

Application Ref: NP/18/0131/FUL

Case Officer	Caroline Bowen		
Applicant	Mr D Williams		
Agent	Mr B Jones, Bryan Jones & Associates		
Proposal	Erection of detached garage		
Site Location	Atlantic View, Settlands Hill, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JY		
Grid Ref	SM85971333		
Date Valid	27-Feb-2018	Target Date	06-Jun-2018

This application is reported to the Development Management Committee for determination, as the officer's recommendation is contrary to that of the Community Council.

Consultee Response

PCC - Transportation & Environment: No objection

PCNPA Planning Ecologist: No comment

The Havens Community Council: Recommend Refusal

Public Response

The application was appropriately advertised in accordance with statutory requirements. No third party comments have been received to the proposal.

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 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 53 - Impacts on traffic

PPW9 Chapter 03 - Making and Enforcing Planning Decisions

PPW9 Chapter 09 - Housing

TAN 12 - Design

Constraints

Special Area of Conservation - within 500m

LDP Green Wedge

LDP Mineral Safeguard

Biodiversity Issue

Pembrokeshire Coast National Park Authority
Development Management Committee – 6th June 2018

Safeguarding Zone
 Hazardous Zones
 Recreation Character Areas
 Surface Coal
 High Coal Risk
 Landscape Character Assessment
 Seascape Character Assessment

Officer's Appraisal

Background and History

The building known as Atlantic View is located in an elevated position on the southern outskirts of Broad Haven, with access via the main road leading to Little Haven. The building sits on an open, level plateau on the hill which overlooks Broad Haven to the north, and can be viewed in long-ranging views of the village.

The property has been subject to a number of previous planning applications for its alterations and extensions, including a range of uses from residential to bed and breakfast and holiday cottages. The site is also a certificated location with the Caravan Club, which allows five caravan sites at any one time, reserved exclusively for Caravan Club members only.

Atlantic View lies to the south of the village, outside the defined Centre Boundary – the site is, therefore, considered to be in the countryside for policy purposes.

Relevant Planning History

- NP/16/0111/NMA - Amendment to NP/15/0497 to incorporate porch & change window & door openings to match the rest of the building. Approved.
- NP/15/0524/DOC - Discharge of Condition 6 of NP/15/0061. Approved
- NP/15/497/S73 - Variation of Condition 2 of NP/13/0158 to remove existing conservatory and rebuild incorporating extending the existing roof. Approved.
- NP/15/0343/DOC - Discharge condition no. 6 of NP/15/0061 (Mining). Discharged.
- NP/15/0342/NMA - Non-material amendment to NP/14/0329 and NP/13/0158 to include the enclosure of approved balcony with glazing. Approved.
- NP/15/0132/S73 - Variation of Condition no. 2 of NP/13/0158 to allow minor material amendments. Approved.
- NP/15/0061/FUL - Construction of shower/changing block. Approved.
- NP/15/0057/NMA - Introduction of full width sliding doors at ground floor level on southern and northern elevations, reconfigured stairwell to first floor apartment on southern elevation, internal staircase reconfiguration & introduction of Velux windows on southern & northern elevations. Approved.
- NP/14/0329 – Variation of condition 2 of NP/13/0158. Approved
- NP/14/0023 – Improvement of an existing vehicular access onto an adjoining classified road. Approved
- NP/13/0158 – Remodelling of existing property facilitating change from owners accommodation, 5 no bed & breakfast & 2 no. 2 bed self-catering holiday cottages to owners accommodation, 2 no. bed & breakfast rooms, 2 no. 2 bedroom holiday cottages & 1 no. 2 bed holiday apartment.

Replacement of flat roof dormers to front and rear elevations with pitched roof gable dormers incorporating balconies and verandas. Approved.

- NP/07/585 – Alterations to dwelling. Approved
- NP/06/522 – Replace existing flat roof to pitched roof & upvc cladding to block walls. Withdrawn.
- NP/02/356 – Extension to provide 2 family rooms with disabled facility, laundry and garage, extension to private bedroom, WC & kitchen Approved.
- NP/00/479 – Annex to provide separate unit of accommodation. Refused
- NP/97/532 – Living accommodation with Bed & Breakfast facilities. Approved.

Current Proposal

This application seeks planning permission for the construction of a detached single garage, which will provide storage for equipment used in association with the upkeep of the grounds and caravan site and will be associated with the owner's private accommodation. The proposed garage will be positioned to the north east corner of the site at the end of the front driveway and hardstanding. The building will measure 7.3m long, 4.5m wide and 4.4m in height, and will have rendered walls and a pitched, tiled roof.

Key Issues

The application raises the following key planning matters:

- Principle of Development
- Siting, sustainable design, and visual impact on the special qualities of this area of the National Park
- Amenity
- Access and Parking
- Biodiversity
- Other Matters.
- Other material considerations.

Principle of Development:

The application site lies outside of any Rural or Local Centres and is therefore considered to be within the countryside for the purpose of the LDP. The property is currently used for bed and breakfast and holiday cottages, and the owners also operate a certificated caravan site within the adjoining land, which allows for up to five caravans at any one time, reserved exclusively for Caravan Club members.

Atlantic View has a modest curtilage, and, given the nature of the use, the grounds require regular maintenance. The owner wishes to store various items of equipment in a secure building, thus, a simple single garage structure is proposed. As a general rule, ancillary buildings are acceptable where they are genuinely required in association with the principal use of the site. The site is a long-standing business, and officers consider that some storage is reasonably required. The structure would be subservient and within the recognized curtilage and is, therefore, considered to be acceptable in principle.

Siting, sustainable design, and visual impact on the special qualities of this area 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 fail to incorporate important traditional features.

The application site lies within St Brides Bay which is characterised as a very large tract of landscape with a strong visual relationship to the coast from the broad views across St Brides Bay and along the coastline, which is mostly undeveloped. There is also a high degree of exposure, especially along the higher ground. When viewed from Broad Haven the property is seen as a large, isolated property on rising land below the skyline. The long front elevation of the building is orientated to take advantage of the extensive views across Broad Haven. The immediate curtilage has been levelled and surfaced with the effect that even in more distant views it is distinct from the sloping, grassed surroundings.

The proposed building will be situated within the immediate curtilage of the building and - given its relatively modest scale in comparison - will be read as a small addition against the context of the existing main property, not as an isolated building within the open countryside. The proposed building is considered to be of a traditional design, linear in form with a pitched roof, rendered walls and interlocking tiled roof to match the main building. It would respect the character and appearance of the main dwelling, therefore, in view of the above, the proposed development is not considered to have an adverse impact on the special qualities of this area and as such complies with policies 1, 8, 15 and 29 of the LDP.

Amenity:

Policy 30 is a criteria based policy setting out that development will not be permitted where it has an unacceptable impact on amenity particularly where, a) the development is for a use inappropriate for where people live or visit and/or; b) the development is of a scale incompatible with its surroundings; and/or; c) the development leads to an increase in traffic noise or odour or light which has a significant adverse impact; and/or; d) the development is visually intrusive

The proposed garage will be for a purpose ancillary to the existing site, therefore the proposed development is considered to be of an appropriate use. The proposed development, by reason of its nature will not intensify the use of the site (it does not proposed additional living or holiday accommodation), and as such will not be considered to result in an increase in traffic, noise, odour or light to the surrounding area.

Concern has been raised by the Havens Community Council that the development would amount to over development of the site and that it is not in keeping with the policy of the National Park. In planning terms, over-development is considered an amount of development (for example, the quantity of buildings or intensity of use) that is excessive in terms of demands on infrastructure and services, or impact on local amenity and character. In this instance, the site is of a generous scale, the

proposed garage is for a legitimate use as storage for the site owner and the scale is such that is clearly subservient to Atlantic View.

Therefore, in summary, the proposed building is considered to be visually in keeping with the main building, it is situated within the less prominent parts of the site, and will be read as a small addition within the overall context of the site. The proposal is not considered to result in a development which is of a scale incompatible with its surrounding or visually intrusive to the detriment of the amenity of properties within near proximity. The proposed development, therefore complies with policy 30 of the LDP.

Access and Parking:

The main entrance and the site's access road will not be altered as part of this application, and the garage itself will be accessed via this existing access. Following consultation, the Highways Authority recommended that they had no objection to the proposal, as it was out of the way of the parking and turning for the apartments.

Biodiversity:

Following consultation, the Authority's ecologist had no comments to make.

Other matters:

The site is within an area known for surface coal. The site has been subject of improvement since 2013 and in 2015, a coal risk assessment and mitigation works were carried out on the site. The proposed single storey garage is to be constructed on an area which is already developed with hard standing however an informative is suggested for the application to ensure that the site is double checked for surface workings prior to construction.

Other material considerations:

No other material considerations have been put forward for consideration.

Conclusion/Recommendation

The proposed development complies with all relevant local and national policies, and as such is recommended for approval subject to appropriate 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: Location Plan – Scale 1:1250, Drawing 9F(Site Layout) – Scale 1:500, Drawing 9F(Site Layout) – Scale 1:200 and Drawing NR GAR/1 Proposed Block Plan , Floor Plan and Elevations, all received 27th February 2018.

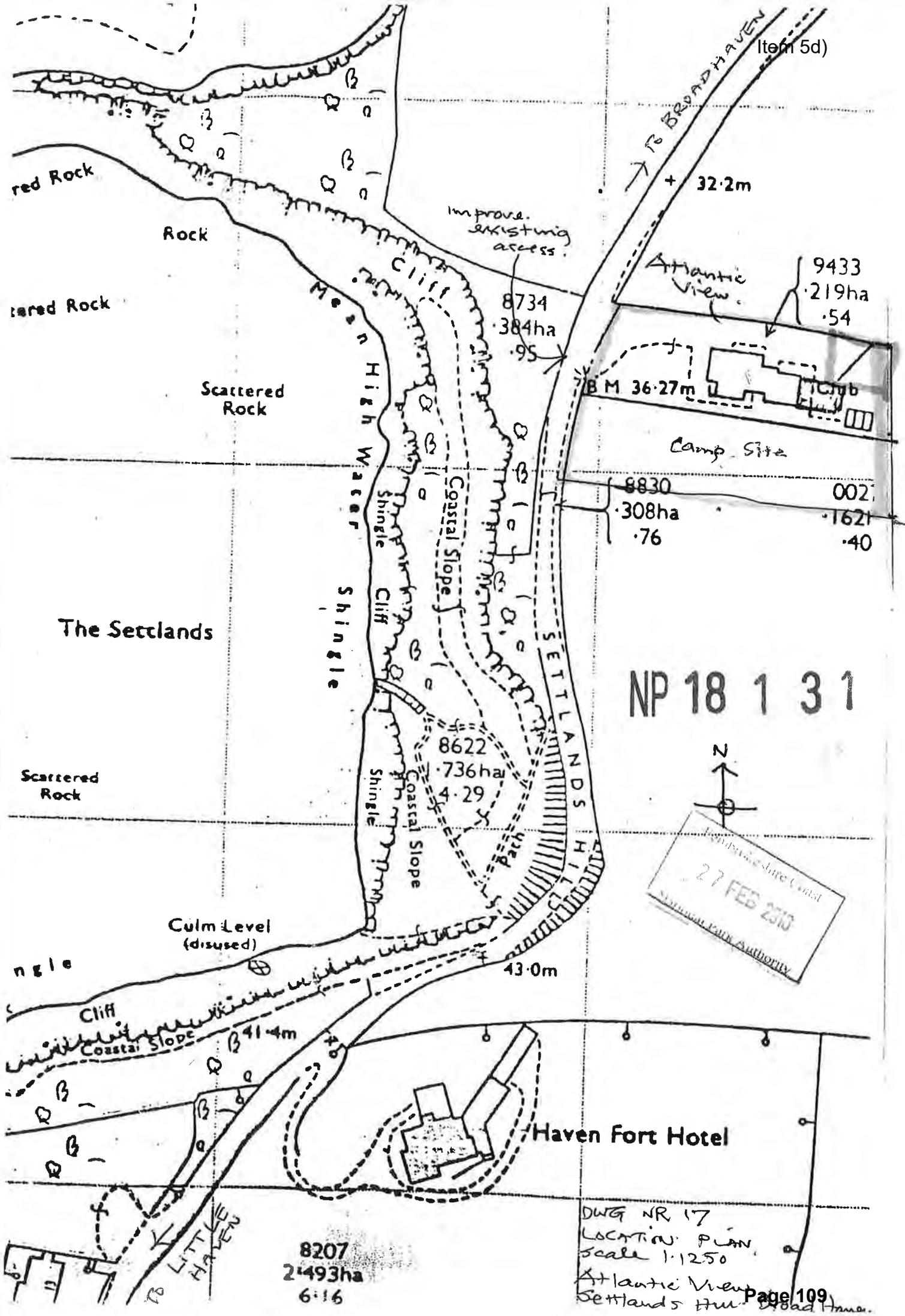
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes

and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

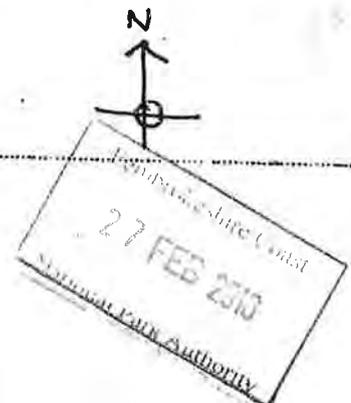
3. All external finishes to match the existing building.

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 and 15 - Conservation of the Pembrokeshire Coast National Park.

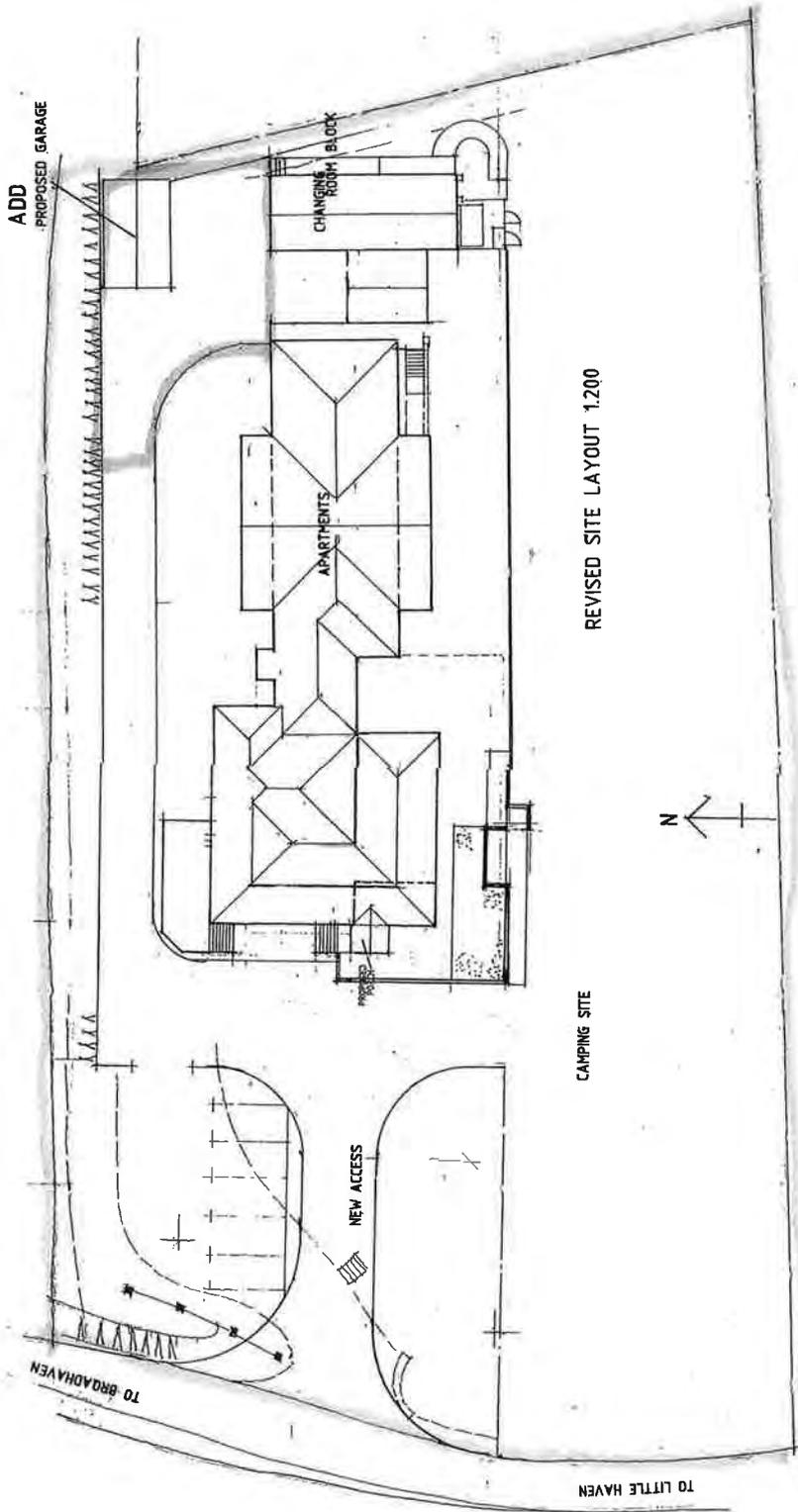
Item 5d)



NP 18 1 3 1



DWG NR 17
 LOCATION PLAN
 Scale 1:1250
 Atlantic View
 Settlands Hill Broad Haven



REVISED SITE PLAN. REV F. FEB 2018
 ADD DETACHED GARAGE

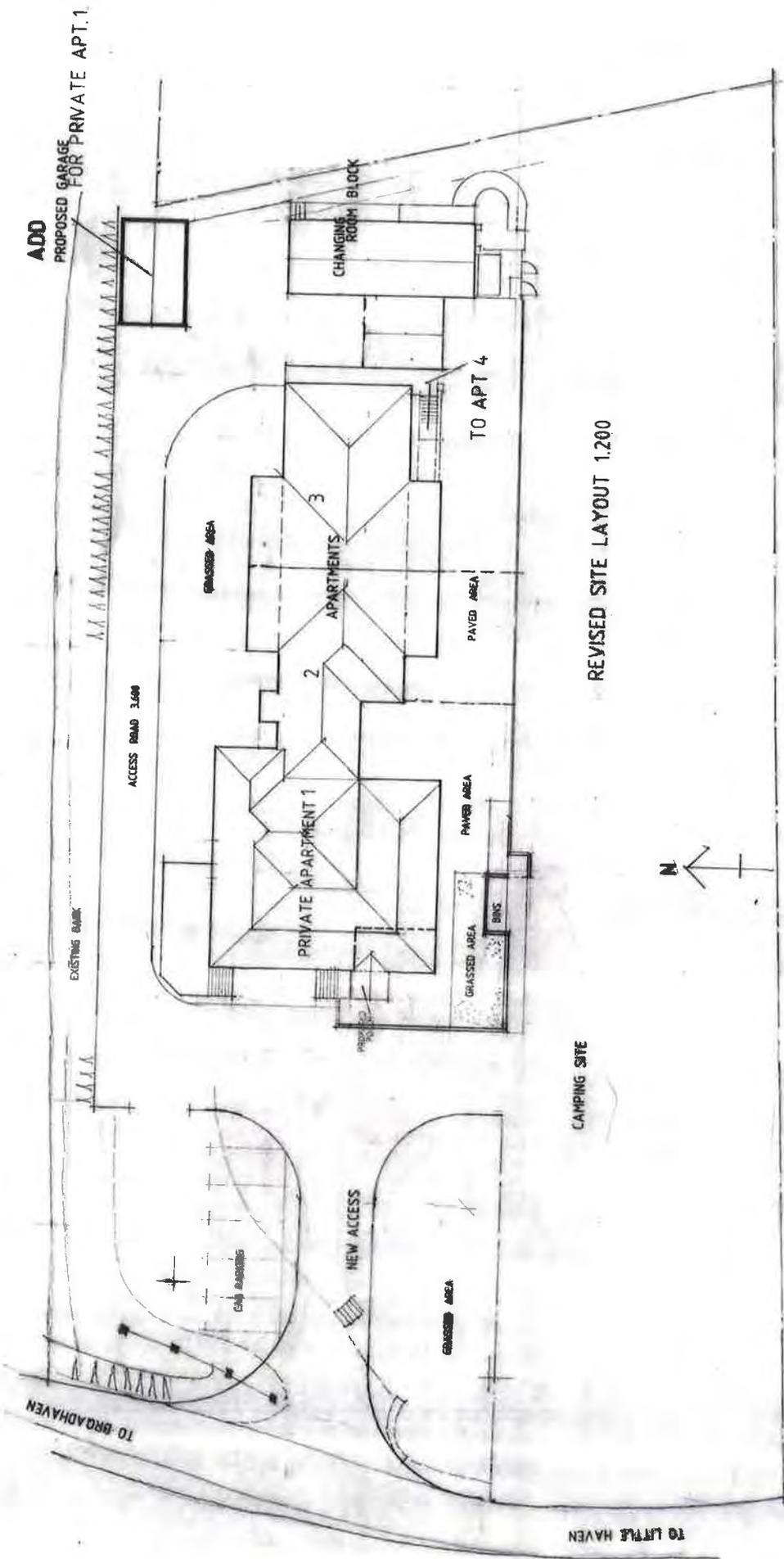
PROPOSED APARTMENTS AND ALTERATIONS AT
 ATLANTIC VIEW SETTLEDS HILL BROADHAVEN PEMBS.

FEB 2018 SCALE 1:200 DWG NR 9F JOB NR 596
 DWG 9F

NP 18 1 3 1



Scale: 1:500



REVISED SITE LAYOUT 1.200

18 1 31

27 FEB 2013
 27 FEB 2013

REVISED SITE PLAN. REV F. FEB 2018
 ADD DETACHED GARAGE

PROPOSED APARTMENTS AND ALTERATIONS AT
 ATLANTIC VIEW SETTLEMENTS HILL BROADHAVEN PEMBS

FEB 2018 SCALE 1:200 DWG NR 9F JOB NR 596

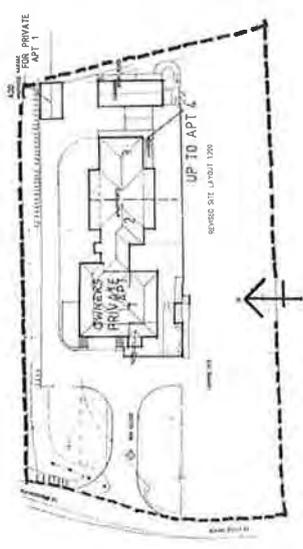
NP 18 1 3 1

REVISED PLAN REV F FEB 2018
 27 FEB 2018
 10:00 AM

PROPOSED GARAGE/STORE AT ATLANTIC VIEW
 SETTLELANDS HILL BROAD-HAVEN PEMBS

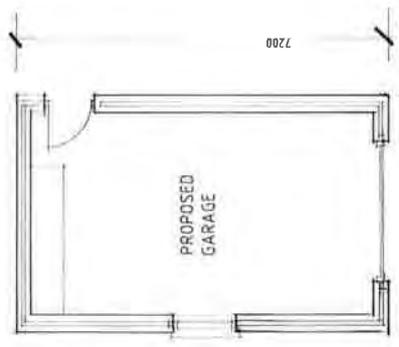
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BLOCK PLAN 1:500

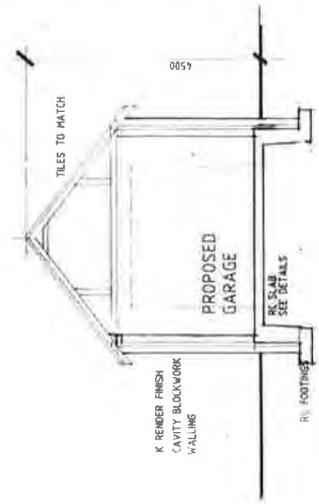


REVISED SITE PLAN REV F FEB 2018
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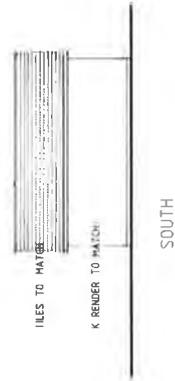
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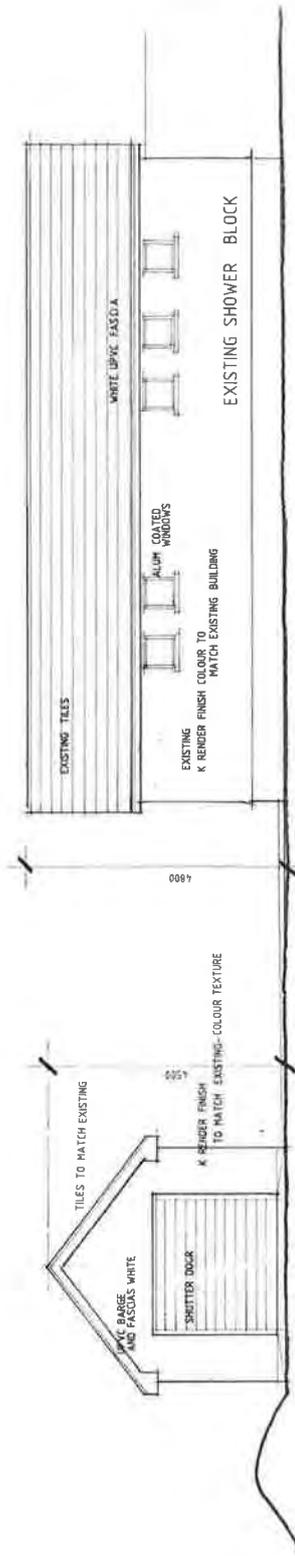
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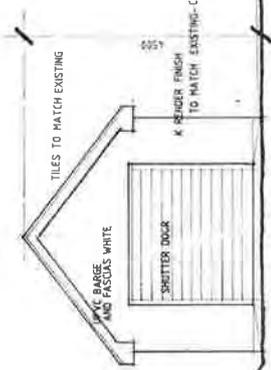
SECTION AA



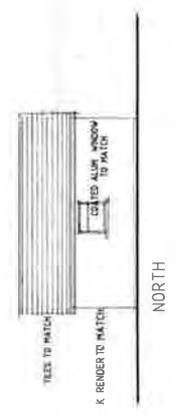
SOUTH



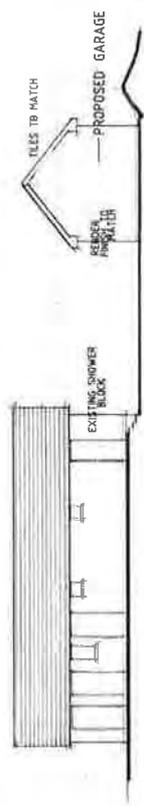
EXISTING CHANGING BLOCK WEST



PROPOSED GARAGE WEST



NORTH



PROPOSED EAST