

# Bettws Newydd, Parrog, Newport.

Application Number 08/361: Retrospective change of conditions.

Advice of David Forsdick, Counsel to the PCNPA, Landmark Chambers, 4th December 2008

“9. I therefore agree with part of the criticism from members of the public on the way this case has been handled.

10. In considering the planning merits, the application has to be judged against the development plan.

JUDP policy 56 will be relevant. ...“



“J.U.D.P. Policy 56: Replacement Dwellings

Planning permission will only be granted for the replacement of a dwelling if: ....

iv) the new dwelling is no more visually intrusive than the original dwelling.”



**Reasoned justification in support of policy JUDP 56:**

“....The new dwelling should reflect the scale and character of the existing dwelling and relate well to other dwellings in the area and the surrounding landscape. .... As such it is expected that the new dwelling will not be substantially larger than the dwelling to be replaced. “



**Please put preservation of the integrity of the planning policy process first and forget about saving face.**

**Refuse this application.**

Please note comparison pictures are not taken from same spot and are offered only as representing the general overall impression, also see additional pictures and opinions at <http://parrog.org.uk>

## **Bettws Newydd Campaign**

**Open letter to the membership of the  
Pembrokeshire Coast National Park  
Development Management Committee**

Dear Committee Member,

**Bettws Newydd, Parrog, Newport.  
Application Number 08/361: Retrospective change of conditions.**

We write regarding the matter of a planning application, which is due to come before the Development Management Committee at next Wednesday's meeting, for development of a replacement dwelling-house at "Bettws Newydd", on The Parrog here in Newport. Your permission is now sought for retrospective planning consent for the house which has been built, which however fails to comply with certain of the conditions attached to the existing consent (issued in 2006). This is because among other matters, as now built, the house is clearly larger than that set out in the approved plans.

We are given to understand that a recommendation, to be put by Officers, will invite the Committee to arrange a site visit, in order to evaluate for themselves the issues first hand. We naturally welcome this prospect, long overdue in our view, as we feel sure that when you see this blot on the landscape for yourselves, you will agree with us that this building must be altered in order to comply with JUDP policies.

In particular, we offer the attached photographic comparison, to assist you to address specifically the question whether the development is compatible with the JUDP Policy 56 on Replacement Dwellings.

Yours sincerely,

Bettws Newydd Campaign Core Group