

**Application Ref: NP/19/0113/FUL**

**Case Officer** Rob Scourfield  
**Applicant** Mr & Mrs J Morris  
**Agent** Mr W Spees, W.A.Spees, RIBA Architects  
**Proposal** Alterations to existing forecourt to form an additional parking space  
**Site Location** Major House & Major Lodge, Upper West Street, Newport, Pembrokeshire, SA42 0TQ  
**Grid Ref** SN05583903  
**Date Valid** 07-Feb-2019      **Target Date** 03-Apr-2019

The application is referred to the Development Management Committee for consideration as the officers recommendation differs to that of Newport Town Council.

**Consultee Response**

**Newport Town Council:** Objecting  
**PCC - Transportation & Environment:** No objection  
**PCC - Drainage Engineers:** Standard Advice  
**PCNPA Planning Ecologist:** No adverse comments

**Public Response**

The application has been appropriately advertised, and no responses have been received at the time of this report.

**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 8 – Special Qualities  
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  
Planning Policy Wales (2018)  
SPG03 – Sustainable Design  
SPG21 – Accessibility  
TAN 05 – Nature Conservation and Planning  
TAN 12 – Design  
TAN 24 - The Historic Environment

## **Constraints**

Biodiversity Issue  
Historic Landscape  
Potential for surface water flooding  
LDP Centre:70pc aff housing;30 units/ha  
Recreation Character Areas  
Article\_4\_Directions  
Affordable Housing Submarkets  
Seascape Character Areas

## **Officer's Appraisal**

Major House and Major Lodge are Grade II listed and situated on the corner of Mill Lane, opposite Bethlehem Chapel, within the Newport Conservation Area. The two-storey early C19 property comprises a L-plan range, rendered, with sash windows, slate roofs and stone chimney stacks to N-S (Major House) and brick stacks and casement windows to E-W (Major Lodge). Major House has an attractive columned porch with decorative bargeboards. Within the angle of both ranges is a garden, laid to lawn and borders, subdivided by concrete paths. Rendered garden walls, that to the N-S are constructed of C20 brick, the length facing Upper West Street of stone but lowered in the early-mid C20 and provided with tubular rails. A fine pair of early C19 wrought-iron gates is retained to the latter stretch of wall with plain dog-rails and scrolled uppers. Attached to Major Lodge is a single-storey garage fronted by a parking space.

The garden walls are identified as a key curtilage feature within the Newport Conservation Area Proposals Document.

Planning permission is sought for alterations to the existing forecourt to form an additional parking space

A consideration of works requiring listed building consent is contained within the accompanying listed building application (NP/19/0114/LBC)

## **Relevant Planning History**

NP/04/0123 – extension and conservatory. Planning permission granted 22/04/2004.

NP/04/0124 – extension and conservatory. Listed building consent granted 24/05/2004.

NP/19/0114/LBC - alterations to existing forecourt to form an additional parking space. Listed building application pending.

## **Current Proposal**

The proposal comprises alterations to the existing forecourt to form an additional parking space. This involves the demolition of the existing N-S wall and building a replacement rendered brick wall set back to provide a parking space 6500mm x

3000mm, returning to retain garden space to the front of Major Lodge with gateways incorporated to serve both lodge and house. The existing gate piers and gates facing Upper West Street are to be reconstructed like-for-like further west along the line of the existing wall, the intervening wall between gates and Major House shortened. The proposed surface of the new parking space is tarmac, to match the existing.

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Technical Advice Note 24 (The Historic Environment) 2017

### **Key Issues**

The application raises the following planning matters:-

- Siting and sustainable design
- Protected species
- Amenity
- Listed Buildings
- Conservation Area

#### *Siting and Sustainable Design*

In terms of policy 15, the proposal is considered to comply with all five criteria in terms of aesthetics, siting, use, character of the National Park and the retention of important traditional features

#### *Amenity and Privacy.*

The proposal does not adversely affect the existing amenity of the property or neighbouring properties and as such, there are no concerns about amenity and privacy. The policy is considered compatible with the criteria of LDP Policy 30 in terms of appropriateness, scale, impact and visibility

#### *Protected species.*

PPW, TAN5 and LDP Policy 11 require biodiversity and landscape considerations to be taken into account when 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.

Our Ecologist has no adverse comment on the application .

#### *Listed Buildings*

Section 66 of the Planning (listed buildings and conservation areas) Act 1990 and the provisions of TAN 24 (The Historic Environment) requires that special regard be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The building is prominent

within the streetscape, the walled garden area important to its setting. The scheme retains the character of the existing forecourt and reinstates the existing historic gates and piers.

The application is therefore considered appropriate in terms of preserving the character of the building and its setting. A consideration of accompanying works requiring listed building consent is contained within the accompanying listed building application (NP/19/0114)

### *Conservation Area*

Section 72 of the 1990 Act requires that when considering planning applications, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area. The garden walls are identified as a key curtilage within Newport Conservation Area SPG and notwithstanding the reduced area, the proposal effectively retains the character of the enclosed curtilage, whilst providing an extra parking space adjacent to that existing. In that context, the provision of parking within the site is not considered as alien to the character of the conservation area, whilst the reinstated walls are to match those existing.

It is considered that the proposal preserves and enhances the character of the conservation area, as defined within the Newport Conservation Area Proposals, which forms supplementary guidance to the Local Development Plan

In terms of the objection received from Newport Community Council, it is considered that the proposal perpetuates the existing character of the forecourt, as an enclosed garden area within the built-up streetscape. The application is considered to appropriately preserve the character and appearance of Newport Conservation Area

### **Conclusion**

The proposal is considered to be appropriate in terms of size, scale and detail. As such, the application can be supported subject to conditions

### **Recommendation**

That planning permission be granted 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: 1177/D001, 1177/D002, 1177/D003, 1177/D004, 1177/D005 – dated 7/02/2019.

**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. Detailed surface water proposals to be submitted and approved in writing by this Authority prior to commencement of works on site.

**Reason:** To reduce the increased risk of flooding. Local Development Policy 32 – Surface Water Drainage.