

**Application Ref: NP/17/0300/FUL**

<b>Case Officer</b>	Rob Scourfield		
<b>Applicant</b>	Mr J Smith		
<b>Agent</b>	Mr J Bishop		
<b>Proposal</b>	Realignment of garden boundary wall to form single parking space - demolition of dilapidated earth and stone wall rebuilding in good stonework to mask previous rebuild of wall to Mill Lane.		
<b>Site Location</b>	Glanafon, Upper West Street, Newport, Pembrokeshire, SA42 0TQ		
<b>Grid Ref</b>	SN05593901		
<b>Date Valid</b>	22-May-2017	<b>Target Date</b>	16-Jul-2017

The application is referred to the Development Management Committee for determination as the officer's recommendation differs to that of the Town Council.

**Consultee Response**

**Newport Town Council:** Recommending refusal due to urbanization and effect on key curtilage/frontage within Conservation Area

**PCC - Drainage Engineers:** Due to limited and contradictory information provided, we would recommend that a decision is deferred until sufficient information has been provided. Also add informative regarding surface water and ordinary watercourses.

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

**Dyfed Archaeological Trust:** No adverse comments

**PCNPA - Ecologist:** No adverse comments

**Public Response**

The application has been appropriately advertised, and no responses have been received at the time of this report.

**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 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW9 Chapter 06 - Conserving the Historic Environment

Pembrokeshire Coast National Park Authority

Development Management Committee – 9<sup>th</sup> August 2017

SPG05 - Sustainable Design  
SPG17 - Conservation Area Proposals  
TAN 12 - Design  
TAN 24 - The Historic Environment

### **Constraints**

Biodiversity Issue  
Historic Landscape  
Potential for surface water flooding  
LDP Centre:70pc aff housing;30 units/ha  
Recreation Character Areas  
Article\_4\_Directions  
Landscape Character Assessment  
Seascape Character Assessment

### **Officer's Appraisal**

Planning permission is sought for the realignment of the garden boundary to form a single parking space including the demolition of the dilapidated earth and stone bank and rebuilding to match the adjacent stone wall.

Glanafon is a substantial Edwardian villa facing Upper West Street within Newport conservation area. It is a three-storey house with stuccoed detail, bay windows and a railed forecourt, all typical of the houses built for local retired sea captains. The rear garden abuts Mill Lane, the boundary comprising a stone wall, with a stretch of earth/stone bank running some 14 metres beyond.

The site comprises the upper portion of the rear garden of Glanafon, facing Mill Lane. This area has an earth/stone bank abutting Mill Lane, some 14 metres long, this in poor repair. A similar bank forms the south boundary of the garden, beyond which is a parking area for a nearby property.

The southern (upper) portion of the site originally comprised small gardens in separate ownerships, now all forming the curtilage of Glanafon.

The banks are typically 1200-1400mm in height, some 600mm wide, including a pedestrian gateway to the south.

### **Relevant Planning History**

NP/02/308 – access and car space. Planning permission refused. Appeal (ref APP/L9503/A/03/1110361) dismissed 23/04/2003

NP/02/333 – Provision of parking space. Planning permission refused 14/08/2002

The current proposed parking area lies to the south of those subject to the applications listed above.

NP/14/005 - part demolition of existing attached domestic outbuilding & provision of single storey extensions to the south & west to enlarge outbuilding in addition to associated external works to provide garden retaining wall & access steps. Planning permission approved 12/03/2014

### **Current Proposal**

The proposal comprises the demolition of the existing earth/stone bank and the construction of rubble stone walls to match those adjacent to the north. The proposed walls are to be aligned to allow the provision of a single parking space at the south end of the garden, with a pedestrian garden gateway connecting. A matching wall is proposed to form the south boundary of the site, abutting the adjacent parking area. The proposed wall is to match that adjacent, constructed of local stone with cock-and-hen copings (mortar coping to the south boundary). The proposed gate is to be of timber boarded construction and the parking area is to be laid in permeable compacted stone , with falls laid towards the stream to the east.

### **Key Issues**

The application raises the following planning matters:-

- Principle
- Siting and Sustainable Design
- Amenity and Privacy
- Conservation Area

#### **Principle**

The site lies within Newport local service and tourism centre as defined in the LDP and therefore Policy 3 is relevant. This policy sets out the types of development that may be appropriate in such locations. The proposal is for development within an existing residential property, as such, the principle of the development is considered acceptable.

#### **Siting and Sustainable Design**

The scale and design of the proposal is considered to be acceptable with regards to the character and appearance of the conservation area, matching the existing stone wall and maintaining the sense of enclosure of the narrow Mill Lane.

#### **Amenity and Privacy.**

The proposal is not considered to affect the amenity and privacy of Glanafon, which has a large garden area. Nos 1-2 Mill Lane lie across the lane and currently have the amenities of a garage and parking space respectively, adjacent to the proposed parking space, as such, there is no adverse impact on residential amenities of neighbours.

## Conservation Area

The proposal is considered to preserve the character and appearance of the Conservation Area. The existing boundary of Glanafon along Mill Lane is defined within the Conservation Area Proposals SPG as key curtilage/frontage. In terms of the quality of the earth bank, it is noted that the return section is a modern rebuild and the section along the lane of not particularly high historic or aesthetic value. The proposed replacement with a stone wall to match the historic wall adjacent is welcomed and will retain the attractive sense of enclosure within the lower section of Mill Lane.

The proposed parking space itself is to be bounded by a traditional stone wall to the south, which creates an attractive and appropriate sense of enclosure.

In terms of the objection received from Newport Community Council, it is considered that the proposal perpetuates both the existing historic wall and narrow character of Mill Lane. The proposed car parking space has been designed as an enclosed space, effectively bounded by traditional stone walls. The application is considered to appropriately preserve the character and appearance of Newport Conservation Area

## Conclusion

Notwithstanding the objection raised, following consideration of the policies contained within the Local Development Plan and having regard to all material considerations it is considered that the proposed development does not have an adverse impact on the special qualities of the National Park or amenity. The application is, therefore, recommended for approval subject to conditions.

## Recommendation

That planning permission be granted 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: 290/60, 290/61/B, 290/62/A, 290/63/B, 290/64/B – dated 04/07/17; Design Statement – dated 22/05/17.  
**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. Samples of stonework (1 metre panel) and gravel and details/samples of bollards to be provided on site for inspection and approval, in writing, by the National Park Authority prior to the commencement of works on site. The works shall thereafter be carried out and retained in accordance with the approved details.

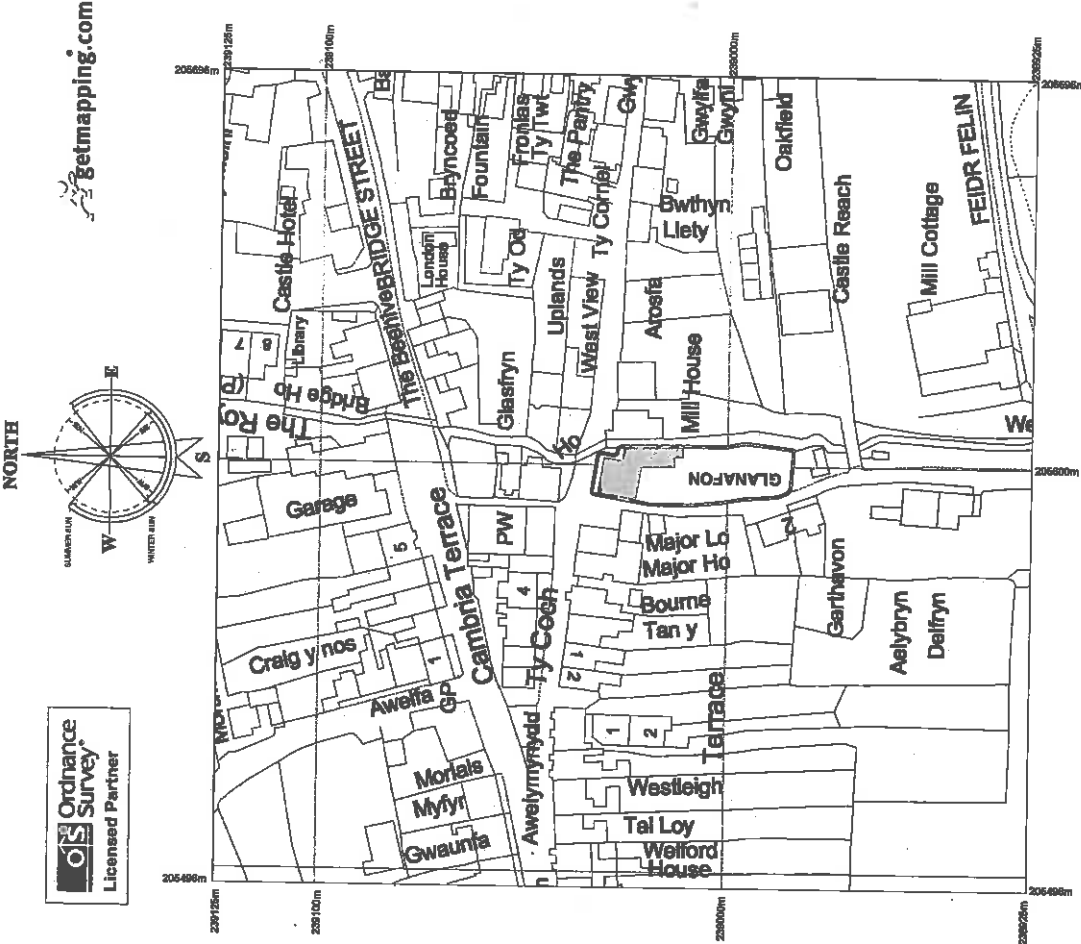
**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area.  
Policy : Local Development Plan – Policy 15( Conservation of the Pembrokeshire Coast National Park)

### **Informatives**

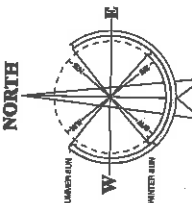
Surface water from all impermeable area created by the development should be discharged to soakaways or to some form of sustainable drainage system in accordance with the requirements of TAN15.

The application is located adjacent to an ordinary watercourse, therefore, the developer is advised that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood & Water Management Act 2010.

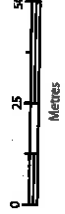
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getmapping.com

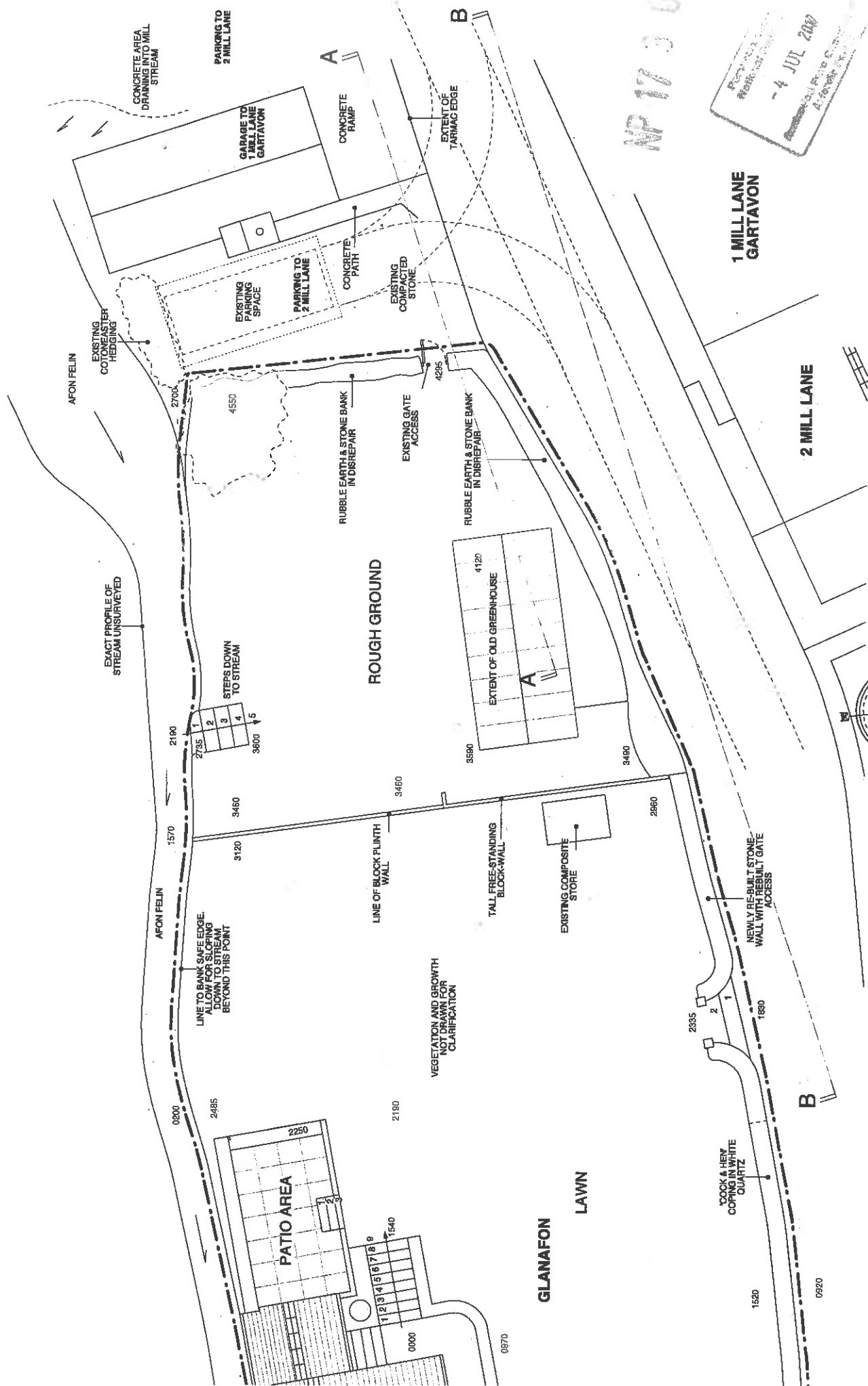


Scale 1:1250



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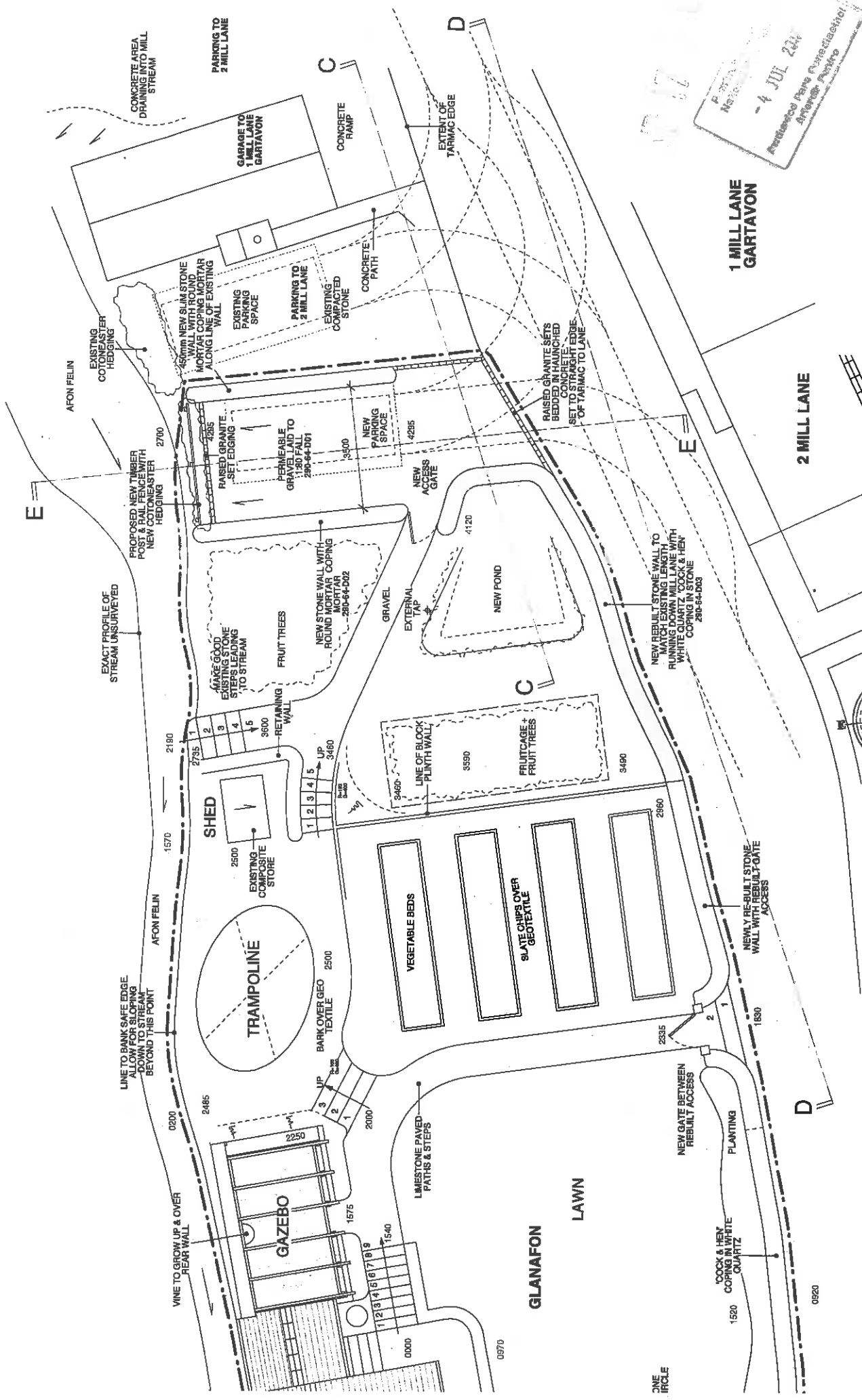
<b>JULIAN BISHOP</b> Deryn Gem Mountain West Newport SA43 0XQ Tel: 01237 821 150 e-mail: mat@julianbishop-architect.co.uk	ARCHITECT R.I.B.A.	Client: MR & MRS JONATHAN SMITH Job: NEW VEHICLE ACCESS TO GLANAFON, UPPER WEST STREET, NEWPORT, FERROKESHAE, SA42 0TQ Drawing: SURVEY AS EXISTING - LOCATION PLAN Scale: 1:1250 Page Size: A4 Date: MAY 2017	290 Rev.
			60



NP 173 02

REV B - 08 JULY 2017  
REV A - 28 JUNE 2017  
- 4 JUL 2017

**LANDSCAPE PLAN - VEHICLE ACCESS**

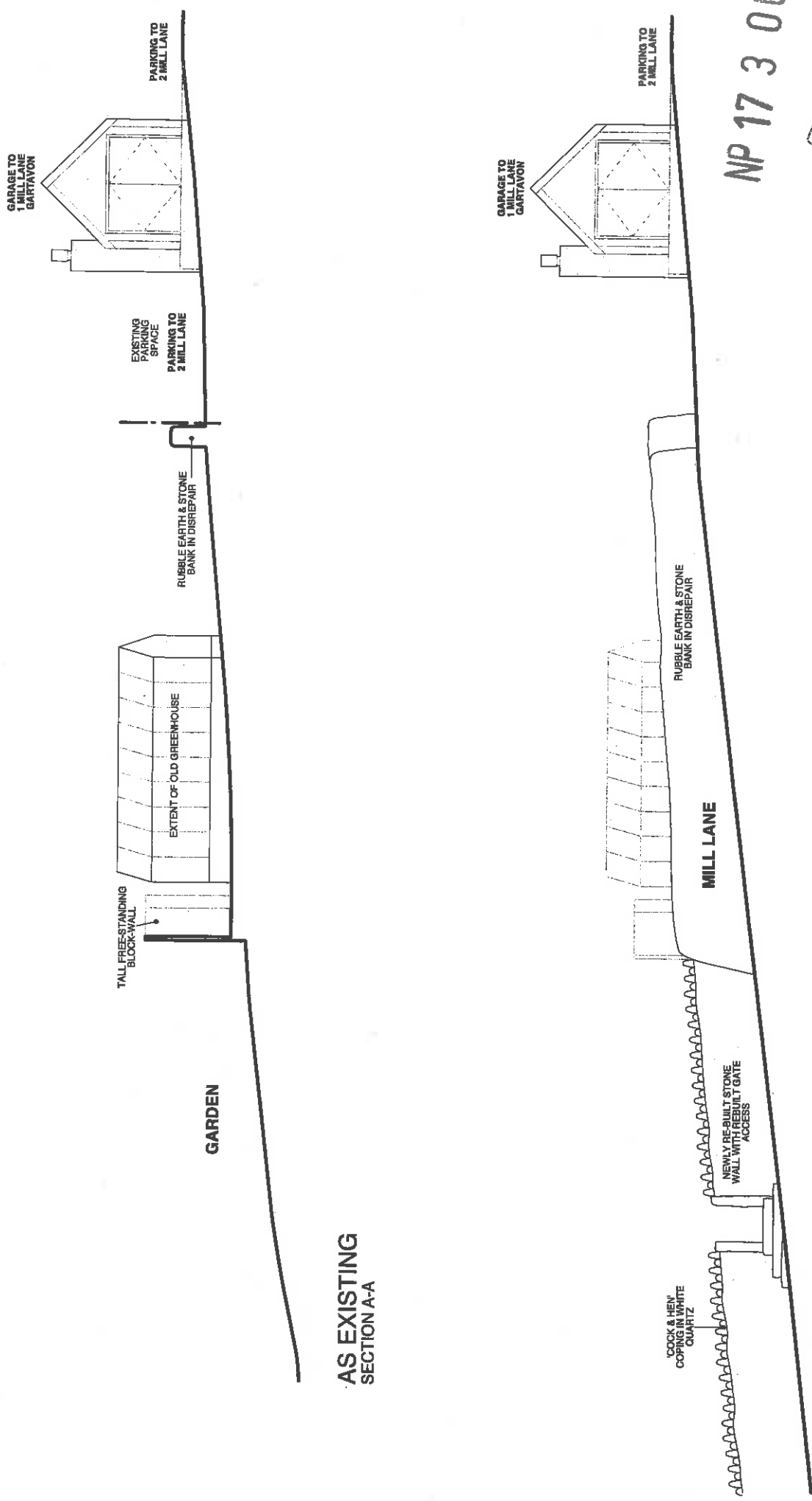


LANDSCAPE PLAN - VEHICLE ACCESS

4 JUL 2017  
P. Bishop  
Newport  
Pembrokeshire  
Architect  
- 4 JUL 2017



Item 5j)



AS EXISTING SECTION A-A

AS EXISTING SECTION B-B

LANDSCAPE SECTIONS

**JULIAN BISHOP ARCHITECT R.I.B.A.**  
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Client: **MR & MRS JONATHAN SMITH**  
 Job: **NEW VEHICLE ACCESS TO GILMANSON UPPER WEST STREET, NEWPORT, PENYRHOSSAEL SA8 9TG**  
 Drawing: **SURVEY AS EXISTING - LANDSCAPE SECTIONS A-A & B-B**  
 Scale: **1:100**  
 Page Size: **A3**  
 Date: **MAY 2017**

REV A - 03 JULY 2017

290  
 Rev. **62 A**

PLANNING APPLICATION SET

Plan checked by:  
 Approved by:  
 - 4 JUL 2017  
 Approved Name:  
 Approved Position:

AP 173 00

PROPOSED NEW  
TIMBER POST & RAIL  
FENCE WITH HEDGING

AWDRINWOOD FENCE & RAILWORKS  
88 WILTON ROAD  
SOUTHVIEW  
- 4 JUL 2017

REV B - 03 JULY 2017  
REV A - 28 JUNE 2017

290
64 B

**JULIAN BISHOP**  
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**ARCHITECT R.I.B.A.**  
 Client: MR & MRS JONATHAN SMITH  
 Job: NEW VEHICLE ACCESS TO GLANCON, UPPER WEST STREET, NEWPORT, PERKINS+OWEN, S44 1PQ  
 Drawing: AS PROPOSED - LANDSCAPE SECTIONS C-C, D-D & E-E  
 Date: AUGUST 2016  
 Scale: 1:100  
 Page: Sheet 44

50mm OF 20mm DOWN  
CRUSHED GREY LIMESTONE

200mm SUB-BASE 4/20 .DOT  
TYPE 3 PERMEABLE STONE

GEO-TEXTILE MEMBRANE

SOIL LEVEL TAKEN DOWN

**DETAIL 290-64-D01**  
NEW PERMEABLE PARKING AREA CONSTRUCTION  
SCALE 1:10

ROUND MORTAR COPING  
OVER STONE WALL HEADS

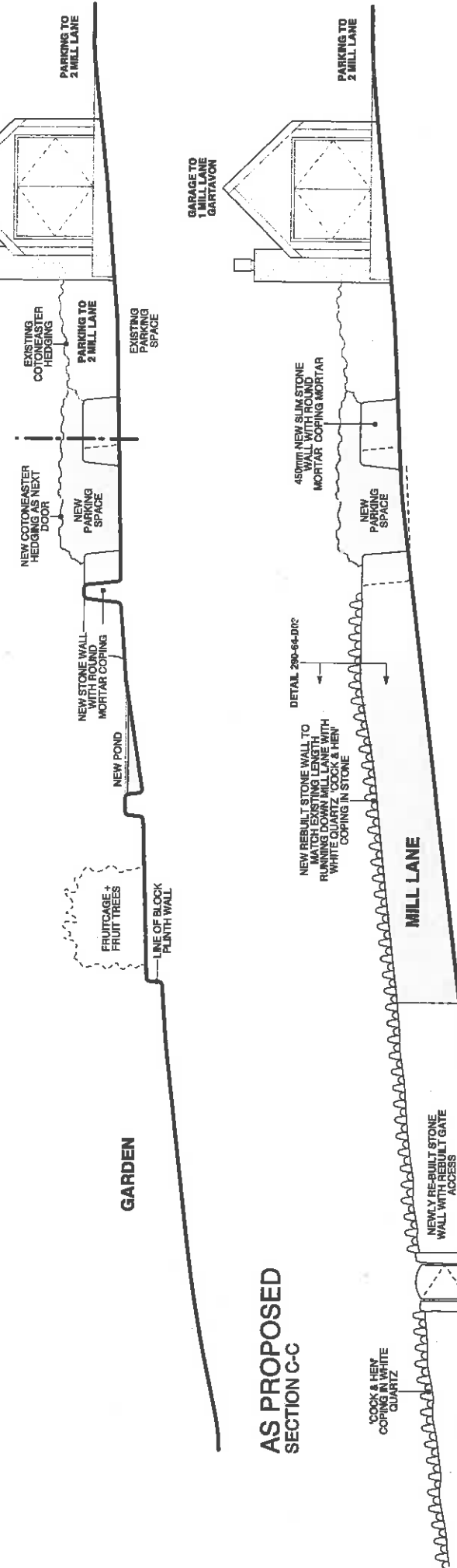
NEW STONE WALL

**DETAIL 290-64-D02**  
MORTAR COPING DETAIL  
SCALE 1:10

WHITE QUARTZ  
COCK & HEN COPING

NEW STONE WALL

**DETAIL 290-64-D03**  
COCK & HEN COPING DETAIL TO LANE WALL  
SCALE 1:10



**LANDSCAPE SECTIONS**