

Application Ref: NP/18/0155/FUL

Case Officer	David Griffiths		
Applicant	Ms B Devonald		
Agent	Ms J Price		
Proposal	Repair of redundant cottages to form new dwelling & new garage/workshop		
Site Location	"Waun-Y-Beddau", Nr Berea, St Davids, Pembrokeshire, SA62 6DB		
Grid Ref	SM77782941		
Date Valid	27-Mar-2018	Target Date	21-May-2018

This application has been referred to the Development Management Committee as the officer's recommendation differs to that of the St Davids City Council which supports the application.

Consultee Response

PCNPA Park Direction: Objecting

St Davids City Council: Supporting

PCC - Drainage Engineers: Conditions and Informatives

Natural Resources Wales: No comment

Dyfed Archaeological Trust: No comment

PCNPA Planning Ecologist: No comment

PCNPA Buildings Conservation Officer: Support in principle, subject to a revised and more sympathetic scheme

PCC - Transportation & Environment: Conditional Consent

Public Response

A site notice and neighbour notification letter was posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. A response was received from residents of a neighbouring property. In their response they state that they do not have any objection to the restoration of the building as long as it retains its original character and does not exceed the specified height. They also consider that the proposed balconies to the rear are not in keeping with the cottage style and will also overlook their property which may be an issue due to its proximity.

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

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LDP Policy 13 - Historic Landscapes Parks and Gardens
 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 44 - Housing
 LDP Policy 45 – Affordable housing
 LDP Policy 52 - Sustainable Transport
 LDP Policy 53 - Impacts on traffic
 PPW9 Chapter 04 - Planning for Sustainability
 PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
 PPW9 Chapter 08 - Transport
 SPG05 - Sustainable Design
 SPG06 - Landscape
 SPG08 - Affordable Housing
 SPG20 - Accessibility
 TAN 02 - Planning and Affordable Housing
 TAN 05 - Nature Conservation and Planning
 TAN 12 - Design

Constraints

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

Officer's Appraisal

Site and Context

The application site is situated along the northern side of the coastal highway between St Davids and Llanrhian and consists of the ruined stone walls of a former dwelling that fell out of use in the early 1940's. 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. These dwellings vary in scale and form, with some being single storey stone built properties and others being two-storey rendered traditional dwellings.

A previous application (Reference number NP/17/0600/FUL) to erect a new dwelling on the site was refused at the PCNPA Development Management Committee in January 2018. The application was refused on the grounds that the proposed dwelling house was inaccessible, being contrary to Policy 7 of the Local Development and that it also failed to justify the lack of provision of a financial

contribution towards affordable housing, being contrary to Policy 45 (Affordable Housing) and Supplementary Planning Guidance (Accessibility).

Relevant Planning History

NP/17/0600/FUL – New dwelling. Refused 31st January 2018

Description of Proposal

Planning permission is sought to repair the ruins of two former stone built cottages and convert it into a 1 ½ storey single dwelling. The existing front elevation wall together with the partial remains of the south western gable wall is to be retained and a 100mm concrete block wall added on the inner side to form an insulated 50mm cavity. All other remaining walls are to be removed and new cavity walling provided. Although the length of the former building will primarily remain the same, its depth will be increased as the new rear wall will be moved out further to provide additional internal floor area.

A flat roof single storey extension is also proposed to the rear elevation whilst the new duo pitched roof above the main building will contain 3 no. flat roof dormer windows within the rear roof elevation, two of which will be semi-recessed having an external balcony area.

The external finishes of the proposed dwelling will comprise of pointed stone walling and fibre cement vertical boarding under a 'natural grey' colour, fibre cement, profile sheeted roof. The windows and doors will be of painted timber except for those to the rear which will be black aluminium.

A single storey garage workshop is also proposed within the north eastern corner of the plot. The garage workshop will be of a gabled roof design facing south east towards the road. The proposed external finishes will primarily consist of fibre cement vertical cladding with a stonework plinth on the front elevation under a fibre cement sheet roof.

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
- Historic Landscape
- Biodiversity
- Drainage

Policy and Principle of Development:

The application site relates to two former stone cottages last occupied for human habitation in approximately 1940. The residential use has since been abandoned and the cottages are in a ruinous state of repair with no roof structure in place and only the front and rear walls remaining of some form. The site is located within the countryside, outside of any defined Centres.

The proposed development is located in the countryside and as such falls under Policy 7 (Countryside) of the Local Development Plan (LDP). Criterion (d) of Policy 7

states that development will only be permitted where it constitutes the conversion of appropriate buildings to a range of uses. Conversion must not result in unacceptable impacts upon the structure, form character or setting of the building. Accessibility to the designated Centres as defined by the LDP also forms an important consideration.

In this respect, the proposal is not considered to be 'accessible' for full residential use, as defined within the adopted Accessibility Supplementary Planning Guidance (SPG), under paragraphs 3.5 to 3.6 (adopted June 2013).

Paragraph 4.3 of the Accessibility SPG goes on to refer to the conversion of buildings located in non-accessible locations where the historic or architectural merit of the building which can be preserved by the proposal outweighs the requirement for the site to be accessible by non-car modes. However, in this instance officers consider that too little remains of the building to meet this requirement. Furthermore, due to the extent of its ruinous condition, the existing structure does not meet the criteria of Policy 14 (Protection of Buildings of Local Importance) of the adopted LDP which seeks to protect buildings which make an important contribution to the character and interest of the local area.

Criterion (d) of Policy 45 (Affordable Housing) of the LDP requires the contribution of a commuted sum on proposals for 1 unit on site. The application contains no commitment towards providing an affordable housing contribution in line with Policy 45 (Affordable Housing) of the LDP.

The former cottages are in a ruinous condition with no roof structure existing and the residential use having long since been abandoned. One of the gable walls has been completely removed whilst the other has collapsed leaving a small section of wall. The front and rear walls of the former cottages remain, although these are not complete. An area of concrete flooring is evident in part of the ruins. A structural survey carried out by a qualified structural engineer has been submitted to support the current application and although it provides a positive conclusion on the suitability of retaining the existing walls, only the existing front wall is to be retained as part of the submitted scheme along with a section of the partially collapsed south western gable wall. Based on the submitted information, officers are of the opinion that too little remains of the existing buildings to be considered appropriate for conversion and as such, the proposed development would be contrary to Policy 7 of the LDP.

The proposal submitted is therefore considered to be contrary to Policy 7 (Countryside) criterion (d) and Policy 45 (Affordable Housing) criterion (d).

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

Policy 8 of the LDP refers to the special qualities of the National Park with poor design being discouraged by criterion (b). 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 seeks to encourage development that is well designed in terms of place and local distinctiveness (criterion (a)). Policy 30 of

the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion (b)) or is visually intrusive (criterion (d)).

Whilst the proposal seeks to retain the existing stone wall to the front in its original form (including window openings and one of the door openings), the remaining walls will primarily be removed and replaced with new cavity walls clad externally in a 'blue' coloured fibre cement vertical board under a 'grey' coloured fibre cement profile sheeted roof. A large single storey flat roof extension is proposed to the rear elevation along with 3 no. flat roof dormers within the new main roof structure. Two of the dormers will be semi-recessed with a small external balcony area. The proposed flat roof extension and the dormer windows with associated balconies are to the rear of the property and whilst they may not be highly prominent from the public highway, officers do however consider that the proposed scheme is of an unsympathetic design, form and appearance which would result in it being visually obtrusive, having a detrimental impact on the surrounding area and on the special qualities of the National Park.

The PCNPA Buildings Conservation Officer has also been consulted in respect of the proposed scheme and whilst he would support the principle of restoring the cottages, this would only be justified if they were to be restored to their historic appearance – modest single storey vernacular cottages. The scheme as submitted is not considered to be sympathetic to the original form by virtue of its design, form and appearance and as such is considered unacceptable.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity or privacy.

The proposal is of a moderate scale, being 5.3 metres in height to the ridge. Three dormer windows are proposed within the rear roof elevation, two of which will be semi recessed and having a small external balcony area (measuring approximately 1.8 metres by 1.0 metre) which can be accessed through the dormer.

A letter has been received from a member of the public querying the design of the semi-recessed balconies. They consider that the balconies are not in keeping with the cottage style and would also result in overlooking of the neighbouring property which may be of an issue.

The first floor windows are not considered to directly overlook any neighbouring properties as they will face back into the rear of the application site. Whilst officers have concern in respect of the proposed dormers, including the provision of balconies from a design point of view, the provision of the external balconies may increase the perception of overlooking when compared to a window. However, given the orientation of the building and the scale and size of the proposed balconies officers do not consider that they would result in any significant impact on the amenity and privacy of the neighbouring property. A condition requiring the provision of an obscured glazed screen to the side of the balcony could be attached should planning permission be approved in order to ensure the protection of the neighbouring privacy and amenity.

Access and Parking:

PCC's Highways Authority has been consulted in respect of the proposed development and have recommended conditional requiring the access to be of a minimum width of 5.5 metres with any access gates being set on the inside of the hedge bank and to open inwards only. Subject to an appropriately worded condition being attached to any planning approval granted, the proposal is considered to comply with Policy 53 (Impacts of Traffic) of the LDP.

Historic Landscape:

The application site is located within an area that is designated as Historic Landscape (St Davids Peninsula). Dyfed Archaeological Trust has been consulted in respect of the proposed development and no objection has been raised in respect of the proposed development.

Biodiversity:

PPW, TAN5 and LDP Policy 11 require 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.

Both NRW and the PCNPA Ecologist have been consulted and no objections have been in respect of the proposed development.

Drainage:

The scheme proposes the installation of a septic tank to dispose of foul water and the provision of new soakaways for the disposal of surface water. Both PCC's Drainage Engineers and NRW have been consulted in respect of the proposed development and no adverse comments have been received.

Conclusion

Following detailed consideration of the planning issues identified, including responses from statutory consultees, it is concluded that 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 proposed development is also considered to be unacceptable by virtue of its design, form and appearance and is therefore recommended for refusal.

Recommendation

REFUSE, for the following reasons:

1. The proposed development, by virtue of its location in an inaccessible location within the countryside is not acceptable in principle and is contrary to Policy 7 (Countryside) criterion (d) of the adopted Local Development Plan 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.

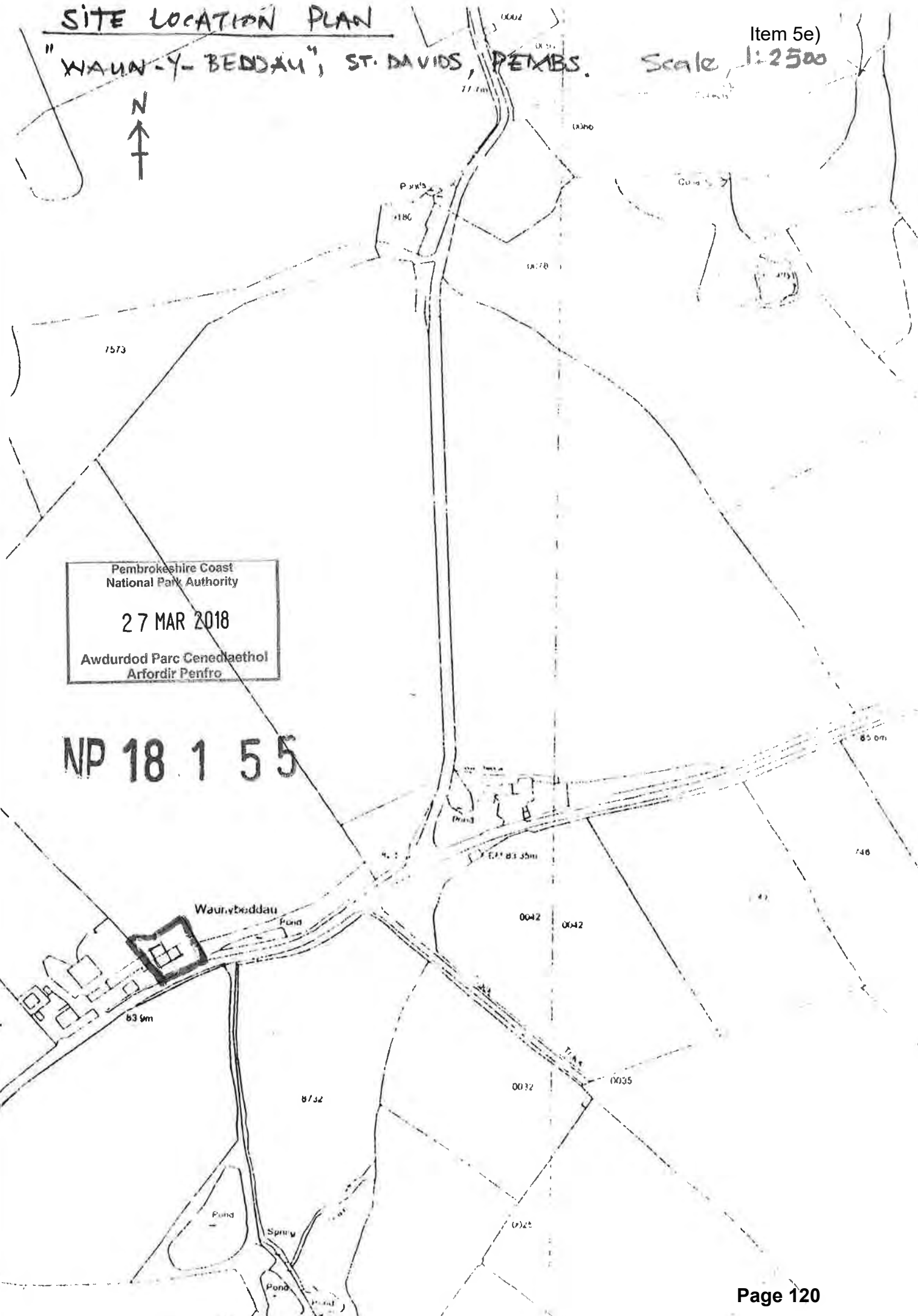
2. The application fails to provide a financial contribution towards affordable housing. The application therefore fails under Policy 45 (Affordable Housing) and Supplementary Planning Guidance for Affordable Housing (adopted 5th November 2014) and is therefore contrary to guidance contained within Planning Policy Wales (Edition 9, November 2016).
3. The proposed development by virtue of its design, form and appearance would have a detrimental impact on the special landscape character of the Pembrokeshire Coast National Park which the National Park Authority has a duty to conserve and enhance and would be contrary to Policy 1 (National Park Purpose and Duty); 8 (Special Qualities); 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity) of the adopted Local Development Plan.

SITE LOCATION PLAN

"WAUN-Y-BEDDAU", ST. DAVIDS, PEMBRS.

Item 5e)

Scale 1:2500



Pembrokeshire Coast
National Park Authority

27 MAR 2018

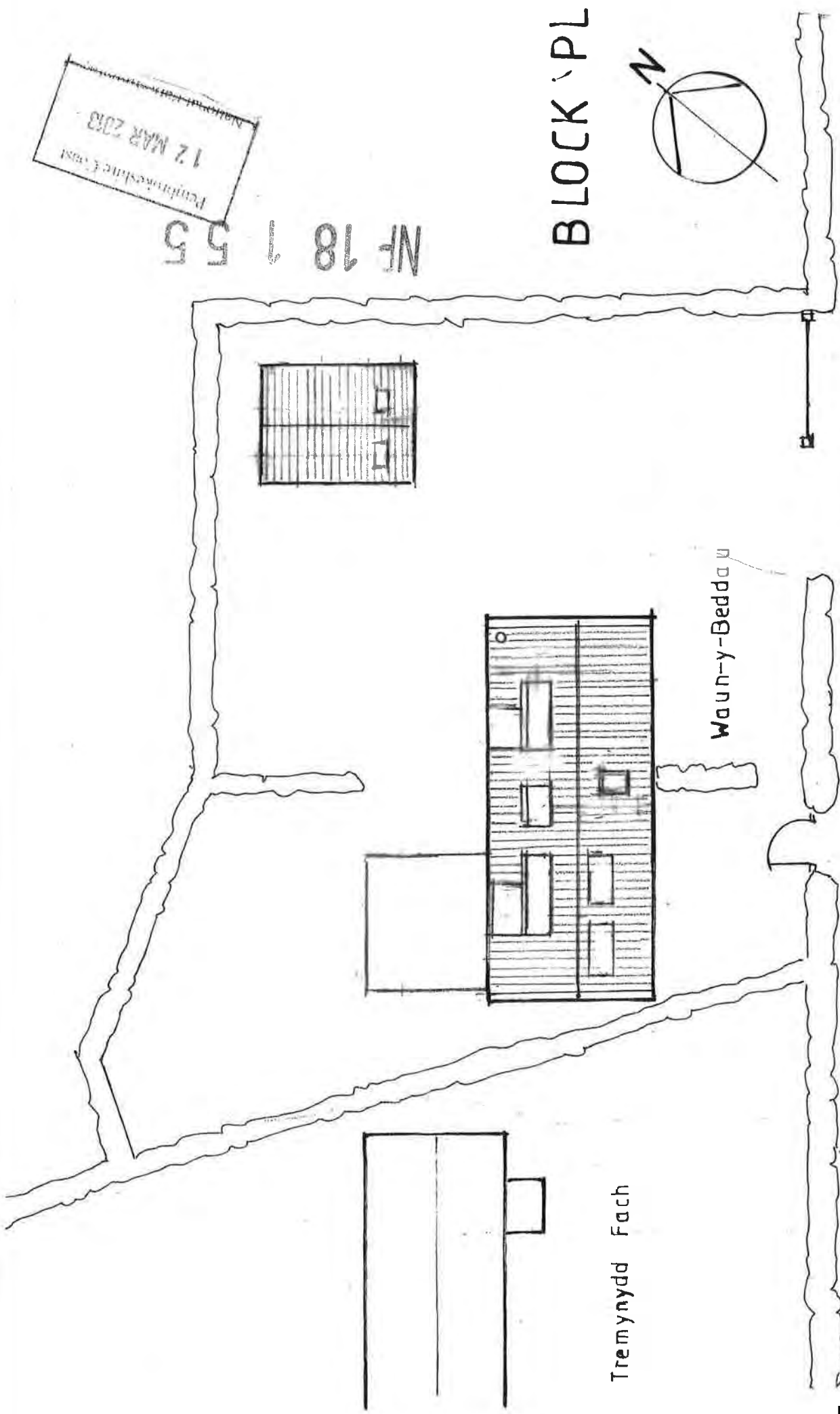
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NP 18 1 55

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BLOCK PLAN

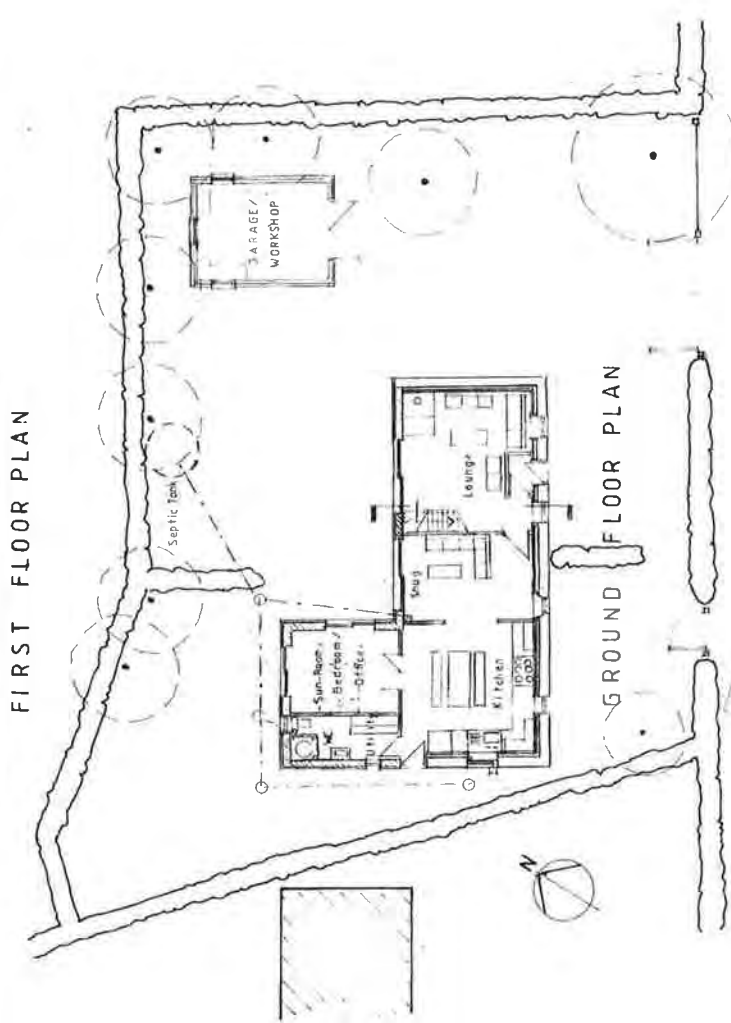
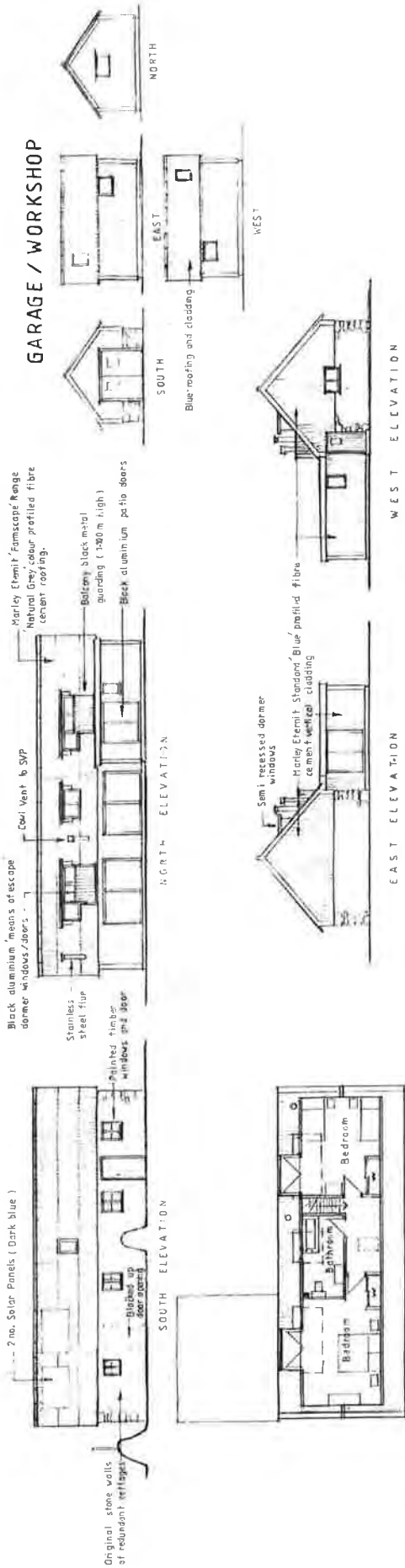


To Berea

To St. Davids

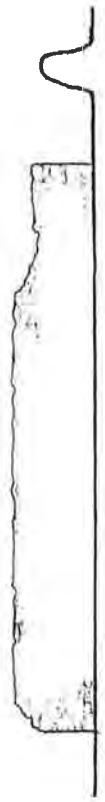
"The Old Forge",
"Waun y Beddau", Berea, St. Davids, Pems.

Scale 1:200



NF 18 1 5 5

"The Old Forge", WAUN-Y-BEDDAU, BEREA, ST.DAVIDS, PEMBS.
 Proposed Conversion of Redundant Cottages to form new Dwelling.
 SCALE: 1:50, 1:100



NORTH ELEVATION



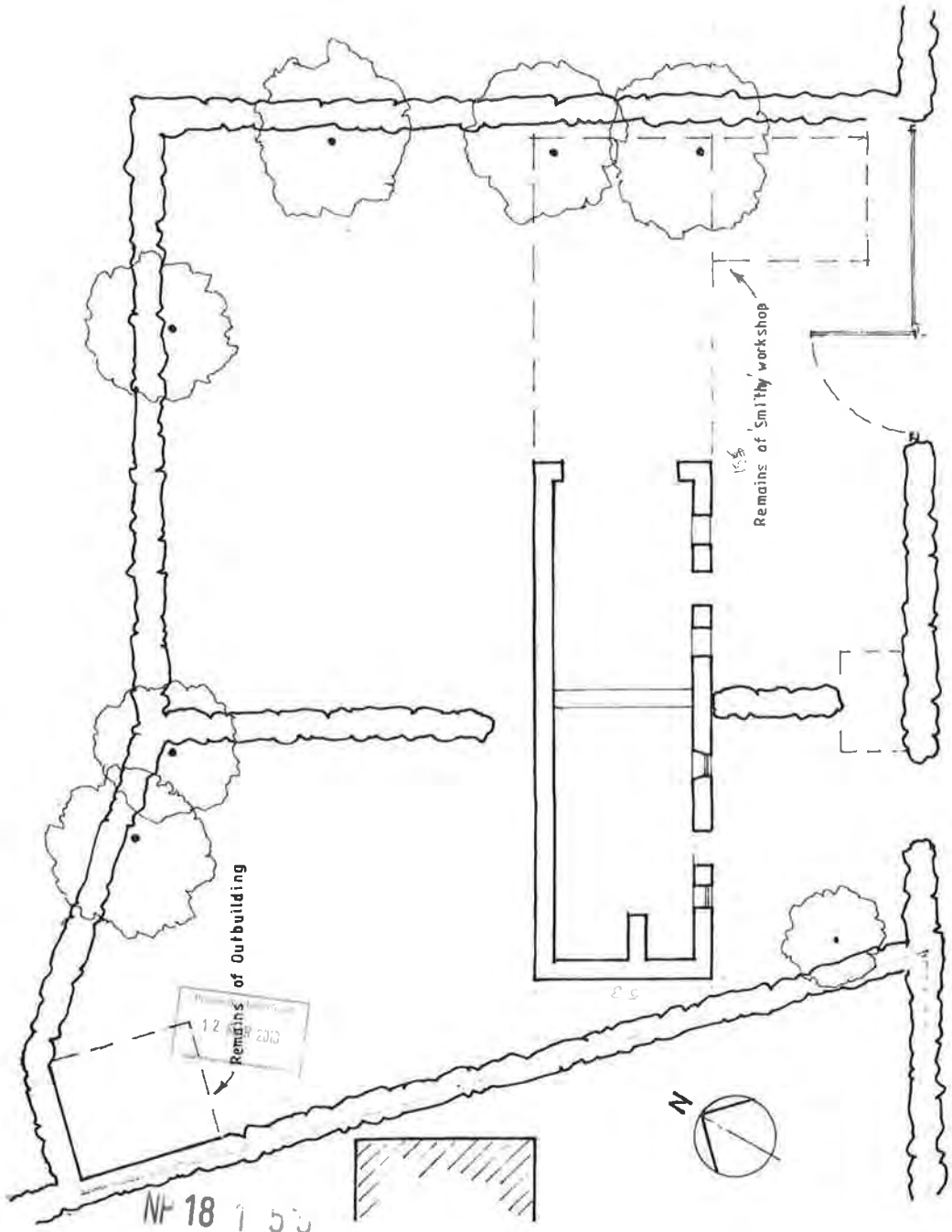
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



Nr 18 1 50

WAUN Y BEDDAU, Nr BERA, ST. DAVIDS, PEMBS.
As Existing. SCALE 1:100.