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## Penderfyniad ar yr Apêl

## Appeal Decision

Ymweliad â safle a wnaed ar 29/05/12

Site visit made on 29/05/12

gan A D Poulter BA BArch RIBA

by A D Poulter BA BArch RIBA

Arolygydd a benodir gan Weinidogion Cymru

an Inspector appointed by the Welsh Ministers

Dyddiad: 14/06/12

Date: 14/06/12

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**Appeal Ref: APP/L9503/A/12/2172041**

**Site address: Sunnysdene, Valley Road, Saundersfoot, Pembrokeshire, SA69 9BX.**

**The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Don Ellis against the decision of Pembrokeshire Coast National Park Authority.
  - The application Ref NP/11/308, dated 7 July 2011, was refused by notice dated 26 September 2011.
  - The development proposed is 'retrospective application for the conversion of double garage and store into residential annex at Sunnysdene, Valley Road, Saundersfoot'.
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### Procedural Matters

1. I have been provided with two copies of the application form with different descriptions of the development proposed. The above description is taken from the copy provided with the appeal questionnaire. Notwithstanding the descriptions on either form, the proposed scheme would include a new link between the original bungalow and the former garage and store, a conservatory off the former garage, and the replacement of a rear velux window with a new dormer. Some but not all of the proposed works have taken place. The application is therefore only partially retrospective, and in any event there is no need to refer to this in the description. There is also no need for the address as part of the description. For clarity and precision I have therefore considered the proposed development as being '*the conversion of a double garage and store into a residential annex, construction of a conservatory and new link to the original dwelling, and the replacement of a rear velux window with a dormer*'.
2. Representations have been made to the effect that the proposed works would be permitted development, and that the converted garage and store could be lawfully used as a residential annex without the need for planning permission. If wished a separate application could be made for a determination of these matters under separate planning procedures. As such an application should be made to the local planning authority in the first instance it not for me to make a determination. I have therefore considered the appeal solely on its planning merits.

### Decision

3. The appeal is allowed and planning permission is granted for the conversion of a double garage and store into a residential annex, construction of a conservatory and new link to the original dwelling, and the replacement of a rear velux window with a

dormer at Sunnydene, Valley Road, Saundersfoot, Pembrokeshire, SA69 9BX, in accordance with the terms of the application, Ref NP/11/308, dated 7 July 2011, and the plans submitted with it, subject to the following condition:

- 1) The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Sunnydene.

### **Main Issues**

4. These are: whether the proposed development would be sustainable, having regard to policies to promote sustainable patterns of travel and to protect the countryside; and its effect on the character and appearance of the area.

### **Reasons**

5. The Authority is concerned that the accommodation provided within the converted and extended building would constitute the creation of a new independent dwelling within the countryside. However, from the application form and the representations that have been made it is clear that the intent is that it would be used for purposes ancillary to the residential use of Sunnydene. For the avoidance of doubt, and in the interests of good planning, I have imposed a condition to this effect.
6. As the residential curtilage would not be increased and no new independent dwelling would be created there would be no loss of countryside or significant increase in the need to travel by private car. There would therefore be no material impact on sustainability, and no conflict with planning policies to protect the countryside and to promote sustainable travel patterns.
7. The converted former garage and store is a substantial structure, similar in materials, details and character to the original dwelling. The proposed link would unify it with the original dwelling to create a single, coherent and attractive building. This would be in keeping with the scale and character of nearby houses. There would be no significant effect on the amount of development within the curtilage. I consider for these reasons that the proposed development would not be harmful to the character and appearance of the area. There would therefore be no conflict with planning policies that seek good design and to protect the character of the surroundings of new development.
8. No objections have been raised with regard to other matters, including parking provision, and I have no reason to disagree. I conclude that the proposed development would not be harmful. It would not conflict with the Policies 7 or 30 of the Pembrokeshire Coast National Park Local Development Plan (2010), or with the development plan as a whole.
9. As the application is partly retrospective there is no need for the normal condition relating to commencement. The planning permission I have granted requires development to be carried out in accordance with the plans submitted with the application. There is therefore no need for a condition to the same effect.
10. I further conclude that the proposed development is acceptable on its planning merits, and that the appeal should be allowed.

*A D Poulter*

**INSPECTOR**