

**Application Ref: NP/17/0305/FUL**

<b>Case Officer</b>	Caroline Bowen		
<b>Applicant</b>	Mr Bell		
<b>Agent</b>	Mr G Blain, Gerald Blain Ltd		
<b>Proposal</b>	Conversion of existing boathouse to annex with construction of new basement & covered stairway, construction of new recreation room to the southern side of the bungalow & relocation of existing external shower, removal of existing bay windows & replacement with windows.		
<b>Site Location</b>	Trewent Bungalow, Freshwater East, Pembroke, Pembrokeshire, SA71 5LN		
<b>Grid Ref</b>	SS01639761		
<b>Date Valid</b>	23-May-2017	<b>Target Date</b>	08-Nov-2017

This application is being brought to Committee as the views of the Community Council are not in line with those of your officers

**Consultee Response**

**Lamphey Community Council:** Concern

**Natural Resources Wales:** Concern - Recommend that permission should only be granted if the scheme meets requirements as set out in response letter.

**Freshwater East Society:** Concern

**PCNPA National Trail Officer:** - No PROW affected

**Dwr Cymru Welsh Water:** - No comment

**PCNPA Planning Ecologist:** - Can we please clarify some details over a proposed wall. The ecological report refers to a wall going in between the garden and the sandy, vegetated bank to the south. The plans however show a wall going in to the west. Is one proposed for the south boundary as well?

**PCNPA Park Direction - Minerals:** - Householder so no safeguarding issues

**PCC - Transportation & Environment:** No objection

**Natural Resources Wales:** No objection - but request that the following information be included:

We accept the findings of the FCA and have no adverse comment to make on this application.

Our comments above only relate specifically to matters that are included on our checklist Natural Resources Wales and Planning Consultations (March 2015) which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

**Dyfed Archaeological Trust:** No objection

**PCNPA - Access Manager:** No adverse comments - No PROW affected

## **Public Response**

A site notice was posted in accordance with statutory requirements, and neighbouring properties notified by letter. Three letters of objection were originally received, with 2 further objections from the same original respondents received to amended plans. One letter of support was received. The full copies of these responses are held on the planning application file, and - in summary - the concerns raised include;

- Quality of the drawings
- Trewent Cottage will end up 4 times as large as the original structure
- Visual impact on the sensitive landscape setting
- Impact of light pollution
- Whether sufficient sewage disposal can be accommodated
- Previous applications for the dwelling have been refused
- Concern at flood risk

## **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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

## **Constraints**

Local Nature Reserve - within 25m

NPA Property - within 25m

Special Area of Conservation - within 500m

LDP Mineral Safeguard

Biodiversity Issue

ROW Coast Path - within 10m

NPA Foreshore - within 25m

Recreation Character Areas

Landscape Character Assessment

Pembrokeshire Coast National Park Authority

Development Management Committee – 8<sup>th</sup> November 2017

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## Seascape Character Assessment

### **Officers appraisal**

#### **Background and site description.**

Trewent Bungalow is located immediately above Freshwater East beach, on the less built-up southernmost extent of the village. Whilst Freshwater East is a large village, the lack of facilities means that it is not a Centre or Rural Centre, thus falls in open countryside as defined for the purposes of the Pembrokeshire Coast National Park Local Development Plan.

The existing dwelling sits to the eastern edge of a raised landscape of sand dunes, and is visible from both the village and the beach. The house occupies a modest rectangular plot, with an existing access and parking area to the west side of the existing bungalow. In the wider landscape setting, the dwelling is one of a row of three detached dwellings facing the beach; located east of Trewent Holiday Park and south of Trewent Hill.

#### **Current proposal**

The proposed development involves the following works;

- The conversion of the existing boat house to an annex, together with the construction of a new basement beneath and covered walkway to link to the main house.
- The construction of a new recreation room to the southern side of the main house.
- The removal of the bay windows to the basement of the main house and replacement with full length fenestration.
- The replacement of the front veranda
- The relocation of the swimming pool
- Hard and soft landscaping works, including a new Pembrokeshire hedgebank to the west boundary to provide a defined boundary to the property.

#### **Planning history**

- NP/00/304 – Replacement dwelling and garage. Withdrawn.
- NP/00/456 – Replacement dwelling and garage. Refused.
- NP/01/269 – Replacement dwelling and garage. Approved.
- NP/03/131 – Amendment to NP/01/269. Refused.
- NP/04/010 – Amendments to NP/01/269 (revised seaward elevation). Refused. Appeal allowed.
- NP/07/603 – Alterations to access to beach. Refused.

## Key issues

Paragraph 3.1.3 of Planning Policy Wales (currently Edition 9 – November 2016) advises that applications for planning permission should be determined in accordance with the approved or adopted development plan for the area, unless material conditions indicate otherwise. This application raises the following planning matters, which are to be considered against the policies of the Pembrokeshire Coast National Park Local Development Plan;

- Principle of development
- Design and siting
- Access and parking
- Amenity and privacy
- Landscaping
- Biodiversity
- Other matters.

### *Principle of development.*

As the application site falls outside of any defined Centre boundary, the proposal is considered as being in the countryside; and Policy 7 is the relevant strategic policy. However, the proposed works are to an existing residential dwelling rather than the creation of a new planning unit, thus would not be considered contrary to any strategic policy requirements.

Extensions and alterations to existing dwellinghouses are generally acceptable where the use is incidental, any structures are ancillary to an existing dwelling, and the proposal does not create any separate or independent accommodation or use. The proposed conversion, creation of basement accommodation, construction of a recreation space and landscaping would fall within the existing residential curtilage, and would not introduce uses which are incompatible with the main residential use. In light of this, the principle of the development can be supported by officers.

### *Design and siting.*

The curtilage of the property is capable of accommodating a new structure to the south of the house without appearing out of scale and overdeveloped. The main house remains the dominant element of the site, and the new recreation room extension would relate well to the existing footprint. The conversion of the existing boathouse to the north of the curtilage will add two minor lean-to elements to the footprint, one of which is intended as a link to the main house. Below the paved area to the north, basement accommodation will be created, which will link to the existing basement accommodation of the main house.

To the seaward elevation, the existing basement windows and the external veranda are replaced – the original structure was unsafe and thus the applicant has taken this structure down. The replacement is more modern in appearance, but is considered

to be a visual improvement to the original design. As a result, the property is updated in appearance.

At the time of writing this report, the applicant wished to revise the proposed position of the swimming pool from the front of the property to the southern side. Officers have advised that revised plans would be required for this change – a verbal update will be made to members on the progress of this element at the meeting.

#### *Access and parking*

Following consultation, The Highways Development Control Officer recommended conditional consent, advising that;

*'...Once the alteration works are complete, there should be two areas for parking and a single garage parking space. This should prove to be enough for the dwelling.'*

#### *Amenity and Privacy*

The nearest neighbours to the application site are Casamare and Sunnyside to the north and Kevmar to the south west. The north elevation of the boathouse will be unchanged, thus the proposal would have no impact on the existing relationship between these neighbours (the neighbours at Casamare have written to support the application.) To the south west, the nearest neighbour is set back from Trewent Bungalow, and there is considered to be sufficient separation to preserve privacy between the two properties.

In respect of amenity, the existing residential use will be unchanged in nature as a result of the extension and alterations; and remains both compatible with the setting and appropriate to the existing use of the site.

#### *Landscaping*

There are no tree preservation orders on the site, and the site is not within a conservation area. Since the submission of the application, the applicant has undertaken works to improve the landscaping and levels in the area between the building and the beach, to take away former landscaping and to allow for the removal of the substandard veranda structure. There is important planting to the coastal bank beyond, therefore, officers would recommend a condition requiring a detailed landscaping scheme to be submitted – this is to ensure that species and finishes are appropriate to the coastal edge.

#### *Biodiversity*

The protected species report, submitted with the planning application, identified that there is limited ecological potential close to the bungalow, but that the coastal bank adjacent would be valuable habitat and foraging for reptiles, bird and insects. No objections have been received from NRW or the ecologist, subject to the agreement of species to be used in any planting scheme and full details of any proposed external lighting being agreed prior to installation.

*Other matters*

The application site falls outside of the C2 flood zone, however, NRW considered that the site may be at risk from tidal inundation, particularly to the new basement bedroom as;

- The development is residential in character, which is a 'vulnerable development'
- The nearby flood zone is tidal
- NRW's flood risk maps do not include an allowance for climate change

In light of this, they requested a flood risk assessment, to take account of the potential flood risk once the climate change allowances have been added in, for a 100 year lifetime of development. The applicant provided further information to address these concerns – NRW subsequently advised that they accepted the findings of the Flood Consequences Report, and did not object to the proposal.

Following re-consultation of amended plans, Lamphey Community Council advised that it objects to the proposal on the following grounds;

- The lack of ground and finished floor levels, depth of excavation in the garden and the boundary treatment to the seaward side is not shown.
- The flood risk report refers to Freshwater East bay being quite sheltered, however they would comment that the boundary wall has previously been damaged by the sea in recent years when the combination of storm surge and high tide combined. As the report noted, there is a vulnerability once the wall is breached as the sand behind would easily wash away.
- The visual impact of the proposed development, in particular that the development can be seen from public vantage points and does not harmonise with the other modest sized single-storey bungalows (in terms of scale and two-storey impact (which was originally of concern to the Planning Inspector) and light pollution)
- The ecology report took place after sand and vegetation had been removed from the site.
- The largely evergreen hedge to the seaward boundary has been removed, which previously acted as a screen which reduced the impact of the development on beach users. The lack of hedge has increased the visual impact, and the potential for light and noise pollution from the property on to the beach and the Marine SAC.
- No details of how foul drainage will be treated.

Neighbouring concerns reiterate the same points.

The concerns in respect of the appearance of the property refer to previous planning applications and a subsequent planning appeal between the period of 2001 (when the original planning application was approved for the replacement dwelling) and the planning appeal which allowed the then owner to make alterations to the seaward facing elevation, but subject to conditions withdrawing permitted development rights

and requiring details of levels and contours of the land adjacent to the property (which were to be retained in perpetuity).

In respect of matters relating to flooding and ecology, the Authority refers to statutory consultees for advice on these elements. In both cases, no objections have been received to the information provided, and in the absence of any evidence to contradict the views of NRW, officers would accept the recommendations provided from them.

The submitted plans illustrate a cross section drawn to the scale 1:100, which illustrates the existing ground level and proposed basement level. This is considered adequate to describe the detail of the application.

In terms of visual impact, officers agree that it is important to ensure that the dwelling does not become 'two storey' in profile through a steady change in levels. The proposed scheme allows for better light to the basement bedrooms, but does not involve the wholesale lowering of the garden level between the house and the beach slope. From the most important views via the beach, the property will still appear as a bungalow with basement, rather than as a two storey property. As with the 2004 appeal, the levels can be adequately controlled by planning condition to ensure that the overall development is appropriate to the setting.

## Conclusion

Officers consider that the proposal would be an acceptable form of development which is compatible with the existing setting and use of the site. Sufficient private parking and amenity space is available to the property. As such, officers consider that the proposal can be supported and the recommendation is of approval, subject to conditions.

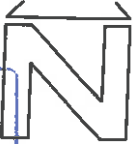
## Recommendation

That the application be delegated to the CE/ Director/Team Leader to issue consent subject to the receipt of amended plans to show the relocation of the swimming pool, 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.  
**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 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;
- 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 Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).
4. Full details of both hard and soft landscaping works shall be submitted to and approved in writing by the local planning authority. These details shall include the finished garden levels and contours (in relation to the existing landforms and vegetation) and the means of enclosure to the seaward boundary. The development shall be carried out and thereafter retained in accordance with the approved details.
- Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area. Pembrokeshire Coast National Park Local Development Plan Policy 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).
5. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the first beneficial use of the approved development, 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. Pembrokeshire Coast National Park Local Development Plan Policy 53 (Impacts of Traffic).
6. 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 1, 2, 6 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.

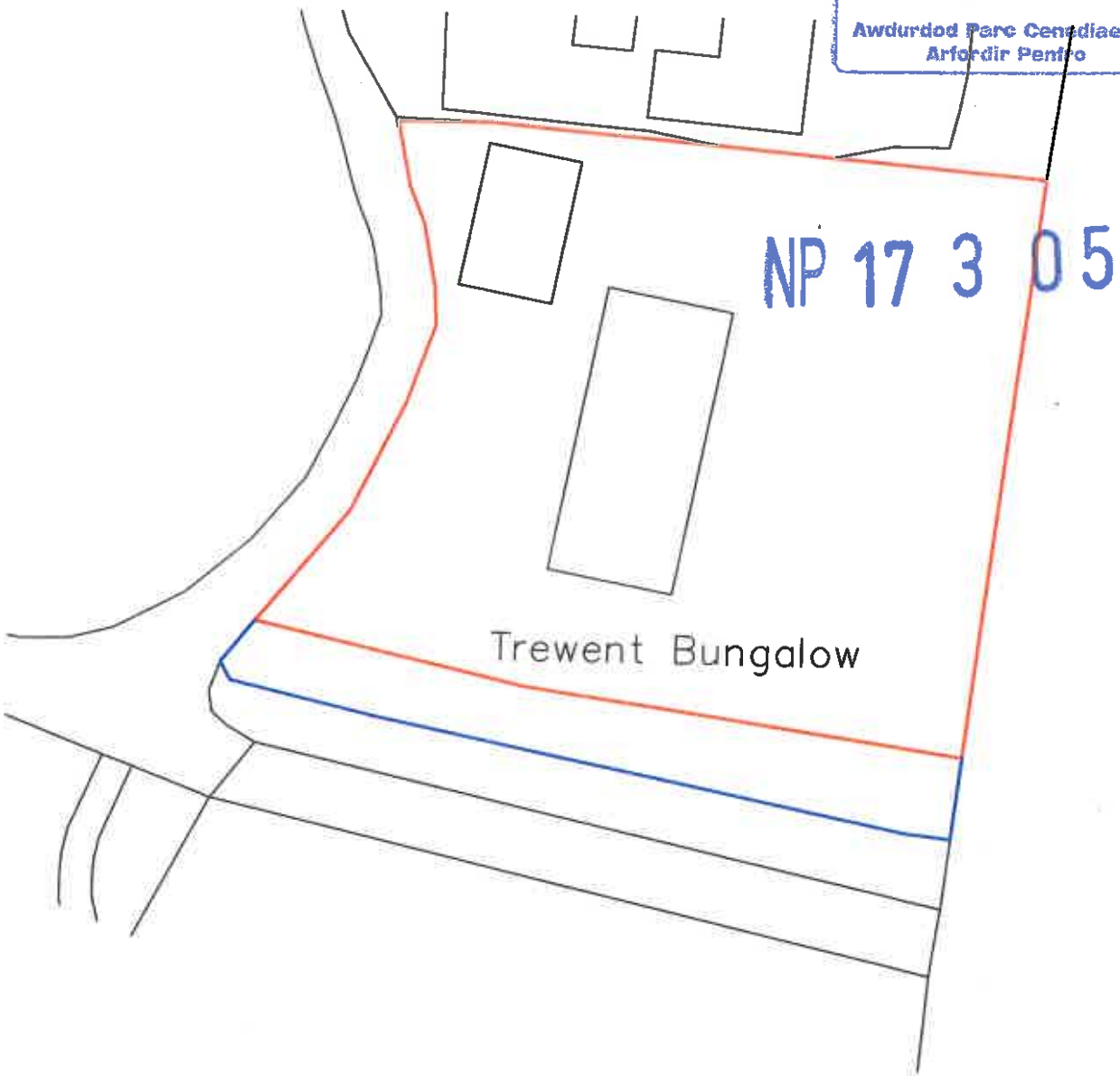




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Trewent Bungalow



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**Job:** Trewent Bungalow,  
Freshwater East,  
Pembroke, SA71 5LN

**Drawing Number:**  
02

**Date:**  
17/01/2017

**Drawn By:**  
D.B

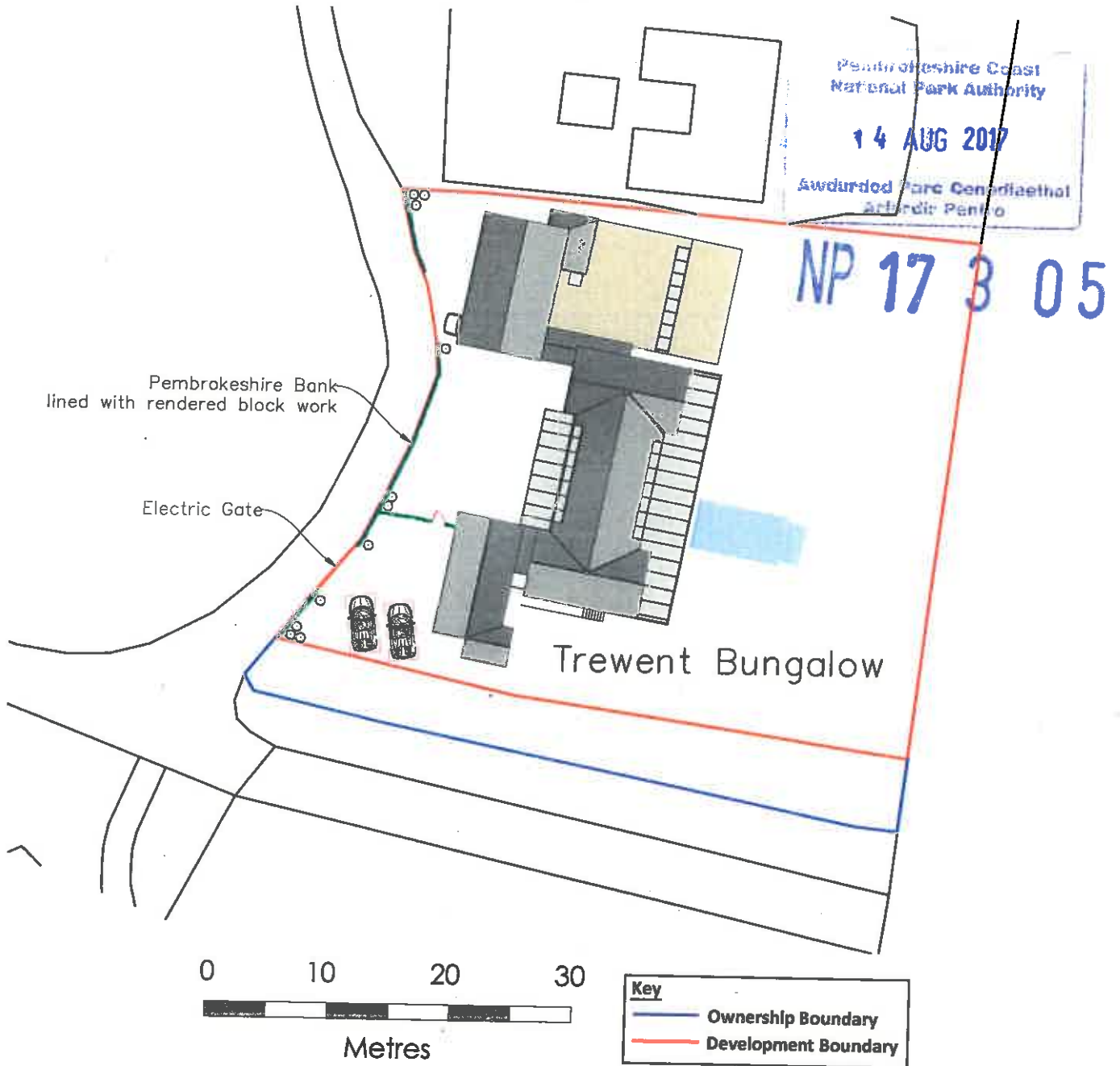
**Checked By:**

**Dwg. Title:**  
Block Plan

**Client:**  
Mr M Bell

**Scale:**  
1/500

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**Job:** Trewent Bungalow,  
 Freshwater East,  
 Pembroke, SA71 5LP

**Drawing Number:**  
 14

**Date:**  
 17/05/2017

**Drawn By:**  
 D.B

**Checked By:**

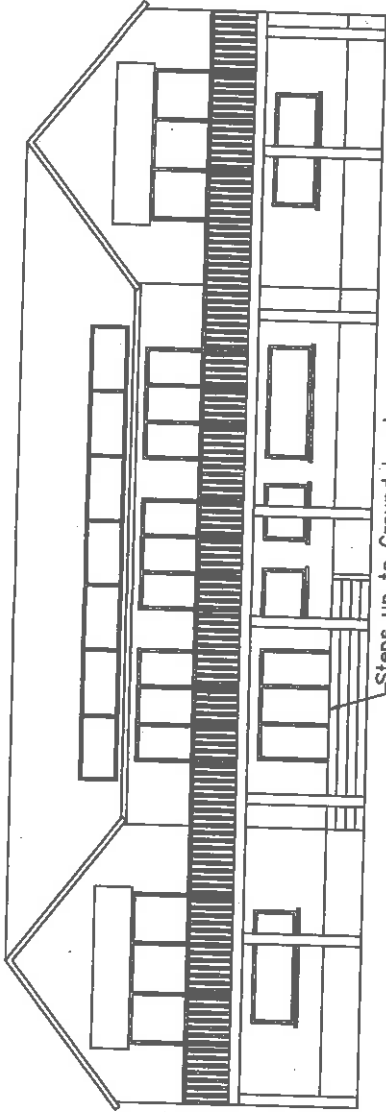
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**Client:**  
 Mr M Bell

**Scale:**  
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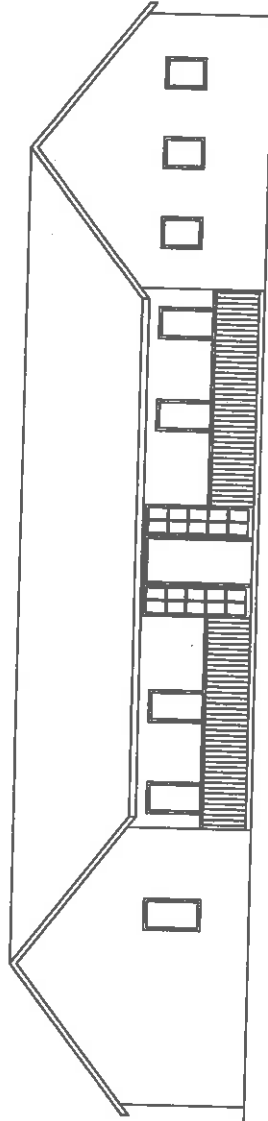
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Steps up to Ground Level

Existing East Elevation



Existing West Elevation

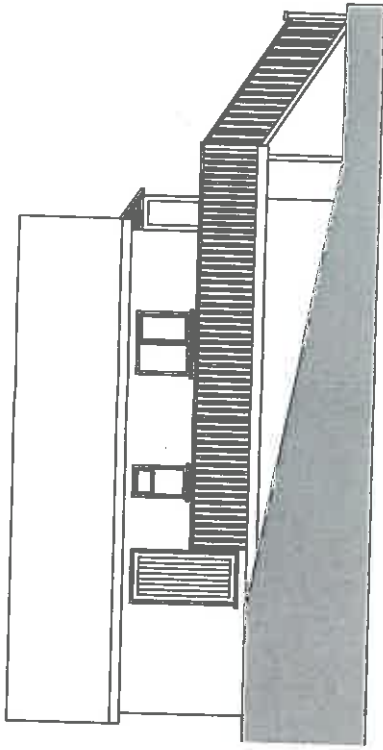
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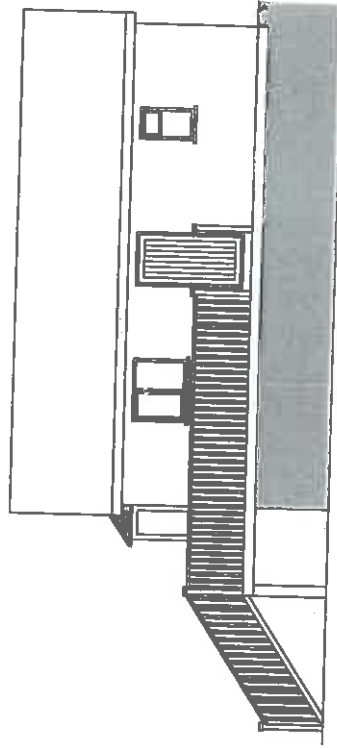
\* These drawings were produced from drawings and measurements provided by the client.



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Dwg. Title: Existing Elevations	Drawn By: D.B	Checked By:
	Client: Mr M Bell	Scale: 1/100
		A3



Existing South Elevation



Existing North Elevation

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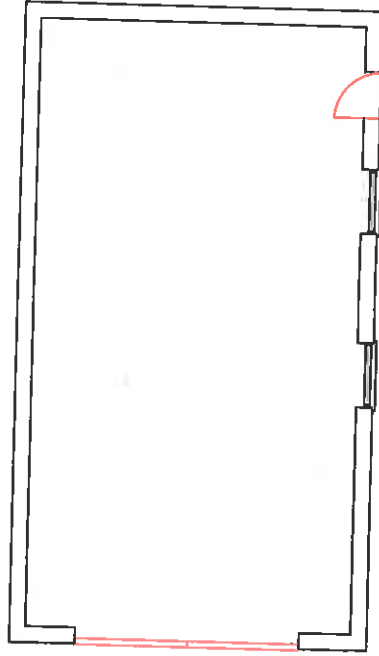
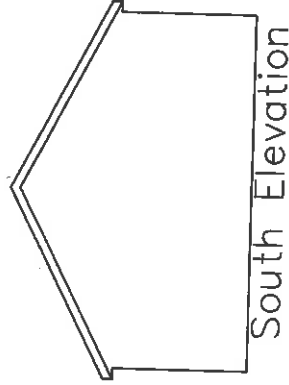
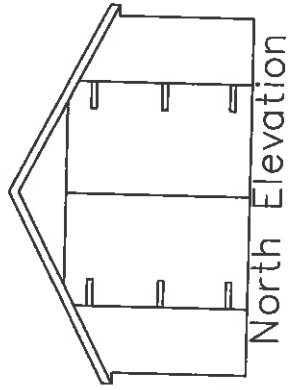
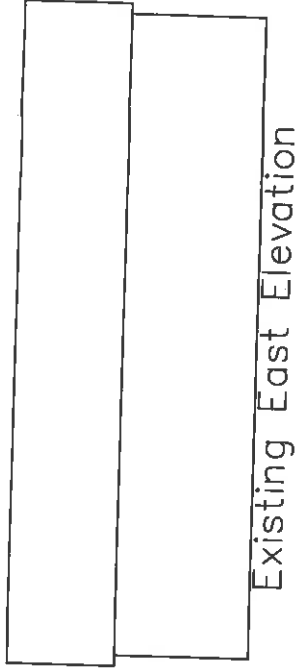
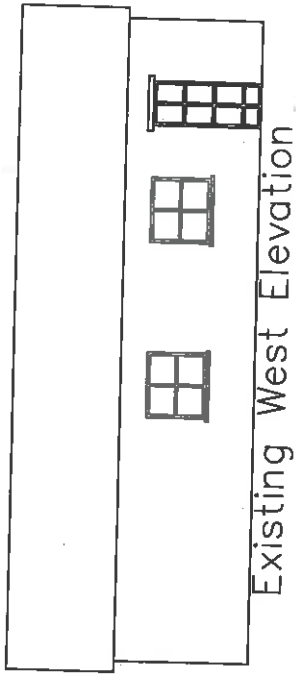
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\* These drawings were produced from drawings and measurements provided by the client.

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Drawn By: D.B	Checked By:	Scale: 1/100
Drawn Title: Existing Elevations	Client: Mr M Bell	A3





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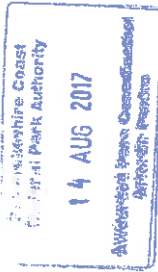
Address: 15 St John Street, Whitland, SA34 0AN



Existing Floor Plans \* These drawings were produced from drawings and measurements provided by the client.



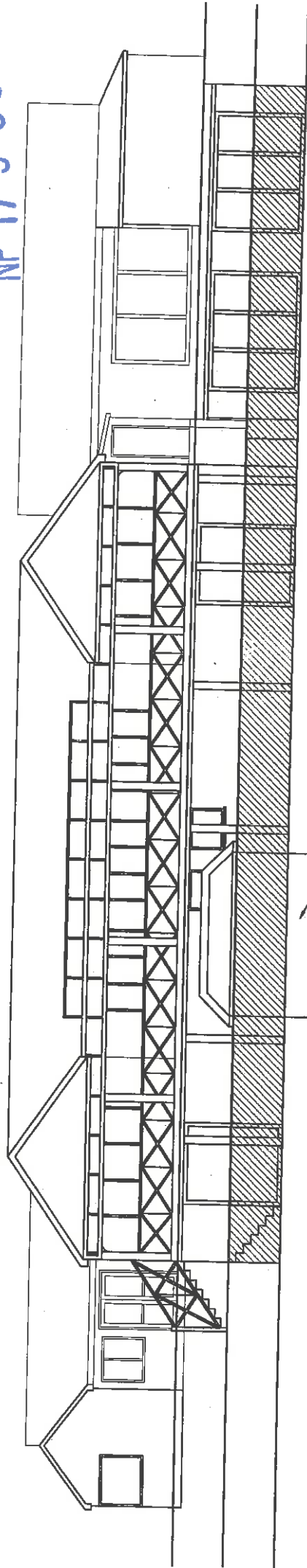
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Dwg. Title: Existing Boat House	Drawn By: D.B	Checked By:
	Client: Mr M Bell	Scale: 1/100 A3



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Wiltshire Council  
 Wiltshire Park Authority  
 14 AUG 2017  
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Proposed East Elevation

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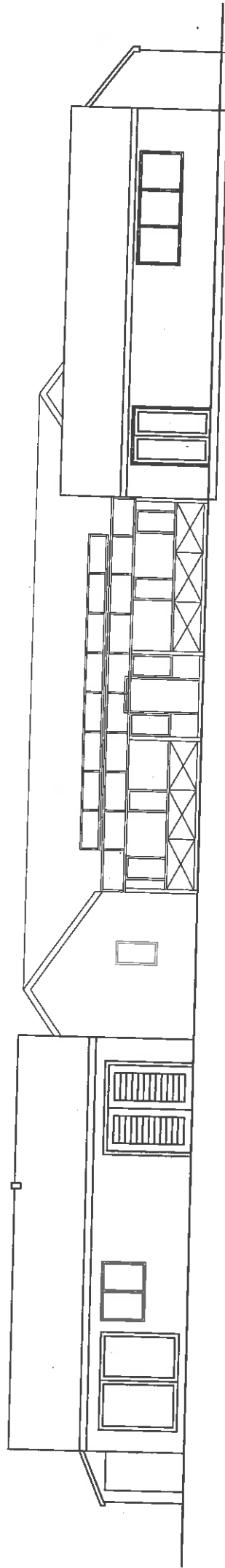
\* These drawings were produced from drawings and measurements provided by the client.

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Draw. Title:	Proposed Elevations

Drawing Number:	06	Date:	16/05/2017
Drawn By:	D.B	Checked By:	
Client:	Mr M Bell	Scale:	1/100
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 14 AUG 2017  
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Proposed West Elevation

\* These drawings were produced from drawings and measurements provided by the client.

Job: Trewent Bungalow, Freshwater East, Pembroke, SA71 5LN	Drawing Number: 07	Date: 16/05/2017
Drawn By: D.B	Checked By:	
Draw Title: Proposed Elevations	Client: Mr M Bell	Scale: 1/100
		A3

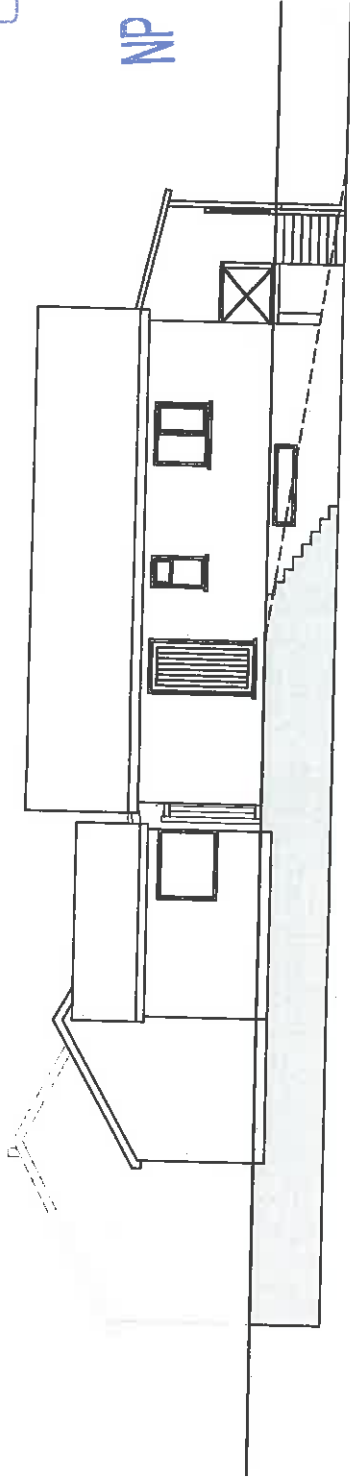


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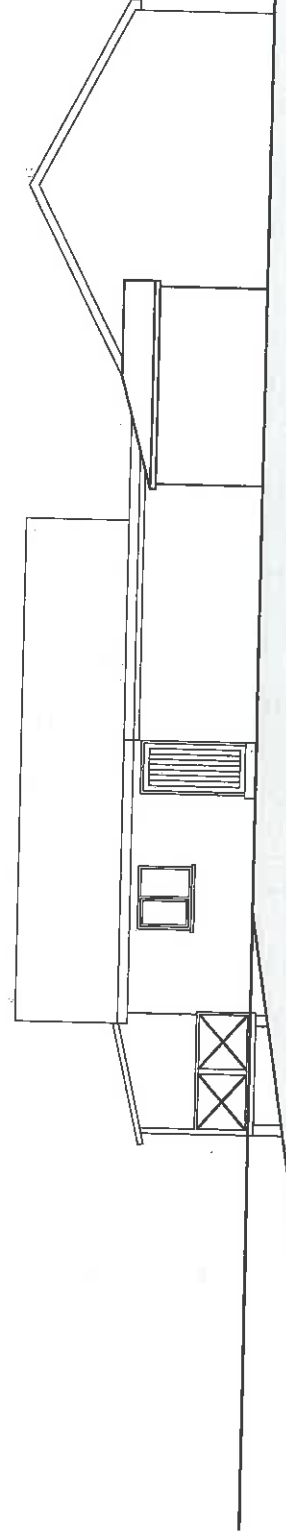


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Proposed South Elevation



Proposed North Elevation

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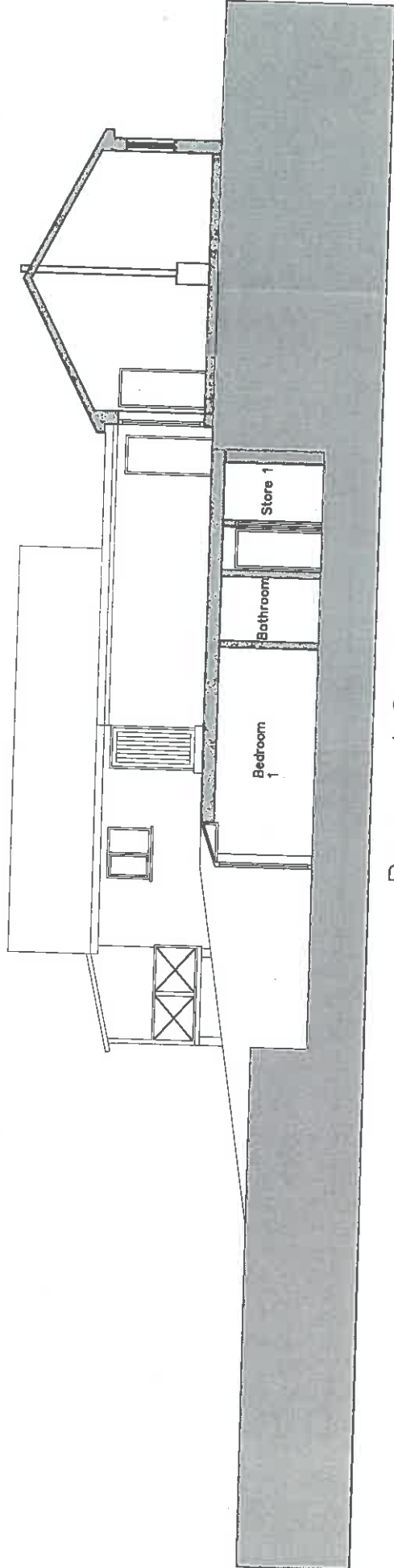


Job: Trewent Bungalow, Freshwater East, Pembroke, SA71 5JN	Drawing Number: 05	Date: 16/05/2017
Drawn By: D.B	Checked By:	
Client: Mr M Bell	Scale: 1/100	A3



Professional Engineer  
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Proposed Section A-A



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Job: Trewent Bungalow, Freshwater East, Pembroke, SA71 5LN	Drawing Number: 10	Date: 16/05/2017
Drawn By: D.B	Client: Mr M Bell	Checked By:
Drawn Title: Proposed Section A-A	Scale: 1/100	A3