

Application Ref: NP/17/0600/FUL

Case Officer	Matt Dash		
Applicant	Mrs B Devonald		
Agent	Ms J Price		
Proposal	New dwelling		
Site Location	Waun y beddau, St Davids, Pembrokeshire, SA62 6DB		
Grid Ref	SM77782941		
Date Valid	27-Oct-2017	Target Date	21-Dec-2017

This application has been referred to Development Management Committee due to support being received with reasons from St Davids City Council.

Consultee Response

St Davids City Council: Supporting

PCNPA Planning Ecologist: No adverse comments

PCNPA Buildings Conservation Officer: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Dyfed Archaeological Trust: No adverse comments

Public Response

Letters were sent to adjacent neighbours and a site notice was erected on 3rd November 2017. A response was received from residents of the neighbouring properties. They state that they do not object to a new dwelling, however they do object to the scale of the proposal. They feel that the proposal should be for a single storey dwelling on the same footprint as the remains of the previous dwelling on site. They further state that they hope any dwelling on the site will not allow overlooking to their properties.

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 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 44 - Housing

LDP Policy 45 – Affordable housing
LDP Policy 53 - Impacts on traffic
PPW9 Chapter 04 - Planning for Sustainability
PPW9 Chapter 09 - Housing
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG20 - Accessibility
TAN 02 - Planning and Affordable Housing
TAN 12 - Design

Constraints

LDP Mineral Safeguard
Historic Landscape
Safeguarding Zone
Hazardous Zones
Recreation Character Areas
Landscape Character Assessment

Officers Appraisal

Background and Description

The proposal site is situated along the northern side of the highway between St Davids and Llanrhian and consists of the ruined stone walls of a former dwelling that fell out of use in the mid-20th century. The plot opens onto the highway, with open fields to the rear, side and across the road to the fore. A small number of dwellings and their associated outbuildings are located adjacent to the site to the south west. The dwellings vary in scale and form, with some being single storey stone built properties and others being two storey rendered traditional dwellings.

A pre-application enquiry was submitted and responded to in 2014 under ref: PA/14/0107. The pre-application response concluded that the proposal for a new dwelling in this location would be inaccessible, and would not constitute infill or rounding off of isolated dwellings and was therefore contrary to policy 7 of the LDP.

Constraints

- Safeguarding Zone
- LDP Mineral Safeguard
- Historic Landscape
- Hazardous Zones
- Recreation Character Areas
- Landscape Character Assessment

Planning History

NP/13/85 – Outline permission for one dwelling – Refused 4th January 1985

Current Proposal

The application seeks approval for a new dwelling within the countryside to the north east of St Davids, on a site where there are currently the ruined walls of an abandoned former dwelling house. The proposed new dwelling is to be 1.5 stories in height and is to be finished externally with natural stone walls, slate roof and painted timber fenestration.

Key Issues

- Principle of Development
- Siting and Design
- Amenity and Privacy
- Other Matters

Principle of Development

The site is located within the countryside, outside of any defined centres and therefore in order to assess the principle of development the PCNPA Planning Policy Department was consulted. They responded stating that this should be considered as a new build rather than a conversion scheme. LDP Policy 7 Countryside, criterion (a) states that development will only be permitted where it constitutes sensitive filling in of small gaps or minor extensions (rounding off) to isolated groups of dwellings. The policy also states that priority is given to affordable housing need and that the release of land will depend on the character of the surroundings, the pattern of development in the area and the sites accessibility to the designated Centres in the LDP.

In their assessment they further state that by virtue of the sites isolated location, with a lack of any continuous built frontage or physical cohesion with other existing dwellings, it is not considered to comprise either an infill or rounding off opportunity. Furthermore, the proposal is not considered to be accessible for full residential use, as defined within the adopted Accessibility SPG, under paragraphs 3.5-3.6 (adopted June 2013). The application also contains no commitment towards providing an affordable housing contribution in line with LDP Policy 45 Affordable Housing, nor does it provide any supporting information to demonstrate that such a contribution would be financially unviable. The proposal is therefore not acceptable as it would conflict with LDP Policy 7 Countryside criterion (a) and Policy 45 Affordable Housing criterion (d).

Siting and Design

The proposed new dwelling is situated several metres back from the highway, centrally within the plot. It is of an elongated form, with the principle elevation facing the highway. The design and materials are traditional in character and appearance and the dwelling proposed is of a scale that sits well within the size of the site. The

design and scale of the proposal in itself would not have an adverse impact upon the special qualities of the National Park and complies with policies 1, 7, 8 and 15 of the LDP.

Amenity and Privacy

The proposal is modest in scale, being 5m in height to the ridge and 6.3m in height to the top of the chimney. There are 5 roof lights facing over countryside to the rear (north), together with 3 small dormer windows facing the highway and countryside beyond to the fore (south). The windows will not overlook neighbouring properties and this together with the modest height of the proposal and its position in relation to neighbours results in no adverse impact upon the amenity or privacy of neighbours. The proposal therefore complies with Policy 30 of the LDP.

Other Matters

St Davids City Council were consulted as part of the application process. A response was received in support of the application as mentioned above as they felt the proposal was unlikely to have a detrimental visual or environmental impact on the surrounding area. The PCNPA agree with this assessment, however as discussed, the principle of the development is unacceptable.

Conclusion

Following detailed consideration of the planning issues identified during the consideration of the application; and of the responses received from statutory consultees, the proposed development is considered to be contrary to both national and local planning policy given the inappropriate location of the development and the lack of affordable housing contribution. The recommendation is, therefore, of refusal.

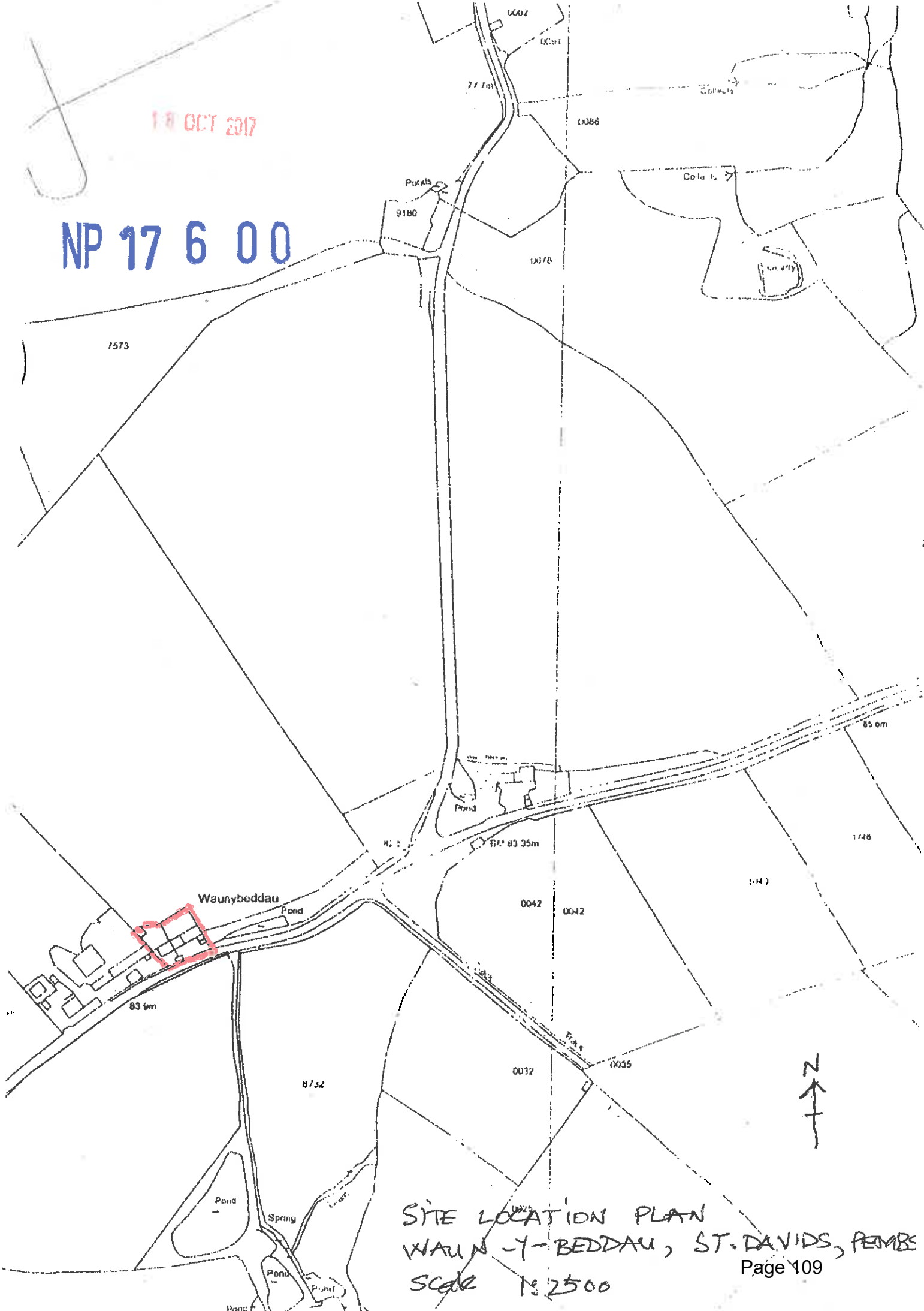
Recommendation

That the application be refused for the following reasons;

1. The proposed dwelling house, by virtue of its location in an inaccessible location within the countryside and being neither an infill or rounding off site is not acceptable in principle and is contrary to LDP – Policy 7 Countryside criteria ‘a’ which aims to allow some limited, appropriate development whilst taking account of accessibility issues, the need to sustain local communities and the need to protect the National Park landscape.
2. The application fails to justify the lack of provision of a financial contribution towards affordable housing. The application therefore fails under Policy 45 (Affordable Housing) and Supplementary Planning Guidance for Affordable Housing (adopted 5th November 2014) and is therefore contrary to guidance contained within Planning Policy Wales (Edition 9, November 2016).

18 OCT 2017

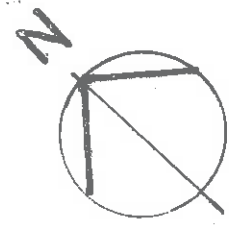
NP 17 6 00



SITE LOCATION PLAN
 WAUNY-BEDDAU, ST. DAVIDS, PEMBROKESHIRE
 SCALE 1:2500
 Page 109



Pembrokeshire Coast
 27 OCT 2017
 NATIONAL TRUST ARCHIVES



To St. Davids

To Berea

Waun-y-Beddau, Berea, St. Davids, Pems.
 BLOCK PLAN

SCALE 1:200

17 Oct



NORTH ELEVATION



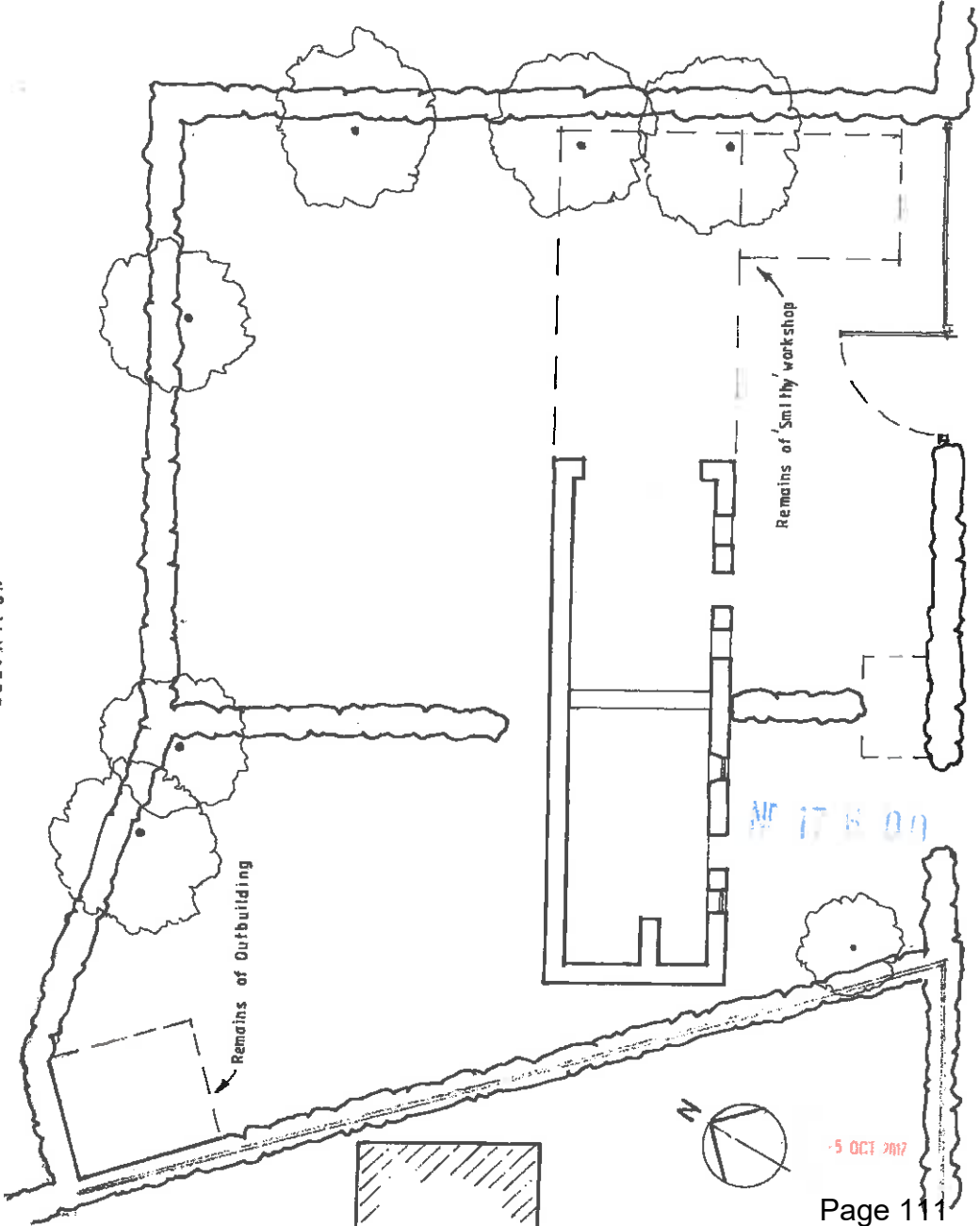
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



Remains of Outbuilding

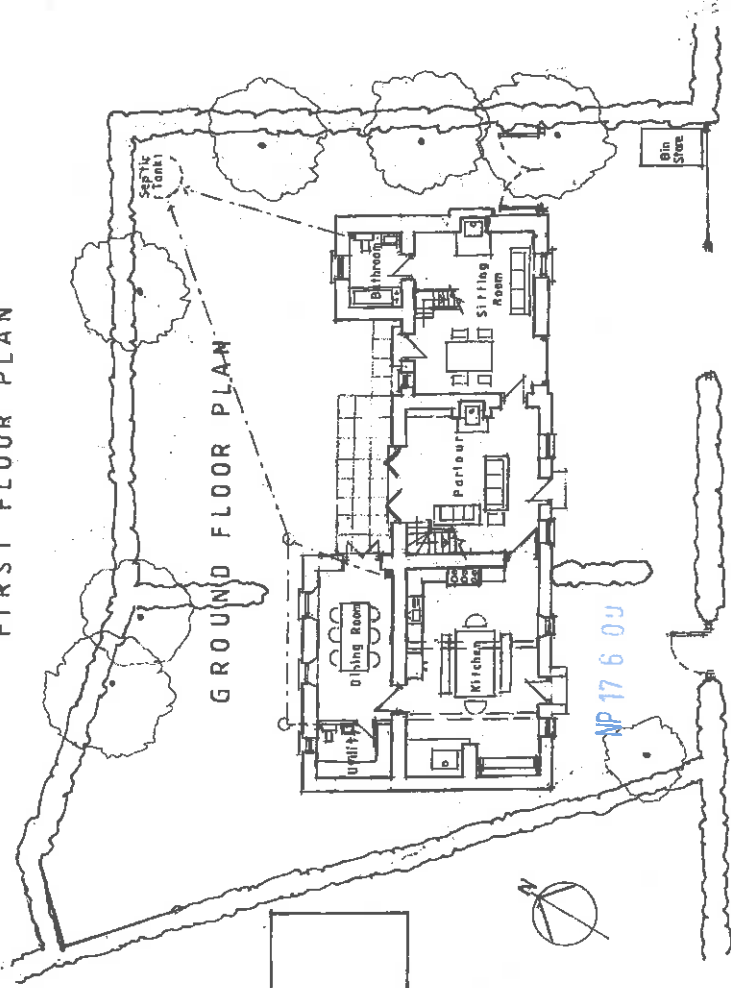
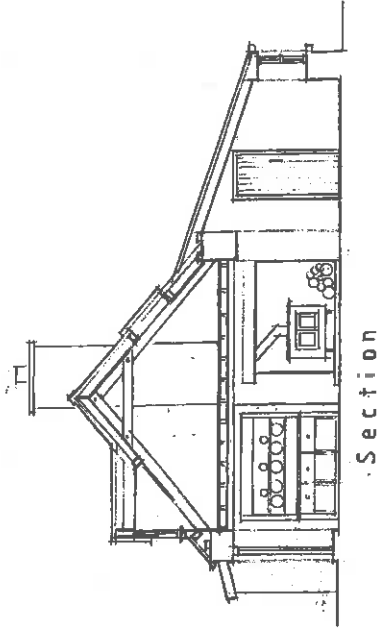
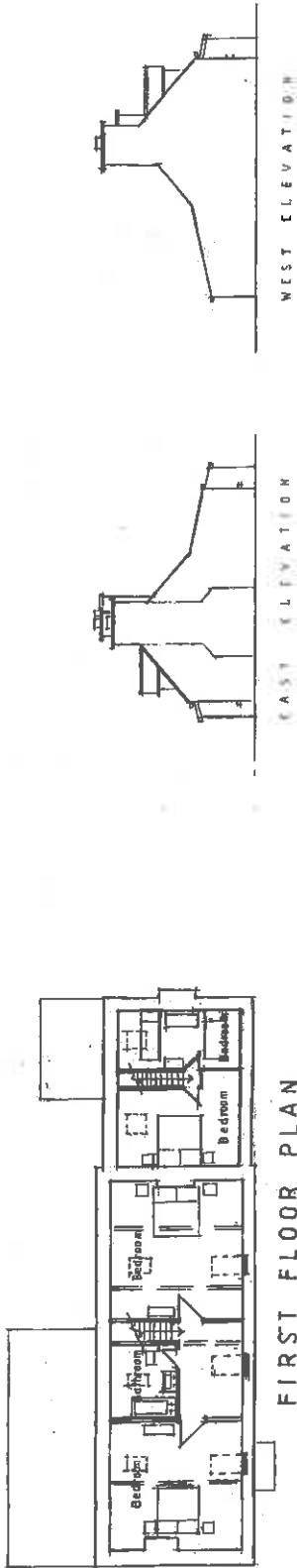
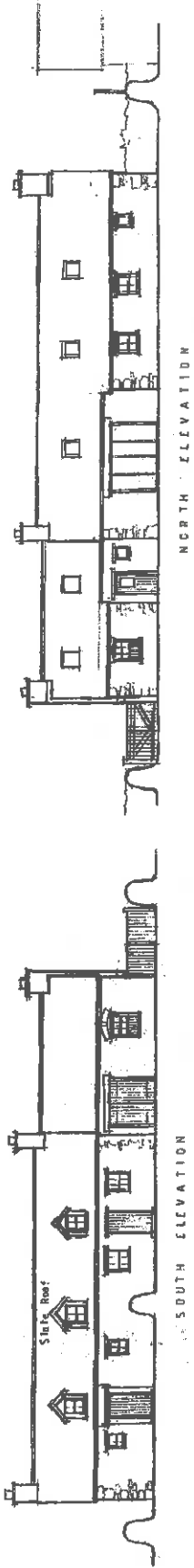
Remains of Smithy workshop

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5 OCT 2017

WAUN Y BEDDAU, NŷBEREA, ST. DAVIDS, PEMBS.
AS Existing. SCALE 1:100



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