

Application Ref: NP/19/0666/FUL

Case Officer Kate Attrill
Applicant Mr D Leyshon
Agent Mr J Bishop
Proposal Demolition of existing dwelling & construction of 2 storey replacement dwelling with boat store
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

Dyfed Archaeological Trust: Conditional Consent

PCC - Drainage Engineers: Conditional Consent

Natural Resources Wales: Conditional Consent

PCNPA Planning Ecologist: Conditional Consent - An HRA is still required

PCNPA Access Manager: No adverse comments - No PROW affected

Newport Town Council: Recommend Refusal - The scale and design of the proposal is not considered to be sympathetic or in keeping with the surrounding environment.

If successful, the development would cause significant visual intrusion contrary to Policy 15 of the LDP. The site is clearly visible from the Newport Conservation Area and the proposed dwelling does not sit comfortably within the site.

It would be insensitive within the landscape and contrary to Policy 15 of the LDP.

It would be harmful to the character of the area and damaging to the special qualities of the National Park.

It would neither conserve nor enhance the natural beauty, wildlife and cultural heritage of the National Park.

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 03 - Newport Local Centre
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
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
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

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 -

Pembrokeshire Coast National Park Authority
Development Management Committee – 18 March 2020

PA/18/0118 - Demolition and a new build replacement dwelling with detached annexe - recommend refusal

Description of Proposal

The current dwelling has three bedrooms, two on the ground floor with a further bedroom at first floor level. The existing dwelling has a large footprint with the majority of this being at ground floor level.

The application proposes a replacement dwelling with four bedrooms at ground level and a living room, dining room, kitchen and lobby at first floor level with a double gabled design running east west and a ground floor integral garage.

The height of the existing dwelling is shown at 6.2 metres with the replacement dwelling to a height of 8 metres.

The first floor of the existing dwelling measures 11.5 metres by 6 metres. The proposed first floor of the replacement dwelling measures 13.3 metres by 16 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
- 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)).

The building was re-modelled in the 1990's with a number of single storey lean-to extensions added and a steeply pitched first floor was added on the footprint of the original single storey dwelling. The steep pitch is in character with vernacular and traditional buildings of the locality and to now introduce a shallow pitched double gable is not considered to respect the character of the area or to comply with Policies 8, 15 or 29.

The key concern on this application is the bulk, design and scale of the first floor and the subsequent level of glazing, which will have a significant negative impact on the special qualities of the National Park and cannot therefore be supported.

Policy 9 b) of the Local Development Plan refers to supporting development where there is not a significant adverse affect on the character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky. Given the amount of glazing at first floor level, and the fact the house has been designed as an 'upside down' house, the level of lighting would further harm the special qualities of the National Park.

Given the prominent location is such a sensitive area of the National Park, the Design Commission were consulted prior to this application being received at pre-application stage.

Their comments read: 'the bulky appearance of the mass has an impact in the landscape which could be better addressed through simplifying the massing and elevations. The use of hard landscape elements and the projection of the entrance box serve to increase the perceived massing. Careful consideration should be given to the extent of the zinc 'wrap-around' elevation at the first floor. Refinement of the treatment of fenestration and simplification and rationalisation of the need for small ancillary building structures such as the entrance box and stairs could further benefit the scheme. Consideration of the landscape treatment of the entrance and wrap-around terrace could help soften the mass and integration with the landscape'.

The scheme submitted is near identical to that submitted in 2018 at pre-application stage, which was not supported by Officers, and appears to have also not taken on board the above comments of the Design Commission.

Access and Parking:

The property is accessed by a private shared lane, with a private driveway, there is a large existing driveway with turning to accommodate the proposed changes.

The property has good access from the highway by a private shared lane, with a private driveway. No changes are proposed to the access. There is a large existing driveway with ample parking for three + vehicles. There are also proposals to make provision for a garage that will store two vehicles and a boat on a trailer.

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

Natural Resources Wales have commented: 'the River Nevern runs adjacent to the application site which is hydrologically linked to the Newport Cliffs Site of Special Scientific Interest (SSSI) and the West Wales Marine Special Area of Conservation (SAC) located approximately 700 metres away.

Regulation 63 of the Conservation of Habitats and Species Regulations 2017 requires you, as the competent authority, to undertake an appropriate assessment of any plan or project which is likely to have significant effects, either alone or in combination with other plans and projects, on the SAC.

Your Authority must satisfy itself that there are no likely significant effects, either alone or in combination with other plans and projects, and if necessary undertake an appropriate assessment of the implications of the proposed scheme for the SAC in view of its conservation objectives, and conclude that there will be no adverse impact on the integrity of the SAC before granting planning permission'.

In light of the above comments, our Ecologist is considering the need for an HRA and this will be verbally reported to Committee.

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.

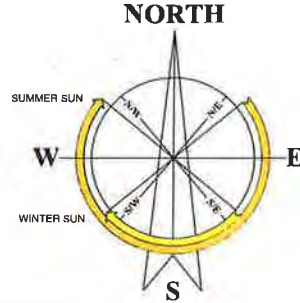
Conclusion

The bulk, scale and mass of the proposed replacement dwelling is considered to be inappropriate to this sensitive location and to cause harm to the special qualities of the National Park.

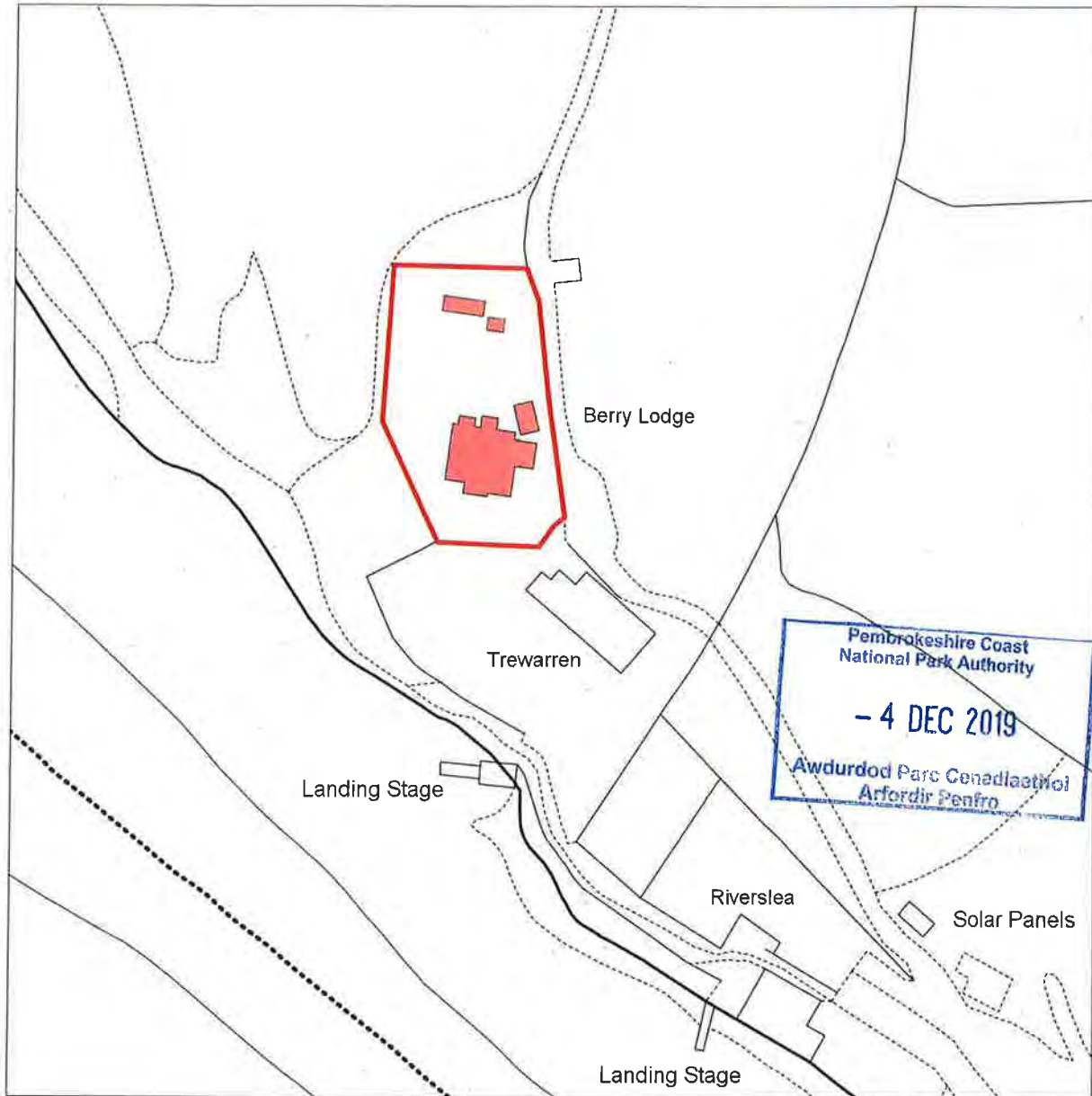
Recommendation

REFUSE, for the following reason(s):

1. The proposed replacement dwelling is considered to be unduly bulky, have an excessive amount of glazing at first floor level, represents a loss of traditional character and is therefore contrary to Policies 8, 15 and 29 of the Pembrokeshire Coast National Park Local Development Plan, Planning Policy Wales (edition 10, December 2018) and TAN 12 (Design).

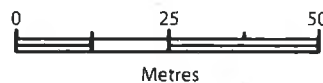


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Berry Lodge, Golf Course Road, Newport

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OS License Number: 100030848
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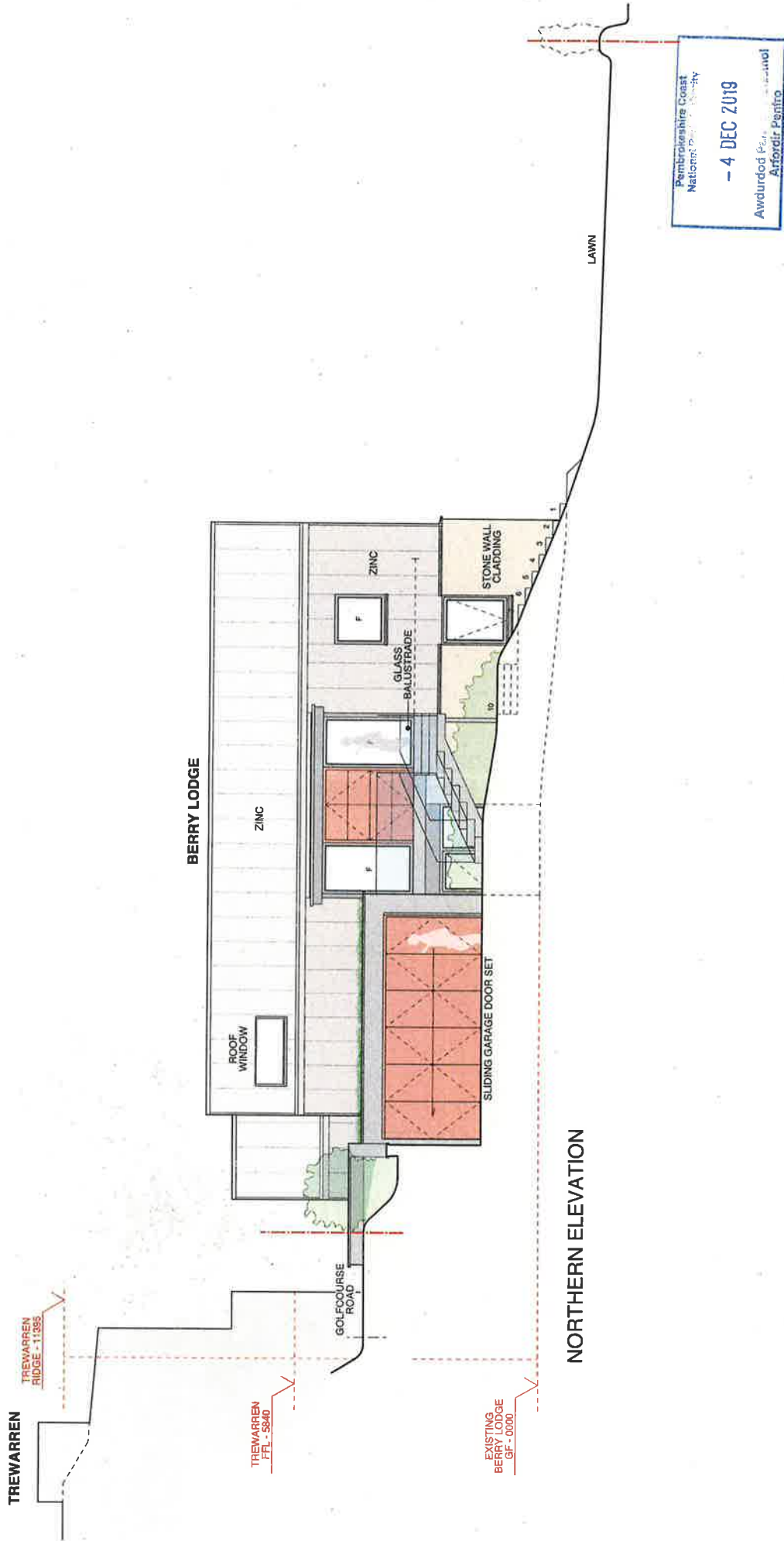
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Drawing: SURVEY AS EXISTING - LOCATION PLAN

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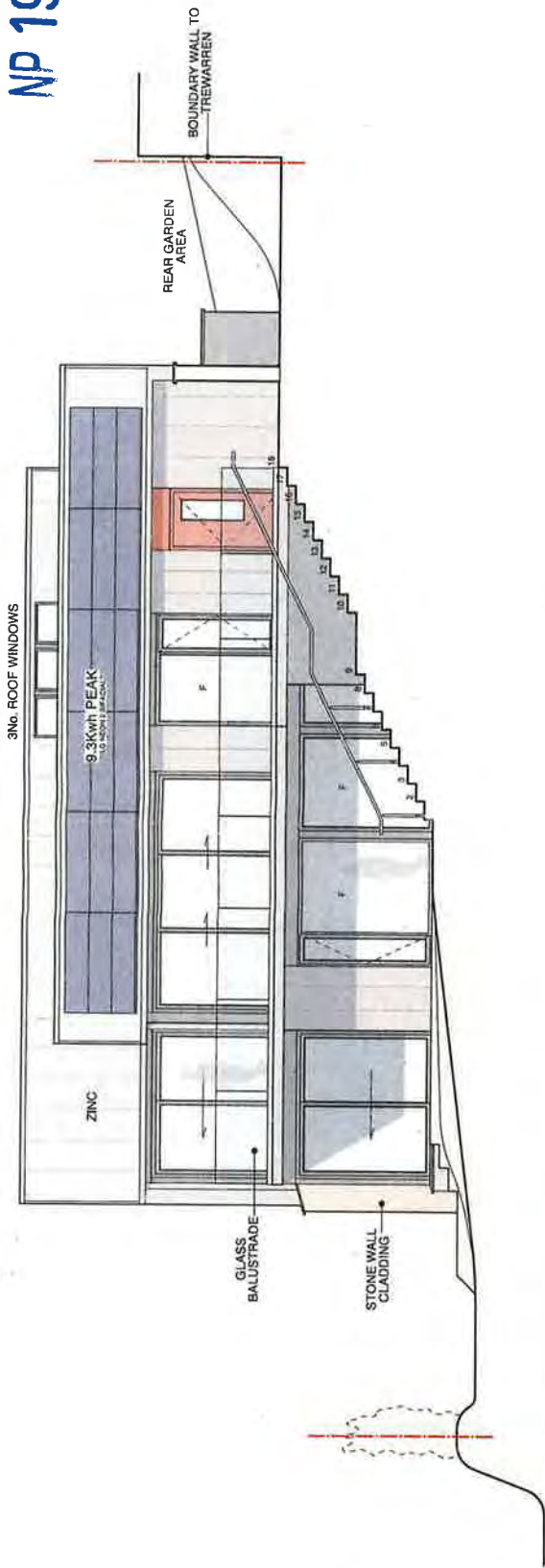
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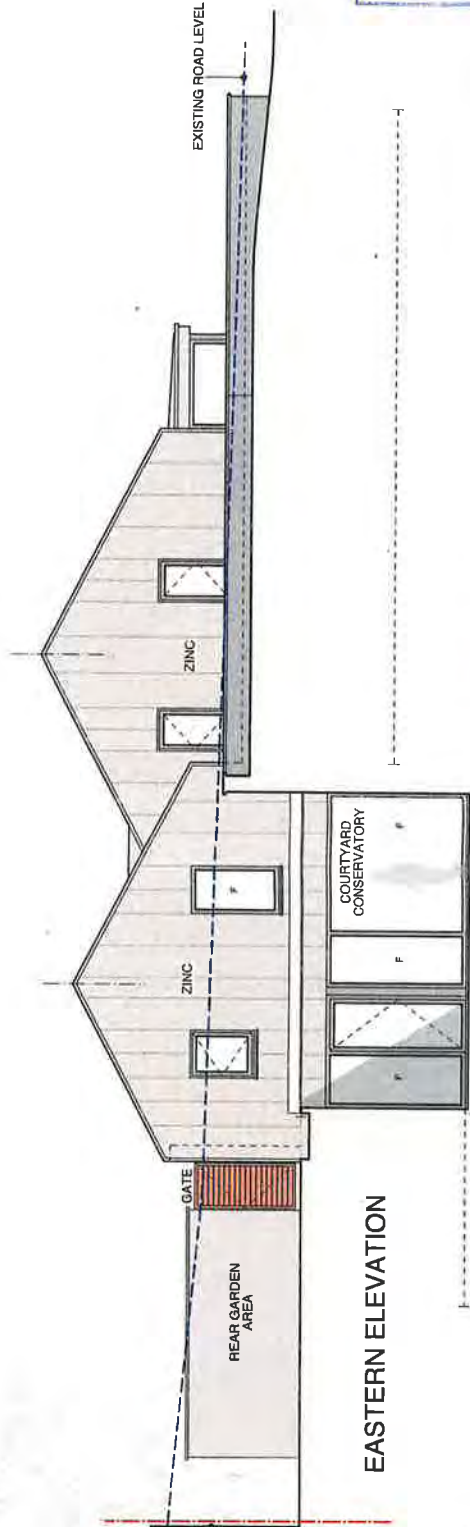
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 Drawing: AS PROPOSED - NORTHERN ELEVATION
 Scale: 1:100
 Page Size: A3
 Date: MAY 2016

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SOUTHERN ELEVATION



EASTERN ELEVATION

TREWARREN
RIDGE - FFL - 11395

TREWARREN
FFL - 5640

BERRY LODGE
FF - 2840

EXISTING
BERRY LODGE
GF - 1000

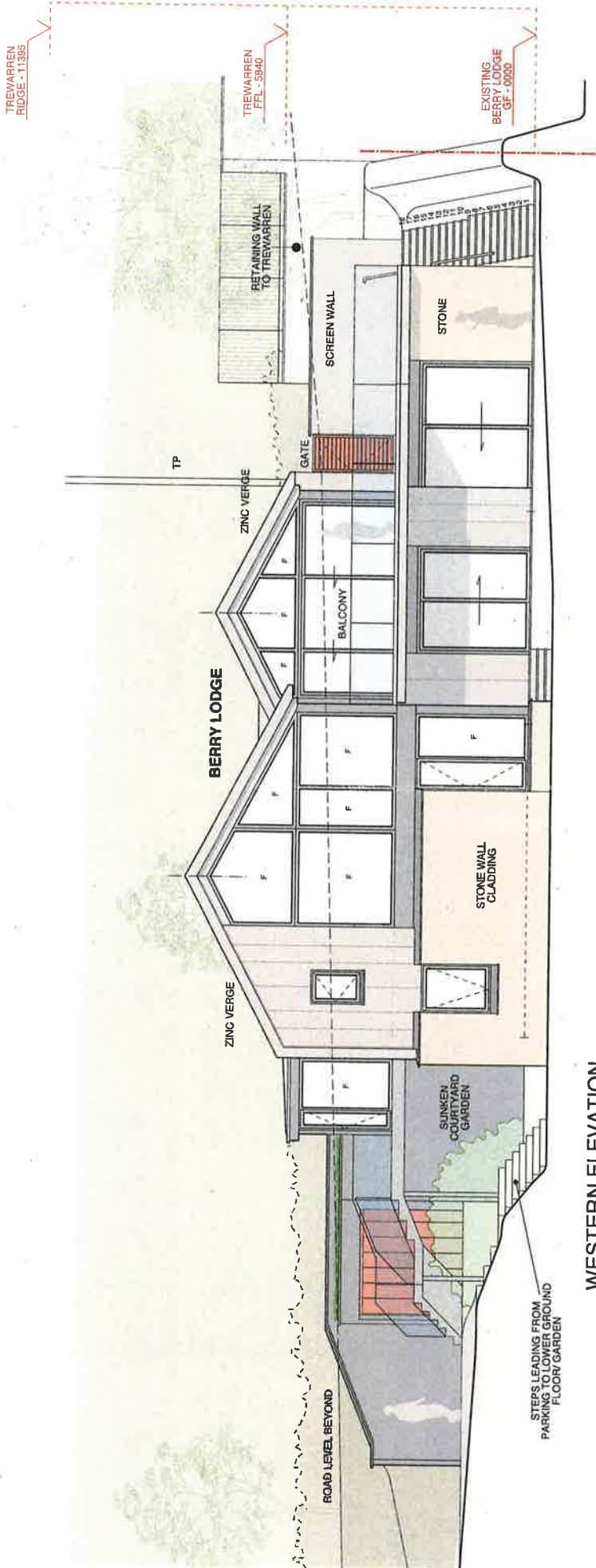
Pembrokeshire Coast
National Park Authority
- 4 DEC 2019
Arfordir Penfro

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Job: REPLACEMENT DWELLING AT BERRY LODGE,
GOLF COURSE ROAD, NEWPORT, PEMBRS, SA42 0NR
Drawing: AS PROPOSED - SOUTHERN & EASTERN ELEVATIONS
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WESTERN ELEVATION

Pembrokeshire Coast
National Park Authority
- 4 DEC 2019
Awdurdod Penrhyn
Arddarll Penrff

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		Drawing: AS PROPOSED - WESTERN ELEVATION	A
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