

Application Ref: NP/13/0269

Application Type	Full
Grid Ref:	SS06649784
Applicant	Mr David Mitchell
Agent	
Proposal	Timber cladding to pine end of property (retrospective)
Site Location	Lion House, Manorbier, Tenby, Pembrokeshire, SA70 7TE
Case Officer	Liam Jones

Summary

This application is reported to the Development Management Committee as the officer recommendation is contrary to the recommendation of Manorbier Community Council.

The application has been submitted following an enforcement investigation and proposes the retention of timber cladding erected on the side elevation of the property, Lion House. The property lies within the centre of the Manorbier Conservation Area and along a key tourist route through the village.

Whilst there is no objection to the principle of cladding the building in a suitable material such as slate, the use of timber cladding and its resultant appearance is considered to be out of keeping with the character of the existing property and Conservation Area. As such the development neither conserves nor enhances the character and appearance of the Manorbier Conservation Area and results in a prominent and unsympathetic addition to the property.. The development is therefore considered to be contrary to policies 1, 8, 15, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and is recommended for refusal.

Consultee Response

Conservation Officer: Objecting - Recommend refusal due to the adverse impact on the character of the Conservation Area.

Manorbier Community Council: Approve - Reommend approval of this retrospective application and commended the appearance of the work undertaken

Public Response

The application was advertised by a site notice displayed at the site on 31st July 2013. Letters were forwarded to all surrounding occupiers. To date no letters of representation have been received.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

Circular 61/96 - Conservation Areas

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW5 Chapter 06 - Conserving the Historic Environment

SPG05 - Sustainable Design

SPG17 - Conservation Area Proposals

TAN 12 - Design

Officer's Appraisal

Background

The Authority's Planning Enforcement Team received a complaint in May 2013 alleging works had taken place at Lion House without the benefit of planning permission (EC13/0060). An officer investigated and established that the owner of the property had erected timber cladding to the side elevation of the building. This was considered to result in development for which the necessary planning permission had not been sought. The owner was advised of the breach of planning control with a request to either remove the cladding or submit an application for planning permission proposing its retention. An application was submitted initially on 18th June 2013; however, due to the omission of necessary details this was invalid. Additional details were submitted to register the application as a valid application on 16th July 2013.

History

The application site has no planning history.

Constraints Issue

- Special Area of Conservation – within 500m
- Contaminated Land
- LDP Green Wedge
- LDP Open Space
- Biodiversity Issue
- Coal Standing Advice Area

- Safeguarding Zone
- Rights of Way Inland – within 500m
- Potential for surface water flooding

Current Proposal

The application proposes the retention of timber cladding erected on the west facing elevation of the property. The cladding measures across the width of the property approximately 5.8m and up to the eaves and chimney. The cladding is positioned vertically on the building and projects approximately 100mm from the building.

Key Issues

The application raises the following planning matters:

- Visual Amenity and Special Qualities of the National Park
- Character and appearance of Manorbier Conservation Area

Visual Amenity and Special Qualities of the National Park & Character and Appearance of Manorbier Conservation Area

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

Lion House is a large or later 19th century house which was originally a public house. The house was extensively modernised and the traditional detail (windows and render) reinstated in 2009 with financial assistance from the Authority's Conservation Area Grants Scheme. Prior to 2009 it is understood that the property was largely clad in upvc which was also without the benefit of planning permission. This was all removed and replaced with traditional render. Recently the owner has erected timber cladding on the upper portion of the side elevation of the property which is subject of this application.

The property lies within the centre of the Manorbier Conservation Area and is along an important pedestrian route as recognised in the Adopted Supplementary Planning Guidance – Manorbier Conservation Area

Proposals. In this respect there is a need to consider the visual appearance of the property as a result of the works and whether the works carried out preserve or enhance the character of the Conservation Area. The SPG advises: *"It is important that new development respects the character of the Conservation Area in terms of scale, materials and detail."* (page 28)

Whilst it is recognised that the timber cladding is not a prominent addition on the approach to the property from the east into the village the cladding is very apparent and dominant in the street scene from the one way approach road from the west. There are no clear examples in the vicinity of timber cladding and it is not considered to be a traditional approach to development in the National Park particularly within a Conservation Area. Consideration could be given to staining or painting the cladding, however, this in itself would not override the appearance of the cladding in the area which is mainly comprised of traditional finishes including slate, render and stonework.

The Authority's Building Conservation Officer raises no objection to the principle of cladding the gable end, which is a traditional practice in exposed south-western areas like Pembrokeshire. However, the correct material is slate, not timber cladding.

The applicant advises that the cladding is needed to prevent water ingress and has provided a hand-tinted copy of a 1900s photograph which would appear to show that the gable end had previously been clad in what looks to be slate.

Conclusion

Whilst there is no objection to the principle of cladding the building, the use of timber cladding and its resultant appearance is considered to be out of keeping with the character of the property and Conservation Area. As such the development neither conserves nor enhances the character and appearance of the Manorbier Conservation Area and results in a prominent and unsympathetic addition to the site. As a result the development is considered to be contrary to policies 1, 8, 15, 29 and 30 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010).

Recommendation

The application be refused for the following reason:

Reason:

1. The timber cladding erected by virtue of its form and appearance is considered to be at odds with the street scene within the Manorbier Conservation Area and has a significant adverse impact upon the character of the immediate area to the detriment of the qualities and special character of the National Park. It therefore conflicts with the aims of Policy 1 (National Park Purposes and Duty), Policy 8 (Special Qualities) criterion (d), Policy 15 (Conservation of the Pembrokeshire Coast National

Park Authority) criteria (a),(b),(d) and (e), Policy 29 (Sustainable Design) criteria (a) and (g) and Policy 30 (Amenity) criterion (d) of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and is contrary to advice contained in Supplementary Planning Guidance 'Manorbier Conservation Area Proposals'.



NP 13 2 6 9

Building Control- Pembrokeshire County Council



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Date of plot: 08/10/2008

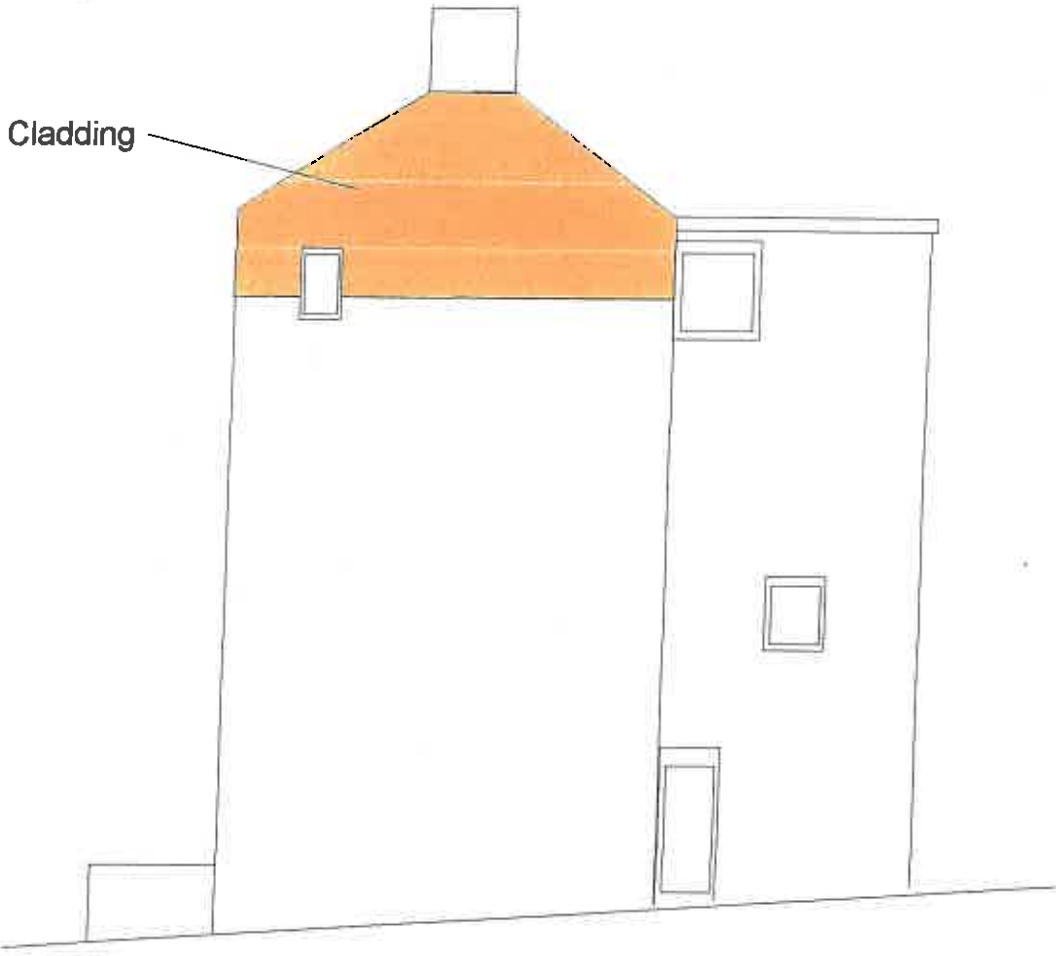
18 JUN 2010



Lion House Gable end
Elevation 14.6.13

Item 6(a)

Scale 1:100



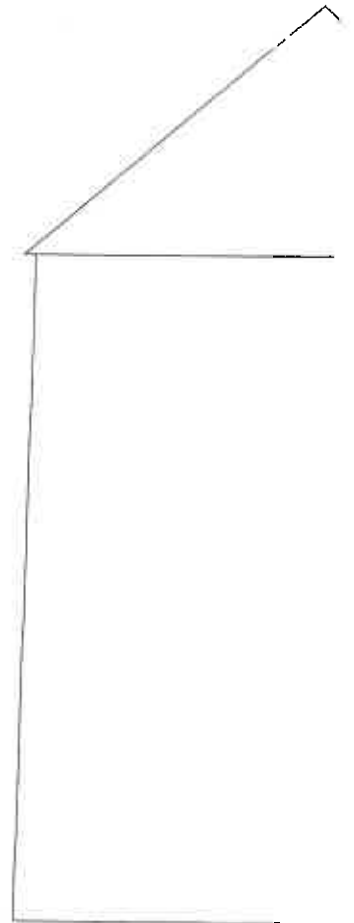
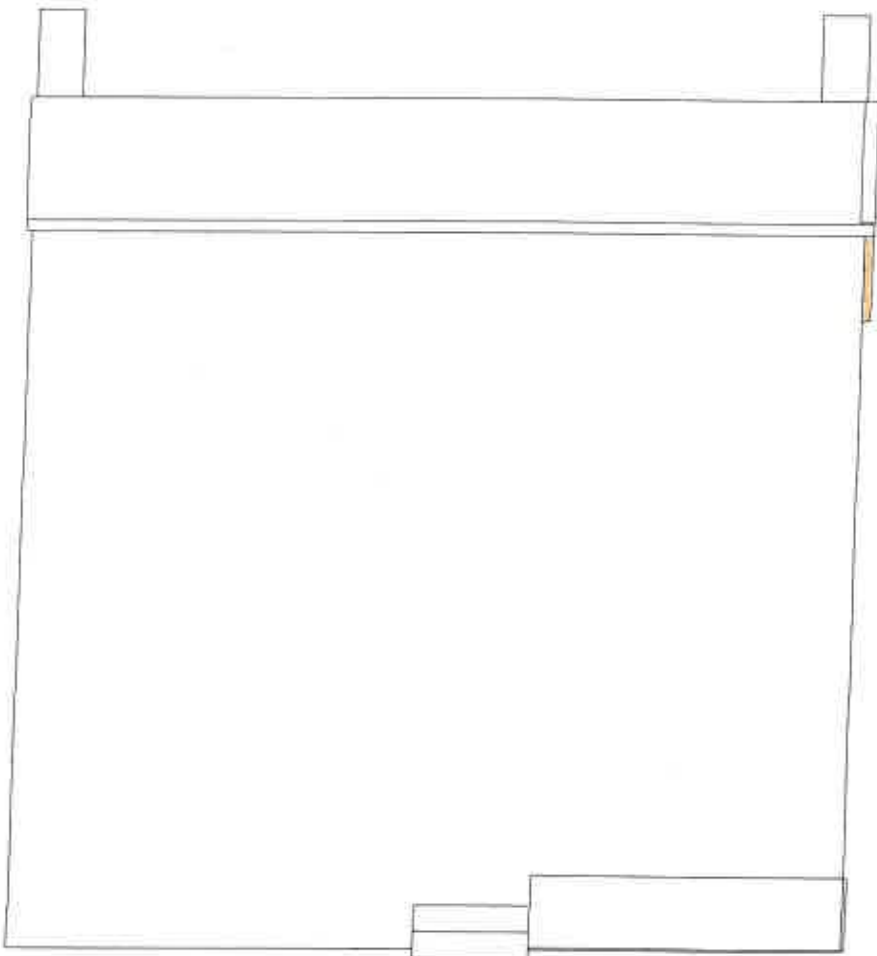
16 JUL 2013

Lion House Cladding

Item 6(a)

Front Elevation 14.6.13

Scale 1:100



16 JUL 2013

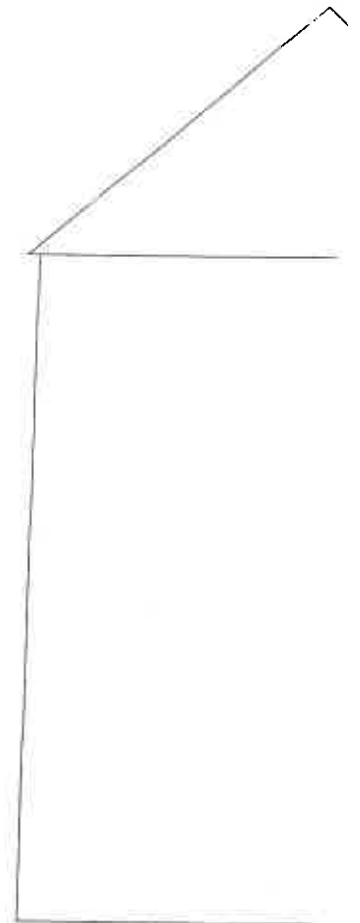
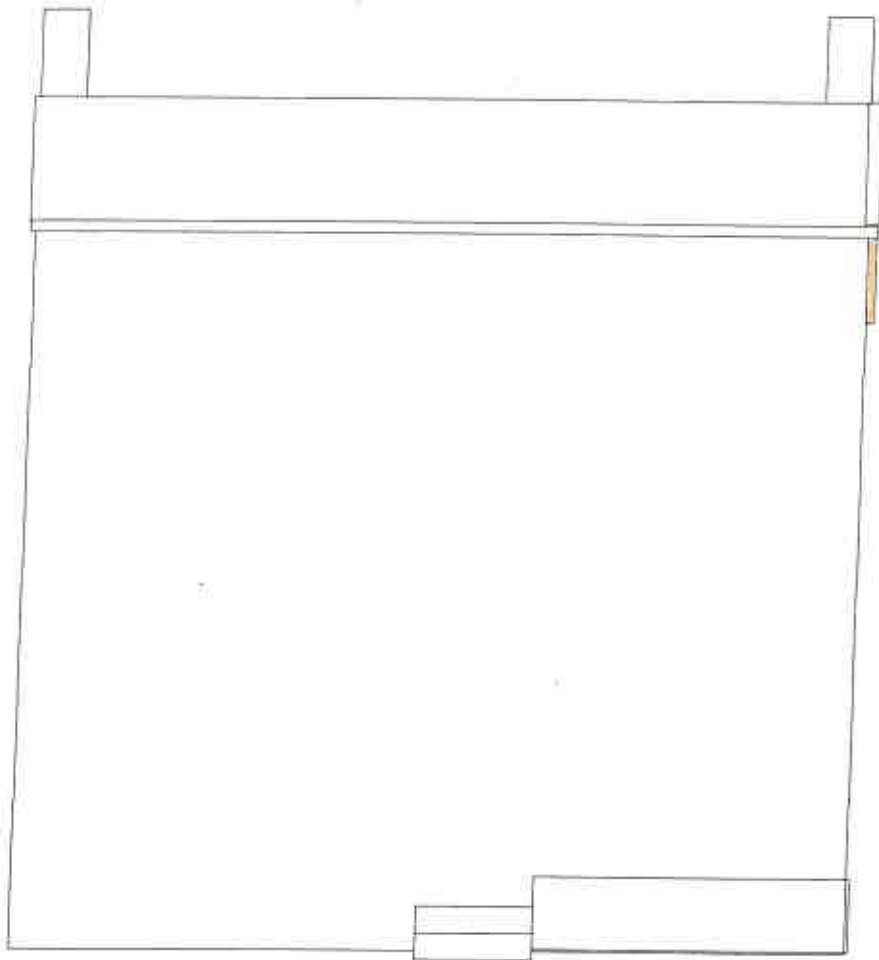
16 JUL 2013

Lion House Cladding

Item 6(a)

Front Elevation 14.6.13

Scale 1:100

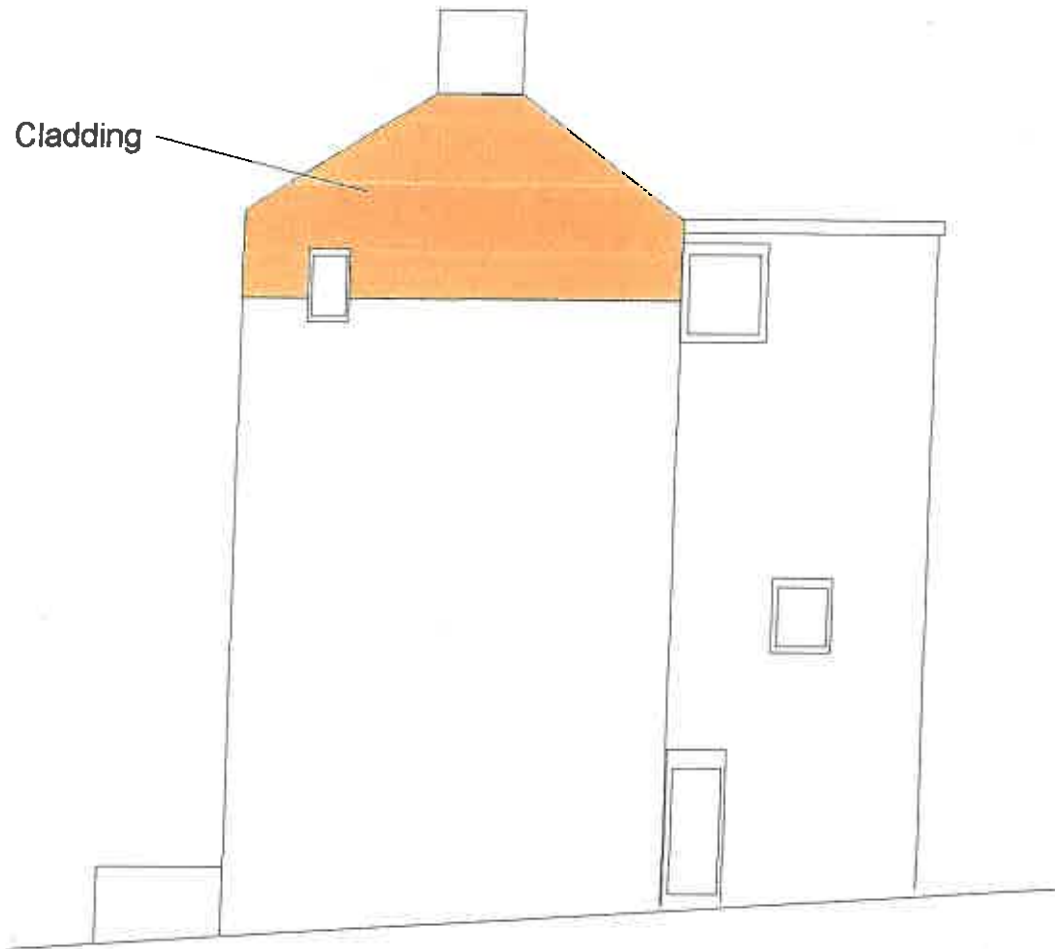


18 JUL 2013

Lion House Gable end
Elevation 14.6.13

Item 6(a)

Scale 1:100



16 JUL 2013