

Application Ref: NP/18/0370/FUL

Case Officer	Kate Attrill		
Applicant	Ms H Williams		
Agent	Mr R Bell, Bell Designs		
Proposal	Change of use to residential curtilage (retrospective) & replacement of static caravan with building for ancillary accommodation to the house		
Site Location	Bryngwyn, Moylegrove, Cardigan, Pembrokeshire, SA43 3BP		
Grid Ref	SN11334440		
Date Valid	19-Jun-2018	Target Date	05-Sep-2018

The application is being brought to Development Management Committee for consideration due to an objection from the Community Council.

Consultee Response

Nevern Community Council: Objecting - following reconsultation on amended plans Nevern CC still object to the application.

PCC - Transportation & Environment: Conditional Consent

PCC - Drainage Engineers: Standard Advice

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.

No third party representations have been received.

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 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 32 - Surface Water Drainage
LDP Policy 44 - Housing
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 07 - Economic Development
PPW9 Chapter 09 - Housing
PPW9 Chapter 11 - Tourism, Sport and Recreation
SPG05 - Sustainable Design
SPG12 - Parking
SPG20 - Accessibility
TAN 12 - Design
TAN 23 - Economic Development

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Rights of Way Inland - within 50m
Recreation Character Areas
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

The application is being brought to Development Management Committee for consideration due to an objection from the Community Council.

Site and Context

The application site is between two detached houses with agricultural fields to the rear. The house is a traditional stone cottage which has been there since before the 1880's.

A large static caravan has been adjacent to the site since the 1960's and has been in use as ancillary accommodation for the dwelling, Bryngwyn. The caravan on site measures 2.75 metres across, 8 metres in length and reaches a maximum height of 2.65 metres and is screened by a hedgebank on the roadside

Relevant Planning History

None relevant

Description of Proposal

This is a full application which seeks planning permission for the extension of the residential curtilage with the provision of an ancillary building for additional accommodation.

The proposed building measures: 4.2 metres high, 5 metres wide, and 7 metres long and provides for a double bedroom, bathroom and activity area.

It is proposed to be clad in timber with a corrugated roof. The use is intended for ancillary accommodation to the house only, and no independent use is proposed. A parking and turning area has been added to the proposals following consultation responses from the Highways Authority

The site of the existing caravan is adjacent to and within the residential curtilage and an agricultural field access. From the aerial photographs it is evident that this area has been in residential use for many decades, its planning status has never been regularised by a certificate of lawfulness, so the applicant was advised to include the extension of curtilage with the application for the proposed building to replace the existing caravan in order to regularise the situation in the long term.

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
- Landscaping
- Other Material Considerations

Policy:

The site lies within the open countryside as defined by the Pembrokeshire Coast National Park adopted Local Development Plan (LDP) and Policy 7 is the relevant strategic policy which allows for release of land depending on the character of the surroundings, and the pattern of development in the area’.

The proposed development will be contained within the existing residential setting and is not considered to have an adverse impact on this area of the National Park, and as such is considered to meet the relevant policies set out in the LDP.

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 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 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 scale, size and design of the proposed building is considered to be acceptable, and will not adversely affect its surroundings or the wider landscape and special qualities of the National Park. The site is screened by existing hedgebanks and these are not proposed to be altered as a result of the development.

The proposed building is considered to be an improvement on the visual amenities of the immediate area in comparison to the existing caravan on site.

As such the proposed development is considered to comply with Policies 8, 15 and 29 of the LDP.

Amenity and Privacy:

Policy 30 of the LDP refers to ‘amenity’ in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

The proposed building is located on the same footprint as the existing caravan, and has less windows on the side facing the immediate neighbours than the present caravan does. It therefore does not have any adverse effect on the existing amenities of the adjacent property.

As such the proposed development is considered to comply with Policy 30 of the LDP.

Parking and Access:

The Highways Authority has been consulted in respect to any potential impact from a highways point of view.

Following their consultation response, parking and turning has been provided within the existing curtilage, and the proposed development is therefore considered to comply with Policy 53 of the LDP.

Landscaping:

The site is already screened from public view by a historic hedgebank to the south of the proposed building. This hedge is not proposed to be altered as a result of the proposals and no additional landscaping is considered necessary provided that the hedgebank is protected through an appropriate planning condition.

Other Material Considerations:

Were the building proposed as an independent form of accommodation, it would be contrary to Policy 7 and 44 and 45 of the Local Development Plan, but as additional accommodation, and provided it is conditioned to remain as such, it is treated in the same way as an extension to the dwelling.

Conclusion

The proposed replacement building is considered to comply with all relevant LDP policies and is therefore recommended for approval subject to appropriate conditions.

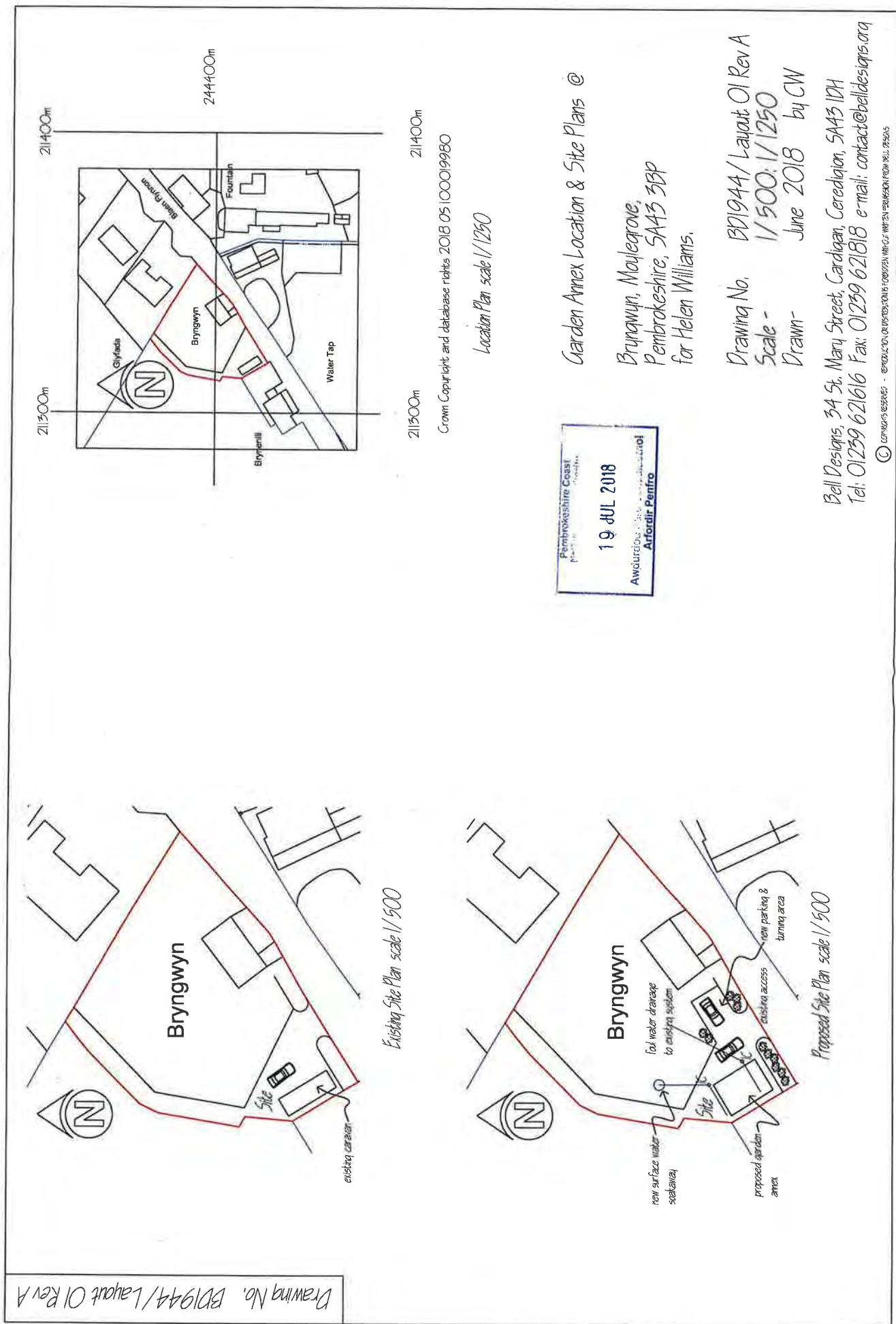
Recommendation

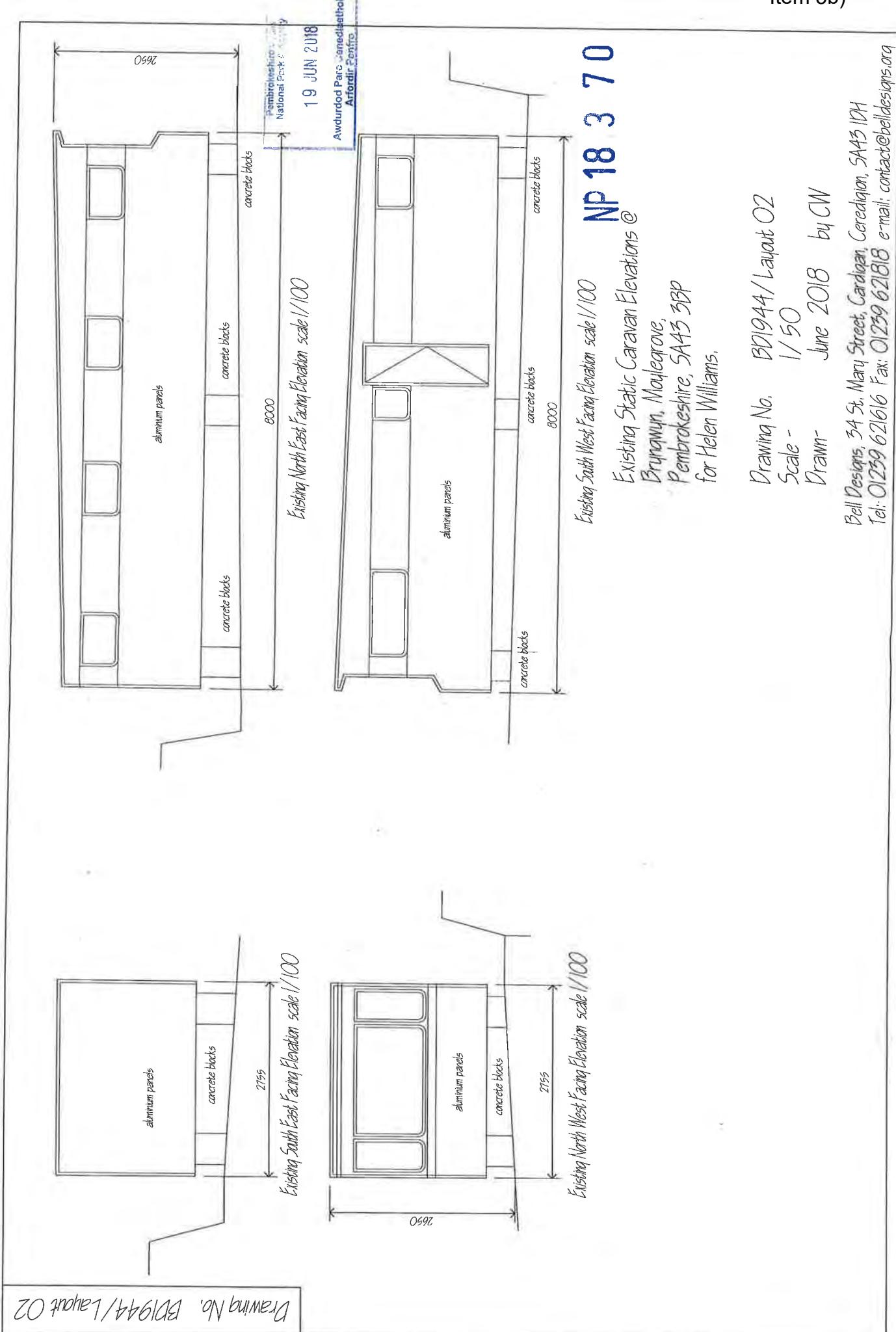
APPROVE, subject to the following conditions:

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: Drawing no. BD1944/Layout 01 Rev 18 received on 19th July 2018, BD1944/Layout 02 received on 19th June 2018 and BD1944/Layout 03 Rev A received on 19th July 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. The unit hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Bryngwyn.
Reason: In accordance with the policy of the Local Development Plan - Policy 29 - Sustainable Design.
4. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development, and shall be implemented as agreed and retained thereafter.
Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

5. Prior to development of the building hereby permitted, the static caravan shall be removed from the residential curtilage of the property.

Reason: In the interests of visual amenity and in accordance with Policy 15 of the Pembrokeshire Coast National Park Local Development Plan.





Drawing No. BD1944/Layout 02
Scale - 1/50
Drawn - June 2018 by CW

Item 5b)
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