

**Application Ref: NP/22/0096/FUL**

<b>Case Officer</b>	Carys Vaughan		
<b>Applicant</b>	Mrs G Griffin		
<b>Agent</b>	Mr Hywel Rees		
<b>Proposal</b>	Proposed one bedroom owner/managers accommodation above cafe		
<b>Site Location</b>	Beach House Cafe, Gas Lane, Tenby, Pembrokeshire, SA70 8AG		
<b>Grid Ref</b>	SN13250111		
<b>Date Valid</b>	11-Feb-2022	<b>Target Date</b>	14-Sep-2022

This application is being presented to the Development Management Committee due to the objection of Tenby Town Council.

**Consultee Response**

**PCNPA Access Manager:** No objection

**PCNPA Park Direction:** No objection

**Dwr Cymru Welsh Water:** Observations

**Natural Resources Wales:** No objection

**PCC - Transportation & Environment:** No objection

**PCNPA Planning Ecologist:** Conditional Consent

**PCNPA Tree and Landscape Officer:** Conditional Consent

**PCNPA Buildings Conservation Officer:** No adverse comments

**Tenby Civic Society:** Conditional Consent – ‘No objections; additional floor makes for a better design. We welcome the residence added and its addition to surveillance of the car parks. We would not object if rear dormers were proposed instead of velux; more internal light and would add the Minor injuries unit car park to surveillance of the Butts Field car park which appears to lack a surveillance camera. A condition restricting a permission to residential use seems necessary’

**Tenby Town Council:** Recommend Refusal – ‘Members feel the scale and massing of this proposal constitutes over-development of the site’.

**Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

A site notice was erected on the site by the Applicant (with evidential photos submitted to the Authority on the 11 March 2022). No public third party responses have been received

## **Policies considered**

Please note that these policies can be viewed on the Policies page  
Pembrokeshire Coast National Park website –  
Local Development Plan 2 - Pembrokeshire Coast National Park

LDP2 Policy 01 - National Park Purposes and Duty  
LDP2 Policy 08 - Special Qualities  
LDP2 Policy 11 - Nationally Protected Sites and Species  
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park  
LDP2 Policy 29 - Sustainable Design  
LDP2 Policy 30 - Amenity  
LDP2 Policy 48 - Affordable Housing

## **Constraints**

Special Area of Conservation - within 500m  
Site of Special Scientific Interest - within 50m  
Tree Preservation Order  
Contaminated Land  
LDP Allocation  
Biodiversity Issue  
Rights of Way Inland - within 50m  
Ancient Monument - within 500m  
Potential for surface water flooding  
LDP Centre:60pc aff housing;30 units/ha  
Recreation Character Areas  
Low Coal Risk  
Affordable Housing Submarkets  
Seascape Character Areas  
Within Site of Special Scientific Interest consult NRW / Planning  
Ecologist\_20m  
Landscape Character Area  
Special Area of Conservation - within 50m

## **Officer's Appraisal**

### **Introduction**

This is an application for the raising of the roof and a small two storey side extension to allow for a one bedroom managers flat/accommodation to be created.

### **Site description and description of development**

The application site is located within Tenby. The building is currently 'The Beach House Café' located on Gas Lane at the entrance of one of Tenby's main Car Parks.

The current proposal seeks planning permission to raise the roof of the existing café and provide accommodation within it for the owner/manager of the café.

The proposal involves increasing the height by 2.2m to 1.5 storey, construction of an extension to the north and east elevations to provide an external staircase and access to the first floor with 2 no. pitched roof dormers within the front elevation.

Materials would match those as existing.

### **Planning History**

The site has a planning history that is material to the determination of this planning application:

NP/14/0133 - One bedroom owner/manager accommodation above existing single storey café - Approved

### **Key Issues**

Applying the planning policy context provided above, the nature of the development, site, planning history and representations made in relation to the application the following are considered to represent the main material considerations in determining this proposal:

- Principle of development
- Siting and design
- Amenity and privacy
- Access and parking
- Drainage/Water issues
- Other matters

### **Principle of development**

The application site is located within the Centre Boundary for Tenby, as defined by the Local Development Plan (LDP) therefore the principle of creating living accommodation is acceptable subject to all other planning considerations.

The proposed manager's accommodation would be a new dwelling, at paragraph 6 of the Authority's Supplementary Planning Guidance on Affordable Housing it states that managers dwellings would be exempt from providing a contribution to affordable housing provided its use is controlled through an appropriate planning condition.

### ***Scale, siting and design.***

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness.

The proposed creation of a managers dwelling by the raising of the roof is considered to be of a suitable design, scale and siting which will not have an adverse impact upon the character of the host building nor on the wider landscape. The development is of a scale and form that is considered a suitable addition to the existing building.

The development will have an acceptable impact on the character and appearance of the original building and will not cause an unacceptably detrimental impact to the special qualities of the National Park. As such, the development complies with policies 8, 14 and 29 of the LDP and can be supported.

***Amenity and Privacy:***

Policy 30 seeks to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties, particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

The managers' accommodation will be within the existing building. There are no residential properties within close proximity to the application site. The application site is an existing café and as the accommodation is for someone working at the business its impact from the café beneath is considered acceptable. A small area of amenity space is available for parking and use by the resident of the flat to the north of the site. The hospital to the rear and other neighbouring properties are set at a distance that could not be affected by the proposal.

The proposed development is not considered to give rise to any adverse impact on amenity.

***Access and parking.***

The highways authority have raised no objections to this application as the plans show that the site will have its own parking space with two cycle racks. The site is located at the edge of an adjacent carpark and within walking site of local amenities

***Biodiversity.***

To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

Following consultation, the Authority's Ecologist and Natural Resources Wales did not object. The applicant has provided a bat box on the site of the property to enhance local biodiversity which is welcomed and therefore the application is considered to comply with the Local Development Plan, Planning Policy Wales and the Environment (Wales) Act 2016.

***Drainage/Water issues***

Policy 32 of the LDP requires development to incorporate sustainable drainage systems for the disposal of surface water on site. Welsh Water has raised no objection to the proposal subject to a condition concerning surface water drainage.

***Conclusion***

The proposed extension is of a simple modest design and scale with parking area. The proposal is considered to be appropriate in design, would offer no amenity issues to neighbouring properties and, subject to conditions restricting its use to tie with the business, tree protection issues and highways the proposal is recommended for approval.

***Recommendation*****APPROVE, 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:  
Location plan  
Proposed site plan  
Proposed section A-A  
Proposed elevation 1

Proposed elevation 2  
Proposed elevation 3  
Proposed first floor  
Proposed ground floor

**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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

4. The residential unit hereby approved shall not be occupied other than by a person solely or mainly employed in the management and operation of the cafe.

**Reason:** The development would not be supported as an independent use due to the relationship between the cafe and residential accommodation - Policy 30 - Amenity.

5. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

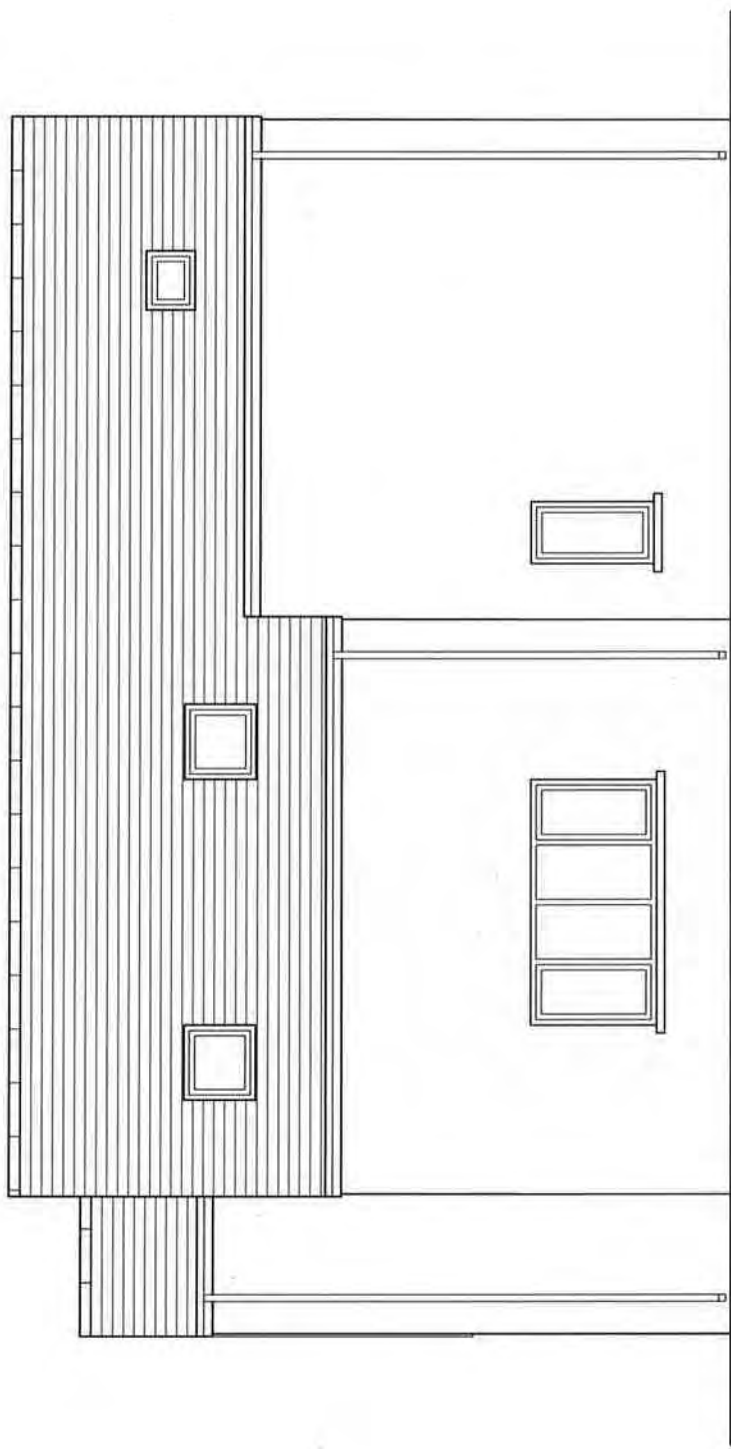
**Reason:** To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan 2 - Policy 60 - Impacts on Traffic.



SCALE BAR 1:200



<b>D Hywel Rees MRICS FCIQB</b> CHARTERED SURVEYOR <i>Building Design and Planning Consultant</i> Unit 6, Tindle House, Warren Street, Tenby, Pembrokeshire SA707JY			Scale: 1:200	Drawing Title: PROPOSED SITE PLAN	Project: PROPOSED ONE BEDROOM OWNER / MANAGERS ACCOMMODATION ABOVE THE BEACH HOUSE CAFE, GAS LANE, TENBY, PEMBROKESHIRE SA70 8AQ
			Date: DECEMBER 2021		
			Drawing Number: 20544/09	Client: Mrs GAIL GRIFFIN	



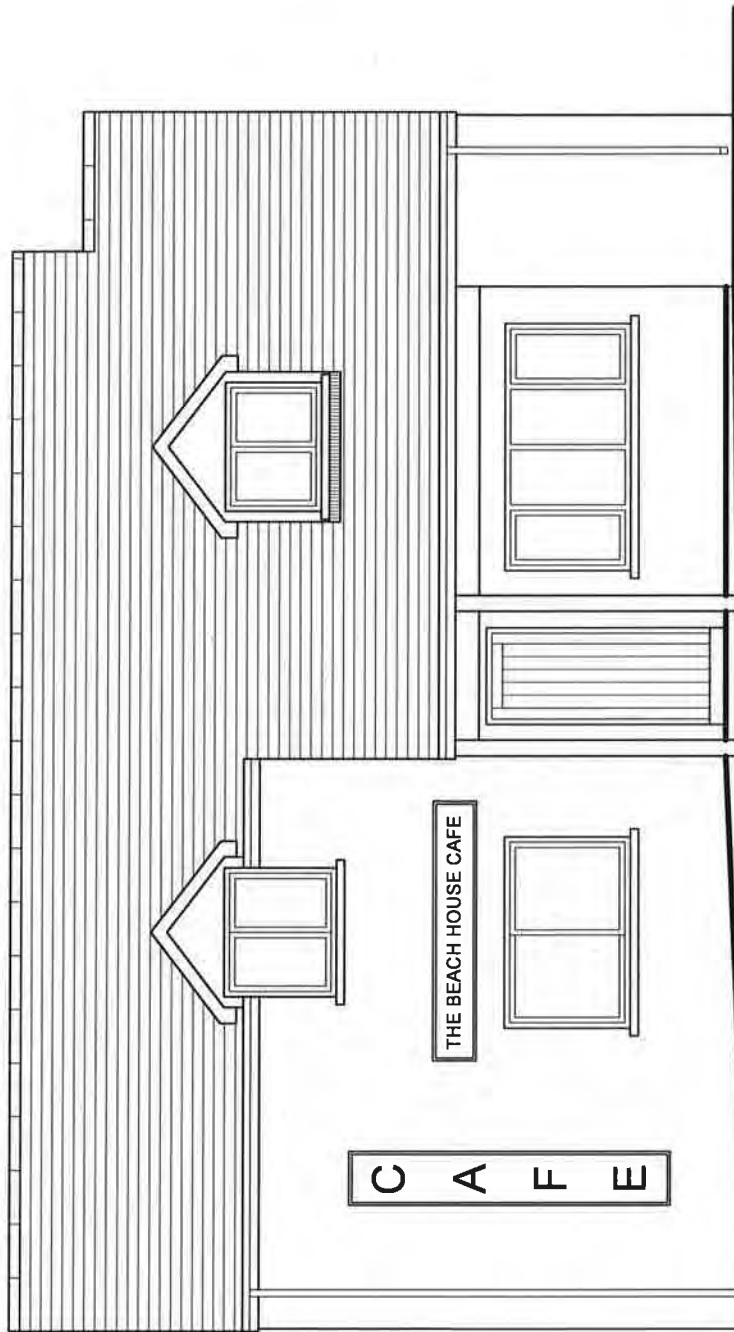
PROPOSED REAR ELEVATION (SOUTH WEST)



SCALE BAR 1:50

<p><b>D Hywel Rees MRICS FCIQB</b>  <b>CHARTERED SURVEYOR</b>  <i>Building Design and Planning Consultant</i>  <b>Unit 6, Tindle House,</b>  <b>Warren Street, Tenby,</b>  <b>Pembrokeshire SA707JY</b></p>	<p><b>RICS</b></p> <p>Mobile 07971 123466</p>	<p>Scale: 1:50</p> <p>Date: DECEMBER 2021</p> <p>Drawing Number: 20544/06</p>	<p>Drawing Title: PROPOSED ELEVATION</p> <p>Client: Mrs GAIL GRIFFIN</p>	<p>Project: PROPOSED ONE BEDROOM OWNER / MANAGERS ACCOMMODATION ABOVE THE BEACH HOUSE CAFE, GAS LANE, TENBY, PEMBROKESHIRE SA70 8AQ</p>
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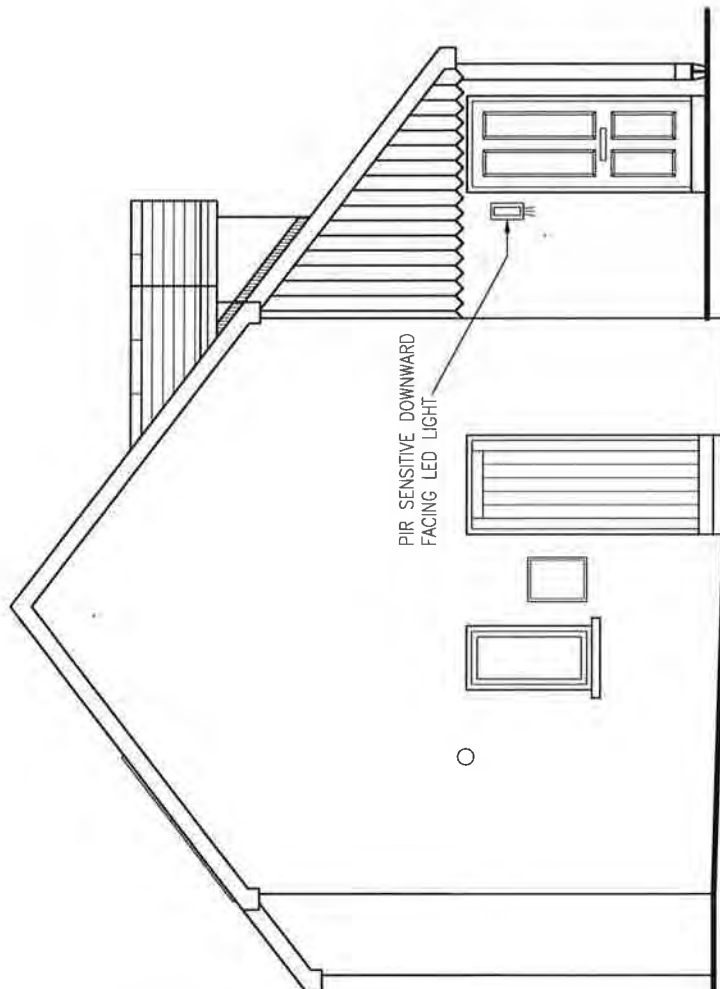


PROPOSED FRONT ELEVATION (NORTH EAST)

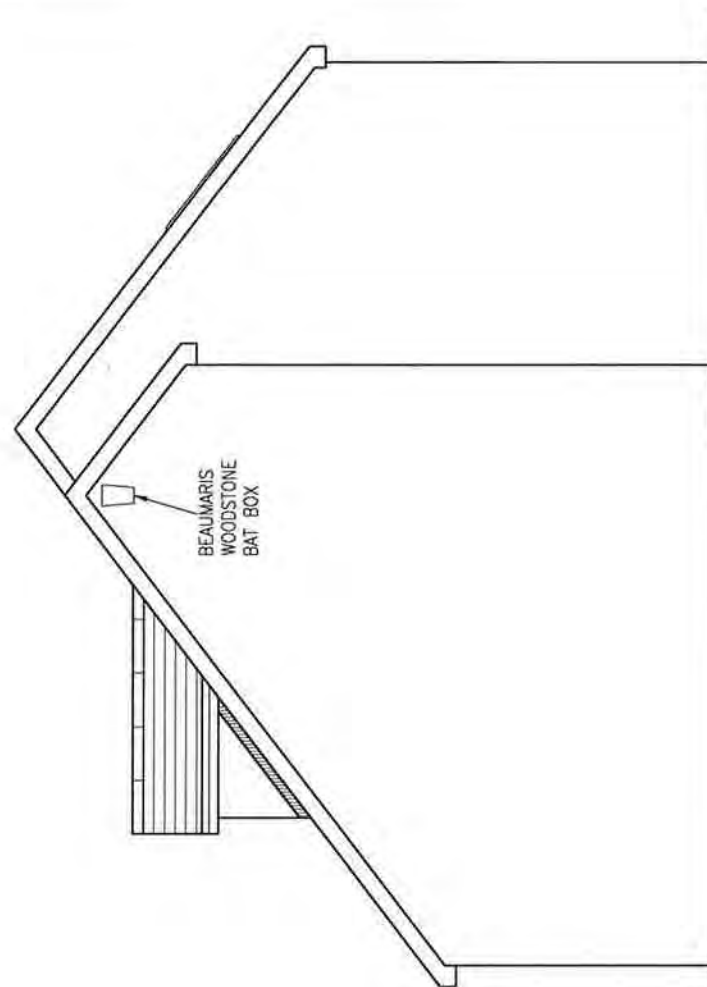
**FINISHES**  
**ROOF**  
 EXISTING REDLAND CAMBRIAN SLATES TO BE RE-USED.  
**WINDOWS / DOORS**  
 WHITE UPVC.  
**WALLS**  
 RENDERED ROUGHCAST TO RECEIVE COLOURWASH.

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PROPOSED END ELEVATION (SOUTH EAST)



PROPOSED END ELEVATION (NORTH WEST)

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Scale: 1:50

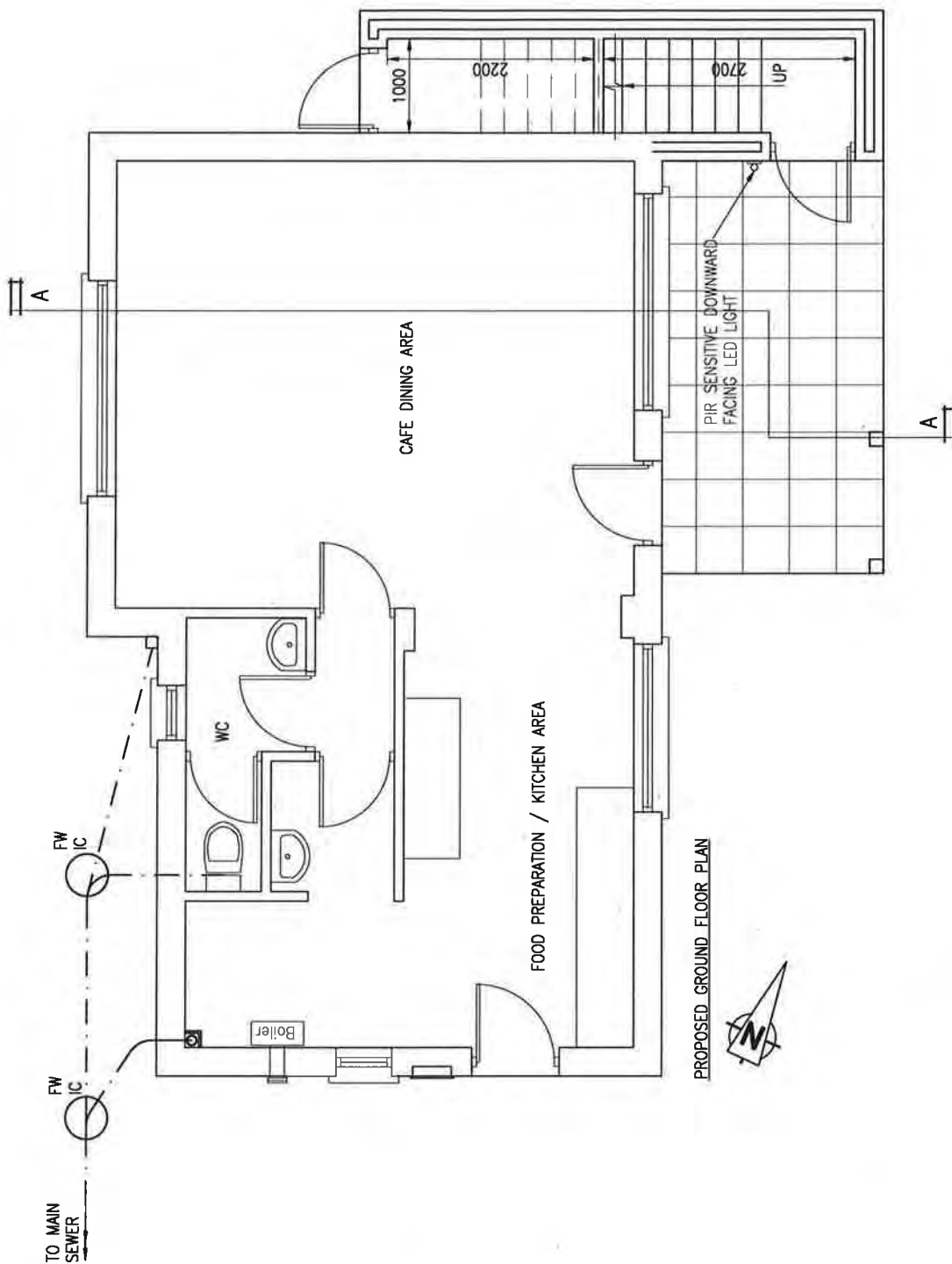
Date: DECEMBER 2021

Drawing Number: 20544/07

Drawing Title:  
**PROPOSED  
 ELEVATIONS**

Client:  
**Mrs GAIL GRIFFIN**

Project:  
**PROPOSED ONE BEDROOM OWNER /  
 MANAGERS ACCOMMODATION ABOVE THE  
 BEACH HOUSE CAFE, GAS LANE, TENBY,  
 PEMBROKESHIRE SA70 8AQ**



PROPOSED GROUND FLOOR PLAN

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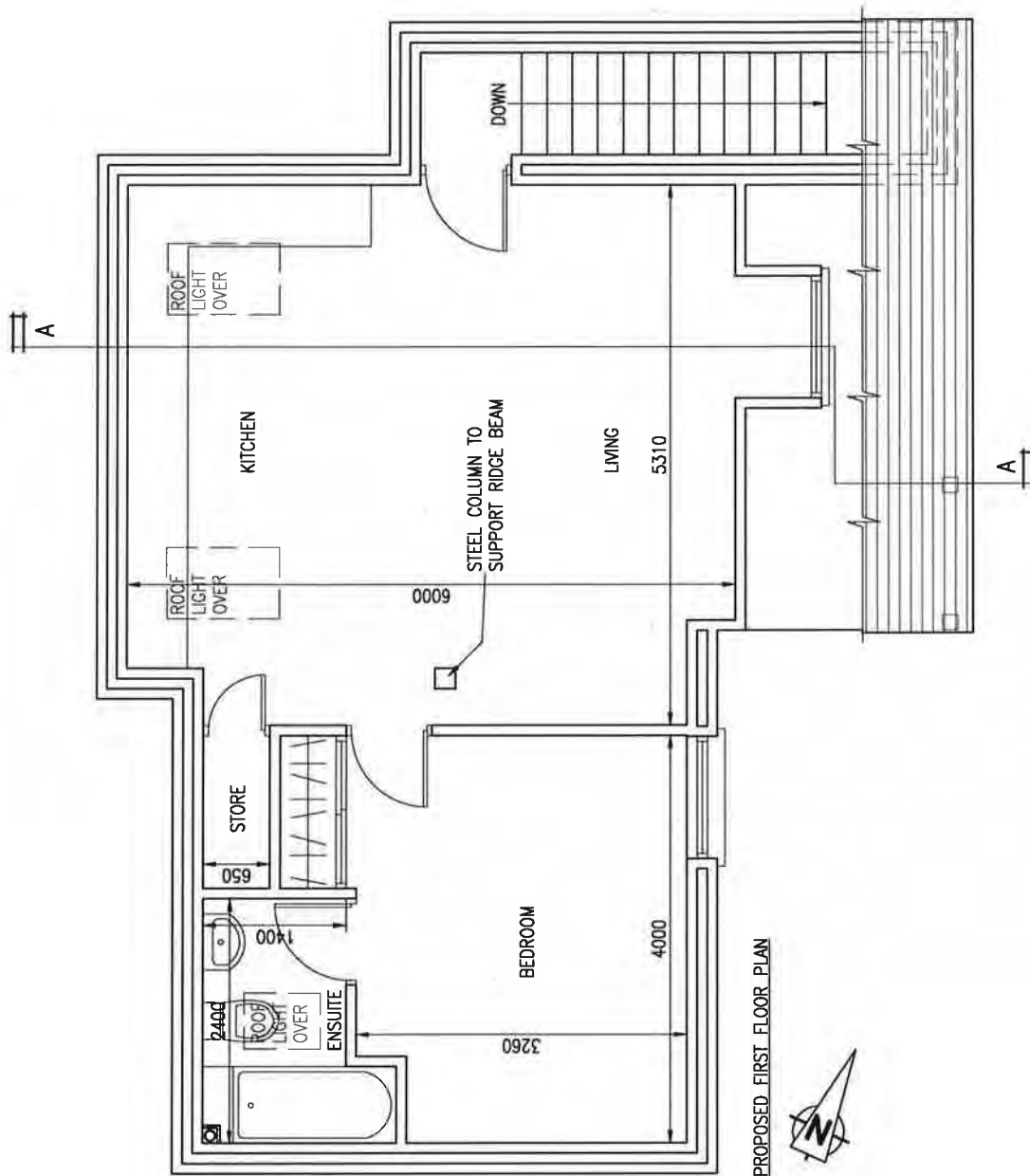
Date: DECEMBER 2021

Drawing Number: 20544/03

Drawing Title: PROPOSED

GROUND FLOOR PLAN

Client: Mrs GAIL GRIFFIN



PROPOSED FIRST FLOOR PLAN



Scale: 1:50

Date: DECEMBER 2021

Drawing Number: 20544/04

Drawing Title: PROPOSED

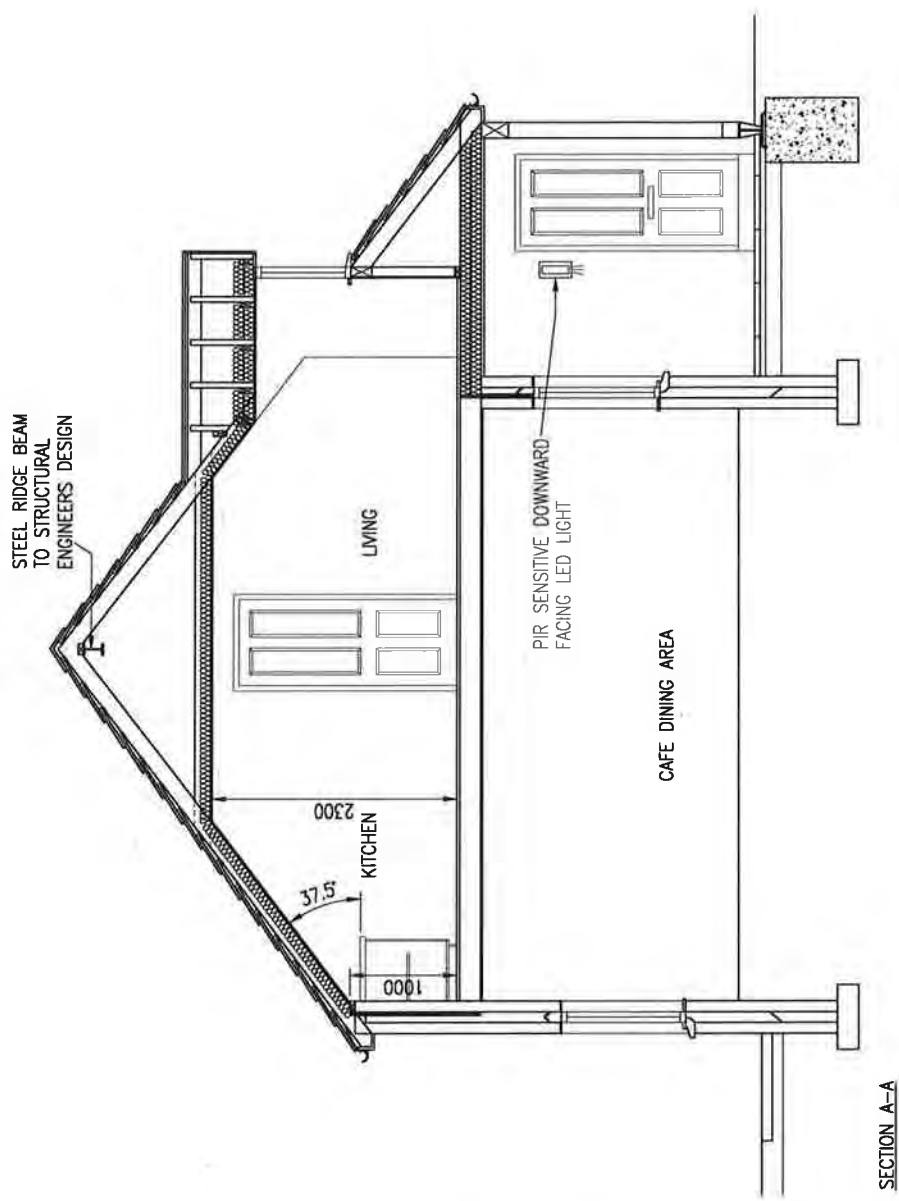
FIRST FLOOR PLAN

Client:

Mrs GAIL GRIFFIN

Project:

PROPOSED ONE BEDROOM OWNER /  
 MANAGERS ACCOMMODATION ABOVE THE  
 BEACH HOUSE CAFE, GAS LANE, TENBY,  
 PEMBROKESHIRE SA70 8AQ



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<p><b>D Hywel Rees MRICS FCIQB</b>  <b>CHARTERED SURVEYOR</b>  <i>Building Design and Planning Consultant</i>  <b>Unit 6, Tindle House,</b>  <b>Warren Street, Tenby,</b>  <b>Pembrokeshire SA707JY</b></p>	<p><b>RICS</b>    <b>Mobile 07971 123466</b></p>	<p>Scale: 1:50          Date: DECEMBER 2021          Drawing Number: 20544/08</p>	<p>Drawing Title: PROPOSED SECTION A-A          Client: Mrs GAIL GRIFFIN</p>	<p>Project: PROPOSED ONE BEDROOM OWNER / MANAGERS ACCOMMODATION ABOVE THE BEACH HOUSE CAFE, GAS LANE, TENBY, PEMBROKESHIRE SA70 8AQ</p>
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