

**Application Ref: NP/19/0029/FUL**

**Case Officer** Caroline Bowen  
**Applicant** Genguard Ltd  
**Agent** Mr I Bartlett, Ian Bartlett Building Design & Cons.  
**Proposal** Enveloping part of existing single storey flat roof structure on a steel frame to be clad with colour coated box profile sheets to new pitched roof and walls.  
**Site Location** Newgale House, Newgale Hill, Newgale, Haverfordwest, Pembrokeshire, SA62 6AS  
**Grid Ref** SM84812230  
**Date Valid** 21-Jan-2019      **Target Date** 01-May-2019

This application is reported to committee as the applicant is related to a member of the Authority's staff.

**Consultee Response**

**Brawdy Community Council:** Supporting  
**PCNPA Planning Ecologist** No comment  
**PCC - Transportation & Environment:** No objection  
**Natural Resources Wales:** No objection  
**Dwr Cymru Welsh Water:** No adverse comments

**Public Response**

The application was appropriately advertised – one public response was received, raising concerns in respect of impact on amenity.

**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 06 - Rural Centres  
LDP Policy 08 - Special Qualities  
LDP Policy 11 - Protection of Biodiversity  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 34 - Flooding and Coastal Inundation  
LDP Policy 53 - Impacts on traffic  
PPW10  
TAN 15 - Development and Flood Risk

## **Constraints**

LDP Mineral Safeguard  
Safeguarding Zone  
Hazardous Zones  
ROW Coast Path - within 10m  
LDP Centre:50pc aff housing;30 units/ha  
Recreation Character Areas  
Low Coal Risk  
Surface Coal  
Affordable Housing Submarkets  
Seascape Character Areas

## **Officer's Appraisal**

### **Site and Context**

The application site is a detached, two-storey property, located on the eastern flank of the A487 and just north of the bridge at Newgale. Newgale House has been much altered and extended, and currently comprises a retail unit at ground floor with office/residential accommodation at first floor. To the rear is a large single storey, flat roof extension, and a further detached single storey pitched roof building. There is an access to the north of the building, which leads to the rear.

In its wider setting, there are neighbouring properties to the north, north-east, north-west and – immediately adjoining – the Sands Café is to the south west. To the east, there is open land, and to the west (over Brandy Brook) is Newgale Beach. To the south, lies a surf shop and the Duke of Edinburgh public house.

Newgale House lies within the Rural Centre boundary of Newgale, as set out in the Pembrokeshire Coast National Park Local Development Plan.

### **Relevant Planning History**

There is no recent planning history for this application site.

### **Description of Proposal**

Planning permission is sought for the replacement of the flat roof to the rear single storey wing, with a shallow pitched roof. The external finishes are to be blue/grey box profile sheet, which will also clad the external walls of the structure. The eaves and roof height will increase by approximately 1.4 metres.

### **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

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- Biodiversity
- Flooding
- Other matters

*Policy and principle of development.*

The building lies within the Rural Centre of Newgale, and Policy 6 allows for development that protects and enhances the Centre's range of facilities. The proposed improvements to the building would accord with this policy.

The building is – however - within a C2 flood zone. Welsh Government Technical Advice Note (TAN) 15 – Development and Flood Risk classifies land into 3 categories (Zones A, B and C) according to risk of flooding. Zone C (river, tidal or coastal) is split into C1 (areas of the floodplain which are developed and served by significant infrastructure, including flood defences) and C2 (areas of the floodplain without significant flood defence infrastructure). The TAN is accompanied by a series of Development Advice Maps (DAMs) which are based on the best available information considered sufficient to determine when flood risk issues need to be taken into account in planning future development.

TAN15 acknowledges that some flexibility is necessary to enable the risks of flooding to be addressed whilst recognising the negative economic and social consequences if policy were to preclude investment in existing urban areas and the benefits of reusing previously developed land. For proposed development in Zone C, the tests outlined in sections 5, 6 and 7 of TAN 15 will be applied, recognising, however, that highly vulnerable development and Emergency Services in Zone C2 should not be permitted.

General industrial, employment, commercial and retail development is categorised as 'less vulnerable' – in this proposal, the works proposed are to the structure itself rather than the use, which remains as a commercial business. Following consultation, Natural Resources Wales do not object to the proposal, but recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. Officers agree that there is an opportunity to address the future-proofing of the commercial floorspace in light of the location in the flood zone – the applicant has provided a template Personal Flood Plan to be completed before the new development is used, and officers consider that this document would be appropriate mitigation.

Newgale House is a pre-existing business, and the proposed development is to improve the existing structure. As such, subject to the Personal Flood Plan being completed prior to the use of the development, the proposal would be in accordance with national and local policy.

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

Amongst the criteria set out under Policy 8 - Special Qualities, the protection of the identity and character of towns and villages is particularly important. Policy 15 - Conservation of the Pembrokeshire Coast National Park, also seeks to resist

development which would adversely affect the qualities and special character of the National Park.

The building falls within the cluster of buildings forming the built up character of Newgale. The flat roof rear wing is of its time, and officers agree that the improvement of this element of Newgale House would be beneficial to the overall appearance.

As the rear wing is a subservient element of the property, it is accepted that contrasting materials can be used – box profile sheeting is a familiar external finish for outbuildings in the National Park, so would not be out of keeping. The shallow pitched roof, again, is a traditional approach to outbuildings, and reflects the prevailing character in the village.

It is considered that the proposal would not adversely impact on the special qualities of this part of Lower Solva.

*Amenity and Privacy:*

Policy 30 – Amenity seeks to resist unacceptable impacts 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 or noise or odour or light which has a significant adverse impact; and/or
- d) the development is visually intrusive.

The nearest neighbours lie immediately to the south west, and at a greater distance to the north, north-east and north-west of Newgale House. Due to the sloping ground levels of Newgale Hill, properties to the north lie at a higher level, and to the south at a slightly lower level

To the south- west is the Sands Café, which is single storey. The rear flat roof is in close proximity and visible from the rear yard. There are no large window openings to the rear café building, which is itself a commercial space. In light of this, there is unlikely to be harm to the amenity of the café, as the rear space appears to be storage as opposed to part of the café use.

To the northern side of Newgale House, there is a separation of between 21 and 48 metres between the properties, all of which lie at a higher level and some of which are separated by the A487. The removal of the flat roof element, which showed signs of being used as amenity space would be beneficial in that regard, as the likelihood of activity on the roof would be removed. In visual terms, the increase in height is to be 1.4m higher than the flat roof (measured to the pitch), and the pitch would remain under the eaves level of Newgale House. This is considered acceptable – the roof would not interfere with sunlight/daylight to the northern properties, as it lies below the east-west line of sunrise and sunset; and in the evening, the main house itself would cast shadow first, as it currently does. There would be an inevitable change in aspect from a variety of views from the north, however, views across private land

and legal rights to light cannot be protected under the planning system (being civil matters); and the change in roof profile is not considered so dramatic as to tangibly harm amenity to the properties to the north.

Further south, there is considered to be sufficient distance between the application site and the commercial properties to maintain a reasonable level of amenity.

#### *Access and Parking:*

Following consultation, the Highways Authority has recommended that there is no objection to the proposal.

#### *Biodiversity:*

PPW10, TAN5 and Policy 11 of the LDP require biodiversity considerations to be taken into account in determining applications for planning permission. 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. The site is adjacent to known protected species roosts.

The Authority's Ecologist has been consulted on the development and raised no objection to the proposal.

NRW have also been consulted in respect of the impact on biodiversity and have raised no comment to the development in this respect.

#### *Other matters.*

- Drainage.  
Dwr Cymru Welsh Water have assessed the proposal and have raised no comments.

### **Conclusion**

Following detailed consideration of the planning issues identified during the consideration of the application; and of the responses received from statutory consultees and the public, the proposed development is considered to be in accordance to both national and local planning policy

### **Recommendation**

That the application be approved, subject to the following conditions;

#### **Conditions/Reasons**

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 550/01 to 550/10 inclusive dated 21st January 2019.

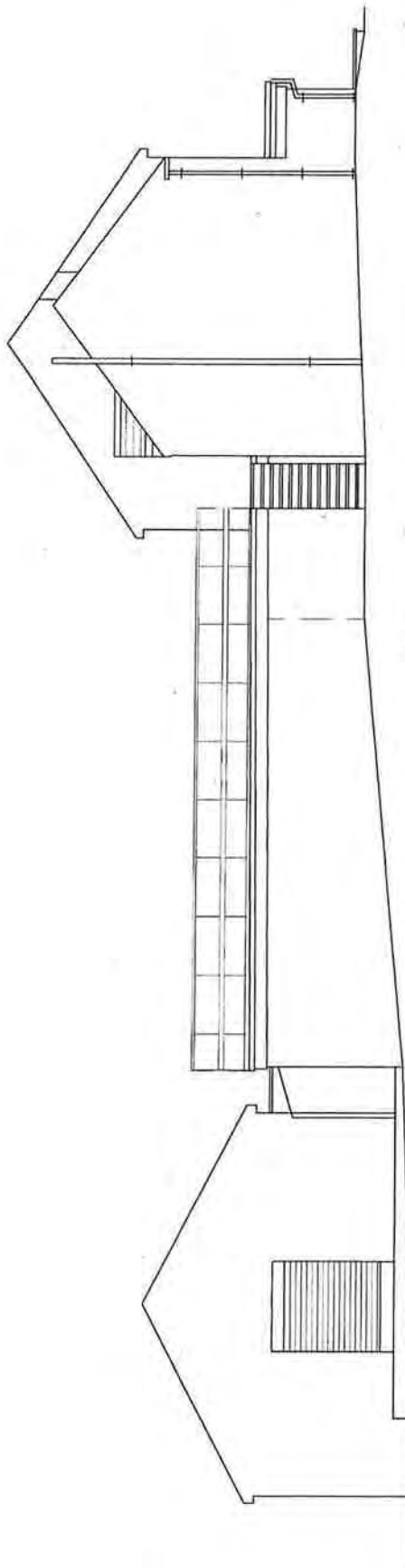
**Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. A Personal Flood Plan is to be submitted to and approved in writing by the National Park Authority prior to the first beneficial use of the development hereby approved. The development shall be carried out and thereafter maintained in accordance with the approved details.

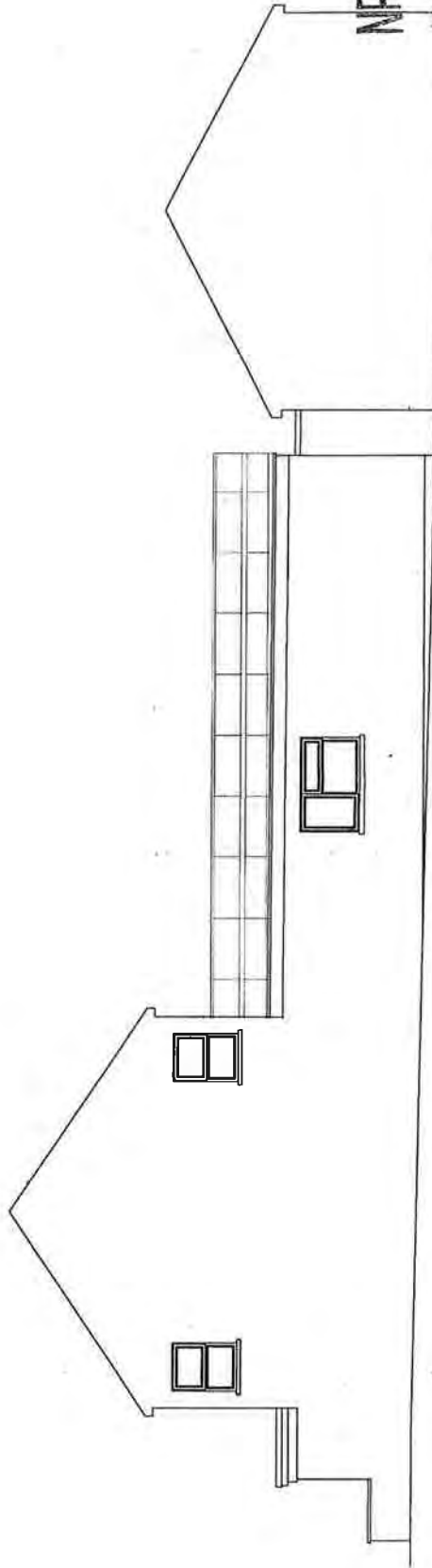
**Reason:** In the interest of preserving public health and amenity. Local Development Plan Policy 34 - Flooding and Coastal Inundation, Technical Advice Note 15 - Development and Flood Risk and PPW Edition 10.

4. Before development commences details of any external illumination required for the development, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.

**Reason:** To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NP19 0 29

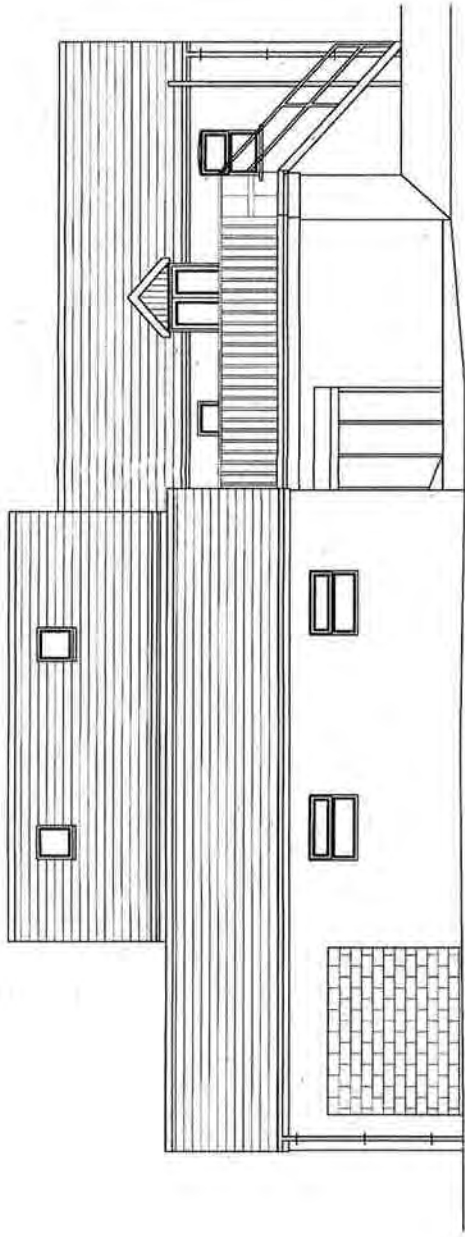
Pembrokeshire Council  
 Planning Policy Department  
 21 JAN 2019  
 AWARD OF PLANNING PERMISSION

PROJECT TITLE	SCALE	DRAWING No
NEW PITCHED ROOF OVER EXISTING FLAT ROOF AT NEWGALE SHOP, NEWGALE, HAVERFORDWEST SA62 6AS FOR MM CARTER GARDEN AND LEISURE	1:100 on A3	550/03
DRAWING TITLE	DATE	REVISION
EXISTING ELEVATIONS - SHEET 1 OF 2	01.2019	

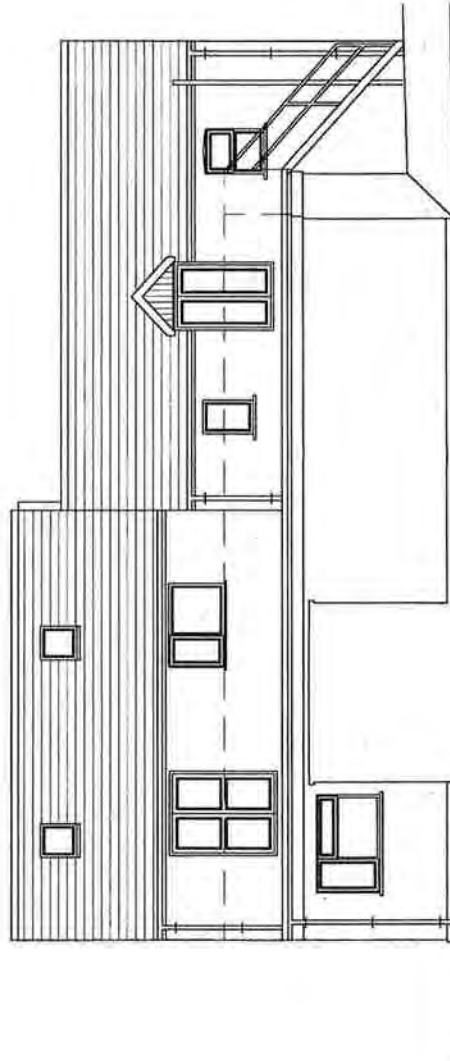
**Ian Bartlett**  
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 Design  
 Architecture

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SOUTH EAST ELEVATION



SOUTH EAST REAR SECTION / ELEVATION



NP 19 0 29

21 JAN 2019



PROJECT TITLE NEW PITCHED ROOF OVER EXISTING FLAT ROOF AT NEWGALE SHOP, NEWGALE, HAVERFORDWEST SA62 6AS FOR MM CARTER GARDEN AND LEISURE	SCALE 1:100 on A3	DRAWING No 550/04
	DATE 01.2019	REVISION

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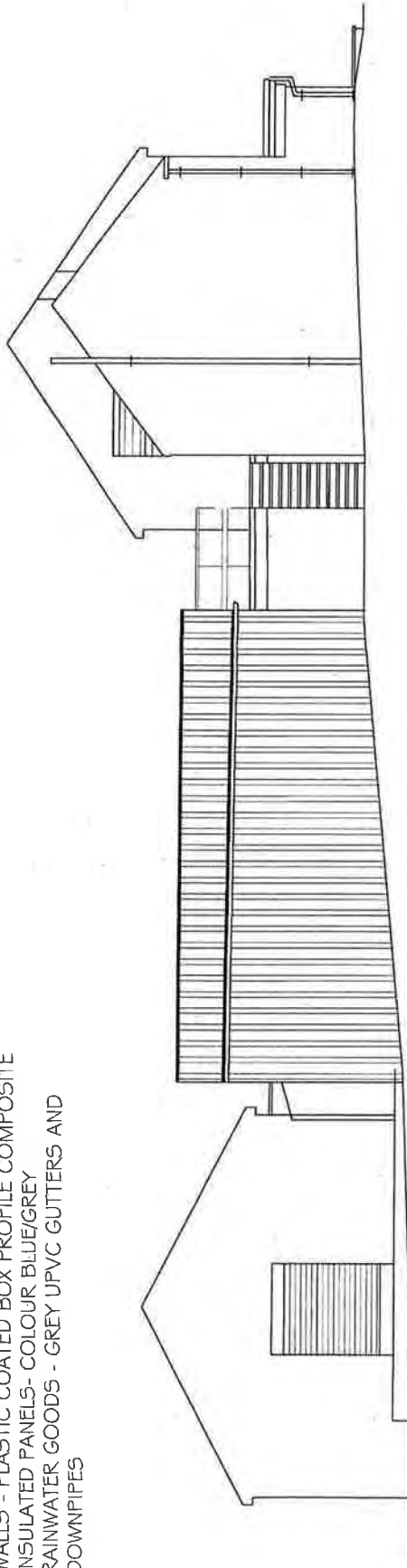
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EXISTING ELEVATIONS - SHEET 20F 2

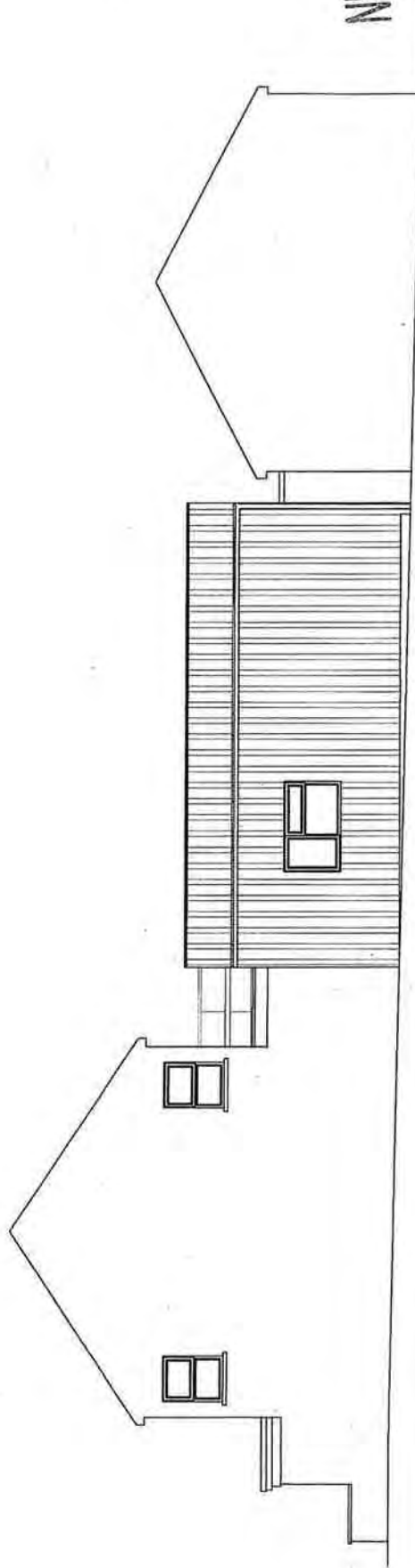


**EXTERNAL FINISHES**

- ROOF - PLASTIC COATED BOX PROFILE COMPOSITE
- INSULATED PANELS- COLOUR BLUE/GREY
- WALLS - PLASTIC COATED BOX PROFILE COMPOSITE
- INSULATED PANELS- COLOUR BLUE/GREY
- RAINWATER GOODS - GREY UPVC GUTTERS AND DOWNPIPES



**NORTH EAST ELEVATION**



**SOUTH WEST ELEVATION**



**NP 19 0 2 9**

Proposed Elevation  
 21 JAN 2019  
 Awdrethwaith P.A. & Associates  
 Architects

<b>PROJECT TITLE</b>	<b>SCALE</b>	<b>DRAWING No.</b>
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<b>DRAWING TITLE</b>	<b>DATE</b>	<b>REVISION</b>
PROPOSED ELEVATIONS - SHEET 1 OF 2	01.2019	

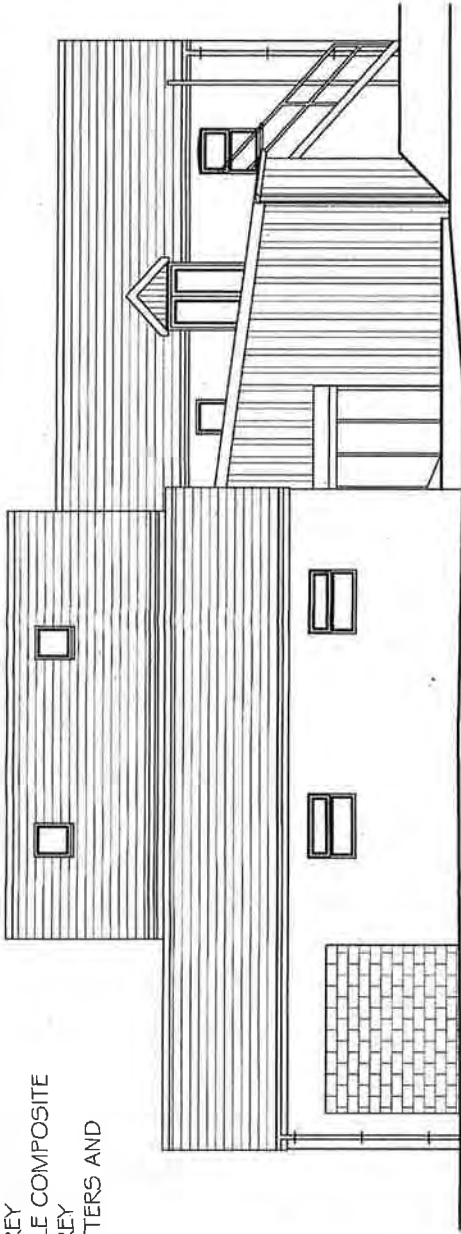
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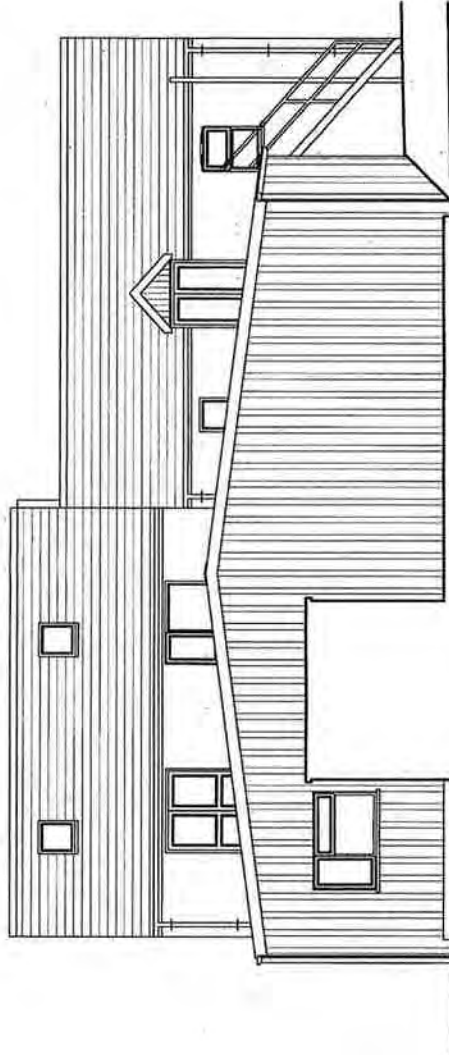
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SOUTH EAST ELEVATION



SOUTH EAST REAR SECTION / ELEVATION



NP 19 0 2 9

Planning & Design  
 National Trust  
 21 JAN 2019  
 Approved for Planning

PROJECT TITLE	NEW PITCHED ROOF OVER EXISTING FLAT ROOF AT NEWGALE SHOP, NEWGALE, HAVERFORDWEST SA62 8AS FOR MM CARTER GARDEN AND LEISURE	SCALE	1:100 on A3	DRAWING No	550/08
DRAWING TITLE	PROPOSED ELEVATIONS - SHEET 2 OF 2	DATE	01.2019	REVISION	

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