

Application Ref: NP/18/0402/FUL

Case Officer	Kate Attrill		
Applicant	Mr R Ashley		
Agent	Mr N Campodonic, Trewent Designs Ltd		
Proposal	Construction of garage for private use		
Site Location	Freshwater Inn, Jason Road, Freshwater East, Pembroke, Pembrokeshire, SA71 5LE		
Grid Ref	SS02039839		
Date Valid	23-Aug-2018	Target Date	05-Dec-2018

The application is being reported to the Development Management Committee due to the Officers recommendation differing to that of the Community Council

Consultee Response

Lamphey Community Council: No objection in principle but would suggest imposing a condition to prevent garage being used for anything other than parking private cars.

PCNPA Tree and Landscape Officer: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

PCC - Drainage Engineers: Standard Advice

PCNPA Planning Ecologist: 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. In this case, both methods of notification were utilised in order to ensure notification in an area where many dwellings are only occupied seasonally. A site notice was erected on the 14th September on the public frontage to the site.

The Community Council have expressed concern over whether the building could be converted for future use to holiday accommodation and this is discussed within the report under the 'Other Material Considerations' section.

One letter of objection has been received regarding the location of the proposed garages citing:

- Loss of property value
- Loss of sea views
- Loss of natural light
- Loss of character of the views from the area
- Impact on tourist trade to pub

Whilst the majority of these are not material considerations, the loss of character to the area from the loss of a key view is discussed under the Siting, Design and Special Qualities section.

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 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 37 - Self-Catering Development

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

PPW9 Chapter 04 - Planning for Sustainability

PPW9 Chapter 11 - Tourism, Sport and Recreation

SPG05 - Sustainable Design

SPG06 - Landscape

SPG20 - Accessibility

TAN 12 - Design

Constraints

Local Nature Reserve - within 25m

NPA Property - within 25m

Special Area of Conservation - within 500m

Biodiversity Issue

Rights of Way Inland - within 50m

Recreation Character Areas

Landscape Character Assessment

Seascape Character Assessment

Officer's Appraisal

Site and Context

Pembrokeshire Coast National Park Authority
Development Management Committee – 5th December 2018

The site of the proposed garage block is on an area currently used for car parking for the public house. The area is part hardcore, part grassed and is not formally laid out with parking spaces.

There are a pair of existing corrugated tin garages on the site, accessed from the main road frontage to the west of the public house but these are understood to be currently being used for storage associated with the public house and not for domestic use.

Relevant Planning History

- PA/15/0393 Pre- application query for a proposed 2 storey house and double garage constructed with ICF air or ground source heat pumps and solar panels - response recommended refusal (adjacent plot of land to south)
- PA/16/0625 New dwelling – Plot at Jason Road –Pre-application advice that a dwelling would likely be refused 18/09/2017 – Subsequent Appeal Dismissed - 25/06/2018 (adjacent plot of land to south)
- PA/16/0092 New dwelling (this plot) – Advice given that an application would not be supported.
- NP/18/055 Construction of 3 car garage for private use
Withdrawn 21/03/18 following recommendation of refusal on Highways and design/siting of building

Description of Proposal

An application was submitted earlier in 2018 for a 3 car garage with internal inspection pit and lift measuring 10.6 metres by 6.8 metres with a monopitch roof height of 5 metres but withdrawn following advice that the case officer could not support the application.

The current application was initially submitted on the same location as previous, for a 3 car garage measuring 10 metres by 6 metres with a pitched roof to 4.7 metres and front facing gable feature with three sets of timber doors to the north facing elevation and three windows to the rear elevation.

The application has been amended to a 2 car garage with timber storage to the western elevation and now measures 9.6 metres by 6 metres with a monopitch roof to 3.5 metres high. The garage has also been moved slightly to the east from its originally proposed location.

The application also results in an extension of residential curtilage into an area previously only associated with the commercial use of the site whereas the residential curtilage (garden) of the property is to the west of the public house. The garage would be an ancillary residential building surrounded by commercial land in use in association with the pub, taking up part of the pub car parking area.

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
- Access and Parking
- Landscaping
- Other Material Considerations

Policy:

The application site falls outside of any Centre or Rural Centre as defined for the purposes of the Pembrokeshire Coast National Park Local Development, and is considered for the purposes of the Plan to be in the countryside (which would include small villages, hamlets, sporadic dwellings and farms).

Policy 7 – Countryside states (amongst other criteria) that development will only be permitted where it constitutes sensitive infill or rounding-off or it constitutes the conversion of appropriate buildings to a range of uses with affordable housing being given priority in residential conversions and there being no unacceptable impact upon the structure, form, character or setting of the building (d).

This policy also states that accessibility to the Centres defined in the Local Development Plan will be an important consideration. Amongst the criteria of Policy 15 – Conservation of the Pembrokeshire Coast National Park, there is the requirement for development to be sensitively and sympathetically sited within the landscape (b) and to harmonise with the landform and landscape character of the National Park (d).

The village of Freshwater East has a strong linear character which extends along Jason Road, with dwellings ‘scattered’ to the south of the within an area known as the Burrows. The building line to the rear of the properties on the southern flank of Jason Road is well defined, and provides a distinct edge to the densely developed part of the village.

Having considered the proposal against the criteria of Policy 7, the application site falls significantly behind the curtilage of the managers accommodation and south of the main built up village of Freshwater East, and, being located behind rather than within the main frontage, would not be considered to be an appropriate location for a new building, given the surrounding character of the built form.

PPW at 9.2.13 states that sensitive design and good landscaping are particularly important if new buildings are successfully to be fitted into vacant sites in established residential areas. Although this is not a ‘vacant’ area, the building in this location would appear out of character with its immediate surroundings.

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 strategic 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)).

The Case Officer has suggested to the applicant that a more logical location for a new building, and which would be in character with the surrounding built form would be to the immediate left of the existing car park entrance, where the applicant's cars are currently parked. This location has been discounted by the applicant as the area on which the garage is to be located is said to be boggy and unsuitable for car parking.

The previous case officer on NP/18/055 had also suggested that there might be a better location for the new building, expressing concern that the glimpsed sea view through the car park from the main road also forms an important part of the character of this area. Under Policy 15, this proposal would be categorised as being insensitively and unsympathetically located within the landscape.

The adverse visual impact caused by the siting of the proposed garage together with the fact that there is a site within the applicant's ownership which would relate better to the character of built form within the locality, it is felt that this proposal cannot be supported under either Policies 7 or 15 as it does not enhance or preserve the special qualities of the National Park.

Access and Parking:

The Highways department of Pembrokeshire County Council originally expressed concerns over the accuracy of the submitted car park plan and suggested refusal on that basis. Following the submission of revised plans, the Highways Officer made the following comments:

"The revised plans show a more accurate layout for the car park, confirming that the existing access is not changing. It is accepted that the parking spaces remaining, once the garage/car port building (as revised) is in place, will provide equivalent customer parking to what is currently made available. The staff and owner cars will be in or around the garage".

There is therefore no objection on highways grounds to the plans as revised. The proposed development is therefore considered to comply with Policy 53 of the LDP.

Landscaping:

The Authority's Tree and Landscape Officer has been consulted on the proposed application and has raised no objections subject to a condition.

Other Material Considerations:

The Community Council has expressed concerns that the building could be used as overflow accommodation or holiday accommodation unless conditions are applied to prevent this future use.

Policy 37 of the Local Development Plan prevents new build self-catering accommodation so full planning permission would be required for this if proposed in the future. Unless conditioned, there would be nothing to prevent the garage being used for ancillary accommodation if approved.

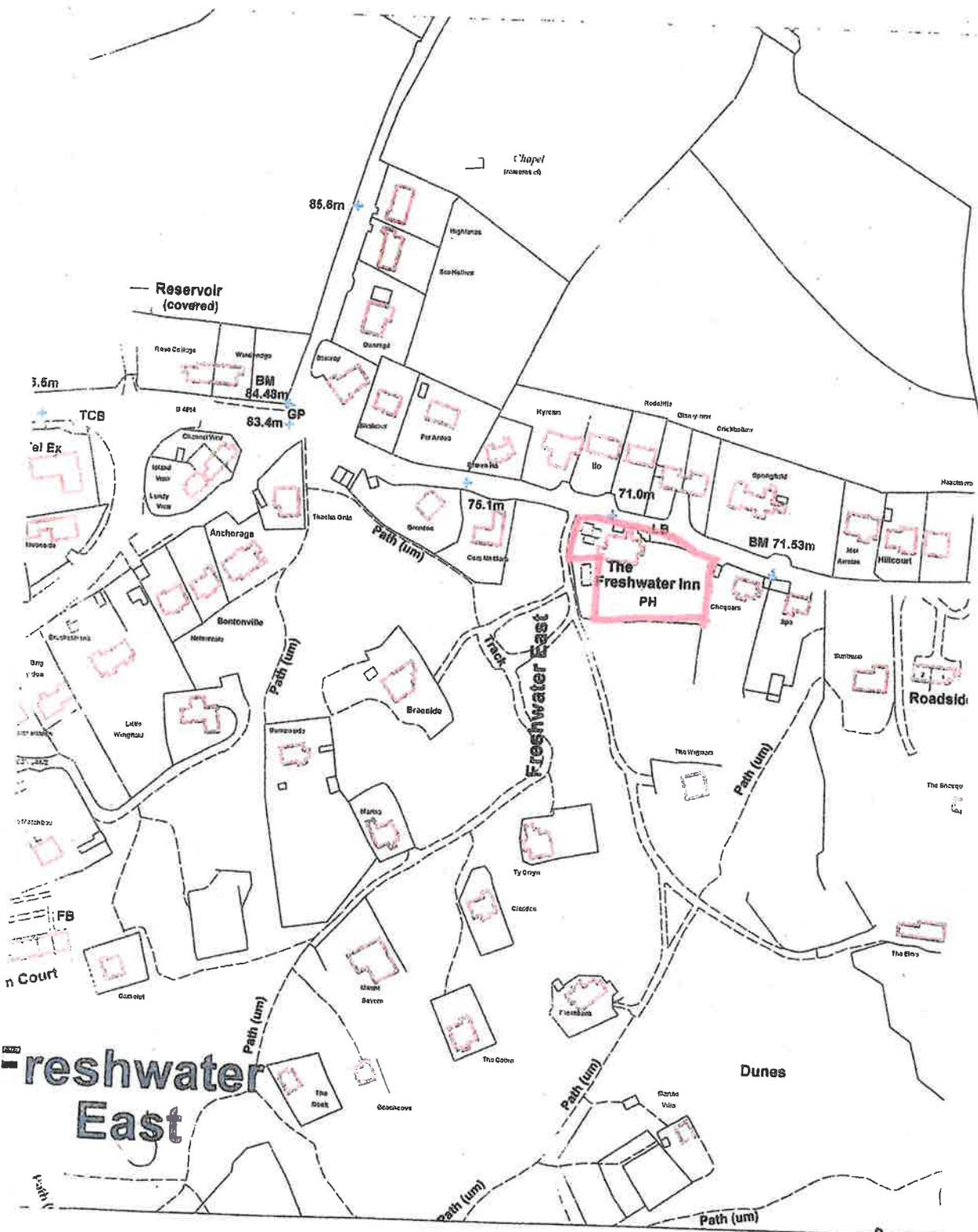
Conclusion

The proposed domestic garage in this location isolated from the domestic curtilage and obstructing a key public view, which forms a local landscape feature fails to protect the special qualities of the National Park.

Recommendation

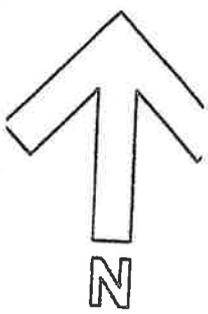
REFUSE, for the following reason:-

1. The location of the proposed development is considered to be out of character with the surrounding built form, leading to a sporadic form of development unrelated to the residential curtilage, and will lead to the loss of a public view which forms part of the intrinsic character of the area, and which is therefore contrary to Policies 1, 7, and 15 of the Pembrokeshire Coast National Park Local Development Plan, Planning Policy Wales (Edition 9, November 2016) and TAN 12 (Design).

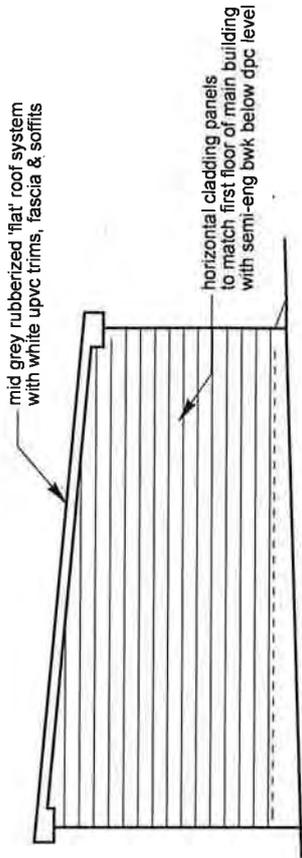


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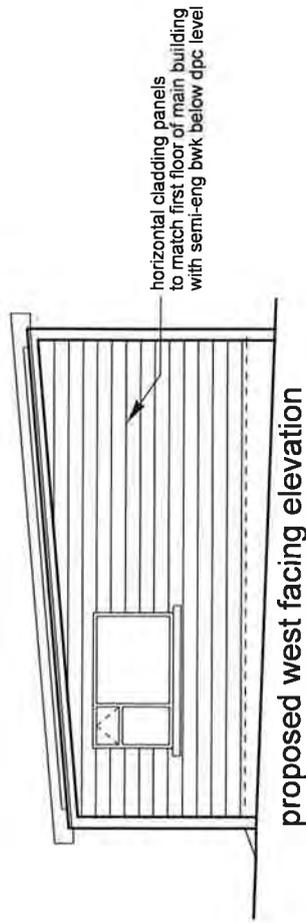
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Pembrokeshire Coast
National Park Authority
21 AUG 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro

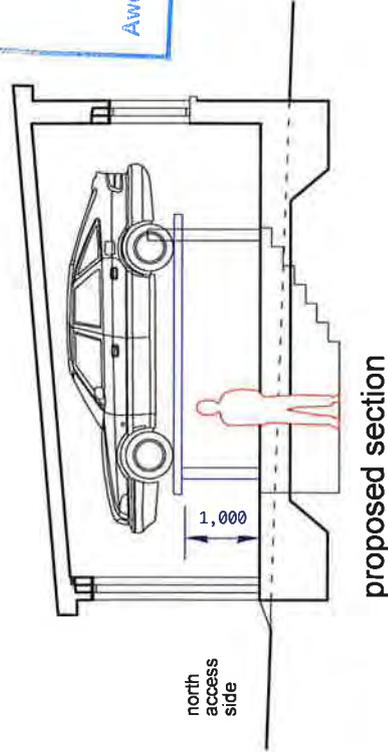


proposed east facing elevation

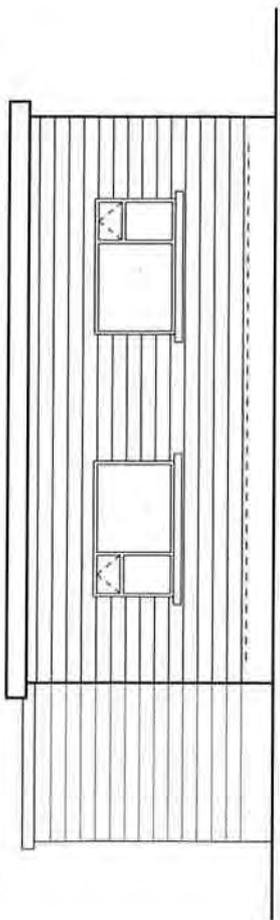


proposed west facing elevation

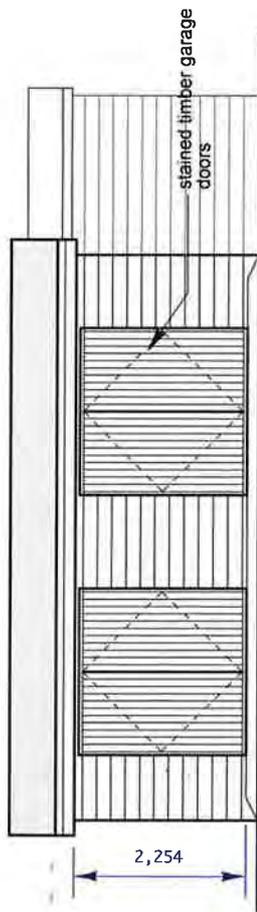
Penryn Coastal Coast
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 17 OCT 2018
 Awarded Plan Ceneddiaethol
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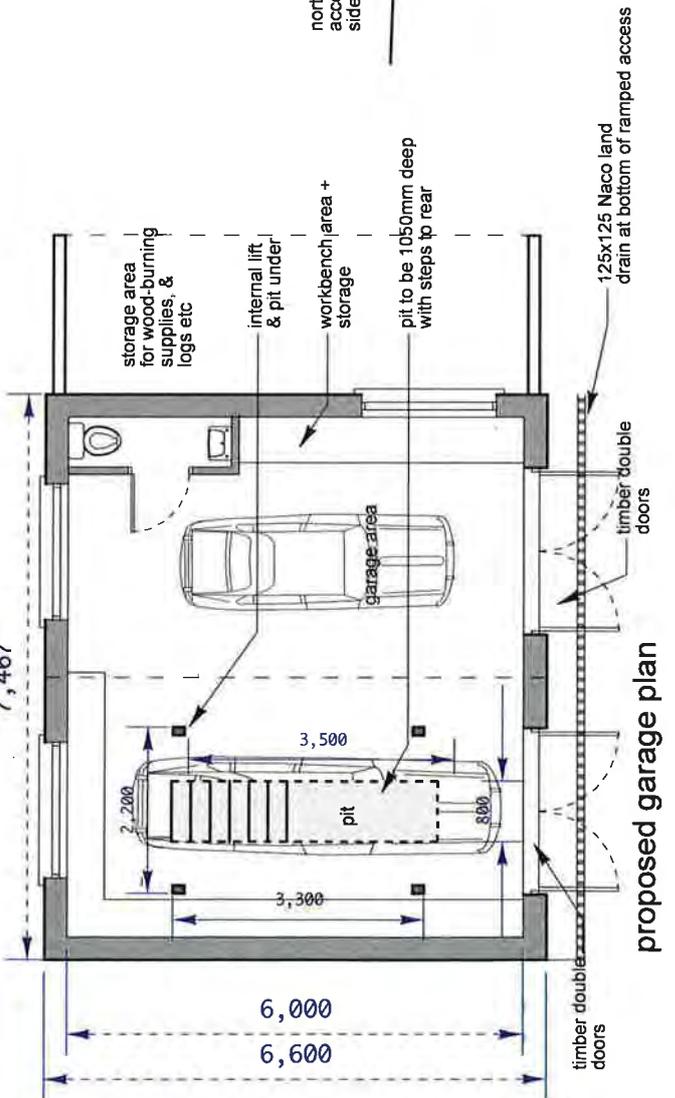
proposed section



proposed rear south facing elevation



proposed front north facing elevation

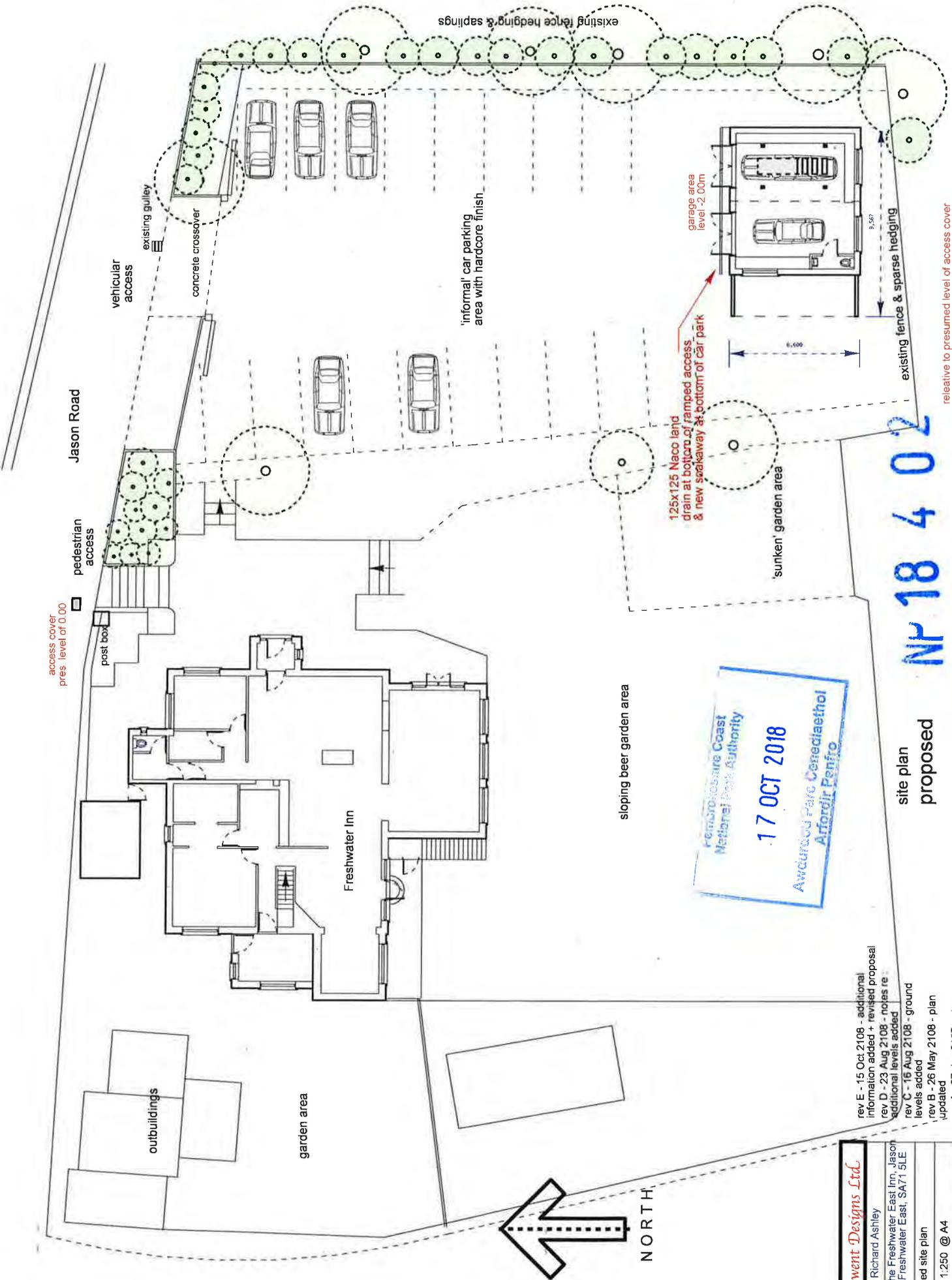


proposed garage plan

T rewent Designs Ltd.
client - Richard Ashley
proj: The Freshwater East Inn, Jason Road, Freshwater East, SA71 5LE
proposed garage
scale - 1:100 @ A4
dwg no. - 2107-15

NP 18 4 02

BM 71.53



NR 18 4 02



site plan proposed

- rev E - 15 Oct 2108 - additional information added + revised proposal
- rev D - 23 Aug 2108 - notes re additional levels added
- rev C - 15 Aug 2108 - ground levels added
- rev B - 26 May 2108 - plan updated
- rev A - 27 dec 2107 - plan updated

