

Application Ref: NP/19/0517/FUL

Case Officer Caroline Bowen
Applicant Mr J Meyrick
Agent Mr A Jones, Harold Metcalfe Partnership
Proposal Extension & alterations to existing dwelling, including the provision of a garage, replacing a previous building
Site Location Manor Farm, Lydstep, Tenby, Pembrokeshire, SA70 7SG
Grid Ref
Date Valid 17-Oct-2019 **Target Date** 29-Jan-2020

This application is reported to the Development Management Committee as the officer recommendation, and that of the Highways Authority are contrary to that of Manorbier Community Council.

Consultee Response

PCNPA Access Manager: No objection - No PROW issues
PCC - Transportation & Environment: Conditional Consent
Dyfed Archaeological Trust: Conditional Consent
Manorbier Community Council: Recommend Refusal

Public Response

The application has been appropriately advertised in accordance with statutory requirements. No third party comments have been received to the proposal.

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 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 53 - Impacts on traffic
PPW10

Constraints

LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Safeguarding Zone
Rights of Way Inland - within 50m
Ancient Monument - within 500m
Hazardous Zones
ROW Coast Path - within 10m
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Background

The application site is within an existing group of buildings to the north of the main A4139 linking Tenby to Pembroke. The complex contains the main farmhouse and linked outbuilding conversion, both of which are currently used as holiday lets. To the rear and the western side is a range of undeveloped outbuildings, which have the benefit of a planning permission for conversion to holiday lets. To the rear of the site are two static caravans – one has planning permission to be used for full residential purposes between Easter to October and then for ancillary purposes, the other is for ancillary storage. The access to the site is to the south east of the front boundary, which leads past the farmhouse to a large central yard.

In the wider setting, the site lies to the northern edge of Lydstep, and within a distinct village setting. To the north, the site is bordered by open countryside. To the east lies a residential property (The Old Police Station). To the south, beyond the A4139, there are residential properties, and to the west lies the residential property, Highlands.

History

- NP/14/0096 – Certificate of Lawfulness of Existing Use for a residential caravan. Approved.
- NP/16/0647/FUL - The conversion and extension of existing redundant buildings to two holiday let cottages - Approved.
- NP/17/0639/FUL - Full planning application is sought to extend the permitted seasonal residential use of the caravan (from Easter to October) to use as a holiday let for the remaining period - Approved.

Current Proposal

Householder planning permission is sought for the following development;

- The construction of a two storey extension to the main elevation of Manor Farmhouse.

- A single storey lean-to extension to the rear elevation
- The construction of a detached garage with storage space over.

Key Issues

The application raises the following planning matters:-

- Policy, and principle of development
- Siting and design
- Amenity and privacy
- Access and parking
- Landscaping
- Drainage/Water issues
- Other matters

Policy.

Lydstep lies outside of any Centre boundary as defined in the Pembrokeshire Coast National Park Local Development Plan, therefore the application site falls in the countryside for policy purposes.

Policy 7 outlines the circumstances in which residential development in the countryside can be supported. In this instance, the proposed development is to an existing residential property; and comprises accommodation which is to be used as part of the existing use. Such extensions and additional outbuildings are generally acceptable where the use is ancillary to the main house, which would be the case in this application. As such, the proposal would accord with adopted development plan policy, and the development can be supported.

Scale, siting and design.

Policy 15 refers to the conservation of the Pembrokeshire Coast National Park, with criteria (b) and (c) resisting development that would be insensitively and unsympathetically sited within the landscape and would introduce or intensify a use which is incompatible with its location. The proposed extension to the main elevation of the farmhouse – which provides for an extended lounge to the ground floor with bedroom above - is subservient in appearance, and, whilst the extension is offset, the design conforms with the traditional character of the host dwelling.

The proposed rear lean-to will provide a utility room – this is a simple single storey structure which will be screened from any public vantage point by the existing wing running off the back of the farmhouse, parallel to the main road.

The detached garage will be positioned facing the main access and driveway and will provide for two parking spaces to the ground floor, with storage above. The design reflects a similar outbuilding in the complex, and, subject to a condition tying the use for ancillary purposes to the main house, this proposal can be supported by officers.

Amenity and Privacy:

Policy 30 seeks to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties, particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

In respect of amenity, the proposed development is for additional living and ancillary accommodation, which would not be any different in character to the wide range of activity associated with full time residential use.

In respect of privacy, the rear single storey lean-to is effectively screened from neighbours by the massing of the buildings surrounding it. The extension to the front elevation is adequately separated from the adjacent property by approximately 25 metres, with the orientation offset between them. The garage is set back into the site, with obscure glazed windows to the east elevation. As the garage is non-residential in nature, adequate privacy would be retained.

Officers consider, therefore, that existing privacy and amenity can be maintained as a result of the development, and the proposal would accord with the adopted development plan.

Access and parking.

The Highways Authority have recommended conditional consent, commenting that...*'Plans show that three external parking spaces will still be available for use by the holiday lets. The access is wide and the front wall completely rebuilt and setback for visibility.'*

Biodiversity.

Following consultation, neither the Authority's Ecologist nor Natural Resources for Wales made any comments. In order to comply with the Section 6 requirement under the Environment (Wales) Act 2016, officers would recommend a condition be attached to the permission to require a precautionary approach to be taken to the development. This will also encompass any external lighting and opportunities for biodiversity enhancement within the site.

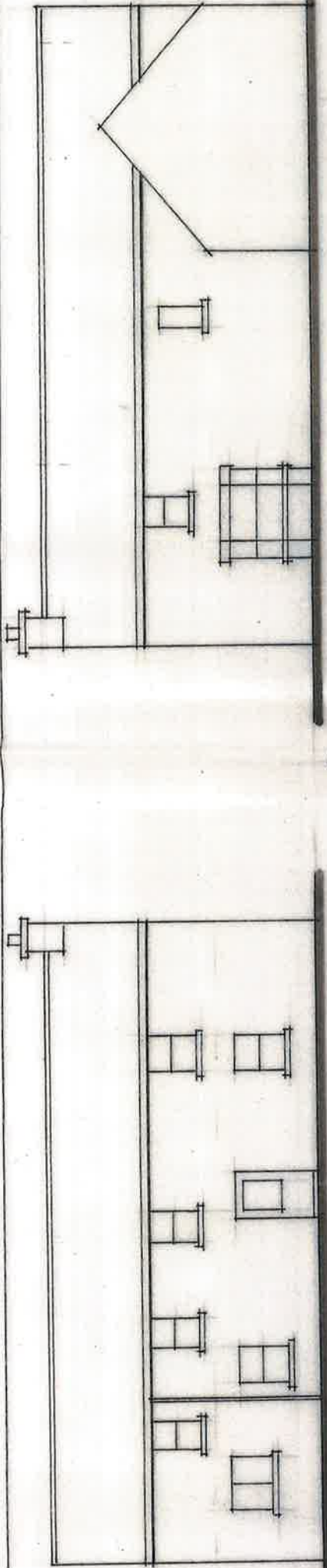
Other matters.

The concerns of Manorbier Community Council have been carefully considered. For matters concerning the highway safety, officers would defer to the advice of the Highway Authority, who are the statutory consultee in such matters. As the Highways Authority support the proposal, and, in the absence of evidence to contradict their advice, officers would concur with the advice of the statutory consultee.

Conclusion and recommendation

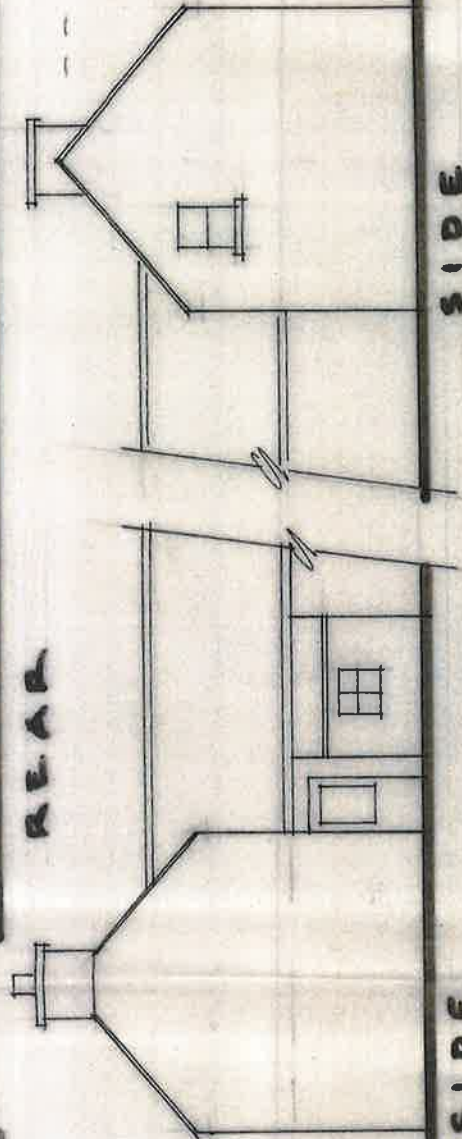
The proposed development is considered to be acceptable and would not be considered to have an adverse impact on the host dwelling or the special qualities of the National Park in terms of its scale, siting and design. It is also considered to be acceptable in terms of neighbouring amenity and other issues and as such, the proposal is recommended for approval 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: C/4336/50A, C/4336/51, C/4336/52, C/4336/53A, C/4336/54, C/4336/55 and C/4336/56A dated 17th October 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. Before the development commences, the marked parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided prior to first use and thereafter retained for that purpose.
Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety, the amenity of the area, and to accord with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.
4. The garage hereby approved shall not be occupied at any time other than for purposes ancillary to Manor Farmhouse.
Reason: In order to be clear on the type of accommodation sought and approved as the development would not be approved as a separate dwelling in the countryside. Policy: Local Development Plan – Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
5. Prior to the commencement of development, details of any proposed external lighting for the development, together with details of biodiversity enhancement for the site (i.e) bat and bird boxes. shall be submitted to and approved in writing by the National Park Authority. The development shall be carried out and retained thereafter in accordance with the approved details.
Reason: To comply with Section 6 of the Environment (Wales) Act 2016, and in accordance with Policy 11(Biodiversity) of the Pembrokeshire Coast National Park Local Development Plan.



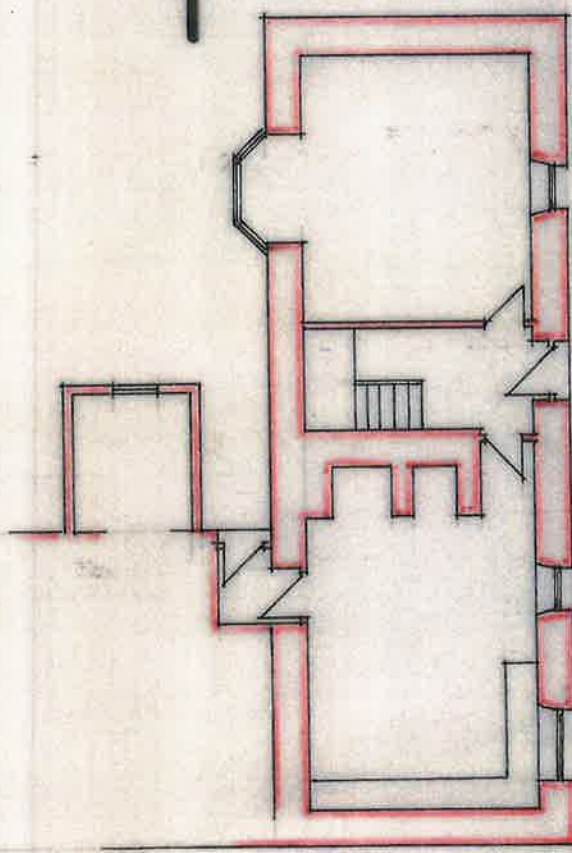
FRONT

REAR

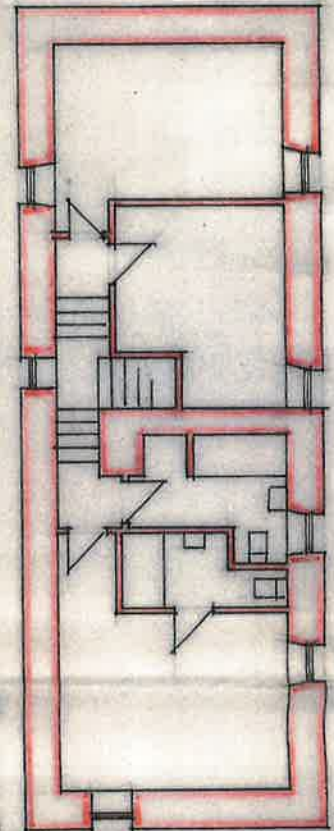


SIDE

SIDE



GROUND



FIRST

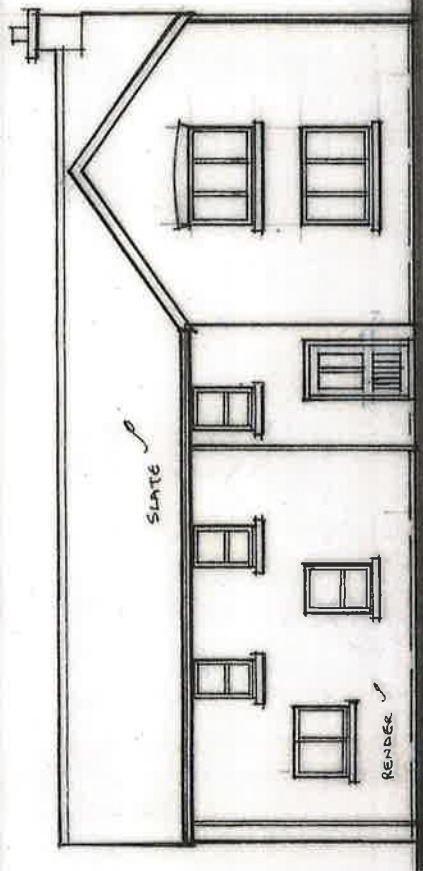
Pembrokeshire Coast
National Park Authority
17 OCT 2019
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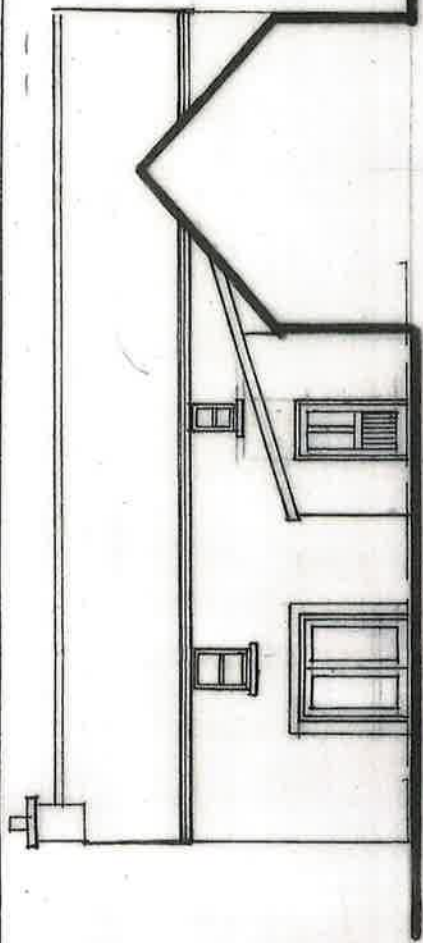
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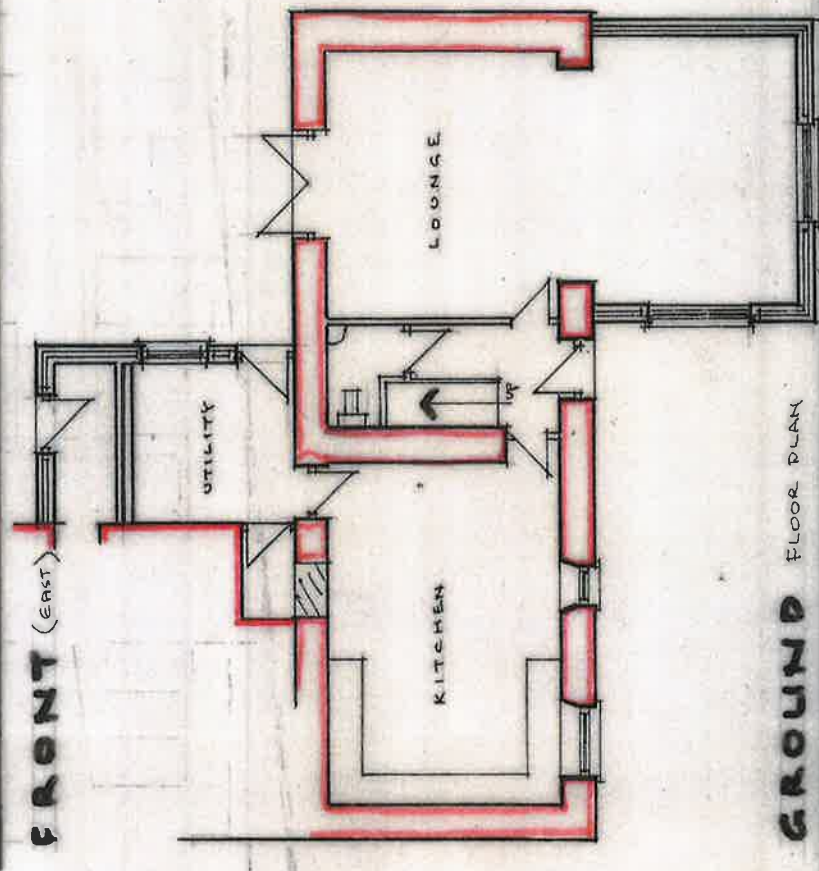
**MANOR FARM, LYDSTEP
PROPOSED EXTENSION + GARAGE.**



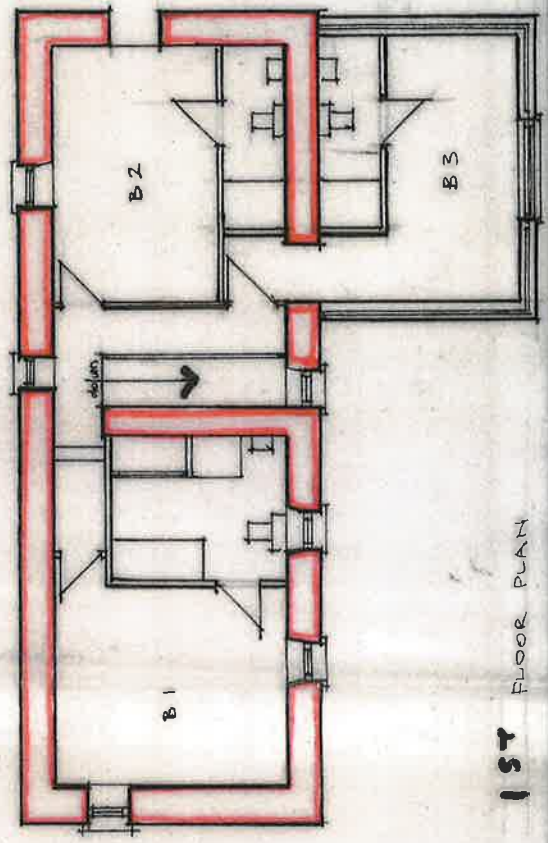
FRONT (EAST)



REAR (WEST)



GROUND FLOOR PLAN



1ST FLOOR PLAN

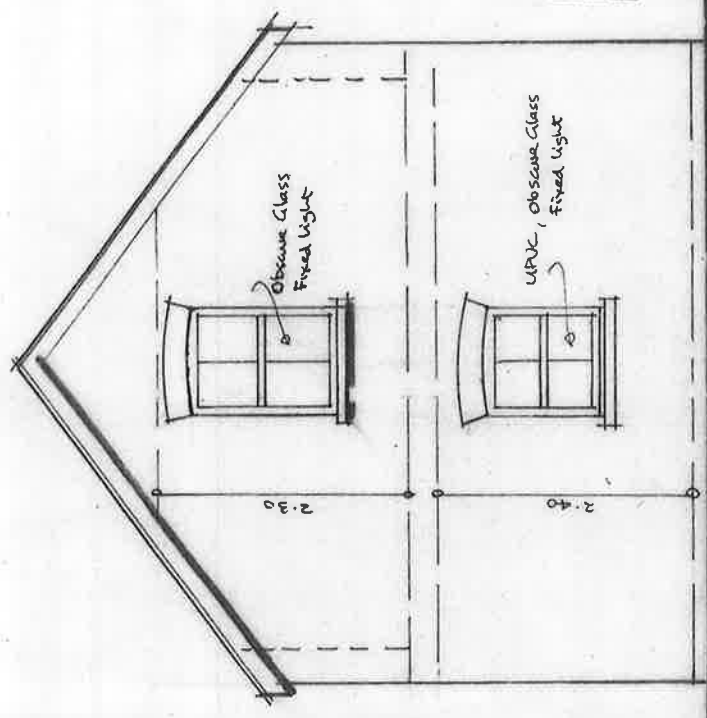
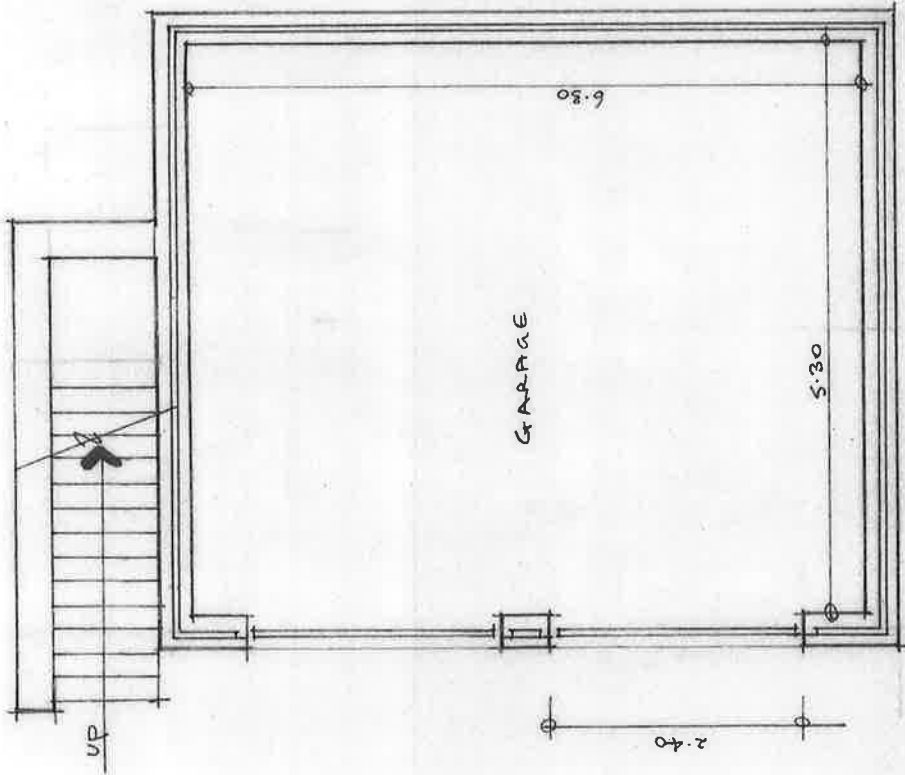
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**MANOR FARM, LYDSTEP
 PROPOSED EXTENSION + GARAGE.**

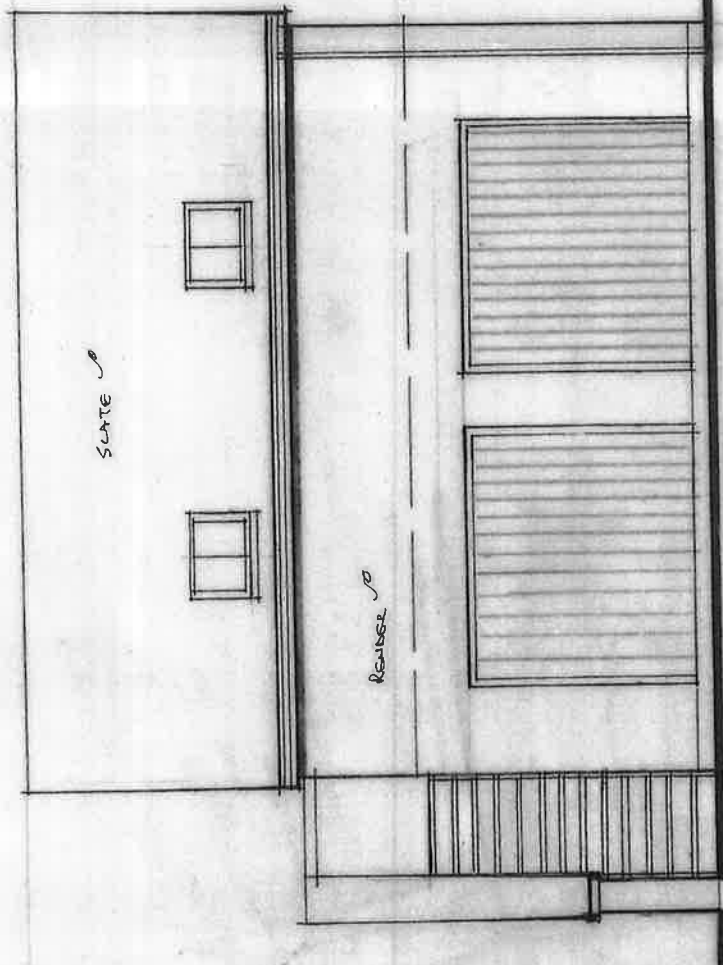


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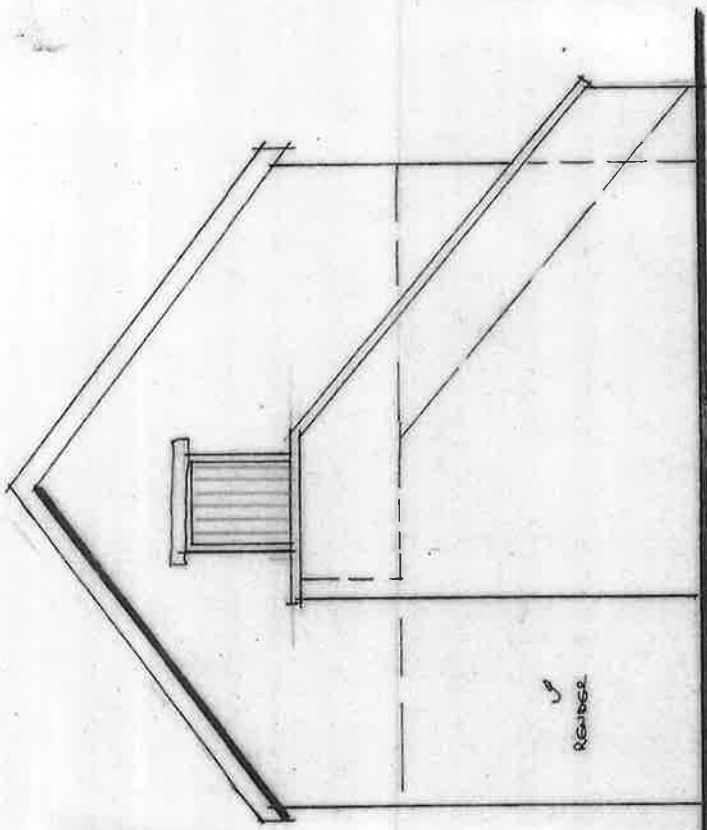
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**MANOR FARM, LYDSTEP
PROPOSED EXTENSION + GARAGE**



WEST ELEVATION
SOUTH



NORTH ELEVATION
WEST

Pembrokeshire Coast
National Park Authority
17 OCT 2019
Awrstrolawr Pwrdd Gwladfa

**MANOR FARM
LYDSTEP
PROPOSED EXTENSION + GARAGE**

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