

Application Ref: NP/17/0452/FUL

Case Officer	Kate Attrill		
Applicant	Mrs L Jenkins		
Agent	Mr I Bartlett, Ian Bartlett Building Design & Cons.		
Proposal	Demolish and rebuild curtilage & roadside wall and creation of a parking space on vacant land immediately north of Pentwyn		
Site Location	Pentwyn, 6, St Brides View, Solva, Haverfordwest, Pembrokeshire, SA62 6TB		
Grid Ref	SM79962420		
Date Valid	01-Aug-2017	Target Date	10-Nov-2017

This application is being reported to Committee due to the applicant having been a Member of the Authority within the last 12 months.

Consultee Response

PCC - Drainage Engineers: No objection

Solva Community Council: No planning concerns or comments

Dyfed Archaeological Trust: No objection

PCC - Transportation & Environment: No objection

PCNPA Buildings Conservation Officer: Conditional Consent - Support subject to condition requesting sample panel of stonework

PCNPA Access Manager: No adverse comments

PCNPA Planning Ecologist: No adverse comments

PCC - Head of Public Protection: No adverse comments

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. Only in cases of departures from the Local Development Plan, must both methods be used.

In this case, both methods of notification were utilised in order to ensure notification in an area where many dwellings are only occupied seasonally.

One letter of support and three objections (with two being from the same address) have been received to date.

The letter of support states that the proposals will enhance the look of the bank while enabling parking on the space available.

One of the letters of objection cites an ownership dispute over the piece of land which has previously been unregistered, which is a civil matter between the two parties, but also objections have also been received in regard to:

- The wall being historic
- Loss of character
- Scale of car shown misleading
- The land belonging to Solva
- Detriment to Conservation Area
- Plenty of available parking

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 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 13 - Historic Landscapes Parks and Gardens

LDP Policy 14 - Protection of Buildings of Local Importance

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 04 - Planning for Sustainability

PPW9 Chapter 06 - Conserving the Historic Environment

SPG05 - Sustainable Design

SPG12 - Parking

SPG13 - Archaeology

TAN 12 - Design

TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m

Special Protection Area - within 500m

Safeguarding Zone

Rights of Way Inland - within 50m

Hazardous Zones

ROW Coast Path - within 10m

LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Article_4_Directions
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Site and Context

The site lies within the Solva Conservation Area (designated 1997), and Pentwyn itself is listed as being a building of local significance.

The site of the development features a gently sloping piece of grass enclosed at the upper end by a low dry stone wall.

Looking at the historic 1967 aerial photograph, it can be seen that the area to the frontages of Delfryn and Pentwyn were both previously grassed with small enclosed front gardens.

Relevant Planning History

Pre-application advice relating to this proposal was sought by the applicant in April 2017, to which the Building Conservation Officer gave a positive response, provided that the detail was dealt with in a sympathetic manner.

Planning permission is required in this instance due to the presence of an Article 4 Direction which restricts usual permitted development rights for alterations to front curtilages. The works are also considered to be an engineering operation and would need specific consent on that basis also.

Description of Proposal

The proposal seeks to re-build the wall utilising the original stone and to re-grade the frontage area, reducing the level by approximately 150mm, which is currently grassed to allow for a parking space. The intention is to surface the area with grass as now, but over a "grasscrete" type system.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Biodiversity
- Land Drainage

Policy:

The site lies within the development boundary for Solva as defined by the Pembrokeshire Coast National Park adopted Local Development Plan (LDP) and the principle to undertake engineering works to re-grade the land and re-build the stone wall is considered to be acceptable. The proposed development is not considered to have an adverse impact on this area of the National Park, and as such is considered to meet the relevant policies set out in the LDP.

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

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 15 of the 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. Criteria (d) and (e) resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

Policy 14 refers to the protection of Buildings of Local Importance, and on this basis, and the Conservation Area, the Building Conservation Officer has been consulted with the proposals, and has commented as follows: "his is a well-considered scheme that well respects the character and appearance of the conservation area".

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.

As the land is, and has been historically used for the parking of vehicles, it is not considered that the proposed change of ground levels raises any new planning use for which there could be considered a detriment to amenity.

Access and Parking:

The County Highways department have been consulted at both pre-application and application stage and have no objections to the proposal provided that a grass verge is left between the wall and the highway, as at present.

Biodiversity:

PPW, TAN5 and LDP Policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The PCNPA Ecologist has no objections to the proposal as submitted.

Land Drainage:

County Engineers have requested that the applicant be informed of SuDS and the need for appropriate drainage, for which an appropriate condition has been recommended.

Conclusion

The Building Conservation Officer is satisfied that there will be no detriment to the Conservation Area as a result of the proposals, and they can therefore be supported subject to appropriate conditions.

Recommendation

APPROVE, 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:
Site location plan – received 1st August 2017
Existing A-A & Proposed B-B & roadside wall elevation – received 1st August 2017
Proposed Site Layout – 1st August 2017.
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. Prior to the construction of the stone wall hereby approved, samples of any additional stone required to be used in the construction of the wall shall be submitted to and approved in writing by the local planning authority.
Development shall be carried out in accordance with the approved details.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy:

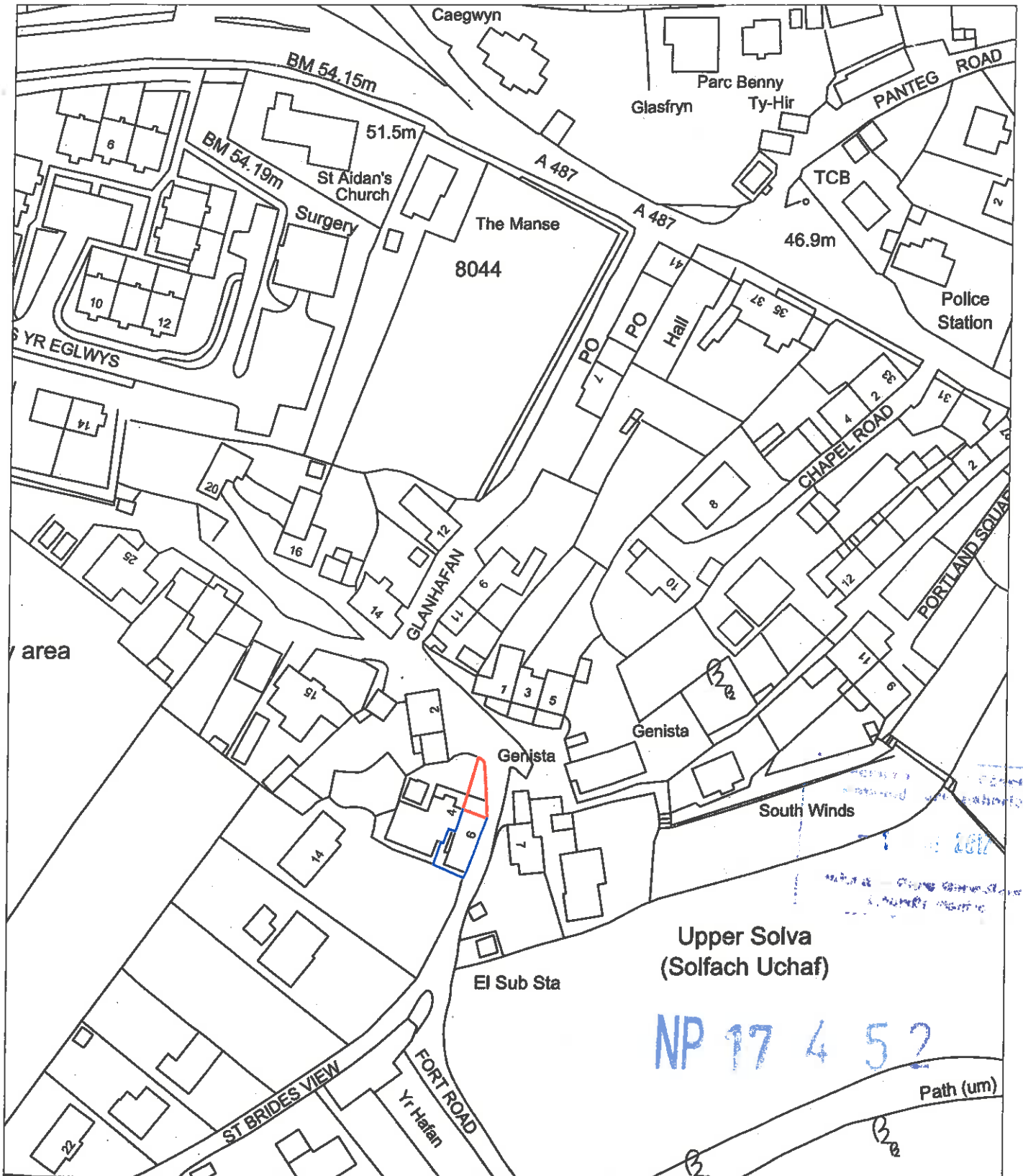
Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

4. A sample panel of suitably pointed stonework shall be prepared on site for inspection and approval, in writing, by the National Park Authority. The works shall thereafter be carried out and retained in accordance with the approved details.

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, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.

5. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved details.

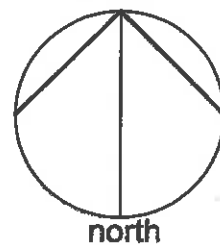
Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).

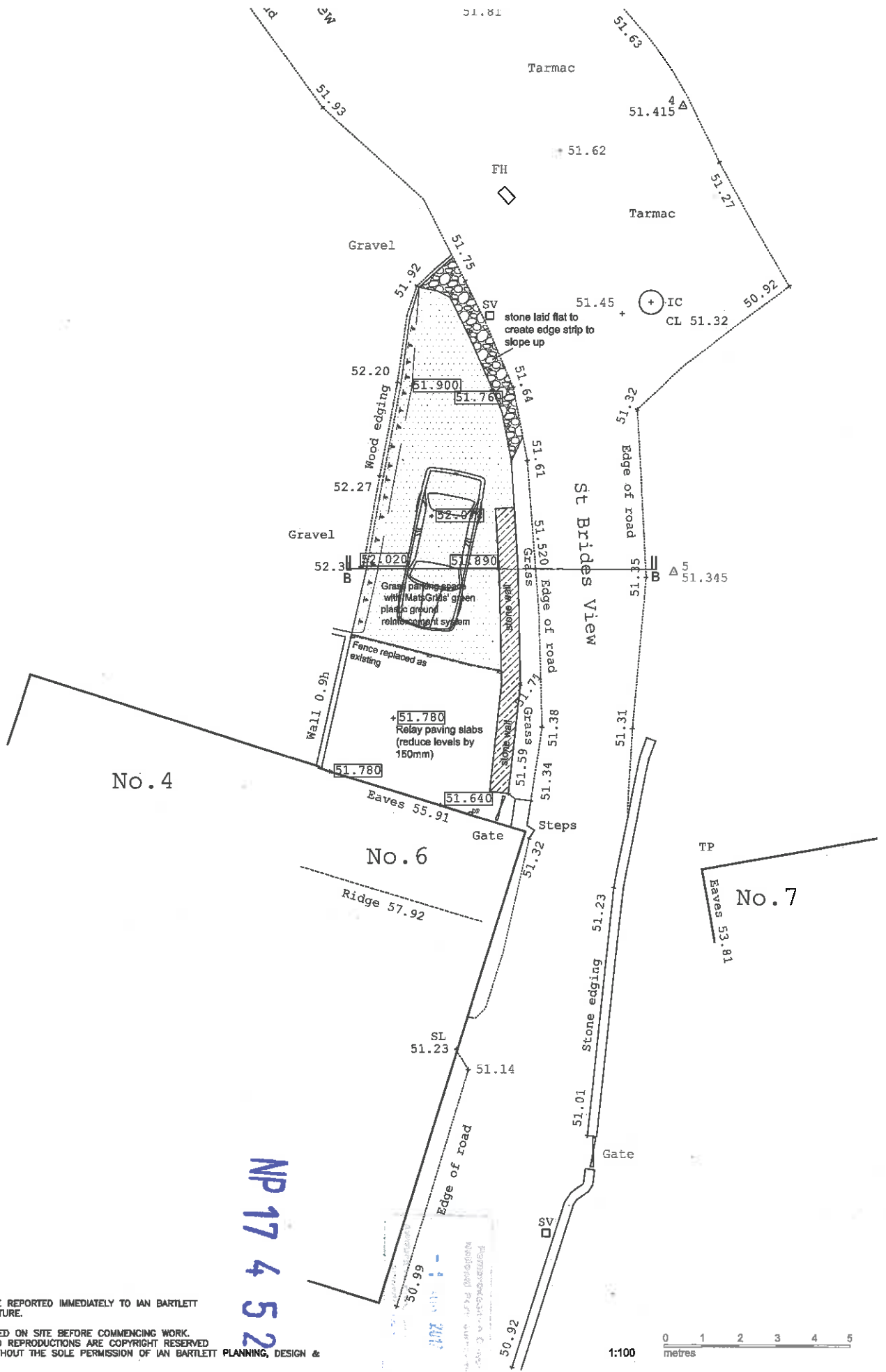


SITE LOCATION PLAN

SCALE 1:1250

PENTWYN
 6 ST BRIDES VIEW
 SOLVA
 HAVERFORDWEST
 PEMBROKESHIRE





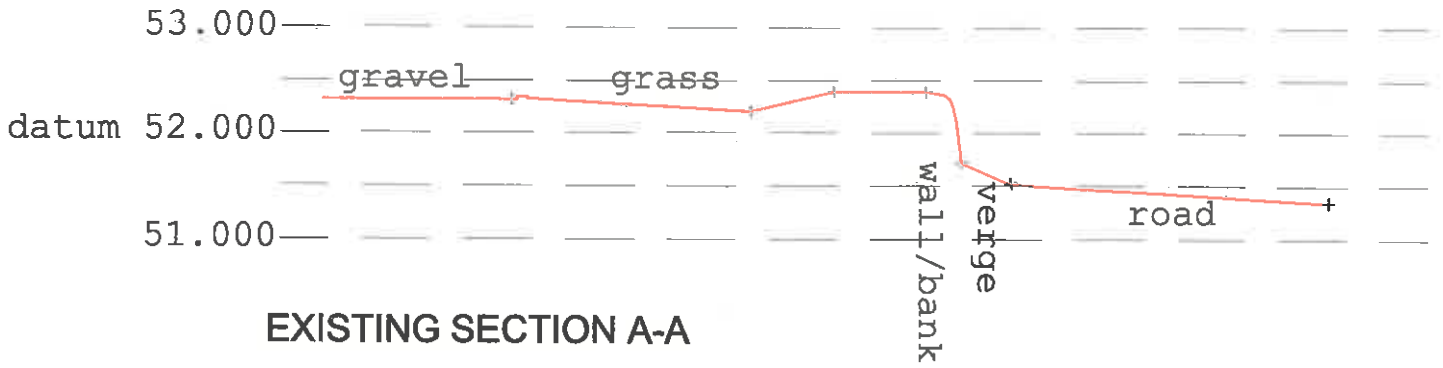
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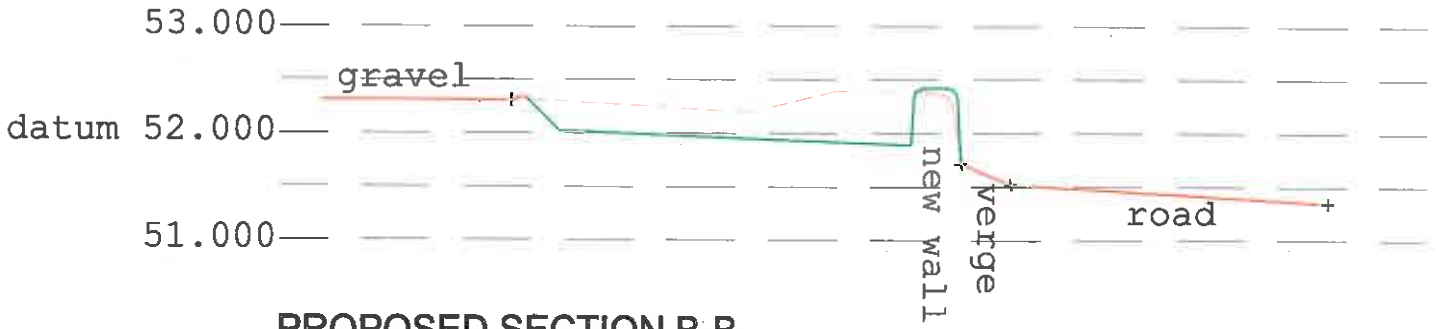
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	<p>DRAWING TITLE</p> <p>PROPOSED SITE LAYOUT PLAN</p>		<p>DATE</p> <p>JULY 17</p>	<p>REVISION</p>

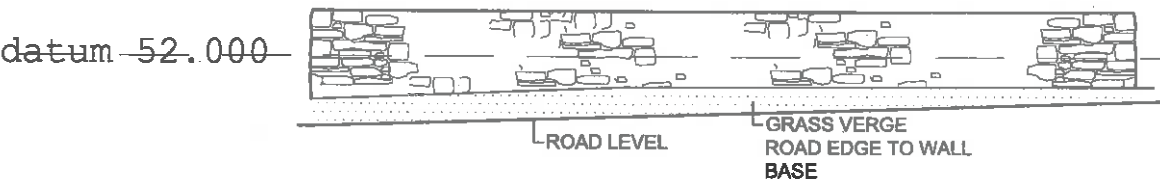


EXISTING SECTION A-A



PROPOSED SECTION B-B

CURTILAGE AND ROADSIDE STONE WALL TO BE CONSTRUCTED WITH STONE SALVAGED FROM EXISTING WALL. STONE FACED BOTH SIDES. WALL TO BE FINISHED WITH LIME RICH MORTAR POINTING. WALL FACES TO BE SLIGHTLY BATTERED BACK



ELEVATION FROM ROADSIDE



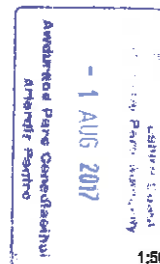
END ELEVATION FROM ROADSIDE

- EXISTING LEVEL
- PROPOSED LEVEL
- - - EXISTING LEVEL TO BE REDUCED

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	<p>DRAWING TITLE</p> <p>EXISTING SECTION A-A AND PROPOSED SECTION B-B AND ROADSIDE WALL ELEVATION</p>	<p>DATE</p> <p>JULY 17</p>	<p>REVISION</p>	