

Application Ref: NP/22/0217/FUL

Case Officer	Rob James		
Applicant	Ms L F Flux		
Agent	Mr Ryan Burt, RHB Designs		
Proposal	Proposed holiday let/ Air B&B accommodation		
Site Location	6, Clement Terrace, Tenby, Pembrokeshire, SA70 7LA		
Grid Ref	SN12990063		
Date Valid	01-Apr-2022	Target Date	07-Dec-2022

This application is being brought to the Development Management Committee Members as, following consultation with Members - the Chair and Deputy Chair do not consider it should be approved under the extended delegation scheme.

Consultee Response

Tenby Town Council: Objection – Overdevelopment of site & concern regarding the suitability of the single carriageway access road.

PCNPA Planning Ecologist: No Objection

PCC - Transportation & Environment: No Objection

CADW - Protection & Policy: No Response/No Objection received

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.

No third party responses have been received.

Policies considered

Future Wales: The National Plan 2040

Pembrokeshire Coast National Park Local Development Plan 2

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 02 – Tenby Service and Tourism Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

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 40 – Self Catering Development.

Constraints

Special Area of Conservation - within 500m
Biodiversity Issue
Rights of Way Inland - within 50m
Ancient Monument - within 500m
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas
Conservation Area Tenby
Landscape Character Area

Officer's Appraisal

Site and Proposed development

The site lies on a small triangular parcel of land to the north of the end of terrace dwelling at 6 Clement Terrace and is outside of the Tenby Conservation Area. The Conservation Area adjoins the rear of the garden along Greenhill Avenue but there is no intervisibility between it and the development site.

The proposed development briefly comprises of a part-retrospective shepherds hut style caravan constructed of timber with timber cladding.

The structure has previously been used as overflow accommodation since its construction to the main dwelling house and is located within the front/side curtilage of 6 Clements Avenue.

The proposed use which has not yet commenced will be self-catering accommodation which requires change of use consent. The outbuilding requires consent due to its position forward of the building line of the property and the use as self-catering holiday accommodation also requires consent for change of use.

Relevant Planning History

No relevant history

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Biodiversity

Policy and Principle of Development

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2021 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic

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and Local Development Plans must identify their rural communities, assess their needs and set out policies to support them.

On page 104, Future Wales states that: “National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...” and that “Future Wales policies respect the functions of National Parks in terms of their statutory purposes”.

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the National Park’s purposes and duty, in order to ensure that development within the Park is compatible with these.

Policy 2 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the land use priorities within Tenby which ensures developments permitted contribute to the protection and enhancement of the towns special qualities.

Policy 40 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out where new self-catering development will be permitted whereby the site or building must be shown to be inappropriate for market or affordable housing provision.

This is a full application for development. Proposals are permissible where they accord well with the design, form and character of the application site, and where new development will not harm the special qualities of the Pembrokeshire Coast National Park. Officers conclude that the proposed change of use meet the criteria of the policies set out above.

Siting, Design and Impact upon the Special Qualities of the National Park

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.

Objections have been received by Tenby Town Council stating that the proposed change of use from a use ancillary to the enjoyment of the main dwelling house to self-catering accommodation will result in the overdevelopment of the site. Officers consider that the existing shepherds hut is an appropriate structure to offer the proposed self-catering accommodation within the centre of Tenby. The hut is not suitable for market or affordable housing due to the small scale of the structure and limited amenity space and therefore is considered appropriate for holiday use only.

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The proposed development will have an acceptable impact on the character and appearance of the property 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 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

No neighbour objections have been received.

The shepherds hut fronts directly onto Clement Terrace and therefore has a separate access to 6 Clement Terrace. A permission as a holiday accommodation unit independent to the original dwelling will not have an unacceptable impact on the amenity of that dwelling house. The site of the shepherds hut backs onto a non-residential activity centre/hall to the north and whilst sited adjacent to this boundary, due to the nonresidential nature of the existing use to the north, the use of the shepherds hut is considered to have an acceptable impact on the adjacent amenity.

Overall, the development is considered to have an acceptable impact on residential amenity and accords with Policy 30 of the LDP.

Biodiversity

PPW, TAN5 and LDP policy 11 requires biodiversity considerations to be taken into account in determining individual applications.

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.

The PCNPA Planning Ecologist had no objections to the proposed development. In order to ensure compliance with Planning Policy Wales and the Environment Act, a condition requiring delivery of a biodiversity enhancement scheme at the site has been requested. The development is therefore considered to be in accordance with the above guidance and policies and can be supported.

Highways

Tenby Town Council within their consultation response questioned the suitability of the single access carriageway.

PCC Highways and Transportation Department have been consulted and offered no objection to the proposed scheme.

Officers consider that due to the location of the application site within Tenby Centre and the provision of car parking nearby and the train station immediately opposite the application can be supported.

Conclusion

The proposed scheme is considered to be acceptable in terms of scale, form, use and design. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park. It is not considered that the development will cause an unaccepted impact upon privacy or amenity of neighbouring properties. Ecology and landscape features will not be adversely affected by the development.

As such, the proposal complies with policies 1, 2, 8, 9, 11, 14, 29, 30, 40 of the adopted Local Development Plan 2 2020 and can be supported.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Recommendation

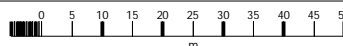
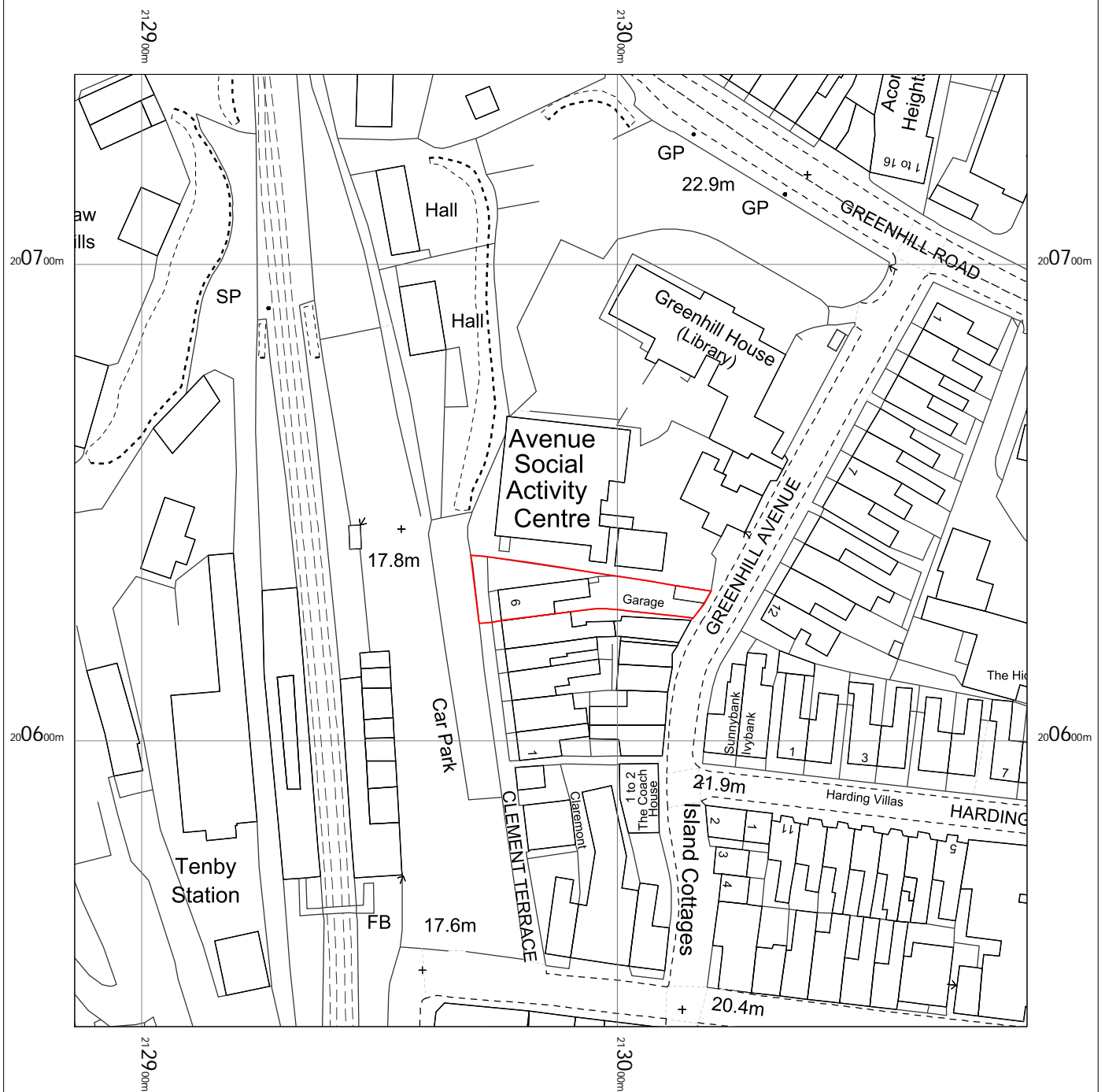
APPROVE, subject to the following conditions:

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:
Existing & Proposed Block Plan Ref 02.
Existing and Proposed Site Plans & Elevations, Ref 01.
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. Any external lighting proposed must be low level, downward facing, hooded and on a short PIR activated timer.
Reason: Reason: To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016 and Policy 9 of the Pembrokeshire Coast National Park Local Development Plan.
4. Before occupation of the development as holiday accommodation is commenced, a biodiversity enhancement scheme shall be implemented, and completed, at the site, to include the erection of at least 1 no. bird or bat box under the eaves of the property, as high up as possible on an elevation which does not feature any external lighting and/or the planting of a fruit tree within the garden to the site which shall be retained in perpetuity.
Reason: In the interests of maintaining the special qualities of the landscape

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and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

5. The shepherds hut hereby approved shall be used for use Class C6 only and for no other purpose (including an other purpose in Class C3 or C6 or a mix of C6, C3 and/or C5) notwithstanding Part 1 Class I of the schedule to the Town and Country Planning (Use Classes) Order 1987 as amended (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

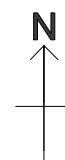


Powys
6 Clement Terrace,
Tenby,
Pembrokeshire
SA70 7LA

OS MasterMap 1250/2500/10000 scale
Wednesday, February 23, 2022, ID: MPMBW-01021531
www.blackwellmapping.co.uk

1:1250 scale print at A4, Centre: 212986 E, 200640 N

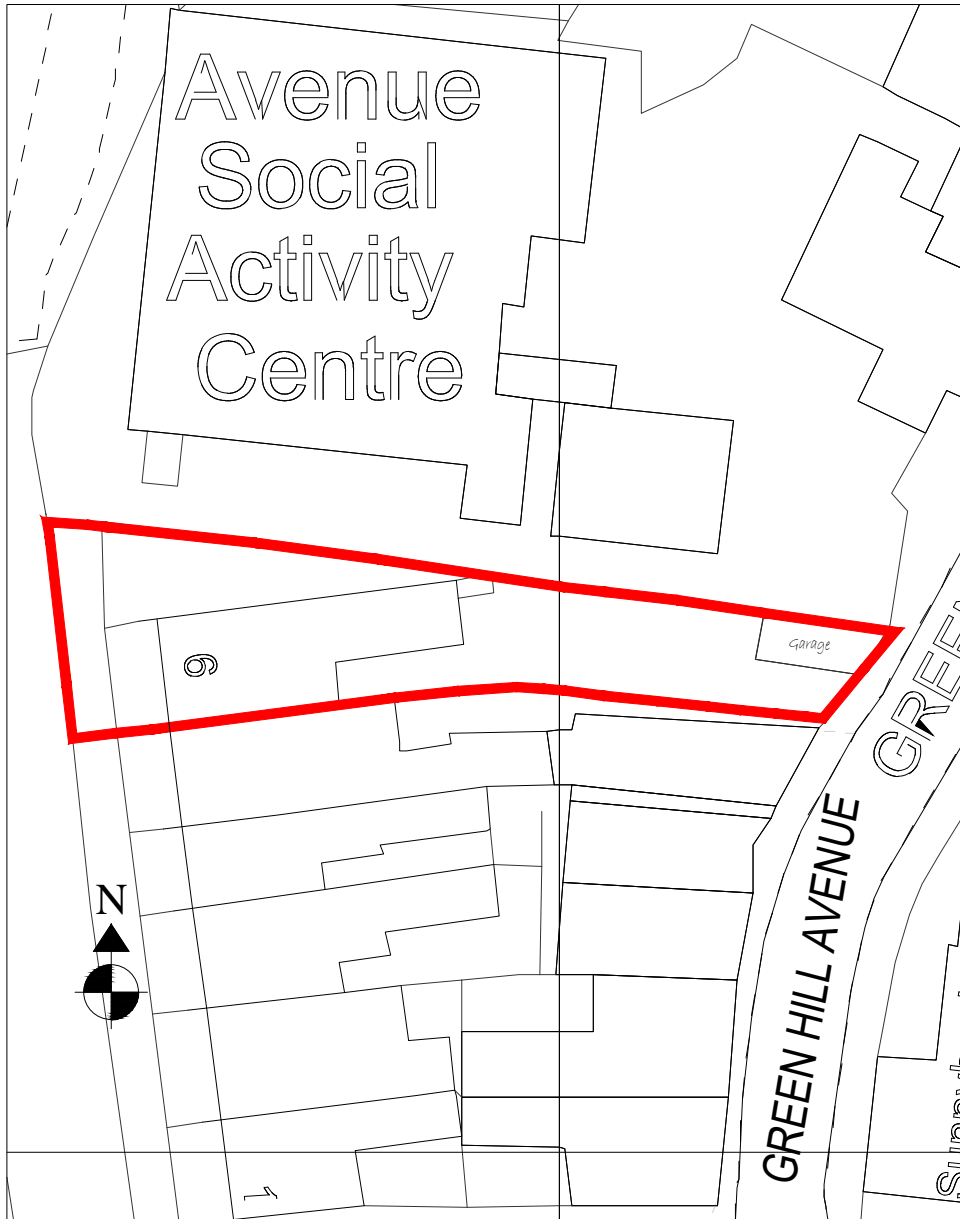
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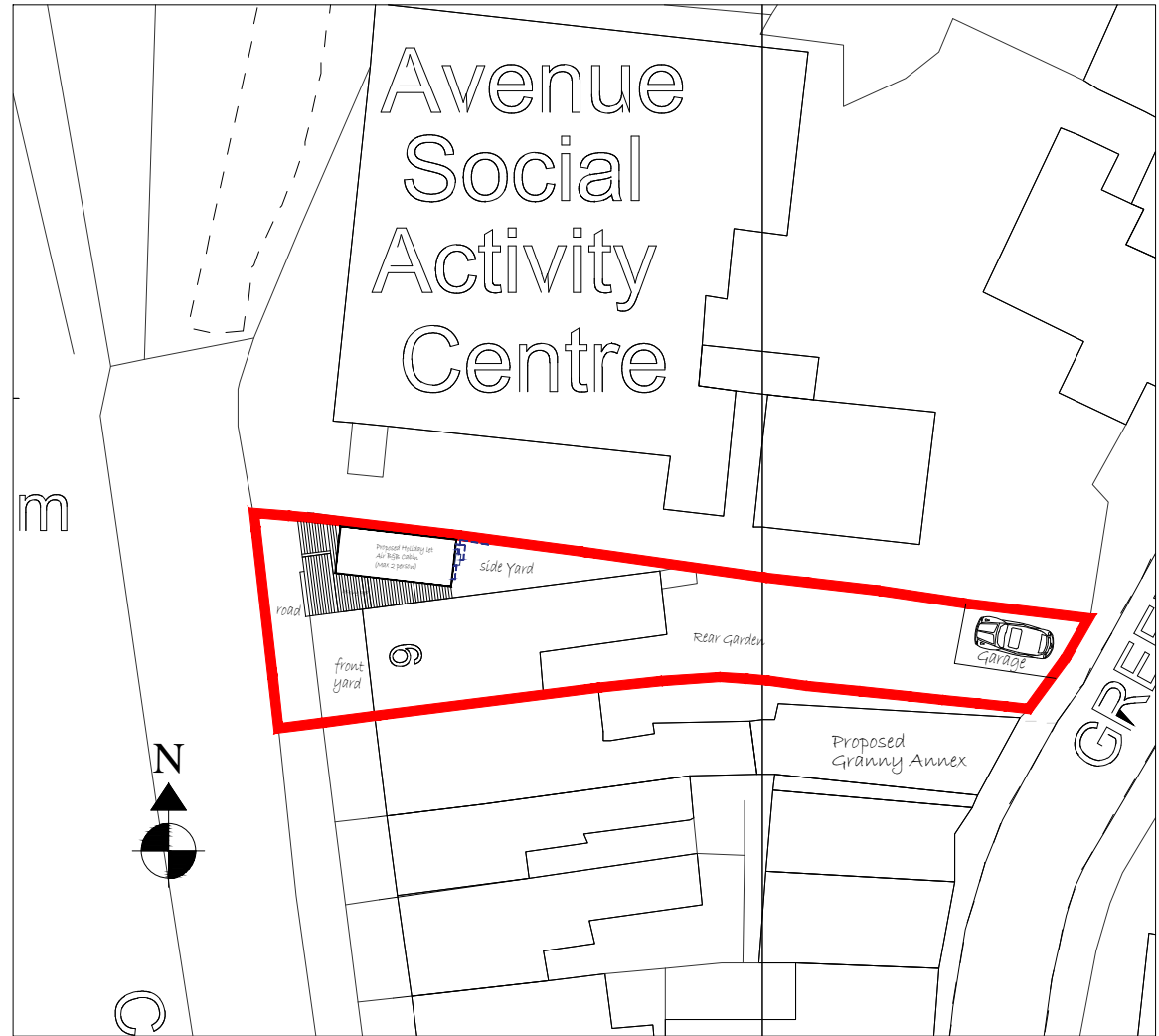
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EXISTING SITE BLOCK PLAN SCALE 1:500



PROPOSED SITE BLOCK PLAN SCALE 1:500

RHB DESIGNS

No:	amendment:	Date:



Drawing By:
Ryan Burt

Drawing Details:
EXISTING & PROPOSED BLOCK PLAN

Project Title:
PROPOSED HOLIDAY LET AIR B&B ACCOMMODATION
@ NO 6 POWYS, CLEMENT TERRACE, TENBY, SA70
7LA

Client's Name:
Leah Francesca Flux

Scales:
☐ 1:100 ☐ 1:150 ☐ 1:200 ☐ 1:250 ☐ 1:300 ☐ 1:400 ☐ 1:500 ☐ 1:600 ☐ 1:700 ☐ 1:800 ☐ 1:900 ☐ 1:1000 ☐ 1:1200

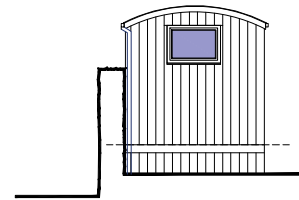
Date: 10/05/2024 Rev Number: 02 dwg No: 02 Rev



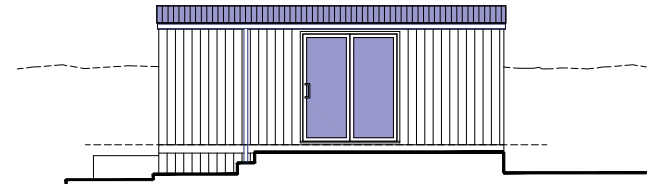
Existing Front Clement Road side Elevation



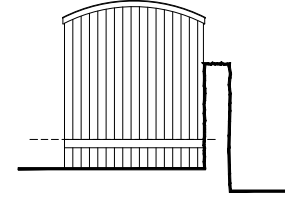
Existing Garage accommodation



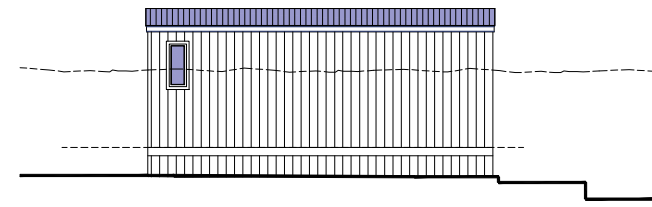
PROPOSED FRONT ELEVATION SCALE 1:50



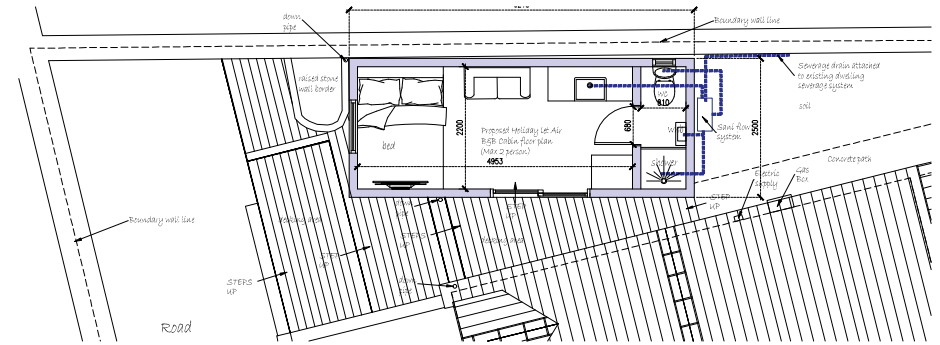
PROPOSED SIDE ELEVATION SCALE 1:50



PROPOSED REAR ELEVATION SCALE 1:50



PROPOSED SIDE ELEVATION SCALE 1:50



PROPOSED HOLIDAY LET ACCOMMODATION FLOOR PLAN SCALE 1:50



Front elevation Picture



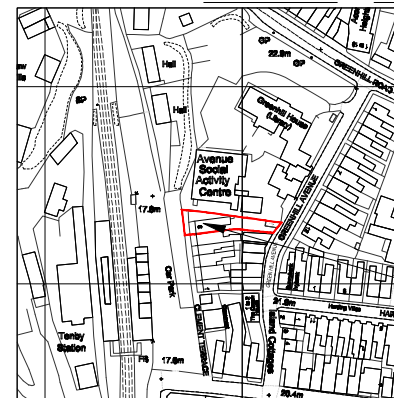
Rear elevation Picture



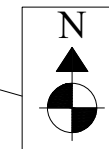
Side elevation Picture



Proposed Road side elevation with existing part Dwelling Picture



SITE LOCATION PLAN SCALE 1:1250



Proposed Holiday Let Accommodation material finishes:

Roof Covering:
Galvanised steel coated curved roof sheet covering

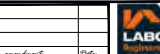
Facia + Soffits:
Timber fascia with Aluminum guttering & down pipe to match existing

Windows & Doors:
Slate grey Upvc double windows with Patio doors to match colour.

External wall:
Timber cladding finish to external walls of B&B Accommodation

Perimeter Wall:
Timber cladding finish to external walls of building

RHB DESIGNS



Drawing Title	Existing & Proposed Site Plans / Elevations
Client Name	Proposed Holiday Let and B&B Accommodation
Client Address	101-103 PLYMOUTH, CLEMENT TERRACE, TENBY, SAPO
Client Phone	01234 567890
Client Email	info@tenby.co.uk
Client Website	www.tenby.co.uk
Client Logo	
Client Name	LABC
Client Address	101-103 PLYMOUTH, CLEMENT TERRACE, TENBY, SAPO
Client Phone	01234 567890
Client Email	info@tenby.co.uk
Client Website	www.tenby.co.uk
Client Logo	