

Application Ref: NP/19/0210/FUL

Case Officer Kate Attrill
Applicant Mr R Ashley
Agent Mr N Campodonic, Trewent Designs Ltd
Proposal Construction of 3 car garage for private use
Site Location Freshwater Inn, Jason Road, Freshwater East,
Pembroke, Pembrokeshire, SA71 5LE
Grid Ref SS02029840
Date Valid 09-Apr-2019 **Target Date** 21-Jun-2019

Consultee Response

Lamphey Community Council: Supporting - but would request a condition restricting the use of the building for garage/storage purposes only. Also commenting that the proposed building seems unusually high for a garage.

PCC Transportation & Environment: Supporting - support

PCNPA Tree and Landscape Officer: 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. A site notice was displayed from the 23rd of April 2019 immediately adjacent to the site and neighbouring properties written to.

One objection has been received from a third party referring to the loss of private views, loss of natural light, loss of views to walkers, decreased property value, the need for the garage when there is already an unused double garage on the property, the potential for this building to be turned into a bungalow, loss of trade to the public house, reduced car parking in an area pressured during high season, increased congestion and danger to road users.

The objections - which are material planning considerations - will be dealt with in the following report under the amenity section.

The potential devaluation in property prices is not a material planning consideration

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 47 - Low Impact Development
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW10
SPG05 - Sustainable Design
SPG06 - Landscape
TAN 11 - Noise

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
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Site and Context

The site of the proposed garage 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 both associated with the public house and domestic use.

Relevant Planning History

NP/07/597 Change of Use to dwelling Refused

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/16/0460 Extension to first floor to provide lounge and dining room for owner – Approved

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.

NP/18/0402 Construction of 3 car garage for private use Approved 5/12/2018

Description of Proposal

An initial application was submitted earlier 2018 (NP/18/055) for a 3car 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 based on design/height and siting.

A subsequent application was then submitted later in 2018 (NP/18/0402) in the same location as for the previous application, for a 3car 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 location and height were amended following negotiation with the applicant/agent and this application was approved in 2018. The various design iterations will be shown on the slide show during the presentation to place this application in context.

The current application was submitted in the same location as the previously approved garage but with an increased roof height and form altered from monopitch to pitch to a height of 6.7 metres. The garage measures 7.9 metres wide by 12.6 metres long

The garage is proposed to have stained timber garage doors with horizontal cladding to match the public house and a slate 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
- Landscaping
- Land Drainage

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 Plan, and is considered for the purposes of the Plan to be in the countryside (which would include small villages, hamlets, sporadic dwellings and farms).

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.

Policy 7 – Countryside states (amongst other criteria) that development will only be permitted where:

- a) Release of land will depend on the character of the surroundings, the pattern of development in the area
- g) The proposal constitutes low impact development making a positive contribution

4.48 The form, bulk, design and materials used in some buildings can make them visually intrusive in the landscape. Often those constructed of concrete blocks, asbestos sheeting, corrugated iron etc, clear-span buildings, Dutch barns, open-sided hay sheds fall within this category. The conversion of building(s) that are obtrusively located in the landscape or otherwise not in keeping with their surroundings will not be encouraged.

Although the above paragraph refers to the conversion of buildings rather than new buildings, the spirit of the policy is to prevent obtrusive buildings in the landscape and would be considered relevant to this application.

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 location suggested by the Case Officer to be most in character with the pattern of surrounding development was adjacent to the front entrance at the top end of the site, but the applicant was adamant that the site levels at the bottom end of the car park were more suitable so the compromised position arrived at on the previous application was located approximately 20 metres from the frontage of the site in the south eastern corner of the site. The top end of the car park (north-eastern corner) is still considered to be a more suitable location for any new proposed building, but is not in itself sufficient to refuse the application.

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 revised re-orientation of the building and reduction in ridge height on the previous application was considered to sufficiently address the concerns regarding the siting and bulk of the building, but in its current form at 6.7 metres high, the building located at the rear of this site is considered to be out of character with the pattern of development in this location and harmful to the special qualities of the National Park. The applicant's agent was asked if there was any potential for reducing the height of the building but stated that the applicant wishes the additional height for storage space.

It may be that there are alternative design iterations which could provide the additional storage space elsewhere in the residential curtilage or in a different design format, but no amendments to this application have been forthcoming.

The bulk and lack of proportionality of the proposed building is considered to be poor design and harmful to the local distinctiveness and therefore contrary to Policy 29 of the Local Development Plan.

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 garage has been re-sited from its originally proposed location so as to take account of the public amenity views, but private views cannot be taken into account as these do not form a material planning consideration.

The distance from the properties across the road to the north is considered sufficient so that the garage will have no impact on amenity in terms of daylight.

Part b) of Policy 30 states that development will not be permitted if it: '*is of a scale incompatible with its surroundings; and/or d) the development is visually intrusive.*

The development as currently proposed is not considered to be of a scale compatible with its surroundings, and will also be visually intrusive, and as such the proposed development is not considered to comply with Policy 30 of the LDP.

Access and Parking

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

Their consultation response has not yet been received at the time of this report being written, but their previous response (to NP/18/0402) stated that a condition should be imposed to ensure that 'the 16 car parking spaces shown on the approved plan shall be available for customer use at all times when the Inn is open for business, and shall include an area where a minimum of two car parking spaces are reserved for Disabled badge holders'.

The proposal not have any impact on visibility in terms of highway safety and the proposed development is therefore considered to comply with Policy 53 of the LDP.

Landscaping

The Authority's Tree and Landscape Officer has requested further information in the form of: a tree survey, details of tree protection (including any necessary arboricultural method statements), pre-development tree work and details of any landscaping and new planting, but has also suggested that the information could be sought through a condition of planning.

The Agent for the applicant has asserted that: 'the boundary trees look mature & verdant at this time of year, but a visit would prove they are not so mature or relevant', but a professional assessment is still considered appropriate in this instance prior to commencement of development. The submitted plans appear to indicate that they in the ownership of the adjacent property so a condition to assess and protect them during construction is both reasonable and appropriate.

Land Drainage

The Drainage Engineers at PCC have been consulted with the proposals and have commented that if ground conditions are not suitable for soakaways an alternative method of SuDS will be required. An informative to make the applicant aware that all impermeable areas must be disposed to a form of sustainable drainage system would be imposed should the application be approved.

Conclusion

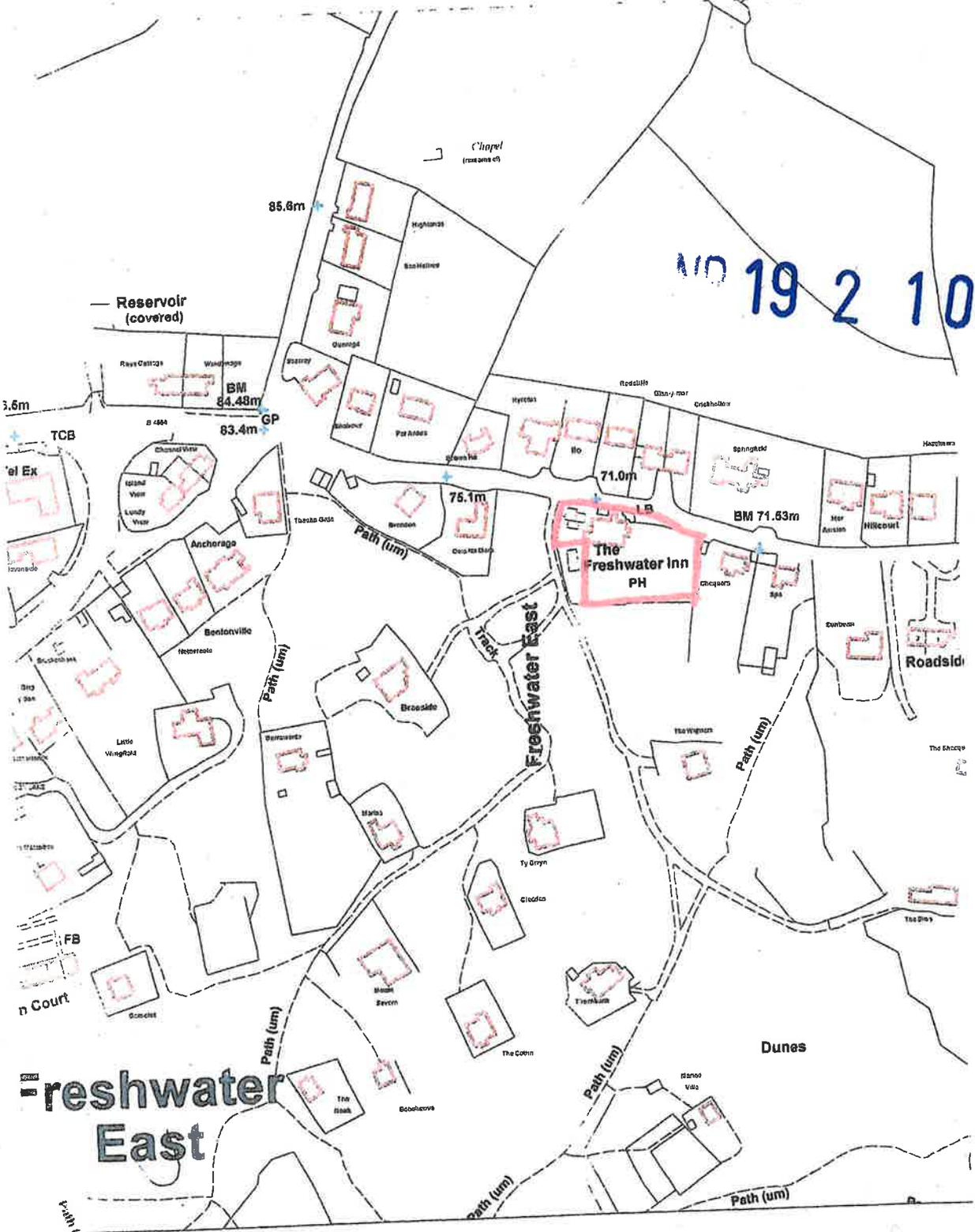
The poor design, lack of proportionality and bulk of the proposed building are considered to negatively impact on the special qualities of the National Park and to not be well designed in terms of local distinctiveness and cannot therefore be supported.

Recommendation

REFUSE, for the following reason:

1. The proposed design and height of the new garage is considered to be out of scale, poorly designed, and visually intrusive, detracting from the character of the surrounding area. The proposal is therefore contrary to Policy 1 (National Park Purpose and Duties), Policy 8 (Special Qualities), Policy 15 (Conservation of the Pembrokeshire Coast National Park), and Policy 29 (Sustainable Design), Policy 30 (Amenity) of the adopted Local Development Plan (2010), Planning Policy Wales (Edition 10), and Technical Advice Note 12: Design (2016).

NO 19 2 10

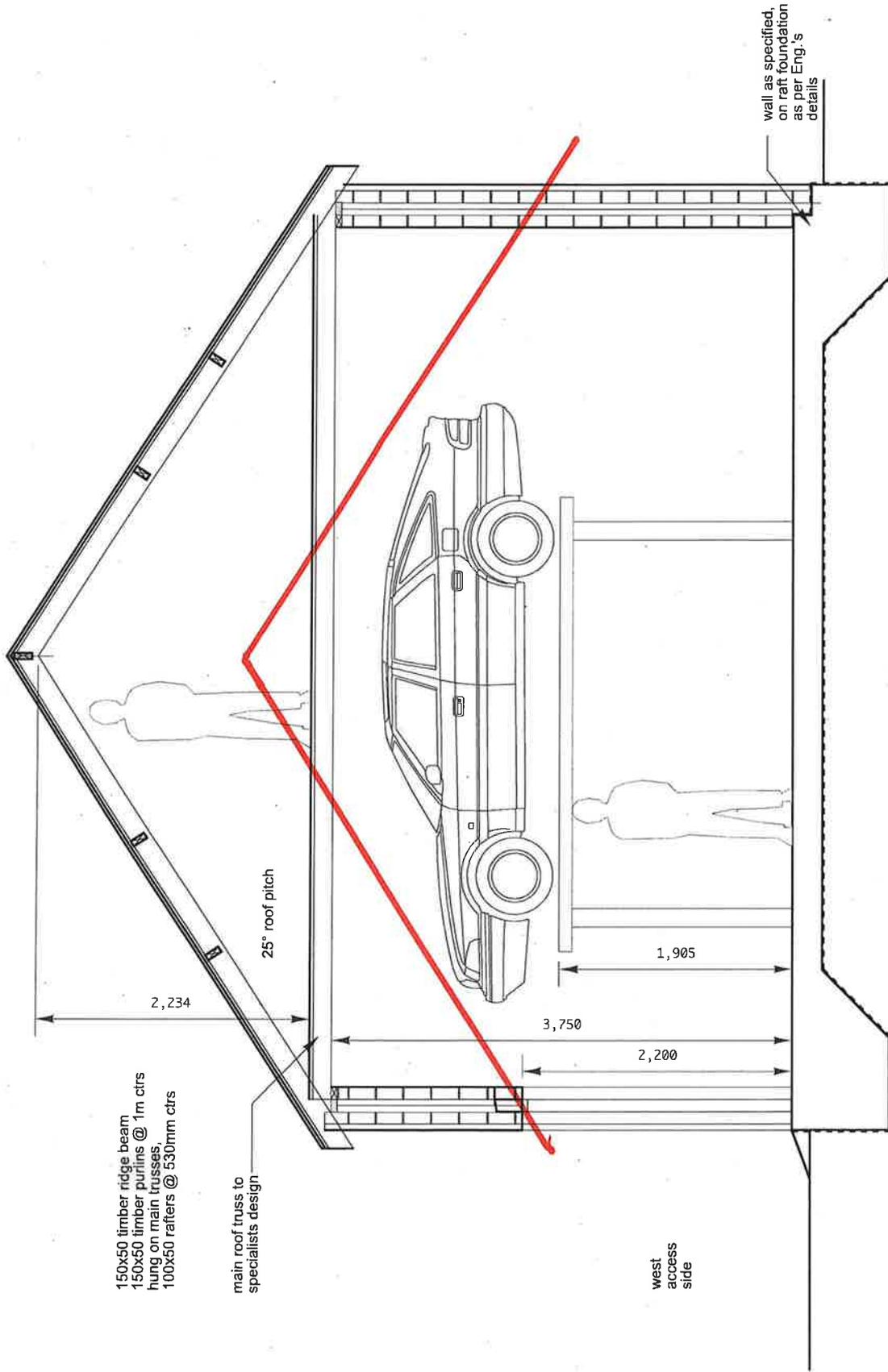


Freshwater East

SCALE 1:2500

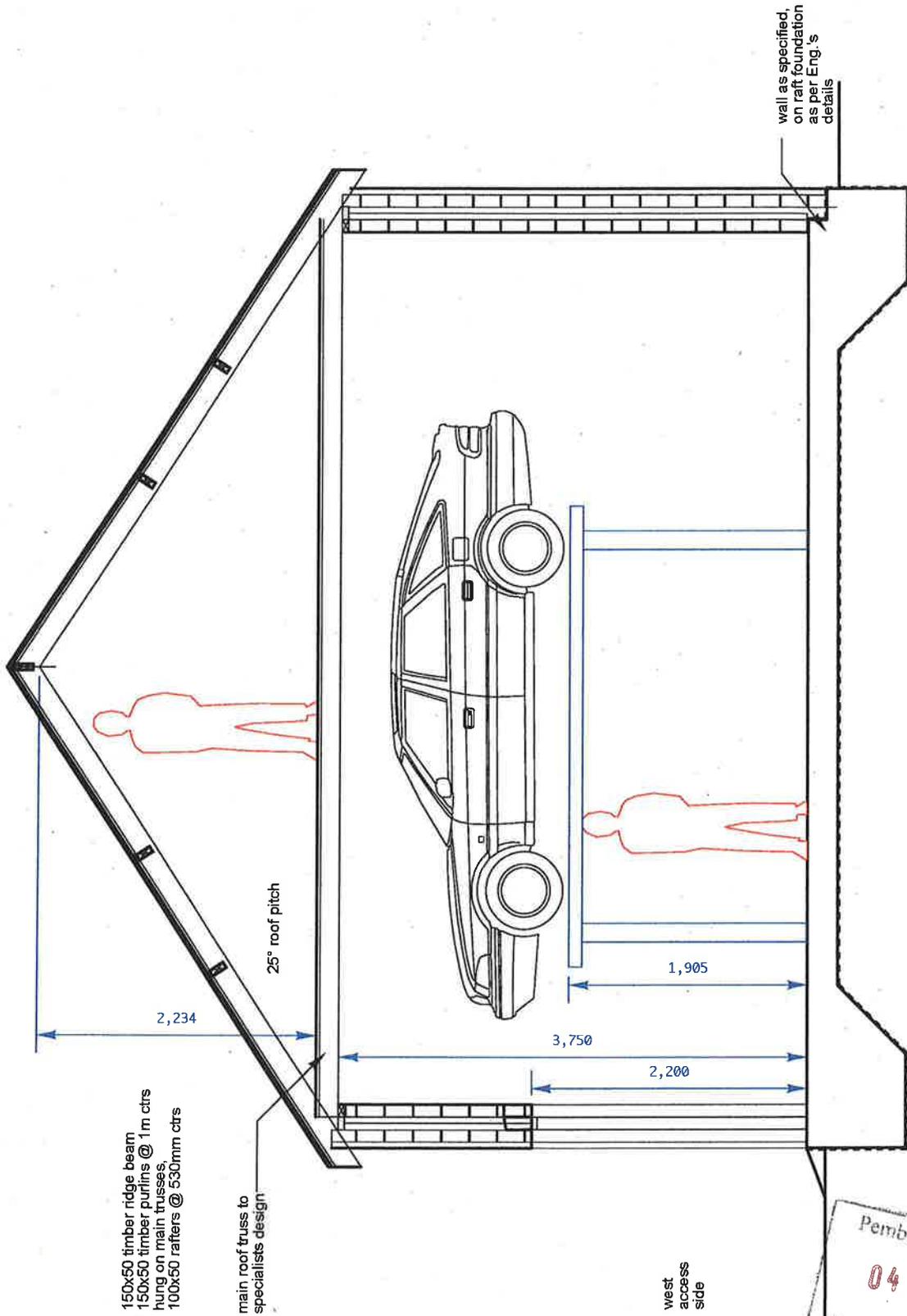
Pembrokeshire Fire Coast
 04 APR 2019
 National Park Authority





proposed section thru central bay

ND 19 2 10



150x50 timber ridge beam
150x50 timber purlins @ 1m ctrs
hung on main trusses
100x50 rafters @ 530mm ctrs

main roof trusses to
specialists design

wall as specified,
on raft foundation
as per Eng.'s
details

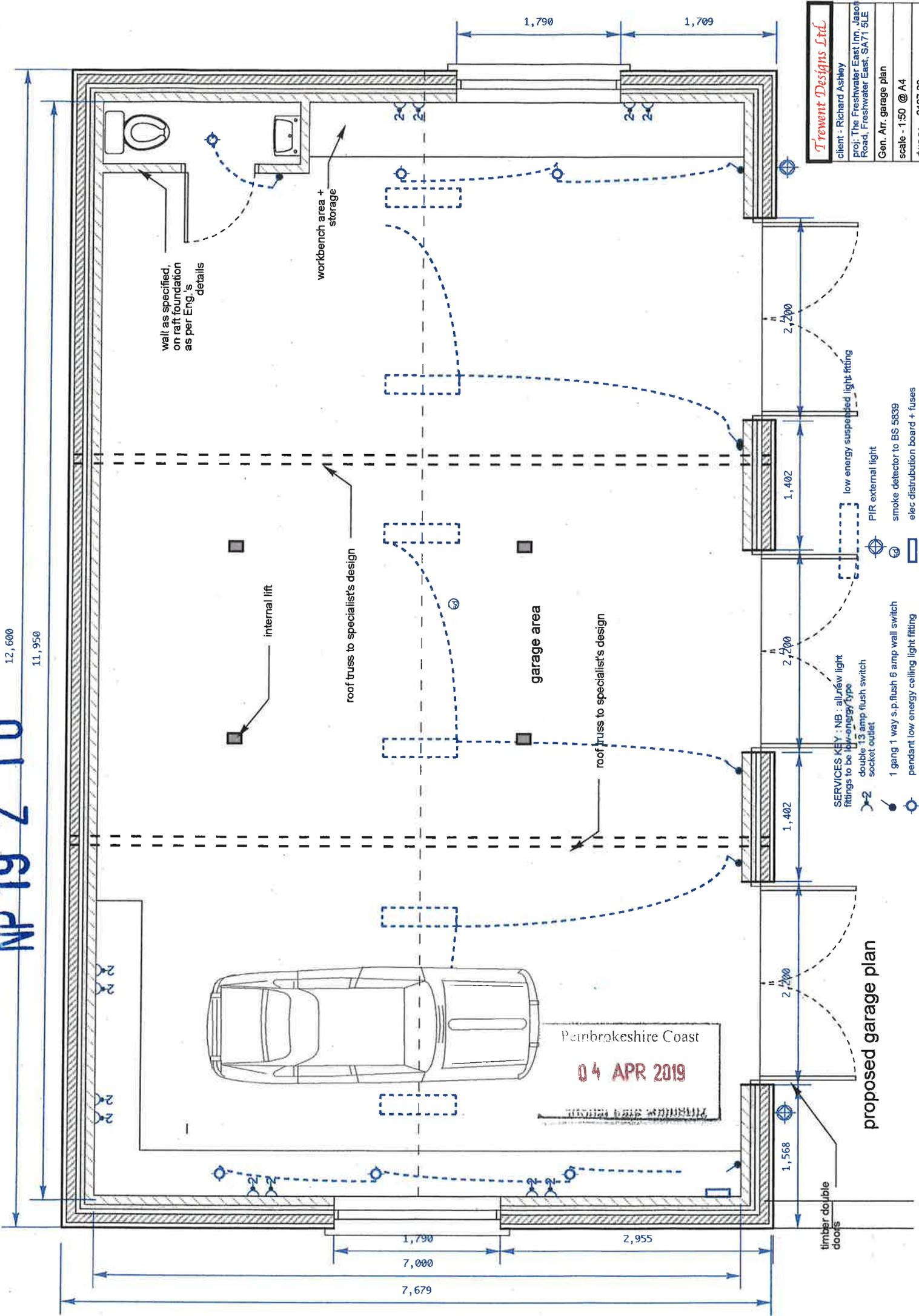
west
access
side

proposed section thru central bay

Pembrokeshire Coast
04 APR 2019
National Park Authority

NP19 2 1U

12,600
11,950



Trent Designs Ltd
client - Richard Ashley
proj: The Freshwater East Inn, Jason Road, Freshwater East, SA71 5LE
Gen. Arr. garage plan
scale - 1:50 @ A4
dwg no. - 2107-23

- SERVICES KEY:** NB: all new light fittings to be low-energy type
- 2 double 13 amp flush switch socket outlet
 - 1 gang 1 way s.p.flush 6 amp wall switch
 - pendant low energy ceiling light fitting
 - low energy suspended light fitting
 - PIR external light
 - smoke detector to BS 5839
 - elec distribution board + fuses

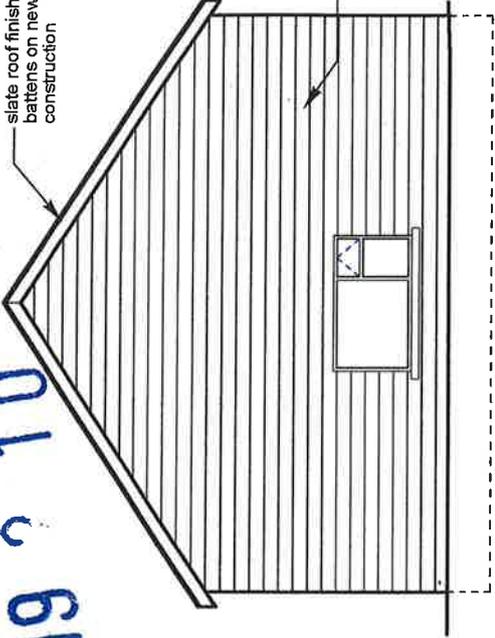
proposed garage plan

timber double doors

NF 19 ? 10

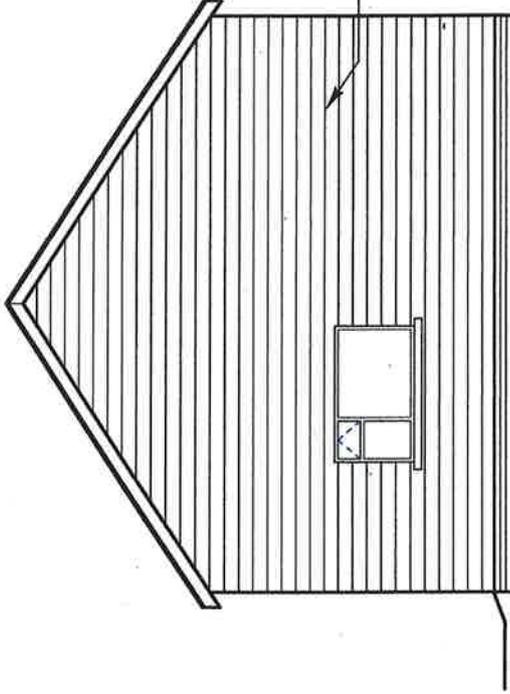
slate roof finish on 38x25 treated sw
battens on new timber truss roof
construction

horizontal cladding
panels to match first
floor of main building
with semi-eng bwk
below dpc level

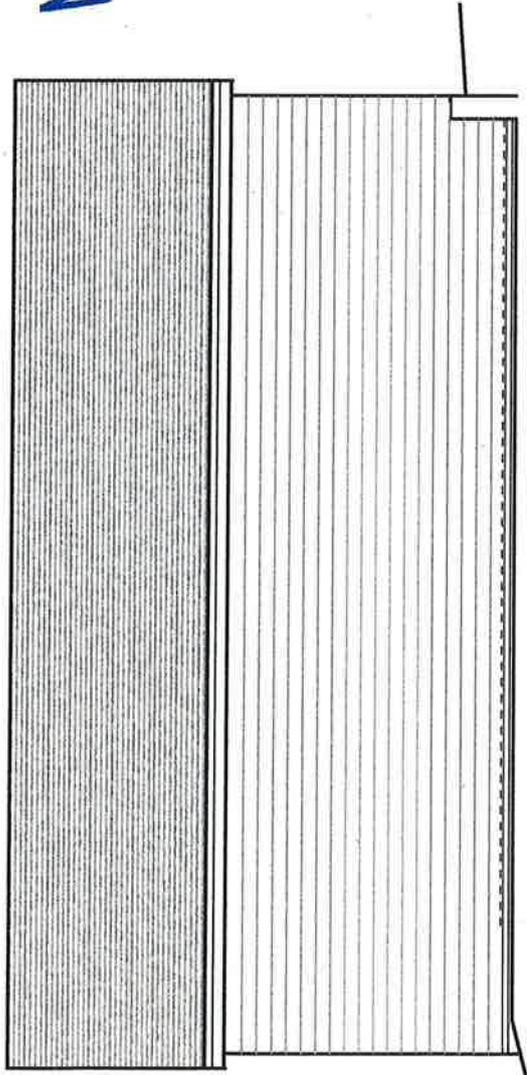


proposed north facing elevation

horizontal cladding
panels to match first
floor of main building
with semi-eng bwk
below dpc level

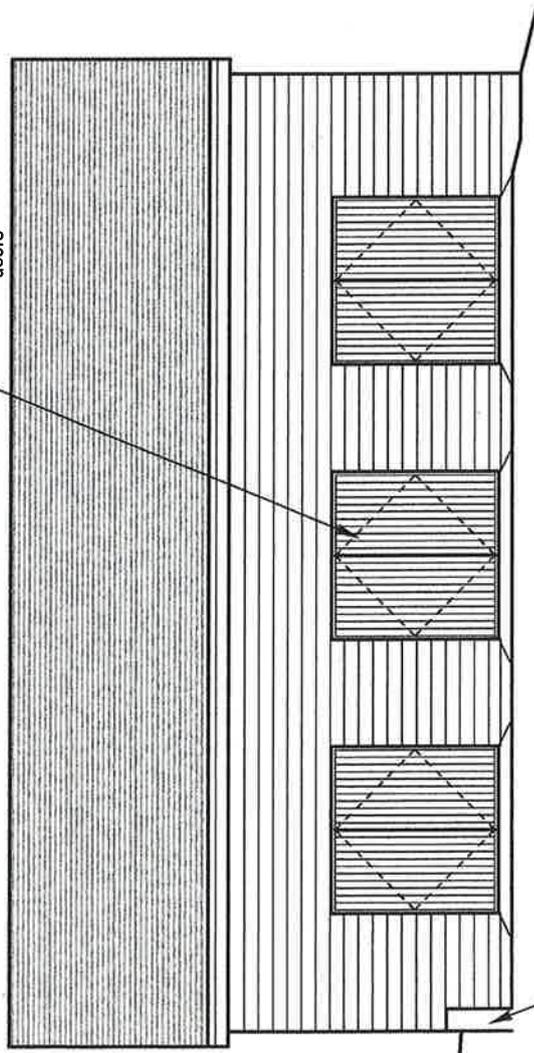


proposed south facing elevation



proposed rear east facing elevation

stained timber garage
doors

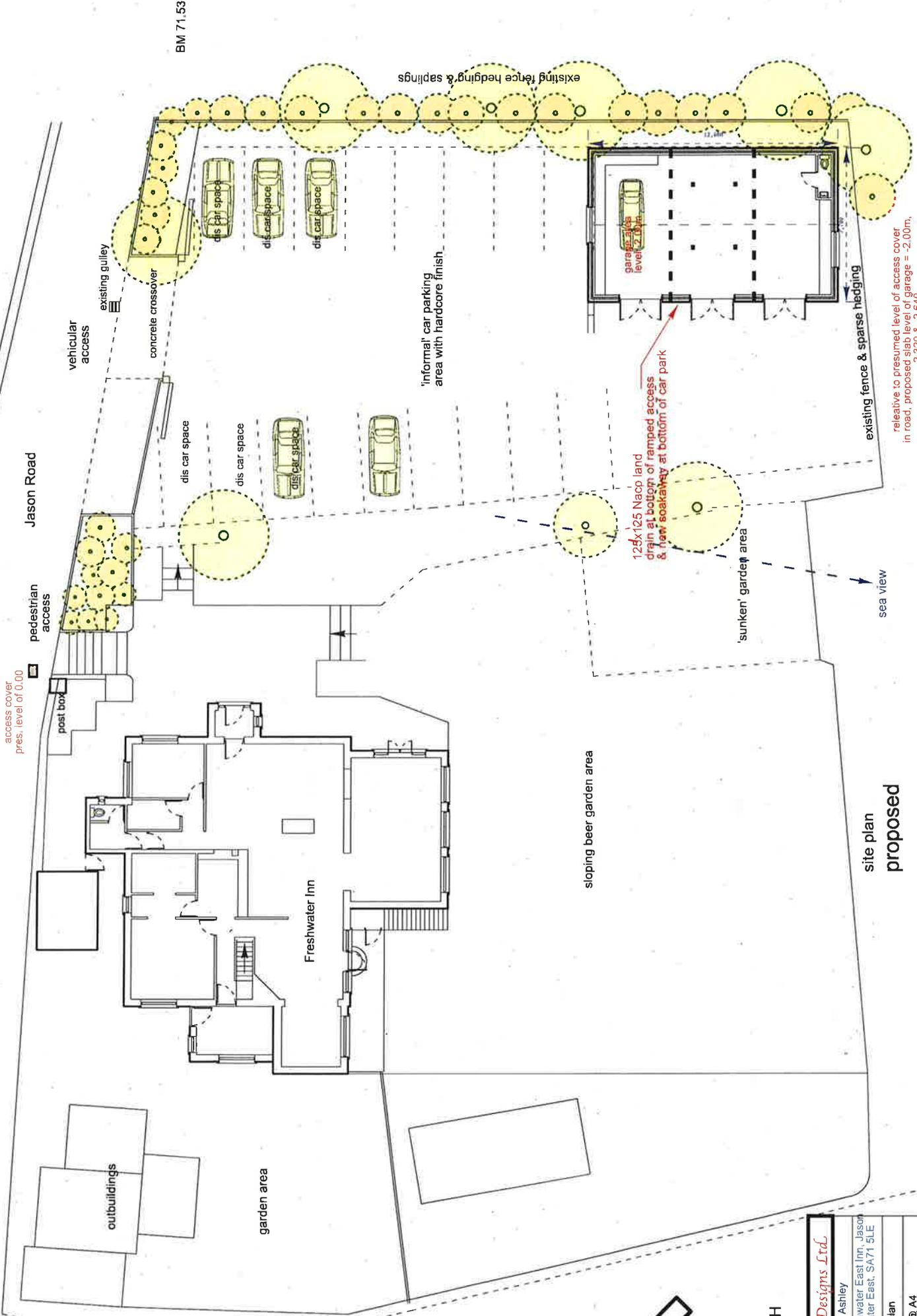


proposed front west facing elevation

brick retaining wall to front/rear
with semi-eng bwk below dpc level

Trevent Designs Ltd
 client - Richard Ashley
 Proj: The Freshwater East Inn, Jason
 Road, Freshwater East, SA71 5LE
 Gen. Arr. elevations
 scale - 1:100 @ A4
 dwg no. - 2107-25





access cover
pres. level of 0.00

Jason Road

pedestrian access

vehicular access

existing guiley

concrete crossover

dis car space

dis car space

dis car space

dis car space

Freshwater Inn

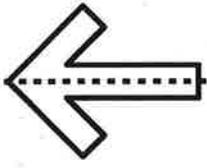
outbuildings

garden area

sloping beer garden area

'sunken' garden area

12.5x125 Napp land
drain at bottom of ramped access
& new soakaway at bottom of car park



NORTH

'informal' car parking
area with hardcore finish

existing fence & sparse hedging

existing fence hedging & saplings

BM 71.53

relative to presumed level of access cover
in road, proposed slab level of garage = -2.00m,
-2.320 & -2.640

site plan
proposed

Trewent Designs Ltd	
client - Richard Ashley	
proj: The Freshwater East Inn, Jason Road, Freshwater East, SA71 5LE	
proposed site plan	
scale - 1:250 @ A4	
dwg no. - 2107-26	