

**Application Type:** Full

**Reference:** 06/076

Grid Ref. SN046395

**Applicant:** Mr N Nicholas,

**Agent** Mr Davies

**Proposal:** Demolish existing dwelling & build new house

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**Site Location:** Bettws Newydd, The Parrog, Newport

**Description:**

This site at The Parrog lies just outside the Conservation Area.

The site currently has a chalet type dwelling on it that it is now proposed to demolish and replace with a modern detached house.

**Previous Relevant Applications:**

<b>05/248</b>	Conservatory/sun lounge		
	Approved	26 July 2005	Same Site
<b>98/312</b>	Extension		
	Approved	22 October 1998	Same Site
<b>05/648</b>	Extension		
	Refused	23 February 2006	Same Site

**Consultee Response:**

**NEWPORT TOWN COUNCIL:** The Council wishes it to be clear that it is not opposed to innovative buildings in the National Park, and that this site could well be a highly suitable location for something really modern but sensitive to its delightful and important position.

This proposal, however, despite some interesting features, does not fulfil the criteria. There is too much glass, especially on the north side, which faces the sea, and the west elevation is reminiscent of commercial buildings rather than a home. Overall, the impression is of a building insensitive to its purpose and ecology. Incidentally, it should be noted that there is a badger sett in close proximity to the development which should not be disturbed.

The Council recommends rejection of this proposal but with encouragement for something more suitable to be proposed.

21/8/06 The Council concludes that the modifications make the proposal acceptable in general as an innovative design in an interesting location. Not liked are the row of windows at ground floor level on the south elevation reminiscent of a row of garages and the Council would like some negotiation on design to mitigate this effect. The Council have no agreed view on the upvc criterion, although clearly preferring glass and wood if that were possible. Of particular importance is the inclusion within the conditions of a requirement to conserve all the natural trees and wetland for its importance historically in the town of Newport. Subject to the above points of detail, the Council recommends approval for the revised proposal.

**TRANSPORTATION & TECHNICAL SERVICES:** Conditional consent

**WELSH WATER:** Conditional consent

**ENVIRONMENT AGENCY WALES:** Standard conditions apply

**WEST WALES BADGER GROUP:** No comment received

**Public Response:**

1 letter of objection

**Officers Appraisal:**

Relevant Policies – Local Plan – GE1  
JUDP – 54

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The most relevant policy to the consideration of this application is policy 54 of the JUDP which now has significant weight. This policy relates to replacement dwellings and states that planning permission will only be granted for a replacement dwelling if, amongst other things, the present dwelling has a lawful residential use and the new dwelling is no more visually intrusive than the original dwelling.

The application site is a large "L" shaped plot situated to the rear of the Parrog, with extensive views over the beach and coast path. The ground levels rise considerably from the northern end of the plot to the southern end. Access to the plot is via a small track leading from Feidr Brenin. The existing property on the site is a large, timber clad property situated in the southern part of the site, and which has been empty since its previous occupant passed away. The existing property is not considered to be of a particularly traditional design, and does not reflect the local vernacular of Newport, and requires considerable improvement works to bring it up to modern day living accommodation. There is therefore no objection in principle to its replacement with a new dwelling.

The plans for this proposal are attached to this report for members' perusal. The proposed dwelling will also be situated in the southern part of the site but situated to take better advantage of the coastal views. The design is modern, with extensive glazing to the northern elevation, and is of a split level design to take advantage of the drop in levels with a two storey element to the north and a single storey element to the south and the main public views. The design includes a balcony within a flat roof area of the property.

As can be seen above Newport Town Council has no objections to the principle of an innovative design on this plot, but objects to the details of this particular design. It is agreed that the principle of a modern design on this plot is acceptable, as it is divorced from other buildings and could provide an exciting opportunity to introduce an innovative design to the area. However, there are details of the design that do need further discussion, in particular the overall height of the structure, the roof balcony and the details of the elevation facing the entrance. Policy 54 requires replacement dwellings to not be more visually intrusive than the existing dwelling, and it is considered that these aspects of the design detract from the overall concept and would be rather intrusive adjacent to the network of paths within the area.

Therefore whilst it is considered that the principle of an innovatively designed modern replacement dwelling on this site is acceptable that further discussion is required with regard to the detailed design. The comments regarding the badger sett are also noted and further advice is being sought on this issue. It is therefore considered that the application should be delegated to officers to resolve these matters.

Following the resolution of the committee on 22nd March 2006, amended plans were received and further consultation carried out with the Town Council and interested parties. The Town Council commented further making particular reference to the ground floor windows. This matter had been discussed at the previous meeting and it was agreed by the committee that the approach to the design (including a heavily glazed front elevation) was acceptable. It is not considered that the further reference to windows needs to be discussed further at Development Management committee. This matter was discussed with Peter Harwood and he noted that it would not be discussed further. It was agreed however that a condition would be imposed on the details of the glazing.

A further letter of comment was also received on the amended plans, but again making reference to

DELEGATED DECISION BY VICKI HIRST

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no new issues that hadn't already been discussed at committee. He makes reference to "business" use but this is not part of this application and there is nothing to prohibit a low key business being run from the home under permitted development rights. The woodland aspects have been discussed with Matt Smail, and can be covered by planning conditions. Therefore it is not considered that the proposal needs to be re-considered at committee and can be approved.

The issue regarding badgers has been addressed and a Note to Applicant will be applied to the consent.

**Recommendation:**

That the application be delegated to the Chief Executive to issue consent on the receipt of satisfactory amended plans altering the detailed design and subject to resolution of the issue relating to the badger sett.

Full consent

- 1.G1
- 2.G1c "24th July 2006"
- 3.G4b
- 4.Prior to the commencement of development the existing dwelling shall be demolished, and all material arising therefrom be permanently removed from the site.
- 5.D5d
- 6.Full details of all windows and doors (including their means of opening, glazing bars and framing), dormers, soffits, fascias, and verges shall be submitted to the NPA for approval in writing prior to the commencement of the construction of the dwelling.
- 7.L1a add The scheme should also include measures for the retention and management of the wetland scrub on the site.
- 8.L2a
- 9.L4a
- 10.U1a
- 11.U2b
- 12.Welsh Water
- 13.Highways

Note to Applicant: The site does contain an active badger sett, and a licence may be required under the Protection of Badgers Act 1992. Prior to the commencement of any works, advice should be sought from the Countryside Council for Wales on the need for such a licence.

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CM  
17/10/06

Signed off by CM = Cathy Milner