

Application Ref: NP/19/0449/CAC

Case Officer	Rob Scourfield		
Applicant	Mr & Mrs R Chaston		
Agent	Mr John Sutton, Alresford Surveying Associates		
Proposal	Demolition of existing outbuilding		
Site Location	Rock House, Feidr Brenin, Newport, Pembrokeshire, SA42 0RY		
Grid Ref	SN04923967		
Date Valid	30-Aug-2019	Target Date	17-Dec-2019

The application is referred to the Development Management Committee for consideration in tandem with NP/19/0448 on which application the officer's recommendation differs to that Newport Town Council

Consultee Response

Natural Resources Wales: Concern - NRW have significant concerns and would object if conditions are not attached.

PCNPA Planning Ecologist : Preliminary Ecological Survey required

PCNPA Tree and Landscape Officer: Conditional Consent

PCNPA Access Manager: Conditional Consent

PCNPA Planning Ecologist: Conditional Consent

Public Response

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

Constraints

Common Land CROW Access
LDP Green Wedge
LDP Mineral Safeguard
Historic Landscape
Rights of Way Inland - within 50m
Regionally Important Geological Sites
ROW Coast Path - within 10m
NPA Foreshore - within 25m
Recreation Character Areas
Article_4_Directions
Affordable Housing Submarkets
Seascape Character Areas

Policies considered

Please note that these policies can be viewed on the Policies page of Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

PPW10
SPG17 - Conservation Area Proposals
TAN 24 - The Historic Environment

Officer's Appraisal

Background & Description

Rock House is situated along the sea-facing Parrog, a bay-windowed Victorian house set on a stone-built terrace above the shoreline. The property is located within Newport Parrog Conservation Area. The outbuilding is situated to the south-east of the house within the garden area.

The outbuilding is single-storey, constructed of cement-rendered masonry; slate roof. It measures some 5x5 metres. Single doorway facing the house; two small gable lights. The south-west gable end acts as a retaining wall for the car parking area above. The building originally extended much further towards the shore - this section was mostly demolished several years ago, the footprint and some of the walling incorporated as garden features. The existing floor level of the outbuilding results in flooding during exceptional high tides.

Constraints

The site lies within Newport Parrog Conservation Area.

Relevant Planning History

NP/19/0448 - Two-storey side extension, two single-storey rear extensions etc - under consideration

Current Proposal

The proposal seeks the demolition of a building within the conservation area, this to allow development, which is under consideration (ref. NP/19/0448).

Key Issues

The application raises the following planning matters:-

- Legislative/policy requirements
- Impact of the demolition on the conservation area

- Control of demolition
- Biodiversity

Legislative/Policy Requirements

S. 72 of the 1990 Listed Buildings and Conservation Areas Act refers to the control of demolition of buildings in conservation areas. TAN 24 states that applications for consent to demolish buildings within a conservation area should be assessed with a general presumption in favour of retaining buildings which make a positive contribution to the character and appearance of the conservation area. In cases where a building makes little or no such contribution, it is advised that a Planning Authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for redevelopment. The merits of any proposed development are material considerations in deciding whether consent should be given for the demolition of an unlisted building in a conservation area.

The accompanying application proposes a scheme of development which justifies the demolition of the outbuilding.

Impact of the development on the conservation area

The demolition of the building is not considered to affect the character and appearance of the conservation area. Whilst of some historic interest, the outbuilding is a truncated structure with largely modern finishes and detail. Its immediate setting has been rather altered (part-demolition, creation of car-parking area). This also has some impact on the character of Rock House, itself modernised in part.

Control of demolition

It is a policy requirement that demolition should not take place until a contract for carrying out redevelopment work has been made and planning permission granted. As a result, a condition has been suggested that restricts demolition until a proposal for redevelopment has been approved and contracted.

Biodiversity

Both the PCNPA Ecologist and Natural Resources Wales object to the proposed scheme and at the date of this report, their response is awaited to revised/additional information that has been submitted by the applicant. A verbal update will be provided to Members at Committee.

Conclusion

The demolition is required to allow the development of the site for a dwelling that is being considered under planning application NP/19/0448. It is concluded that the proposed demolition would not harm either the character or appearance of the conservation area.

Recommendation

That planning permission be granted, subject to the approval of the planning application NP/19/0448 (including the approval of all associated reserved matters), and 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: 759.19.BLP, 106/01, 106/02, 106/03, 106/04, 106/05, 759.19A, 759.19B, 759.19C, 759.19.PE-RW, 759.19.RP, 759.19.D and Design and Heritage Statement received 9/08/19, Preliminary Ecological Appraisal and Bat Scoping and Inspection Survey received 3/12/19, Planning Statement on Proposals for an External Lighting Scheme received 17/12/19 and the Construction and Environmental Management Plan received 16/12/19.
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. The works of demolition hereby authorised shall not be carried out before a contract for the carrying out of the works for which planning permission has been granted under reference NP/19/0448 (including all associated reserved matters approval) has been made. The demolition works shall not take place more than 3 months before the commencement of these works. **Reason:** To ensure a proper standard of development and appearance in the interests of conserving the character and appearance of the conservation area.
4. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:-
 - Protection of any trees on and immediately adjacent to the site for the duration of the development
 - Details of any proposed landscaping
 - Details of the implementation of the landscaping scheme**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), 30 (Amenity).

Informative

The applicants attention is drawn to the attached comments of the Authority's Access Officer

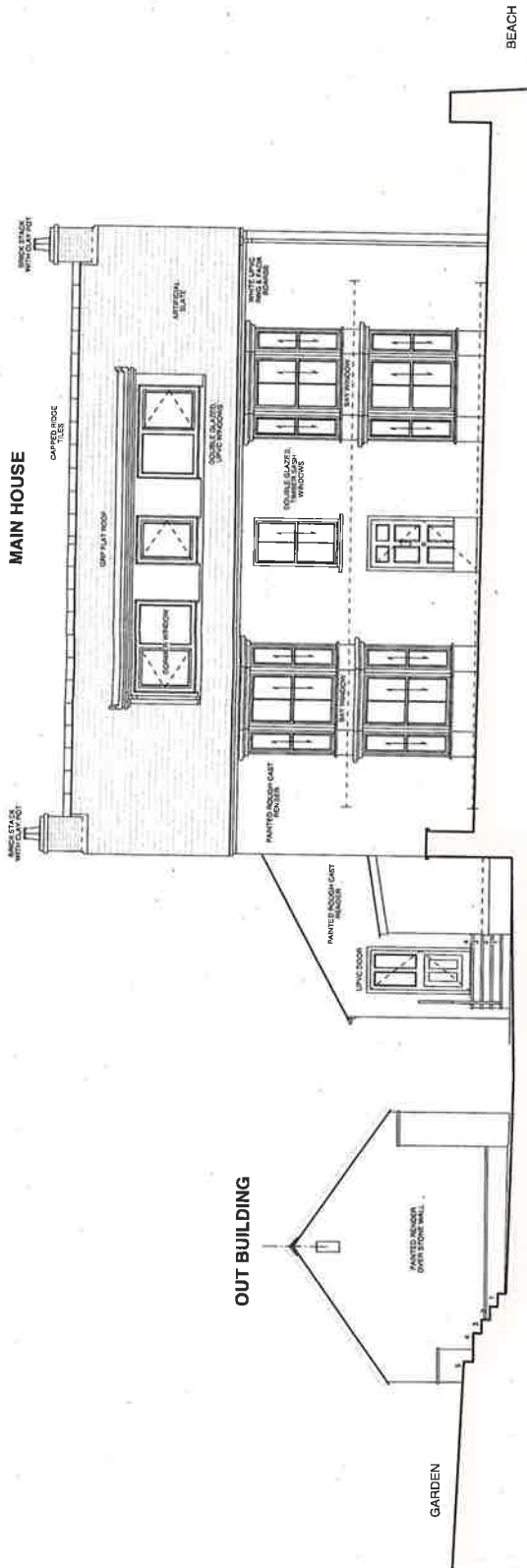


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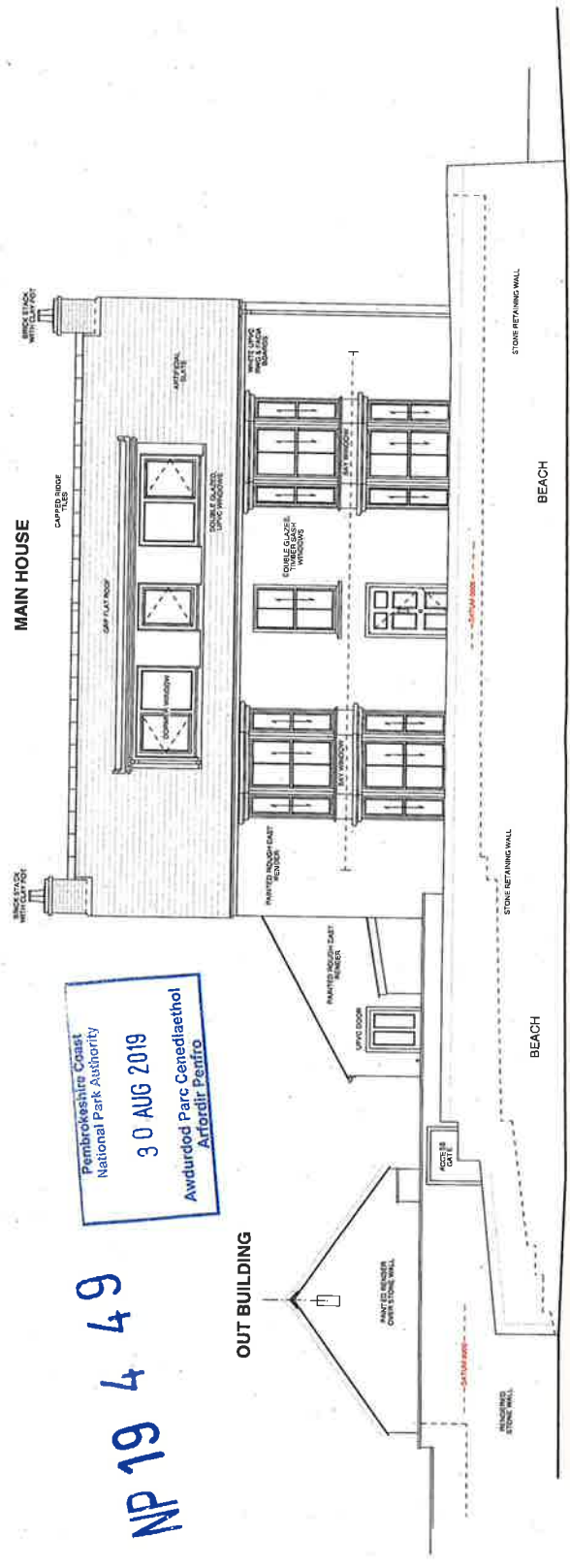
CLIENT	MR ROBERT CHESTON
ADDRESS	ROCK HOUSE FEIDRE BRENNIN NEWPORT PEMB. SA42 0RY
JOB	SURVEY OF MAIN HOUSE & OUTBUILDING
DRAWING LIST	SITE ELEVATIONS (NORTH EASTERN)



DRAWING SCALES	1:100
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PAGE SIZE	A3
DRAW DATE	AUGUST 2019
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JOB No.	106
DWG No.	07



SECTIONAL ELEVATION D-D
 NORTH EAST



NORTH EASTERN ELEVATION
 VIEWED FROM THE BEACH

Pembrokeshire Coast
 National Park Authority
 30 AUG 2019
 Awdurdod Parc Cenedlaethol
 Arfordir Penfro

NP 19 4 49

SURVEY AS EXISTING



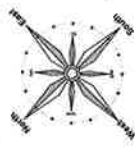
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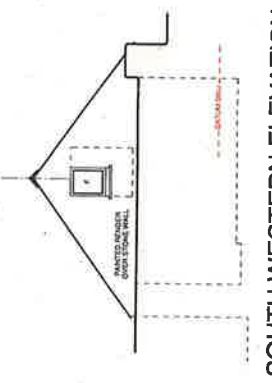
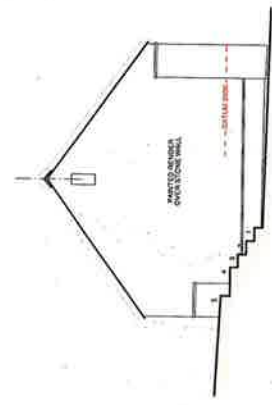
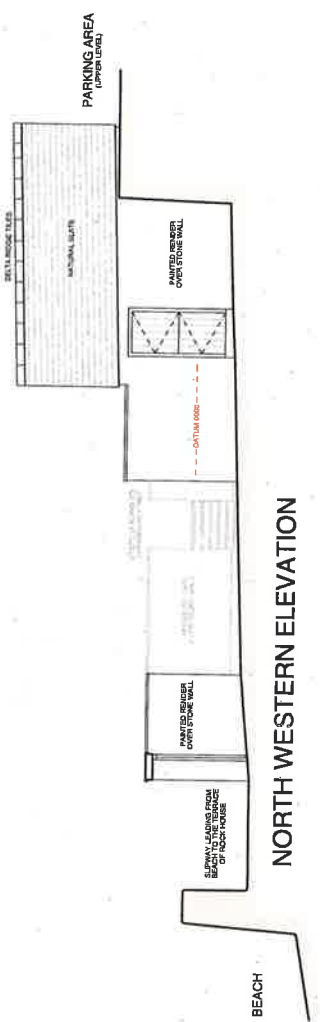
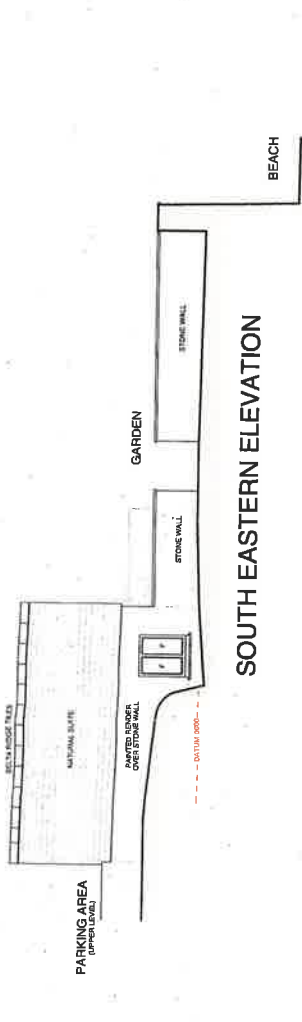
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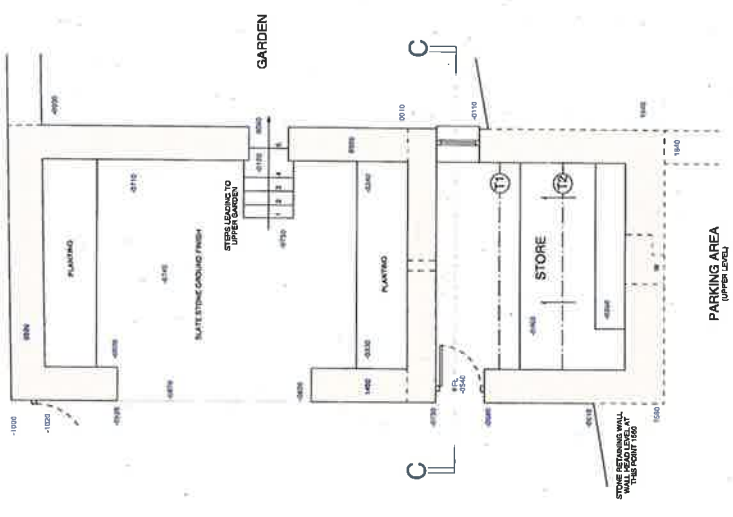
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Pembrokeshire Coast
 National Park Authority
30 AUG 2019
 Awdurdod Parc Cenedlaethol
 Arfordir Penfro



NP 19 4 49

NOTES:
 WHILE ALL EFFORTS HAVE BEEN MADE TO PRODUCE AN ACCURATE SURVEY DRAWING, ANY CRITICAL DIMENSIONS SHOULD BE CONFIRMED ON-SITE BY THE PRINCIPLE CONTRACTOR.
 GROUND MARKERS INDICATED IN RED ARE KNOWN INTERNAL FLOOR LEVELS WITH BLUE INDICATING MEASURES AS TAKEN ON-SITE PRIOR TO THE TOPOGRAPHICAL SURVEY. TOPOGRAPHICAL SURVEY TO TAKE PRECEDENCE IN RELATION TO EXTERNAL GROUND LEVELS.

SURVEY AS EXISTING



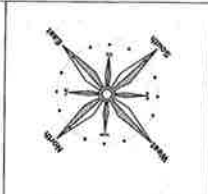
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JOB
SURVEY OF MAIN HOUSE

DRAWING LIST
SITE PLAN



DRAWING SCALES
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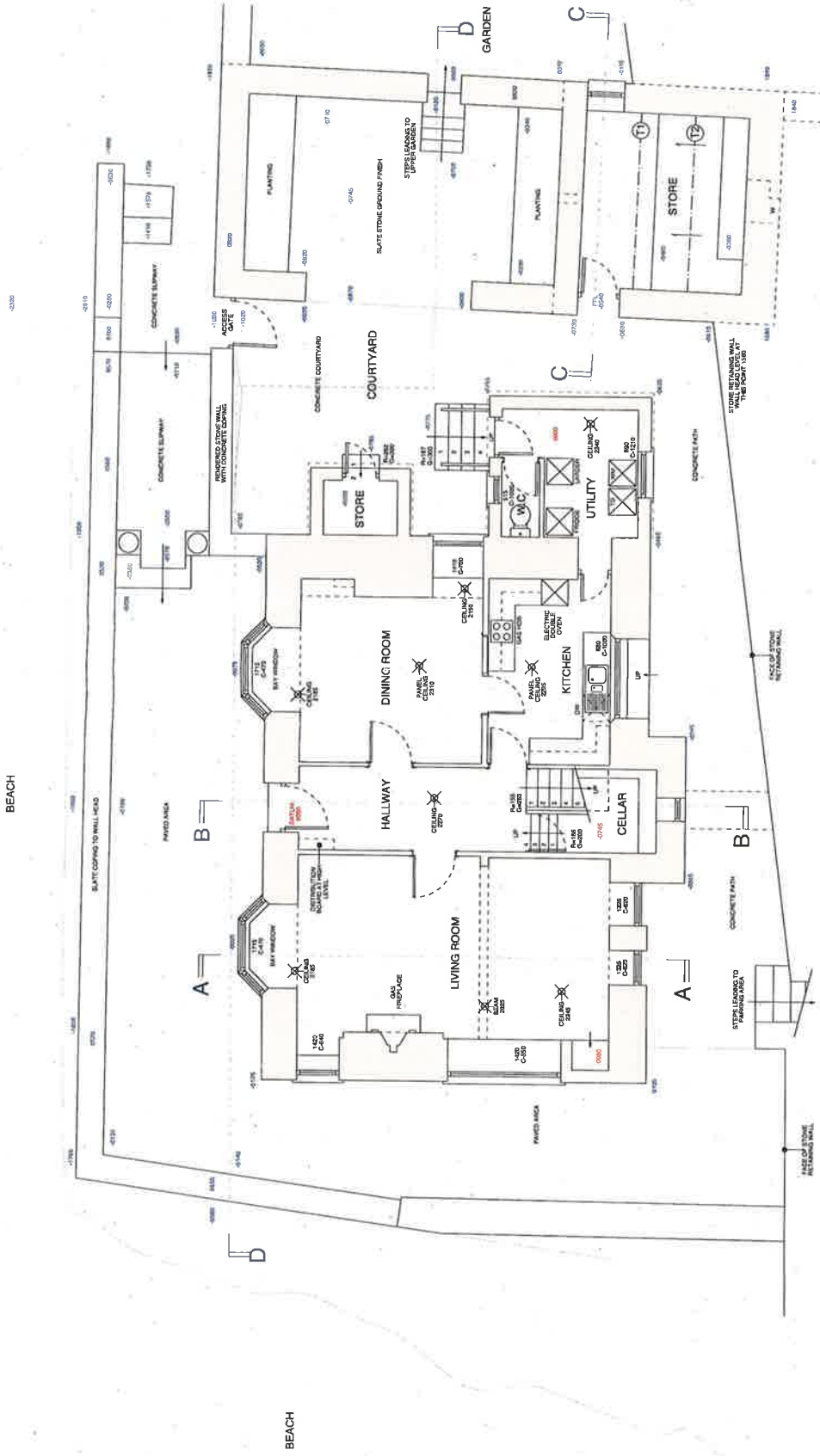
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JOB NO. 106
DWG NO. 05



Pembrokeshire Coast
National Park Authority
30 AUG 2019
Awdurdod Parc Cenedlaethol
Arfordir Penfro

SITE PLAN

NP 19 4 49

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