# Plans to turn garden shed into holiday let rejected in Little Haven



Plans to convert a garden shed into a holiday let in the Pembrokeshire seaside village of Little Haven have been officially rejected by the Pembrokeshire Coast National Park Authority. The proposal was submitted by local resident Shabnam Banihashem, aiming to transform the existing structure, which had already been upgraded to a summerhouse, into short-term holiday accommodation.

The Havens Community Council expressed significant objections to the application, primarily due to concerns regarding parking, highway access, and overall traffic safety. The locality is known for having the highest proportion of second and holiday homes in Pembrokeshire, prompting heightened scrutiny of any development proposals that might affect the community's dynamics.

Despite the location being described as a "relatively hidden and constricted site" with a potentially minimal impact on the local conservation area, the building conservation officer recommended that the application be refused. Their report indicated that increased traffic could alter the character of Little Haven and set a troubling precedent for future developments.

An officer report highlighted several grounds for denial, stating, "The authority has concerns in connection with the proposal due to the impact upon the residential amenity of the host dwelling, and its immediate neighbours, the impact upon the character of the Little Haven conservation area due to the potential for additional traffic, and due to the proposed summerhouse being unsuitable in terms of size for the use of holiday letting.” The report further noted that proposals altering a single residential unit typically require a financial contribution toward off-site affordable housing; however, given the limited size of the proposed unit, the authority clarified that it would not be viable for long-term residential use.

The report included specific reservations about the potential for the proposed development to "introduce a significantly greater level of noise and disturbance than the current situation, to the detriment of the residential amenity of neighbouring properties."

This decision is particularly relevant considering that a report from a previous national park analysis, associated with the second homes council tax premium levied by Pembrokeshire County Council, indicated that approximately two-thirds of houses in Little Haven qualify as either second homes or holiday lets. Data from the latest report on second home rates in the national park's primary settlement centres shows Tenby at 28.07%, Saundersfoot at 29.35%, St Davids at 20.86%, and Newport at 30.6%. Smaller communities highlighted strikingly higher figures, including Amroth at 47.37%, Broad Haven at 36.58%, and notable leaders Nolton Haven at 60% and Little Haven at 62.96%.

The rejection of Banihashem's application underscores ongoing debates surrounding the prevalence of holiday lets in the area and their impact on local communities.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://pembrokeshire-herald.com/110542/anger-at-plans-to-turn-little-haven-shed-into-holiday-let/> - This URL corroborates the rejection of plans to convert a garden shed into a holiday let in Little Haven due to concerns about noise, disturbance, and conservation area impact. It also highlights community concerns over parking and traffic safety.
* <https://pembrokeshire-herald.com/110435/little-haven-garden-shed-holiday-let-scheme-refused/> - This article further supports the details of the rejected application, including objections from The Havens Community Council and the concerns about the character of Little Haven Conservation Area.
* <https://www.noahwire.com> - Although not directly accessible, this source is mentioned as the origin of the article and would presumably provide similar details on the rejection of the holiday let proposal in Little Haven.
* <https://www.pembrokeshire.gov.uk/planning> - This URL could potentially provide official information on planning policies and decisions within Pembrokeshire, supporting the context of the rejected application.
* <https://www.gov.uk/guidance/community-led-planning> - While not specific to Little Haven, this URL provides guidance on community-led planning, which supports the involvement of local councils like The Havens in decision-making processes.