearance; and would be in accordance with national and local planning policy. The recommendation is, therefore, of approval.

Previous recommendation

That 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 the interested person(s) first entering into a satisfactory Section 106 Legal Agreement in respect of the provision of affordable housing, and subject to conditions.

Matters arising from last month's meeting.**Land ownership**

The agent has advised that the land subject of this application is owned by Pembrokeshire County Council, and is currently leased to The Havens Community Council. The lease was originally drawn up in 1982, and was to run for 42 years until 2024. In respect of the planning application, where the land is subject of a lease with more than 7 years left to run, the leaseholder must be notified – the relevant Certificate B has subsequently been served on The Havens Community Council, and, at the time of writing this report, no further comments have been received.

The status of the site as Open Space.

In considering the proposed development, officers sought advice from colleagues in Park Direction, who have advised as follows;

'The site is an area of grassed land at the edge of an existing housing estate. It is designated within the LDP as part of a much larger area of open space, incorporating the playing field. It is distinct from the playing field however, being separated by a pedestrian path. It does not appear to offer any specific recreational purpose or significant visual amenity value other than its current undeveloped state. In the Open Space assessment undertaken and maintained as part of the LDP process, Broad Haven has a surfeit of recreational open space. With the open space on offer at the playing field close by, this land would appear to be more beneficial to the community if it were to provide affordable housing, for which there is a proven need in Broad Haven.'

Further explanation as to officer's conclusions.

In the original report, amongst the key issues identified and the concerns raised, it was considered that the proposed development is residential in character, and is compatible with the existing residential setting which borders the site. The development is considered to respect the existing landscape characteristics and built forms, and does not appear cramped or crowded in physical or visual terms. However, at the site visit, members asked for additional clarification in respect of the relationship between the new dwellings and the bungalows to their north, and officers will request this from the agent in the form of a further illustration to show this. In addition, the proposed siting of the dwellings and re-aligned footpath will be clarified in respect to the

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existing site layout, and officers will present a visual representation of these issues to members at committee.

In respect of privacy, the site layout plan demonstrates a separation between the new dwellings themselves, and from the nearest existing dwellings to the east of approximately 22 metres. This is considered to be comparable with the existing density within the residential estate, and in respect of the proposed separation between the new houses and the rear of houses on Puffin Way, this is considered to be sufficient. The properties at Puffin Way lie at a lower ground level and close to their rear boundary, with windows looking back toward the application site. It is considered that the proposed boundary fence and shrub planting to the west boundary, together with the distance between the dwellings, would be considered sufficient to prevent direct and harmful overlooking between habitable rooms.

Concern has also been expressed that the fencing would overshadow the same properties. This concern is noted, however, officers would advise that a 2 metre fence could be constructed along this particular boundary without the need for planning permission. Whilst it was not originally considered that the proposed 1.8 metre close board fence would permanently block daylight to the rear of the properties to the east, officers would recommend that the details of the boundary treatment be finalised by planning condition, to allow the applicant to revise the design to one that would provide privacy to both the Puffin Way properties and the new dwellings, whilst not appearing to be unduly oppressive in appearance.

Conclusion.

Officers would reiterate the previous conclusion, which was that it is considered that the proposed development is residential in character, and is compatible with the existing residential setting which borders the site. The dwellings themselves form a semi-detached set piece, which is considered to form a natural rounding off to the existing two-storey dwellings to the east of the site. The design is simple and unfussy, using traditional detailing, and are of an external appearance that would be appropriate within the existing range of architectural styles at this location.

Therefore, following detailed consideration of the planning issues identified during the consideration of the planning application; and of the responses received from statutory consultees and the public, the proposed development can be demonstrated as being appropriate to the site and setting in terms of siting, design, access, landscaping and external appearance; and would be in accordance with national and local planning policy.

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 the interested person(s) first entering

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into a satisfactory Section 106 Agreement in respect of the provision of affordable housing, and 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: drawing numbers 1867/10 (Location Plan), Topographical Survey dated 29th January 2016 and 1867/11 Rev C dated 22nd March 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. Following site clearance and prior to the commencement of any construction work, site profiles of the external ground and internal finished floor levels shall be set out on site for approval by the National Park Authority. The works shall thereafter 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, Policy 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.

4. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) measures to control the emission of dust and dirt during demolition and construction; and**Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the

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Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

5. Details of the external lighting for the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The details shall include proposed external lighting to individual dwellings and full specification of the lighting shown on the approved plan.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities of the area, and to ensure that animal and plant species listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected. **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).
6. Prior to the occupation of the dwellings hereby approved, a plan indicating the positions, height, design, materials and type of boundary treatments to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwellings are occupied.
Reason: In the interest of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. **Policy:** Local Development Plan – Policy 15 (Conservation of the Pembrokeshire Coast National Park).
7. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.
Reason: To protect the integrity of the Public Sewerage System and to ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. **Policy:** Local Development Plan – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).
8. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) A statement setting out the design objectives and how these will be delivered;
 - ii) earthworks showing existing and proposed finished levels or contours;
 - iii) means of enclosure and retaining structures;
 - iv) other vehicle and pedestrian access and circulation areas;
 - v) hard surfacing materials;
 - vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and water features.

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Soft landscape works 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).

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).

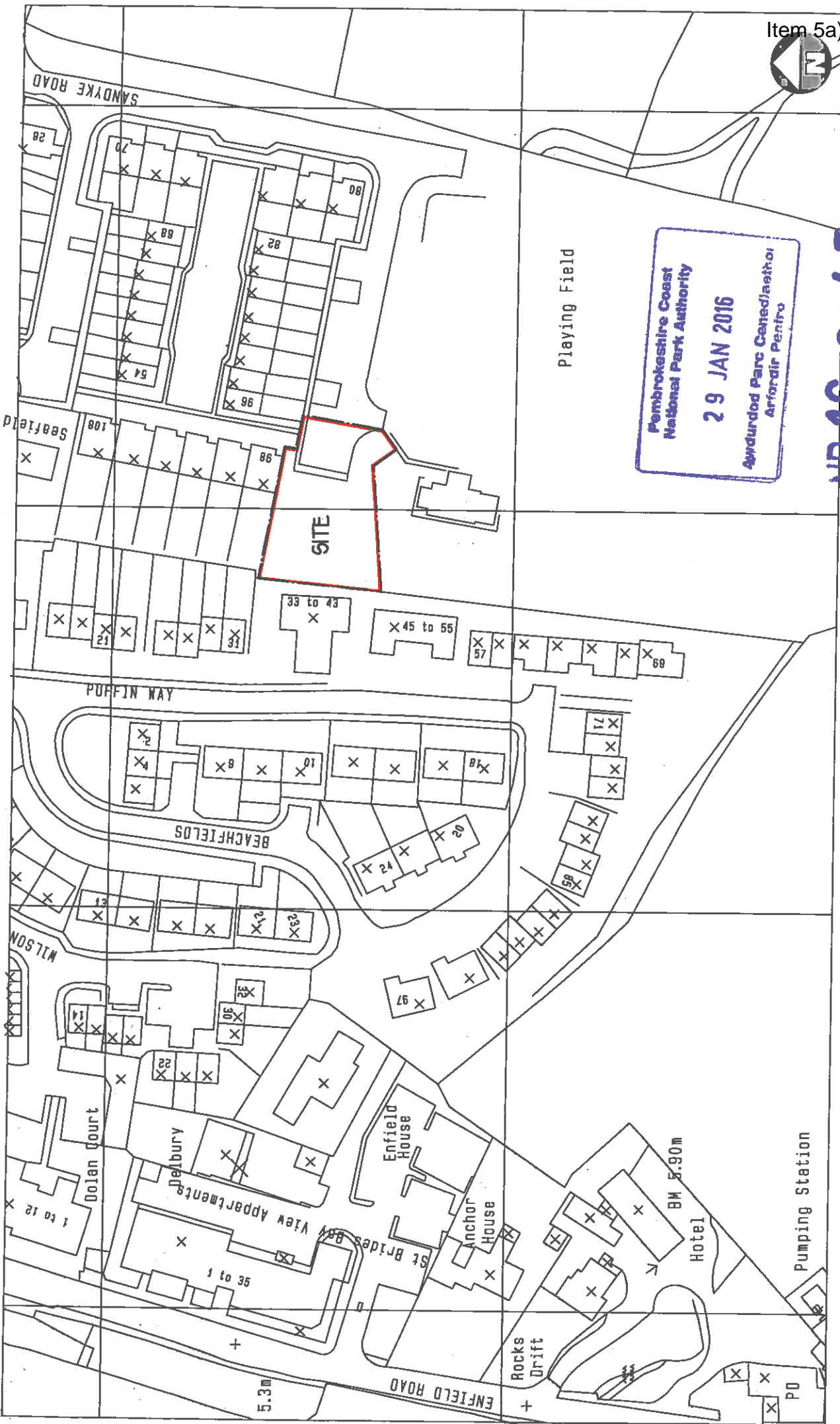
9. The new kerbed footway to Sandyke Road and the new footpath link shall be fully complete before any building works commence upon the new dwellings.
Reason: In the interests of road safety. Policy: Local Development Plan – Policies 52 (Sustainable Transport) and 53 (Impacts of Traffic)
10. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before that building is first occupied, and thereafter retained for that purpose.
Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan – Policies 52 (Sustainable Transport) and 53 (Impacts of Traffic)
11. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.
Reason: To preserve the character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.
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 and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts I, 2, 5 and 40 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. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

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Informatives.

The Highway Authority requires the highway to be stopped up using Section 247 of the Planning Act 1990. No building work can be commenced until the Stopping Up Order has been completed by Welsh Ministers. Subject to the conclusion of the Stopping Up Order with the involvement of the Welsh Assembly, the final approved alterations to the Highway will be required to be carried out under the control of Streetcare in the Pembrokeshire County Council Highway Authority.

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NP 16 0 47

LOCATION PLAN

SCALE 1:1250 (A4)	DRG. NO. 1867/10	TITLE	RESIDENTIAL DEVELOPMENT on LAND at PEASEY PARK, BROAD HAVEN for PEMBROKESHIRE HOUSING ASSOCIATION
DATE Jan 2016	DRAWN 086	REV.	
KDJ/A 30 MERLINS HILL, HAVERFORDWEST, PEMB Tel: (01437) 767088 E: office kdja.net			



REVISIONS	DATE
A) Alter construction details, better, better, better	01/16
B) Tearing and increased to 200mm parking spaces	02/16
C) Floor and roof 150mm. No. road use 370mm	02/16
D) Alter road use, return to LA within network	02/16

ACCOMMODATION:

2 No. 4 Person 2 Bedroom House with 2 No. parking spaces

Notes:

Site access to rear of properties to be 1800mm high framed, lagged & braced, 1800mm high close-boarded fencing to property boundaries generally and to privacy fencing between units.

1200mm high close-boarded fencing between rear gardens.

Precast concrete slab footpaths and patios; Terminations to roads and pavements.

Secure cycle storage, to SBD and CSH standards, provided to each property. In each store to additionally accommodate garden storage.

Bin stores to each property to house 2 No. 240 litre wheeled bins for refuse / recycling.

Solar PV panels where indicated; integrated type, shading directly on the roofing battens in place of slates.

DRAINAGE:

Surface water from adopted roads and pavements to be discharged to existing L.A storm drainage system, subject to L.A approval. N.B. Existing surface water drainage runs to be diverted to suit new layout.

Surface water from properties to be discharged to surface water network via attenuated storage system.

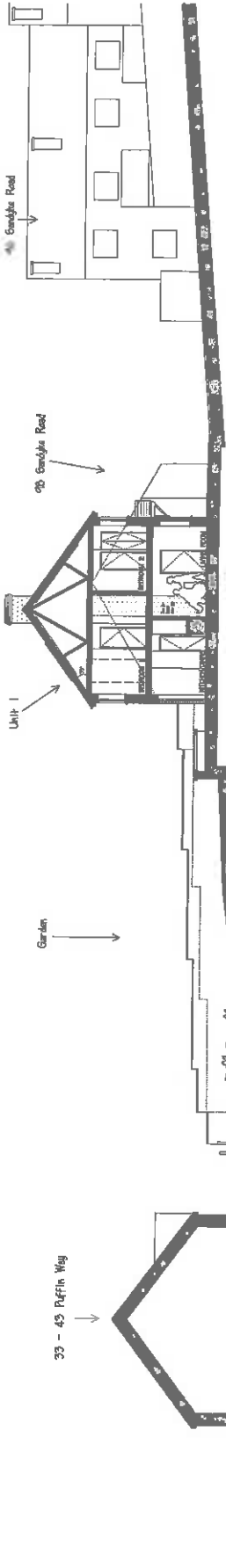
Foul drainage from properties to discharge to Council sewer - subject to L.A. approval.



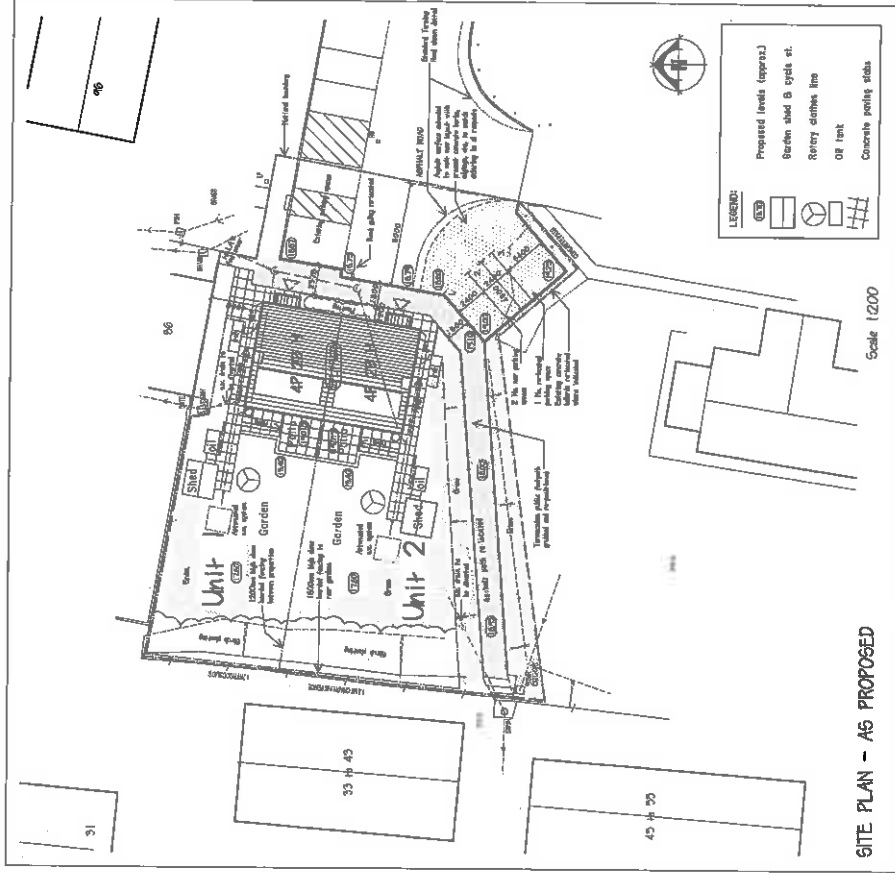
PROPOSED RESIDENTIAL DEVELOPMENT on LAND at PEARSON PARK, BROAD HAVEN for PEMBROKE ASSOCIATION

Item 5a)
TYPE 42.11
4 PERSON 2 BEDROOM HOUSE PLANS, ELEVATIONS & SECTION

K.O.J.A.	
ARCHITECTS AND TOWN PLANNING CONSULTANTS	
HAYWARD STREET, PEMBROKE, SALES 190	
Tel: 01457 767668	
DATE	11/01/2020 (v1)
BY	JAN 2016
NO.	1867/11C
SCALE	085



LONGITUDINAL SECTION THROUGH SITE



SITE PLAN - AS PROPOSED

EXTERNAL MATERIALS

Roofs: Artificial slates with textured surface and dressed edges as SVK Chromite® Textured. Rich Blue colour.
 But: Jointed clay ridge, blue/black colour.

Verges: to be cement pointed.

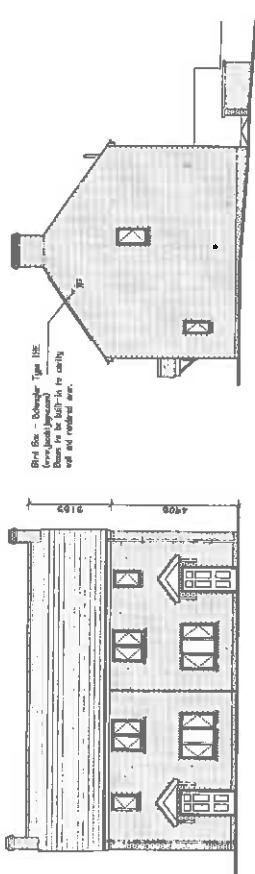
Masonry chimneys (dummy) with rendered finish.

Walls: traditional roughcast render, colour washed, with smooth rendered pinnacles.

Windows: White uPVC side-hung windows to approval.

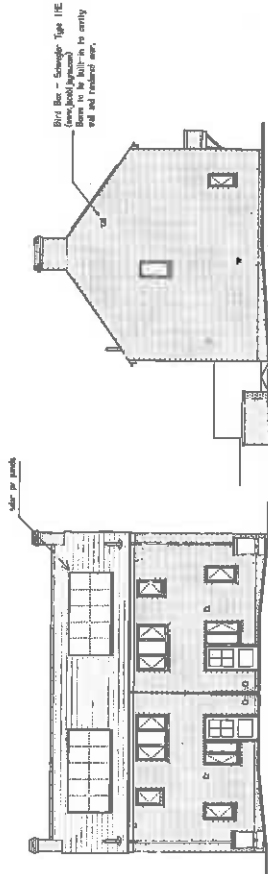
Doors: Composite doors to SBD specification.

Rainwater goods: uPVC, with half round gutters and circular downpipes.



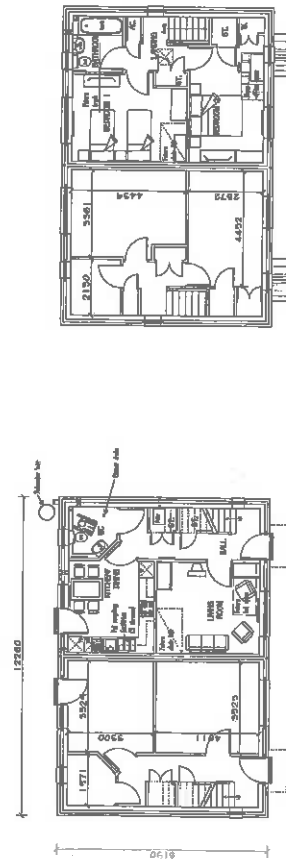
FRONT ELEVATION

SIDE ELEVATION 1



REAR ELEVATION

SIDE ELEVATION 2



GROUND FLOOR

FIRST FLOOR