

## Item 5 - Report on Planning Applications

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### Application Ref: NP/16/0040/FUL

<b>Case Officer</b>	Kate Attrill		
<b>Applicant</b>	Mr D Lewis		
<b>Agent</b>	Mr L Evans, Lyr Evans Planning Ltd		
<b>Proposal</b>	Erection of garden building		
<b>Site Location</b>	Berllan Dawel, Ffordd Cilgwyn, Cilgwyn, Newport, Pembrokeshire, SA42 0QW		
<b>Grid Ref</b>	SN06773827		
<b>Date Valid</b>	25-Jan-2016	<b>Target Date</b>	20-Mar-2016

### Summary

The application is brought to Committee due to an objection by Newport Town Council.

The development proposed is for a single storey timber clad outbuilding with a very shallow pitch which lies along the south western boundary of the site. The site lies below the level of the road with a hedgerow and bank enclosing the site. The application proposes to remove an existing storage container on the adjacent land as an enhancement to the site. The building measures 9.5 metres long by 4.5 metres and has a similar appearance to that of a railway carriage. The description states that the building will be for domestic storage and used as a garden room.

### Consultee Response

**PCC - Ecologist:** No adverse comments

**Newport Town Council:** Recommend Refusal - Design, appearance and materials unsatisfactory. Layout and density too large. It was felt that it failed to enhance the situation in which it was proposed that it be placed.

### Public Response

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the application was publicised by site notice on the 16<sup>th</sup> February, with the publicity period expiring on the 7<sup>th</sup> March 2016.

Letters were sent to four neighbouring properties on the 28<sup>th</sup> January 2016 to which there has been no response at the time of this report being written.

### 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>

Circular 61/96 - Conservation Areas

LDP Policy 01 - National Park Purposes and Duty

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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  
Biodiversity Issue  
Historic Landscape  
Rights of Way Inland - within 50m  
Recreation Character Areas

### **Officer's Appraisal**

#### **Site and Context**

Berllan Dawel is a detached stone /render bungalow located to the north east of Ffordd Cilgwyn. The site is accessed via a lane that leads north east towards neighbouring properties.

The bungalow was built in the 1970's and is set back from the road in generous grounds with fields immediately to the north, south and west. The area to the east (front) of the house is surfaced and used as a contractors yard as per the original permission for the property.

#### **Relevant Planning History**

NP/436/79 – Bungalow (outline) – refused 24.09.79  
NP/399/85 – Bungalow & Agricultural Contractors Yard – approved 28.11.85  
NP/347/86 – Dwelling – approved 30.09.86  
NP/565/87 – Removal of condition – refused 23.12.87  
NP/14/0317 – Proposed Balcony – approved 4.08/14

#### **Description of Proposal**

The building measures 9.5 metres long by 4.5 metres with a ridge height of 2.4 metres. The building is to be used a residential outbuilding, and were it located to the rear or side of the building behind the front façade and within the domestic curtilage, it would fall within Permitted Development Rights and not require planning permission.

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### Key Issues

The application raises the following planning matters:

#### *Visual Amenity:*

Policy 15 of the Pembrokeshire Coast National Park Local Development Plan (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.

Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The proposed outbuilding is considered to be relatively unobtrusive within the landscape, being located significantly below the level of Ffordd Cilgwyn and against a hedge bank which will also partially screen the appearance of the building from public viewpoints. The low pitch of roof will also ensure the building is not prominent from the road.

There is a footpath to the side of the site and the development will be visible through the gateway when passing the site but as it is within the residential curtilage, it will not appear out of place.

Policy 15 refers to the surrounding landscape and how development will not be approved if it:

- d) fails to harmonise with, or enhance the landform and landscape character of the National Park; and/or
- e) losing or failing to incorporate important traditional features.

The adjacent hedgebank to the immediate south of the proposed outbuilding will be protected by condition as recommended by the Authority's Tree and Landscape Officer.

Given the scale, design and materials of the building, it is considered that the proposal represents an acceptable form of development.

#### *Amenity and Privacy:*

Policy 30 of the LDP refers to 'amenity' in general with criteria 'a' and 'b'; seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

Although outbuildings can potentially raise neighbour issues through loss of privacy and amenity, in this instance the property has no immediate neighbours and the proposal would face back towards the main dwelling. A condition to ensure that the use of the outbuilding is only ancillary to the dwelling should ensure that there are no future issues of amenity.

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### Conclusion

The size and design of the building are not considered to be out of character with the surrounding area and will not cause any harm to the special qualities of the National Park. The application is therefore supported subject to site specific conditions.

### Recommendation

Delegated Powers to APPROVE following the expiry of the publicity period, 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: Location Plan & Existing Site Plan and Proposed Site Plan, Elevations, Roof Plan & Floor Plan - both received on 25th January 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. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing Pembrokeshire hedge banks on the land, identify those to be retained and set out measures for their protection and management throughout the course of development.  
 Details of any soft landscape works are to be submitted including hedgerow management, planting plans within the retained hedgebank; 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 - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity)

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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. The use of the outbuilding hereby permitted shall be restricted to ancillary use of the dwelling only and shall not be used independently from the dwelling as a holiday let, which would in itself require a further planning permission.  
**Reason:** For the avoidance of doubt and to protect residential amenity of adjacent properties.
  
6. Within three months of the start of development on site, the existing container (as indicated in the submitted Design and Access Statement) shall be removed from the site and the land restored to its former condition.  
**Reason:** In the interests of visual amenity and in accordance with Policy 15 of the Local Development Plan.

25 JAN 2016  
Awdurdod Penrth Ceredigion  
Arfordir Penrth

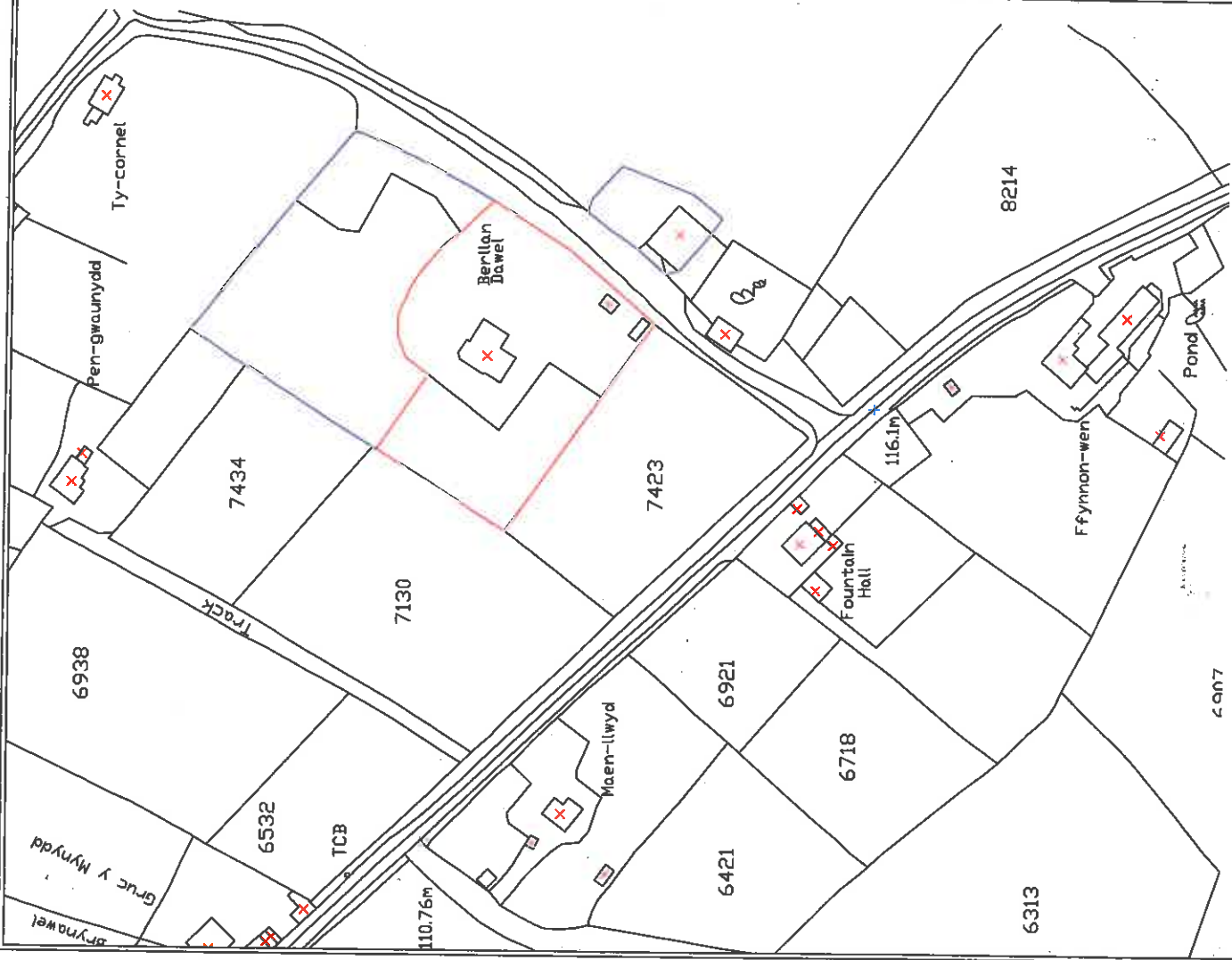
NP 16 0 40

Berllan Dawel

7423

PROPOSED ANCILLARY GARDEN BUILDING  
BERLLAN DAWEL,  
NEWPORT,  
PEMBROKESHIRE,  
SA42 0QW

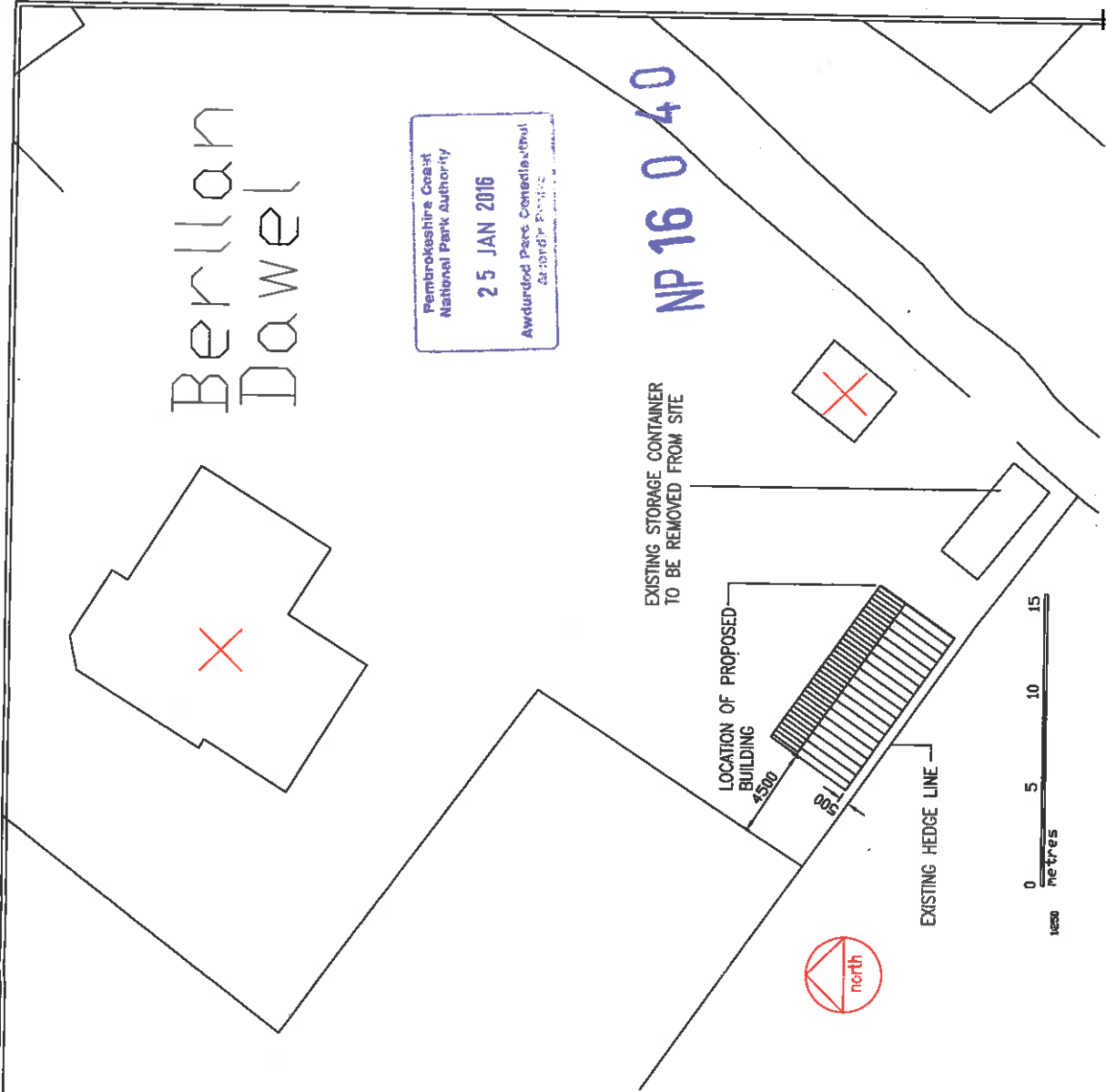
LOCATION PLAN & EXISTING SITE PLAN  
DRAWING NO.001 SCALE 1:500 & 1:1250 @ A3  
NOTE: Planning Stage Drawing only. All  
Dimensions and Levels to be checked on site



Berllan  
Dawel

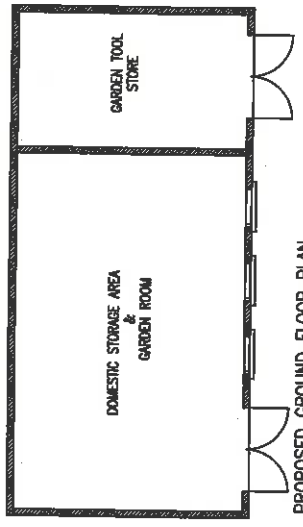
Pembrokeshire Coast  
National Park Authority  
25 JAN 2016  
Awarded Plans Committee  
841082P/16/102

NP 16 0 40

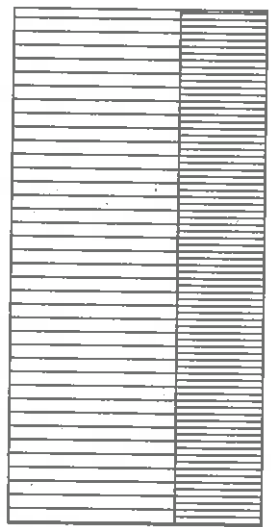


PROPOSED ANCILLARY GARDEN BUILDING  
BERLLAN DAWEL,  
NEWPORT,  
PEMBROKESHIRE,  
SA42 0QW  
PROPOSED SITE PLAN, ELEVATIONS, ROOF PLAN  
& FLOOR PLAN  
DRAWING N01002. SCALE 1:100 & 1:250 @ A3  
NOTE: Planning Stage Drawing Only. All  
Dimensions and Levels to be checked on site

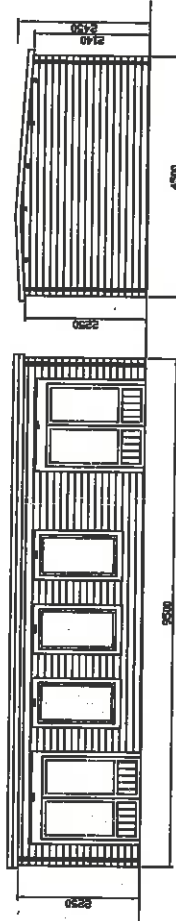
DIMENSIONS: AS SHOWN  
WALL OPTION: 45MM TONGUE & GROOVE.  
INTERNAL WIDTH: 9270MM  
INTERNAL DEPTH: 4270MM  
DOOR OPENING SIZE: 1550MM X 1820MM  
DOOR FRAME SIZE: 1735MM X 2020MM  
WINDOW OPENING SIZE: 750MM X 1410MM  
WINDOW FRAME SIZE: 930MM X 1640MM



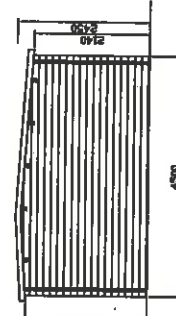
PROPOSED GROUND FLOOR PLAN  
SCALE 1:100



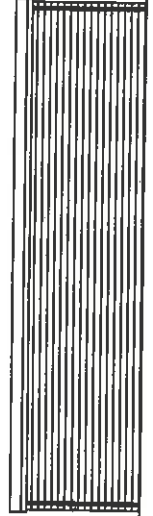
PROPOSED ROOF PLAN  
SCALE 1:100



PROPOSED FRONT/ NORTH  
EASTERN ELEVATION  
SCALE 1:100



PROPOSED SIDE/NORTH  
WESTERN ELEVATION  
SCALE 1:100



PROPOSED REAR/SOUTH  
WESTERN ELEVATION  
SCALE 1:100



PROPOSED SIDE/SOUTH  
EASTERN ELEVATION  
SCALE 1:100

