

## **Application Ref: NP/19/0661/FUL**

**Case Officer** Kate Attrill  
**Applicant** Mr D Leyshon  
**Agent** Mr J Bishop  
**Proposal** Part demolition, alterations and extension to dwelling  
**Site Location** Berry Lodge, Golf Course Road, Newport,  
Pembrokeshire, SA42 0NR  
**Grid Ref** SN05723999  
**Date Valid** 12-Dec-2019                      **Target Date** 20-Mar-2020

This application is being brought to the Development Management Committee due to its likely wider public interest.

### **Consultee Response**

**PCC - Transportation & Environment:** No objection  
**CADW - Protection & Policy:** No objection  
**Natural Resources Wales:** Conditional Consent  
**PCC - Drainage Engineers:** Conditional Consent  
**Newport Town Council:** Approve  
**PCNPA Access Manager:** No adverse comments - No PROW affected

### **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 adjacent to the property from the 20th December 2019.

Two letters of support from adjacent properties 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 14 - Protection of Buildings of Local Importance  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design

Pembrokeshire Coast National Park Authority  
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LDP Policy 30 - Amenity  
LDP Policy 32 - Surface Water Drainage  
LDP Policy 52 - Sustainable Transport  
LDP Policy 53 - Impacts on traffic  
PPW10  
SPG05 - Sustainable Design  
SPG06 - Landscape  
TAN 12 - Design  
TAN 24 - The Historic Environment

### **Constraints**

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

### **Officer's Appraisal**

#### **Site and Context**

The site lies on a prominent site on the corner of Golf Course Road adjacent to Trewarren House overlooking the Nevern estuary. The boundary of the dwelling lies immediately adjacent to the coastal path.

Trewarren, immediately to the south east of the application site was allowed at Planning Appeal in 2009.

#### **Relevant Planning History**

PA/19/0146 - Demolition of Existing Single Storey Extension & Replacement with New Extension – supported  
PA/18/0170 - Renovation, alterations & extension with some demolition of existing two storey -  
PA/18/0118 - Demolition and a new build replacement dwelling with detached annexe - recommend refusal

#### **Description of Proposal**

This application proposes to extend the original dwelling whilst re-modelling and extending the ground floor with an attached garage/boat store and a detached garden store at the northern end of the garden. A large terrace is also proposed to the western elevation.

The application proposes 2 bedrooms at first floor with a further two bedrooms at ground floor in addition to a kitchen, dining room, living area, sun-room study and porch.

The application proposes to retain the natural slate roof of the original part of the two storey dwelling, with additional roofs and cladding being in zinc.

### **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
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other Material Considerations

### **Policy:**

There is no specific policy in the Local Development Plan for replacement dwellings, and the principle of a dwelling on the site is not therefore at issue, but the design, scale and form of what is proposed are considered to be the key issues in this application.

Paragraph 3.56 of Planning Policy Wales (edition 10, December 2018) states that 'all new development should be of a scale and design that respects the character of the surrounding area'.

### **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)).

This scheme is considered to allow for significant contemporary re-modelling and extensions which will not cause harm to the special qualities of the National Park.

A scheme for external lighting is considered prudent given the sensitivity of the location in the landscape.

***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 highlights there being ample provision for parking and turning, and they have made no objection. The proposed development is therefore considered to comply with Policy 53 of the LDP.

***Landscaping:***

The Authority's Tree and Landscape Officer has been consulted with the application documents, but comments have not yet been received and will therefore be reported to Committee verbally.

***Biodiversity:***

Policy 11 of the Local Development Plan requires that any development which may disturb or harm protected species will only be allowed where the effects will be acceptable minimised or mitigated through careful design, work scheduling or other measures.

The PCNPA Ecologist has been consulted with the proposals and highlighted the need for HRA Assessment.

Due to the close proximity to a water course it cannot be concluded that there will not be likely significant effects and a Habitats Regulations Assessment (HRA) will be required for this proposal to ensure there is no impact upon the integrity of the West Wales Marine Special Area of Conservation (SAC) under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, having regard to its conservation objectives.

Planning permission should not be granted until this document has been prepared, reviewed and signed by NRW. It is hoped that this document will be agreed prior to the date of Committee and a verbal update will be given at Committee.

Notwithstanding the above, our Ecologist has also confirmed that a Protected Species License would also be required for works to the dwelling, which is under a separate legislative regime and issued by Natural Resources Wales.

Conditions regarding a Construction Management Plan and compliance with the submitted ecological surveys and recommendations are also suggested.

### ***Land Drainage:***

Pembrokeshire County Council as the SuDS Approving Body (SAB) have stated that due to the construction area having drainage implications in excess of 100 square metres, the proposed works will require SAB approval prior to the commencement of any works on site relating to this application, and that it would be prudent for an informative to this effect be included in the decision notice when determining this application.

### ***Other Material Considerations:***

Dyfed Archaeological Trust have highlighted that the building is shown on the 1843 Nevern Tithe map and have requested that if consent is granted, a photographic record is required through a planning condition.

### **Conclusion**

The proposed development is considered to present an acceptable scheme for modernisation and extensions within this sensitive location of the National Park. The scheme is considered to comply with local and national design policies.

### **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:  
Location Plan 342A 01  
Proposed Block Plan 342A 10 G  
Proposed Tree Blockplan 342A 10 A A  
Proposed Ground Floor Plan 342A 11 H  
Proposed First Floor Plan 342A 11A oof Plan 342A 12 G  
Proposed Sections 342A 12A D  
Proposed Sections 342A 13 C  
Proposed Bat Mitigation 342A 17  
Landsker Ecology Protected Species Report,  
As Proposed Northern Elevation 342A 14 G  
As Proposed South & Eastern Elevations 342A 15 I  
As Proposed Weastern Elevations 342A 14A F  
Proposed Elevations - Garden Store 342A 16; all received 4th December 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. 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. **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).
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. **Reason:** In the interests of protecting the visual amenity and special qualities of the area. 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 the construction of the extensions hereby approved details of the materials to be used in the construction of the external surfaces of the extensions shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. **Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
6. Development shall not begin until an appropriate photographic survey of the existing building(s) has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors - Dyfed Archaeological Trust- Heritage Management. The resulting photographs should be approved by the planning authority prior to the commencement of development and deposited with the regional Historic Environment Record, held and maintained by the Dyfed Archaeological Trust, the Shire Hall, Carmarthen Street,

Llandeilo, Carmarthenshire, SA19 6AF, (Tel 01558-823121). **Reason:** To assess the archaeological value of the site and the Local Development Plan - Policy 8 - Special Qualities and PPW7 Chapter 6.

7. Before development commences details of external illumination, 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.
  
8. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2 and 5 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.  
**Reason:** To preserve the character of the area. Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
  
9. No development, or site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
  - Construction methods: details of materials used in construction; details of how any waste generated will be managed.
  - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
  - Biodiversity Management during construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance, mitigation and enhancement measures (as detailed with the Extended Phase 1 Survey).
  - Soil Management: details of topsoil strip, storage and amelioration for re-use.
  - CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
  - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of work.
  - Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details

of the consumption of water and wastewater.

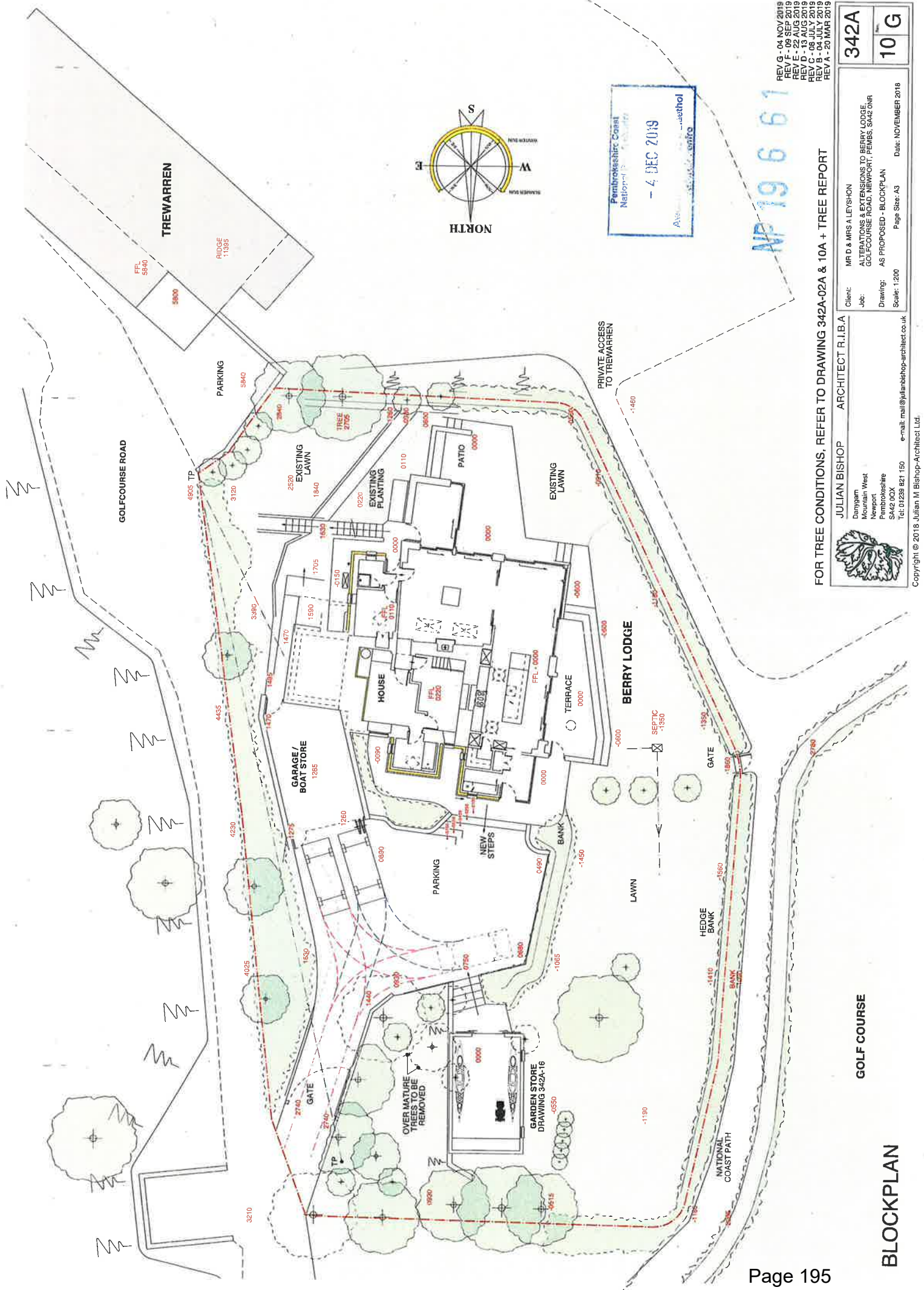
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

**Reason:** To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

10. The garden store hereby approved shall not be used for any form of sleeping accommodation. **Reason:** In order to comply with Pembrokeshire Coast National Park Local Development Plan Policies 7 and 37.
11. There shall be no new static caravans kept within the residential curtilage of the property. **Reason:** In order to protect the visual amenities of the character of the area and in accordance with Policies 8 and 15 of the Pembrokeshire Coast National Park Local Development Plan.





REV G - 04 NOV 2019  
 REV F - 09 SEP 2019  
 REV E - 22 AUG 2019  
 REV D - 13 JULY 2019  
 REV C - 08 JULY 2019  
 REV B - 04 JULY 2019  
 REV A - 20 MAR 2019

342A  
 10 G

Pembrokeshire Coast  
 National Park  
 - 4 DEC 2019  
 Aerial Photo  
 Method

NP 19 6 61

FOR TREE CONDITIONS, REFER TO DRAWING 342A-02A & 10A + TREE REPORT

Client: MF D & MRS A LEYSHON  
 Job: ALTERATIONS & EXTENSIONS TO BERRY LODGE, GOLF COURSE ROAD, NEWPORT, PEMBES, SA42 0NR  
 Drawing: AS PROPOSED - BLOCKPLAN  
 Scale: 1:200  
 Date: NOVEMBER 2018

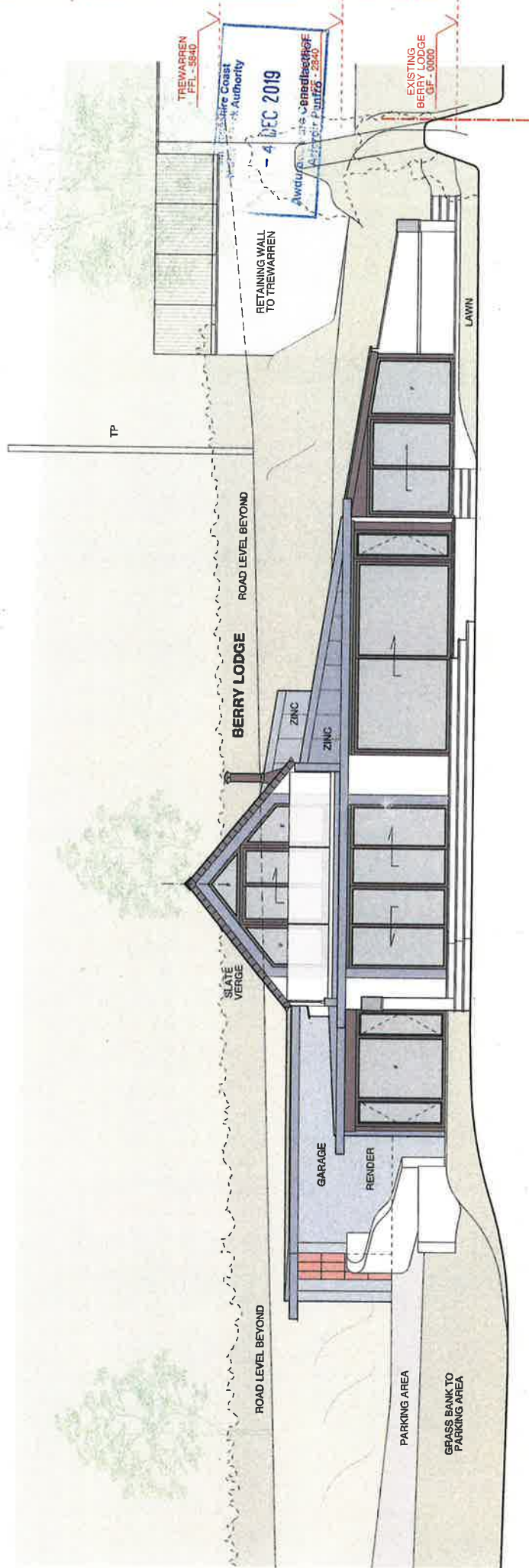
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GOLF COURSE

BLOCKPLAN

TREWARREN  
RIDGE - 11395



WESTERN ELEVATION

NP 19 6 61

REV F - 25 OCT 2019  
REV E - 09 SEP 2019  
REV D - 20 AUG 2019  
REV C - 05 JULY 2019  
REV B - 05 JULY 2019  
REV A - 20 MAR 2019

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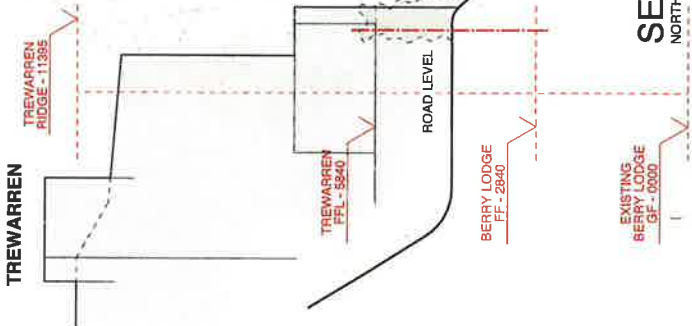
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Scale: 1:100  
Date: NOVEMBER 2018

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**NORTHERN ELEVATION**



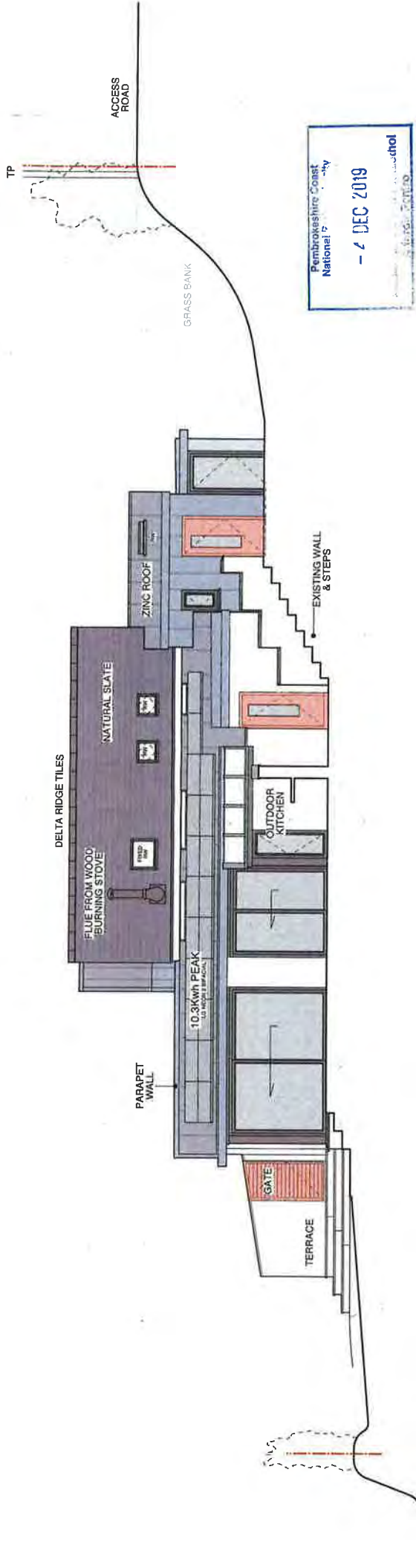
**SECTIONAL ELEVATION**  
NORTHERN ELEVATION

Peninsulaire Coast  
Nationaal Park  
- 4 DEC 2019  
Awdurdod Parc Peninslaethol  
Arfordir Porthor

NF 19 6 6 1

REV G - 04 NOV 2019  
REV F - 09 SEP 2019  
REV D - 08 AUG 2019  
REV C - 08 JULY 2019  
REV B - 05 JULY 2019  
REV A - 13 FEB 2019

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	<p>© Copyright © 2018, Julian M. Bishop-Architect   Ltd</p>		



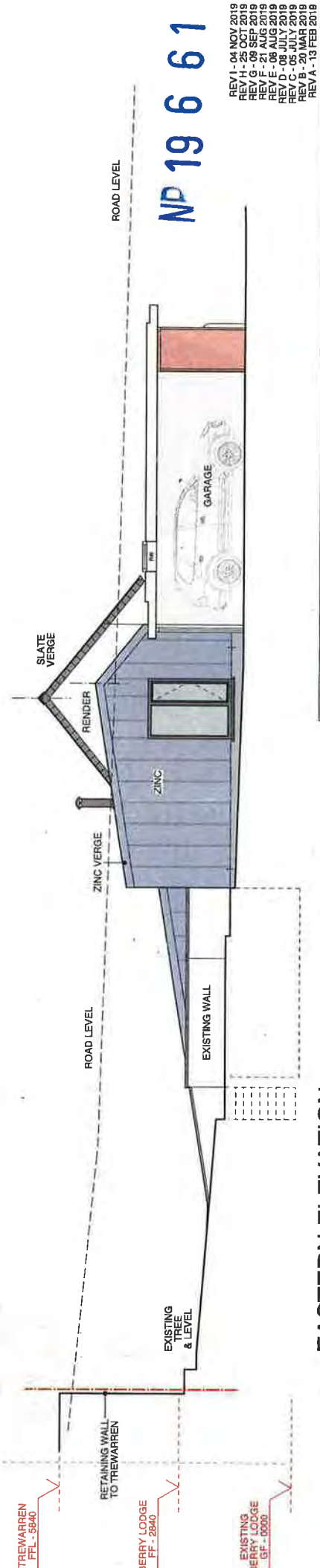
**SOUTHERN ELEVATION**

TREWARREN RIDGE - 11365

TREWARREN FFL - 5940

BERRY LODGE FF - 2840

EXISTING BERRY LODGE GF - 0000



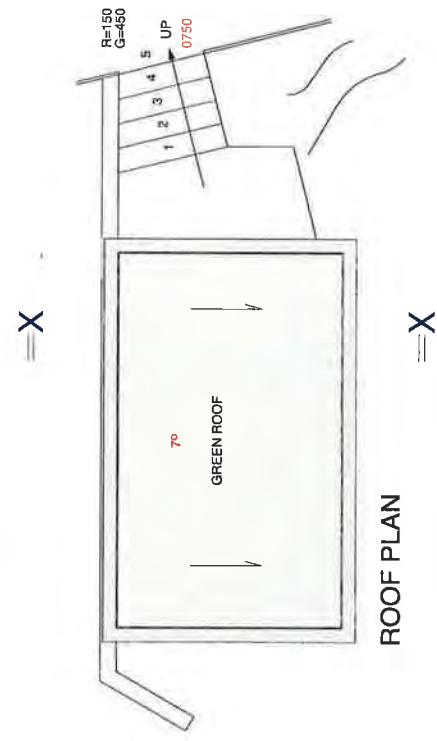
**EASTERN ELEVATION**

REV I - 04 NOV 2019  
 REV H - 26 OCT 2019  
 REV G - 09 SEP 2019  
 REV F - 28 AUG 2019  
 REV E - 14 AUG 2019  
 REV D - 08 JULY 2019  
 REV C - 05 JULY 2019  
 REV B - 20 MAR 2019  
 REV A - 13 FEB 2019

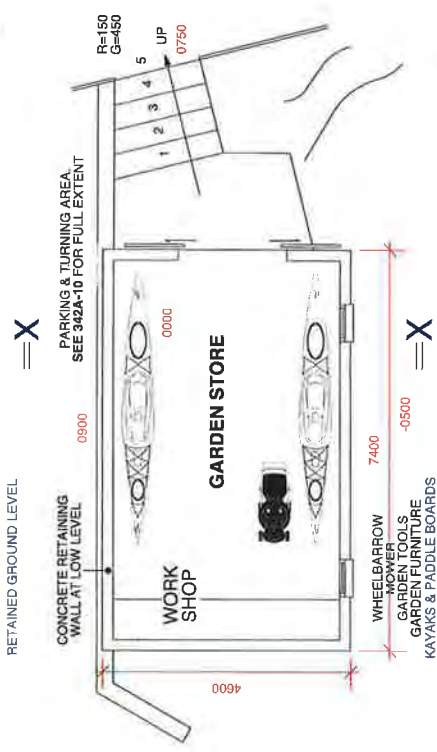
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Client: MFR D & MRS A LEYSHON  
 Job: ALTERATIONS & EXTENSIONS TO BERRY LODGE GOLF COURSE ROAD, NEWPORT, PEMBROKESHIRE  
 Drawing: AS PROPOSED - SOUTH & EASTERN ELEVATIONS  
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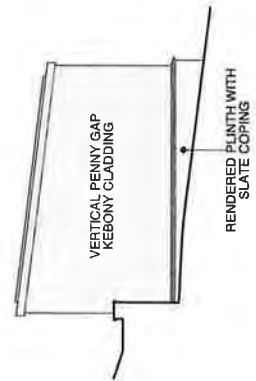
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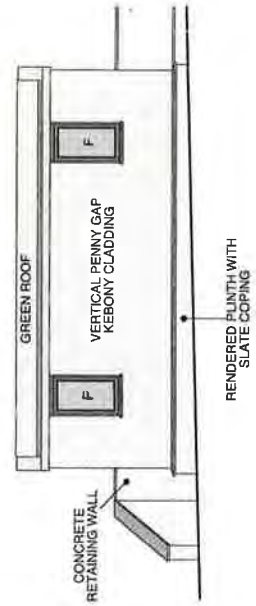
ROOF PLAN



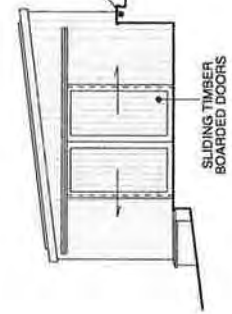
GROUND FLOOR PLAN



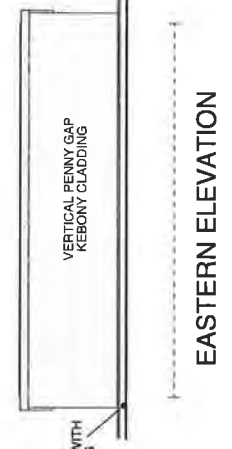
NORTHERN ELEVATION



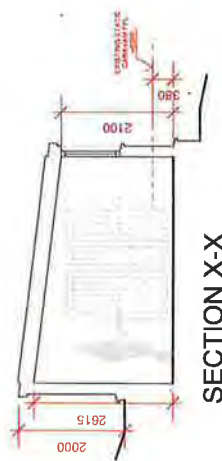
WESTERN ELEVATION



SOUTHERN ELEVATION



EASTERN ELEVATION



SECTION X-X

NP 19 6 6 1

Peninsular Coast  
 National Park Authority  
 - 4 DEC 2019  
 Awdurddy Plwyf Ceredigion  
 Architect's Stamp

REV A - 4 NOV 2019

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		Job: ALTERATIONS & EXTENSIONS TO BERRY LODGE, GOLFCOURSE ROAD, NEWPORT, PEMB. SA42 0NR	16
Drawing: AS PROPOSED - GARDEN STORE		Page Size: A3	Date: SEPTEMBER 2019
Scale: 1:100		Architect: R.I.B.A.	

GARDEN STORE