

Application Ref: NP/23/0077/FUL

Case Officer	Jack Houser		
Applicant	Mr R Barnes		
Agent	Mr David Morgan		
Proposal	Replacement of existing glass balustrade with variable height glass balustrade. Installation of two permanent parasols.		
Site Location	Harbwr Bar and Kitchen, Wogan Terrace, Saundersfoot, Pembrokeshire, SA69 9HA		
Grid Ref	SN13620489		
Date Valid	20-Feb-2023	Target Date	13-Jun-2023

This item is being considered by the Development Management Committee as a Member who had left the Authority less than twelve months prior to the applications submission, has a material interest in its outcome.

Consultee Response

Saundersfoot Community Council: Objecting

PCNPA Planning Ecologist: No adverse comments

PCNPA Buildings Conservation Officer: Recommend Refusal

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 responses were received.

Saundersfoot Community Council responded on 24th of March and 29th of March and objected to the application.

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 04 - Saundersfoot Local 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

Item 5 - Report on Planning Applications

LDP2 Policy 30 - Amenity

PPW11

SPG01 - Affordable Housing

SPG02 - Landscape

SPG07 - Biodiversity

SPG10 - Conservation Areas (various)

SPG16 - Sustainable Design & Development

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m

Special Protection Area - within 500m

Recreation Character Areas

Surface Coal

High Coal Risk

Affordable Housing Submarkets

Seascape Character Areas

Conservation Area Saundersfoot

Landscape Character Area

Officer's Appraisal

Site and Proposed development

The application site is an existing bar/restaurant (with A3 use) in Saundersfoot known as Harbwr. It is located on a corner plot where High Street meets Wogan Terrace (these two roads run adjacent to the southeast and southwest boundaries of the site).

The site is within the Centre Boundary, the Conservation Area, and Retail Area of Saundersfoot as defined by Local Development Plan 2.

Wogan Terrace is a short distance from the seafront of Saundersfoot to the east, separated by The Strand which includes a mix of primarily commercial properties. To the north of the site is a mix of primarily residential properties. To the south of the site is the High Street which is a mix of primarily commercial properties. The local area is characterised by a mix of detached, semi-detached and terraced buildings of a predominantly traditional architectural style.

Relevant Planning History

NP/18/0510/FUL- New retractable sun awnings on front elevation - Approved 17th October 2018

NP/18/0576/ADV - Signage to retractable sun awning and southern gable end.
Approved 27th November 2018.

Proposed Development

This planning application is seeking consent for the replacement of the existing glass balustrade that borders the southern terrace on the principal elevation with a new height adjustable glass balustrade. The height of the normal balustrade will be at 1.2m and at full adjustable height will be 2.1m. Within the terrace area, there are proposed to be two retractable pergolas that will be fixed into the terrace. The two pergolas will measure 3.5m x4.5m wide when fully opened.

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
- Surface Water Drainage
- Access and Parking
- Biodiversity
- Archaeological Remains and Historic Landscape

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 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 (LDP2) sets out the National Park’s purposes and duty, in order to ensure that development within the Park is compatible with these.

Policy 4 of the LDP2, 'Saundersfoot Local Centre', sets out the land use priorities for the village and includes criterion d): 'to ensure developments permitted contribute to the protection and enhancement of the village’s special qualities (see Policy 8).'

These special qualities of the National Park, individually or in combination contribute to making the Park unique.

Proposals are permissible where they accord well with the design, form and character of the host dwelling, and where extensions remain subservient in scale and form to the existing property.

This proposal is not considered to be in accordance with Policies 1 and 4, principally not in accordance with Policy 1, criterion b) the public understanding and enjoyment of the special qualities and cannot therefore be supported.

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.

The special qualities are characteristics and features of the National Park which individually or in combination contribute to making the National Park unique. For this application, the relevant priorities include criteria a) The sense of remoteness and tranquility is not lost and is wherever possible enhanced; and b) The identity and character of towns and villages is not lost.'

These principles are reinforced in the Authority's adopted SPG16 'Sustainable Design and Development' which states that 'National Parks are essentially cultural landscapes...Buildings...contribute significantly to the character of our landscapes and to the rich diversity of qualities that make them special. Good building design must be sensitive to the character of its landscape setting and must seek to enhance rather than detract from its special qualities.'

Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park, reinforcing Policies 6 and 8; resisting development that would have an unacceptable adverse effect on the qualities of the Park including locally distinctive characteristics by: b) introducing or intensifying a use which is incompatible with its location.

In terms of design, Design TAN 12 5.6.2 states that 'in areas recognised for their landscape, townscape, architectural, archaeological and/or historic value, such as National Parks...the objective of sustaining character is particularly important.'

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

The property is prominent within Saundersfoot Conservation Area, and is denoted as a positive building. Section 72 of the 1990 Act requires that when considering planning applications, special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area.

The scheme proposed includes extendable glass balustrading and two permanent 'pergolas' (gazeboes), these extending across the whole of the fascia, filling the front courtyard. This in the view of the Pembrokeshire Coast National Park Authority Buildings and Conservation Officer comprises over-development that cannot reasonably be said to preserve or enhance the character of Saundersfoot.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of TAN 24 (The Historic Environment) requires that special regard be

paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

LDP Policy 8 advocates that the historic environment is protected, and where possible enhanced. There are a number of listed buildings within close proximity including Rose Cottage, the larger part of Cambrian Terrace – and of greatest relevance, the Hean Castle Hotel. The development will be viewed in close proximity with the latter from the public realm. Officers consider that the change in character from an attractive frontage to one that is effectively encased with glass and gazebos will be intrusive and not conducive to preserving the setting of such a landmark building.

The development will have an unacceptable impact on the character and appearance of the host property and will cause an unacceptably detrimental impact to the special qualities of the National Park. As such, the development is contrary to policies 8, 14 and 29 of the LDP and cannot be supported.

Amenity and Privacy:

Policy 30 of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where there is an unacceptable adverse effect on amenity.

There are no overriding concerns in respect of residential amenity of the application site or the neighbouring properties.

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 considered in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

In order 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. There are opportunities within the proposed development to accommodate biodiversity enhancement measures, which could be conditioned if approval was recommended.

Overall, the proposed development could be rendered acceptable through the addition of enhancements and as such is considered to be contrary to Policy 11 of the LDP.

Conclusion

The proposed development is considered unacceptable due to its scale, design and materials which have little regard to the context of the application site and therefore

would have a detrimental impact on the character of the Conservation Area and the visual amenities of the National Park. As such, the proposal is contrary to Policies 14 and 29 of the LDP2.

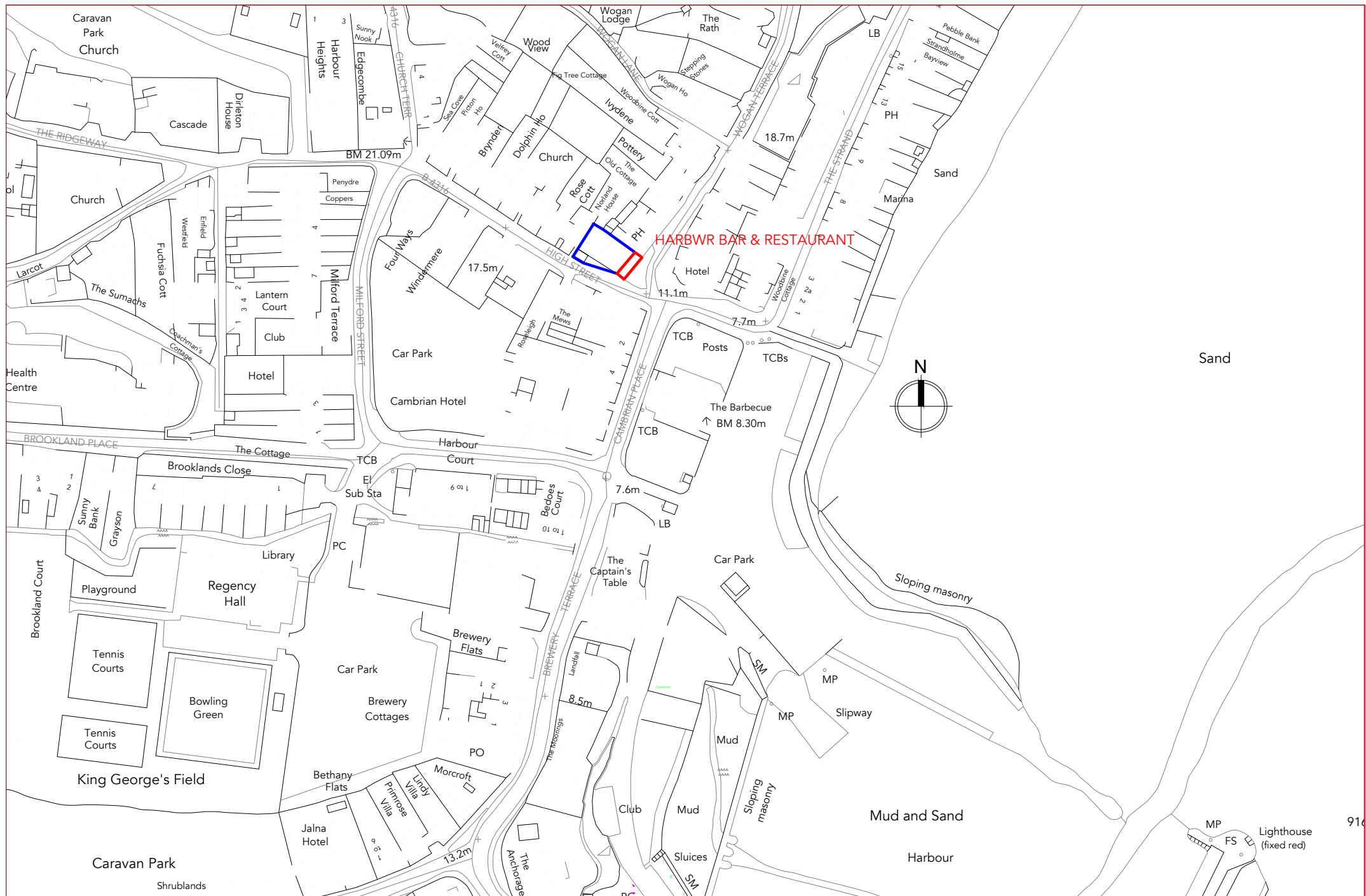
In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh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

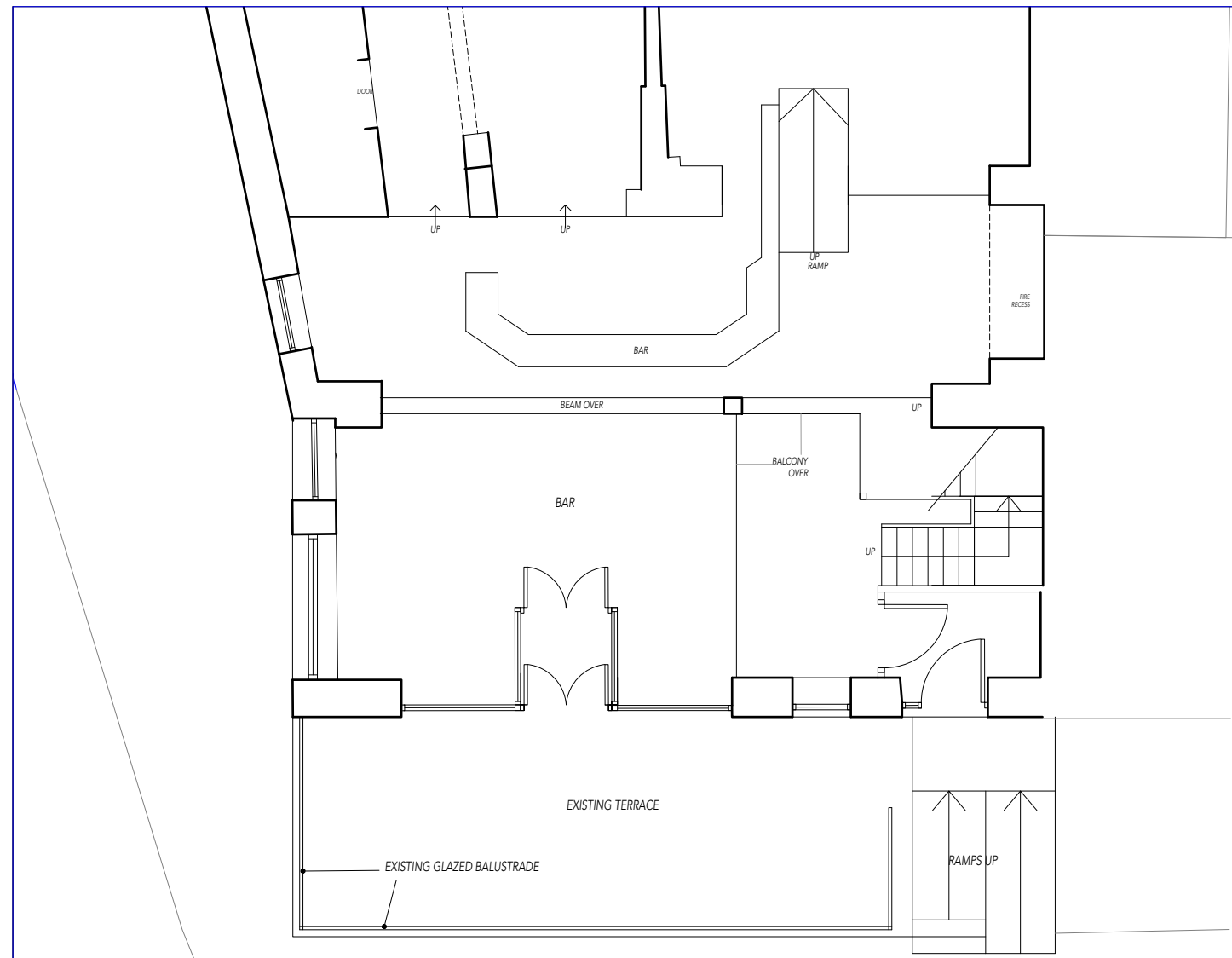
The proposal is contrary to policies 1, 4, 8, 11, 14, 29, 59 & 60 of the adopted Local Development Plan 2 2020 and cannot be supported.

Recommendation

Refuse, subject to the following conditions:

1. The proposal is inappropriate for the site in terms of its massing, height, and use of materials. The design is not considered sympathetic to the immediate and wider context of Saundersfoot and is of a disproportionate scale to the site.
The proposal constitutes overdevelopment of an important location within the Conservation Area and is overbearing in nature. The proposal therefore does not accord with Policy 29 Sustainable Design of the Local Development Plan 2 (adopted September 2020) and the Authority's Sustainable Design Supplementary Planning Guidance.
2. The proposal does not preserve or enhance the character or appearance of the Saundersfoot Conservation Area or of positive buildings as historic assets within the Conservation Area. The proposal does not preserve the setting of Listed Buildings within Saundersfoot. The proposal therefore does not accord with Criteria b and d of Policy 8 Special Qualities of the Local Development Plan 2 (adopted September 2020), or with Section 72 of the Town and Country Planning Act 1990, or Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, or with Saundersfoot Conservation Area Proposals Supplementary Planning Guidance



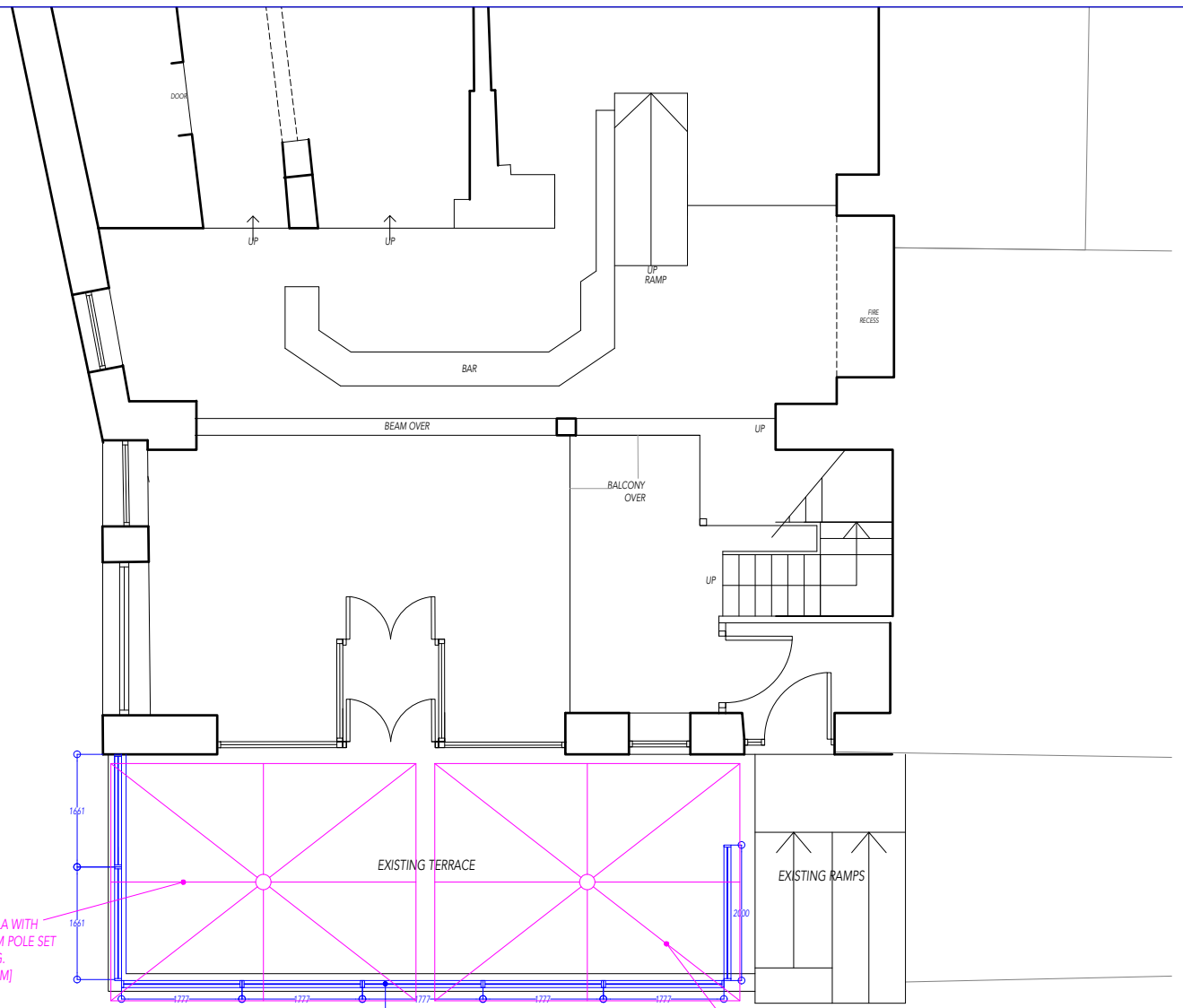


GROUND FLOOR

HIGH STREET

WOGAN TERRACE

EXISTING

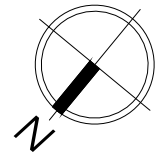


GROUND FLOOR

HIGH STREET

WOGAN TERRACE

PROPOSED



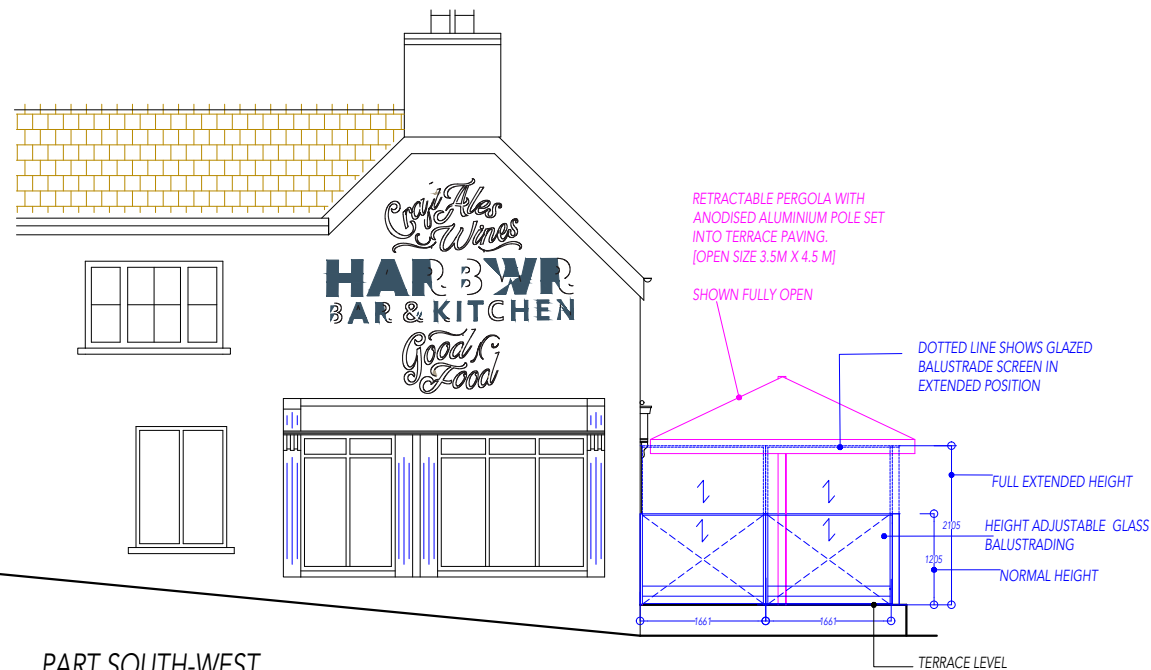


PART SOUTH-WEST
HIGH STREET
ELEVATION

EXISTING

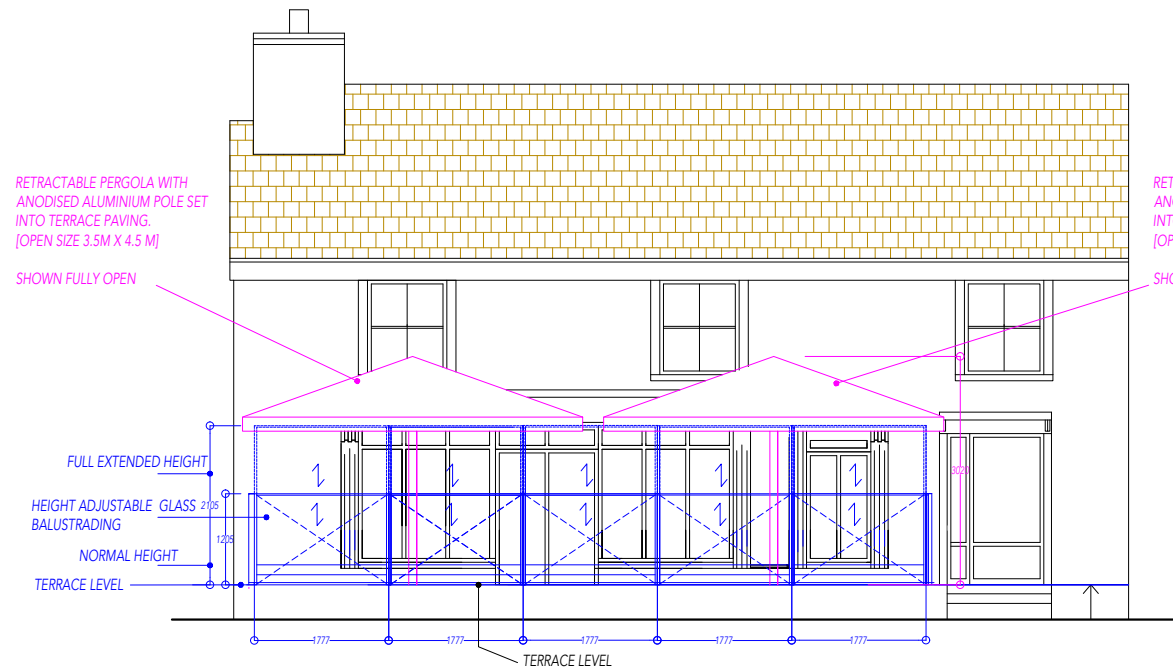


SOUTH-EAST
WOGAN TERRACE
ELEVATION

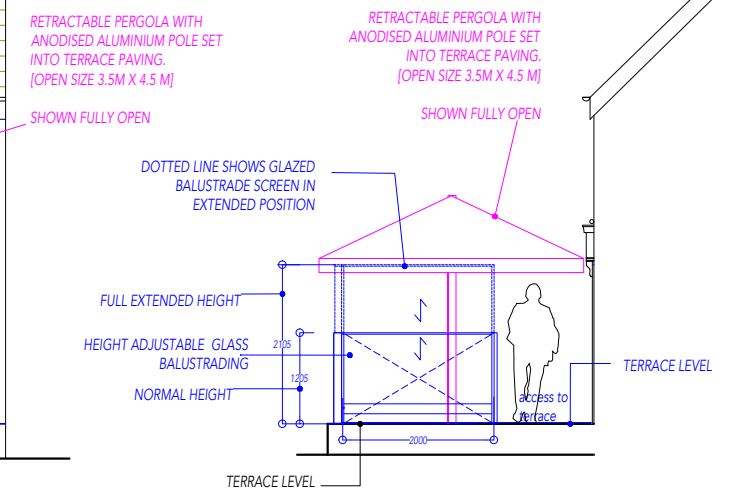


PART SOUTH-WEST
HIGH STREET
ELEVATION

PROPOSED



SOUTH-EAST
WOGAN TERRACE
ELEVATION



NORTH-EAST
ELEVATION

