

Item 6 - Report on Planning Applications

Application Ref: NP/12/0589

Application Type	Full
Grid Ref:	SN13380051
Applicant	Mr M Evans
Agent	Mr David Morgan, David Morgan Architect
Proposal	Construction of single storey pitched roof extension over part of existing flat roof at second floor level for use with existing residential apartments
Site Location	Sun Inn, 24, High Street, Tenby, Pembrokeshire, SA70 7HD
Case Officer	Ceri Porter

Summary

This application is to be considered by the Development Management Committee because one of the Directors of the applicant company, Mike Evans, is a former member of the Authority.

This is a full planning application for the construction of a single storey extension over an existing area of flat roof at second floor level. The proposal will enlarge one of the apartments approved under planning NP/12/0110 to bring the Sun Inn back into active use with a mix of commercial and residential use. The extension is small, simple in design, lightweight in structure and would not affect the historic fabric of the building. Accordingly, the application is recommended for approval.

There is an associated listed building consent application also on this agenda under reference NP/12/590.

Consultee Response

Tenby Town Council: Approve

Dyfed Archaeological Trust: No Response Received

Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

Policies considered

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

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

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 02 - Tenby Local Service and Tourism Centre

LDP Policy 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

Item 6 - Report on Planning Applications

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW5 Chapter 04 - Planning for Sustainability

PPW5 Chapter 05 - Conserving and Improving Natural Heritage and the Coast

PPW5 Chapter 06 - Conserving the Historic Environment

PPW5 Chapter 07 - Economic Development

PPW5 Chapter 08 - Transport

PPW5 Chapter 09 - Housing

PPW5 Chapter 10 - Planning for Retailing and Town Centres

PPW5 Chapter 11 - Tourism, Sport and Recreation

PPW5 Chapter 13 - Minimising and Managing Environmental Risks and Pollution

TAN 02 - Planning and Affordable Housing

TAN 04 - Retailing and Town Centres

TAN 12 - Design

TAN 13 - Tourism

TAN 18 - Transport

Officer's Appraisal

Background

The Sun Inn is situated in a prime corner position fronting Tenby High Street to the west and Crackwell Street, a quieter predominantly residential street, on its east side. A narrow alley runs along the south elevation linking the High Street with Crackwell Street. It is linked to adjoining buildings to its north side.

The building facing Crackwell Street is three-storey with a traditional pitched roof. The principal building facing High Street is also three-storey with a pitched roof, but is much higher. Also fronting High Street is a two storey building with a flat roof with modern felt covering.

The Sun Inn has been used as a pub and a restaurant in the past but over recent years the restaurant side of the business has closed down and there have been a number of attempts to run the business as a pub only.

In May 2012, planning permission was granted to convert the upper floors into 3 residential units.

History

NP/12/0110 – Conversion of first and second floors from pub and restaurant (and ancillary residential uses), to 3 flats (2 x 1 bedroomed flats and 1 x 2

Item 6 - Report on Planning Applications

bedroomed maisonette), with basement storage uses plus associated internal and external alterations – Approved 17th May 2012

NP/11/0111 – LBC associated with above application – Approved 17th May 2012

236/94 (LBA) – Swinging pub sign – Refused 25th October 1995

457/92 – Change of use – roof space above bar to restaurant – Approved 18th November 1992

451/75 – Incorporate off-sales into Public Bar - Approved 6th November 1975

Constraints

- Special Area of Conservation – within 500m
- LDP Designation
- Policy 50 – LDP Primary Frontage
- Biodiversity Issue
- Rights of Way Inland – within 50m
- ROW Coast Path – within 10m
- LDP Centre: 60pc aff housing; 30 units/ha
- Listed Building
- Conservation Area

Current Proposal

The application proposes to construct a small pitched roof extension at second floor to the approved one bedroom apartment on the existing flat roof / roof terrace. The proposed extension would be of a lightweight structure with rendered walls and a slate roof. A set of fully glazed French doors are proposed to lead out onto the roof terrace.

Key Issues

The application raises the following planning matters:-

- Visual Amenity
- Impact on Listed Building and Conservation Area; and,
- Amenity and Privacy.

Visual Amenity:

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. 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').

Item 6 - Report on Planning Applications

The Sun Inn is currently being renovated and converted to bring the property back into use and will improve the appearance of the building.

At second floor level, the extension would not be overly visible from the public domain as it is set back some distance from the front elevation.

Notwithstanding this, its design is sympathetic to existing appearance of the building, replicating that of the first floor elevation with a simple, traditional approach to the form and detail.

It is therefore considered that the proposed changes will only serve to enhance the visual amenity of the building and the general street scene within the town centre.

Impact on Listed Building and Conservation Area:

Policy 8 of the LDP refers to the protection of the special qualities of the Pembrokeshire Coast National Park and criterion 'd' in particular states that a priority is to ensure that the historic environment is protected and where possible enhanced.

The application site is situated in Tenby's Conservation Area. The special qualities are defined in the Tenby Conservation Area Proposals SPG which was adopted in 2011. Conservation Area and Listed Building policy is set out in Chapter 6 of PPW (edition 4). Paragraph 6.5.9 states that where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses. Paragraph 6.5.17 states that any proposals which conflict with the objective of preserving or enhancing the character or appearance of a conservation area would be strongly resisted. Proposals should retain the current character and appearance of the area or make a positive contribution to it.

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas).

In terms of Cadw's Conservation Principles:-

1. Evidential value. The proposed extension is simple and 'honest' in character, its detail reflecting typical C19 construction in Tenby. Its timber-framed construction will show future generations that it is a later addition, which is ultimately reversible.
2. Historical value. No features of historic/architectural importance are affected by the proposal.
3. Aesthetic value. The proposed extension has a 'neutral' effect on the building, effectively duplicating the existing façade above the flat roof

Item 6 - Report on Planning Applications

facing High Street. The proposed extension is set back, retaining a large area of the existing parapet flat roof in front. The appearance of the medieval gable wall will be improved by the proposed removal of the existing fascia detail.

4. Communal value. The existing communal value as a historic former inn retaining early exterior fabric is not affected by the proposal.

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is for 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.

As the principle of residential use at this level has already been established, it is therefore necessary to consider whether the proposed extension would result in any adverse impact upon the amenity enjoyed by residents. In terms of loss of privacy, the proposal is located on an approved roof terrace and would only bring a set of French doors closer to the front elevation of the High Street elevation.

The extension is alongside a narrow passageway, separating it from the blank side elevation of the neighbouring property (no.25). As such there would be no impact due to the bulk of the proposal on the amenity enjoyed by neighbours and would be set against the backdrop of higher sections of the existing building.

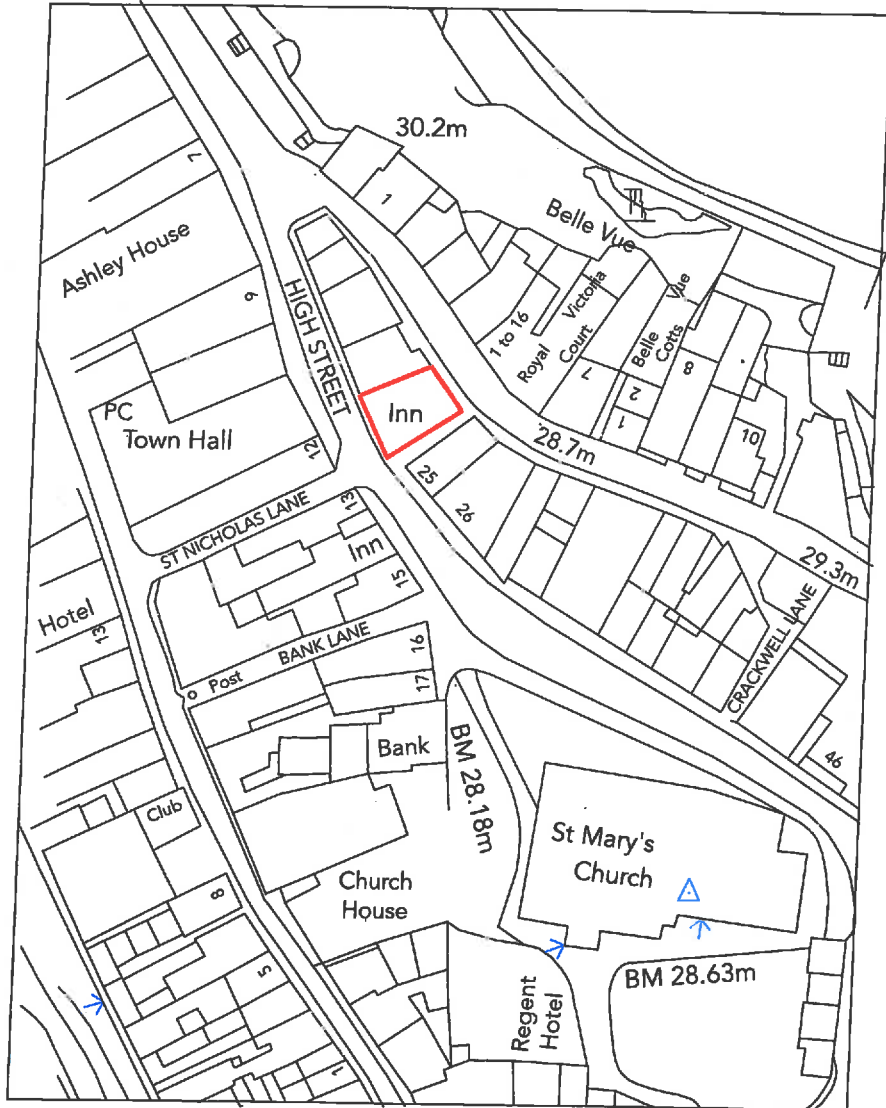
Conclusion

The proposal to construct an extension at second floor on the Sun Inn is considered to be acceptable in terms of design, impact upon the existing listed building, surrounding conservation area and the amenity enjoyed by neighbouring properties and the application is accordingly recommended for approval.

Recommendation

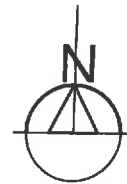
That full planning permission be granted subject to conditions relating to time, compliance with plans and requiring full details of all fenestration and doors.

NP 12 5 89



LOCATION PLAN 1/1250 @A4

PROPOSED EXTENSION TO 2ND FLOOR
APARTMENT AT THE SUN INN
HIGH STREET, TENBY.



-5 NOV 2012



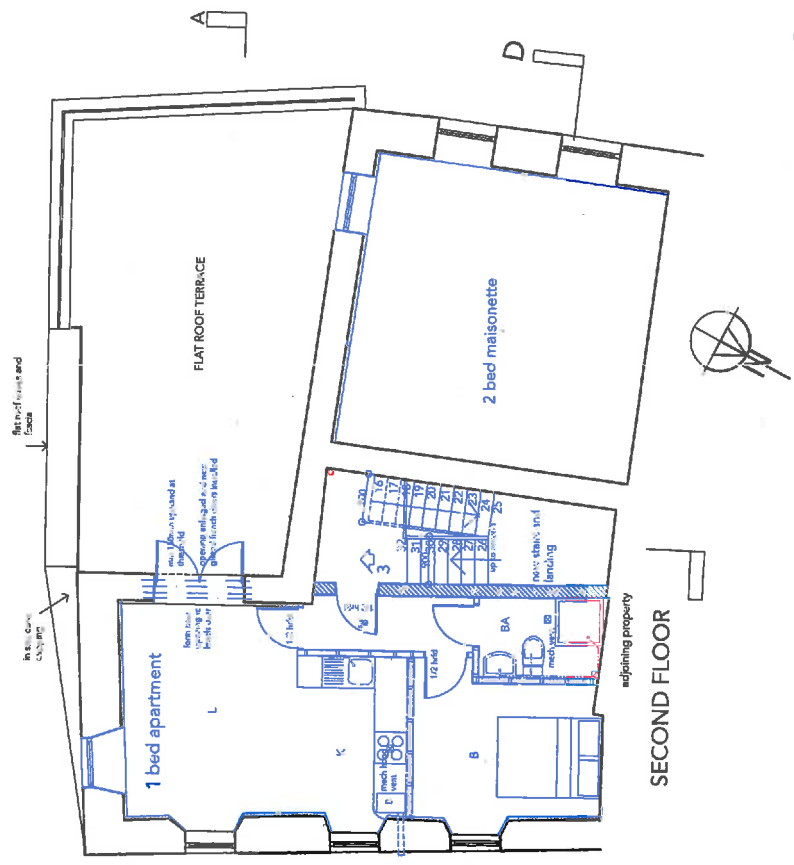
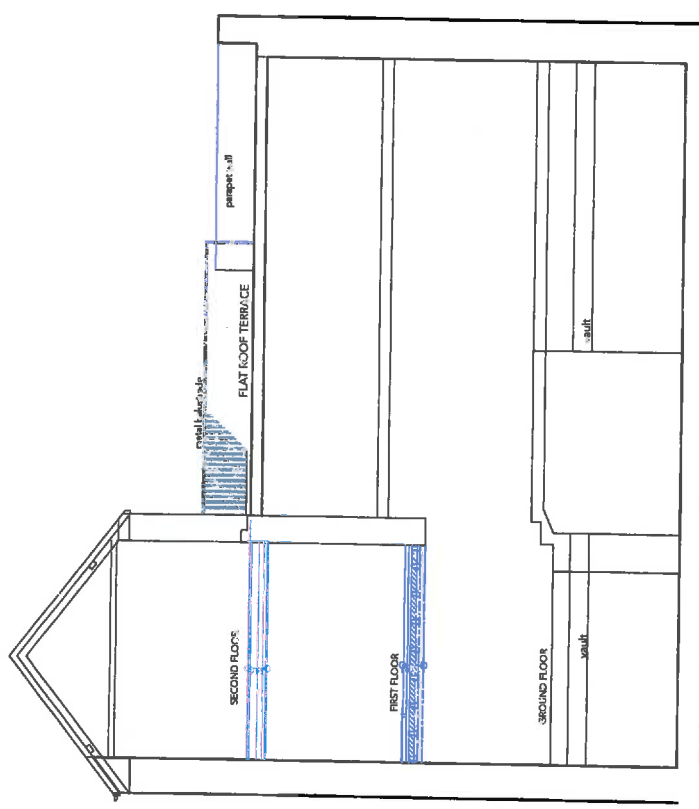


David J Morgan BSc BArch RIBA
 High Seas, 8 The Norton, Tenby, Pembrokeshire
 SA70 8AA Tel: 01834 843611
 email: david@morganarchitects.com

1/100@A3

NP 12 5 8 9

-5 NOV 2012



Copyright © 2012 on this drawing
 Drawing to be read in conjunction with
 Specification - Architect to be notified of any
 discrepancies between drawing and
 Planning authority only to scale from there

edition

Drwg No
 SUN/CON/001

date
 OCT2012

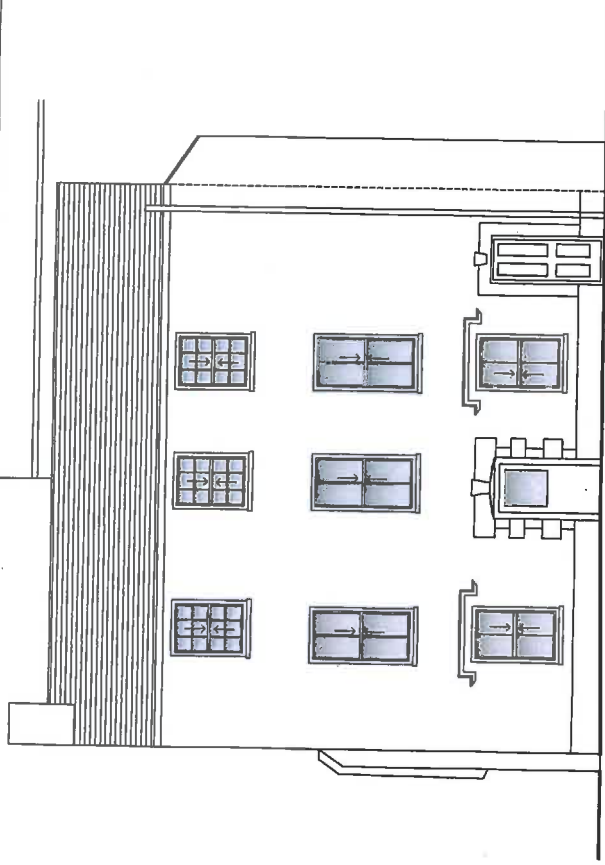
scale
 1/100

PROPOSED EXTENSION TO 2ND FLOOR
 APARTMENT AT THE SUN INN
 HIGH STREET, TENBY.

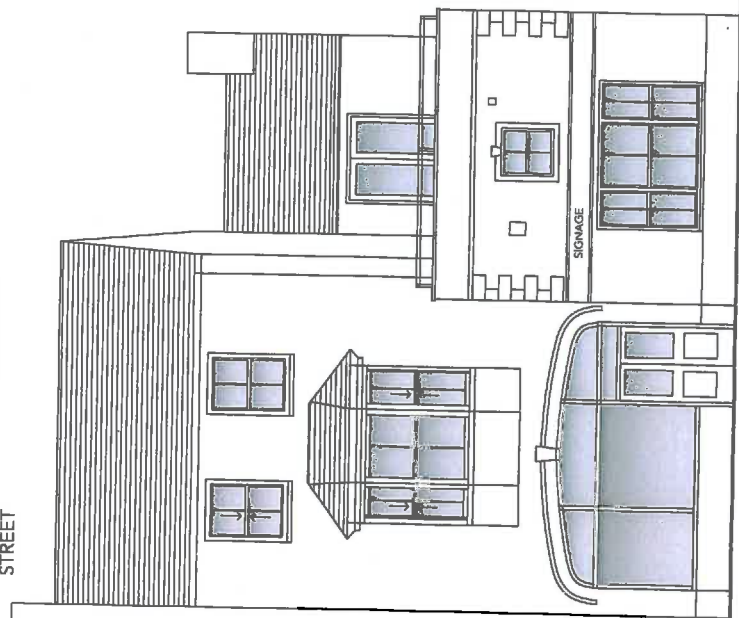
EXISTING PLAN AND SECTION,
 APPROVED SCHEME NP/12/0110



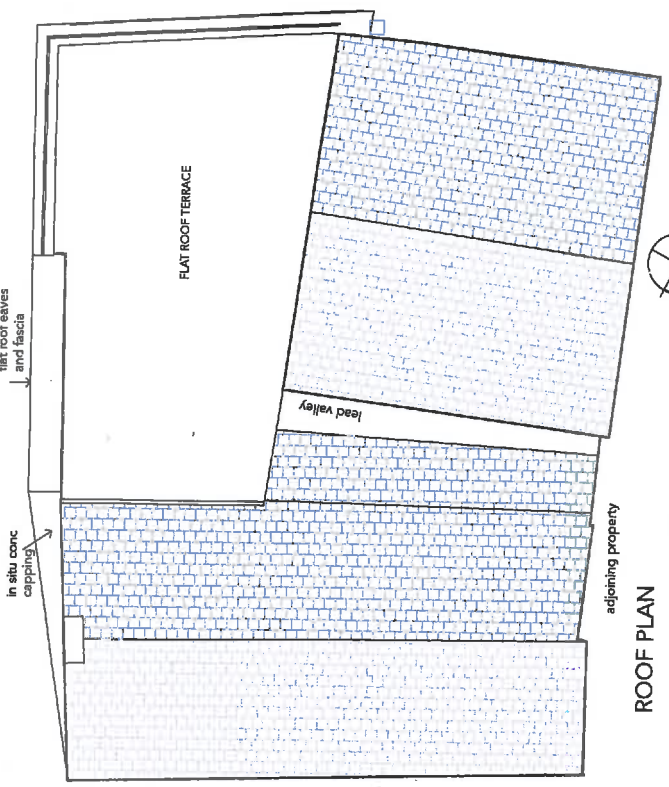
David J P Morgan BSc BArch RIBA
High Seas, 8 The Norton, TENBY, Pembrokeshire
SA70 8AA Tel 01834 843611
email d.j.p.morgan@hmv.com



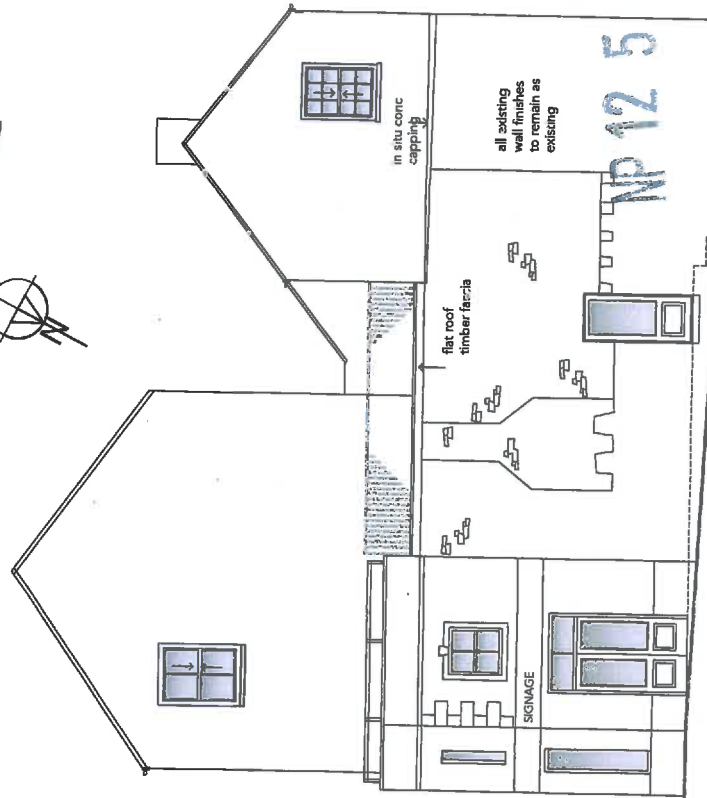
EAST ELEVATION TO CRACKWELL STREET



WEST ELEVATION TO HIGH STREET



ROOF PLAN



SOUTH ELEVATION TO ALLEY

-5 NOV 2012

NP 12 5 89

1460@A3

PROPOSED EXTENSION TO 2ND FLOOR
APARTMENT AT THE SUN INN
HIGH STREET, TENBY.

EXISTING ELEVATIONS, ROOF PLAN
APPROVED SCHEME NP/12/0110

date OCT2012

scale 1/100

Drwg No SUN/CON/002

edition

Copyright notes on this drawing
Scales to be used in conjunction with
discrepancies between drawings and
Specifications.
Planners Authority only, to scale from these



David J P Morgan BSc BArch RIBA
High Seas, & The Norton, TENBY, Pembrokeshire
SA70 8AA
Tel: 01834 843611
email: david@morganarchitects.co.uk

Copyright exists on this drawing.
Drawing is to be read in conjunction with
specification and to be installed in
accordance with the standards of any
discrepancies between drawings and
specification.
Planning / authority only, to scale from these

Drwg No
SUN/CON/003

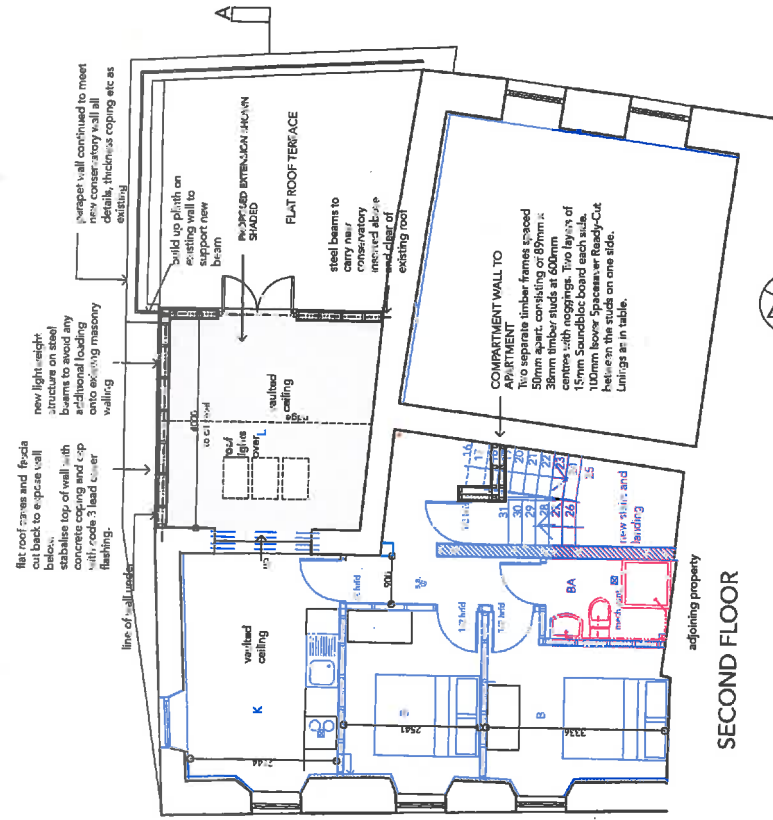
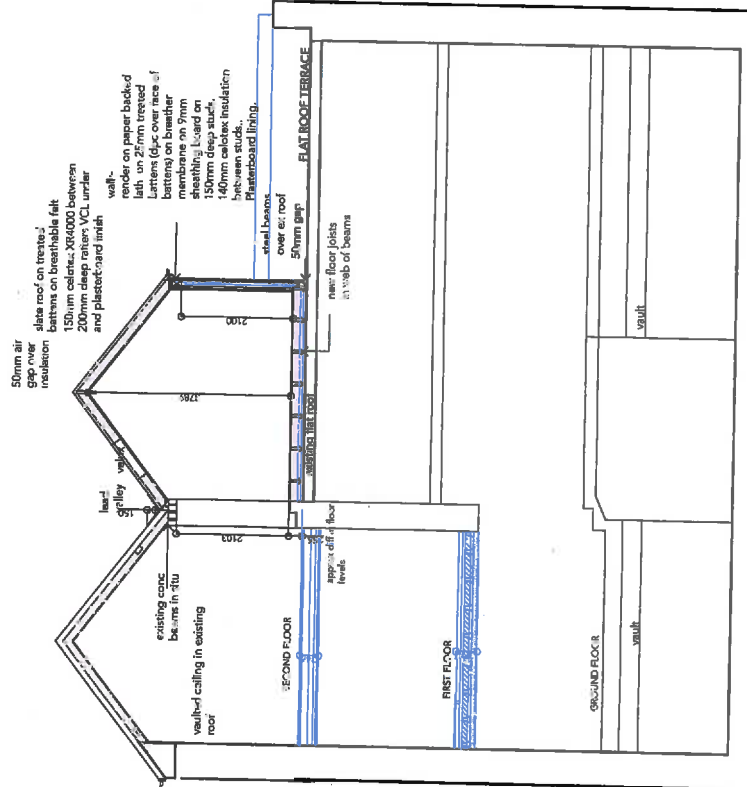
date
OCT2012

PROPOSED EXTENSION TO 2ND FLOOR
APARTMENT AT THE SUN INN
HIGH STREET, TENBY.

PROPOSED FLOOR PLAN AND
SECTION.

NP 12 5 89

15 NOV 2012



SECOND FLOOR

PROPOSED SECTION AA

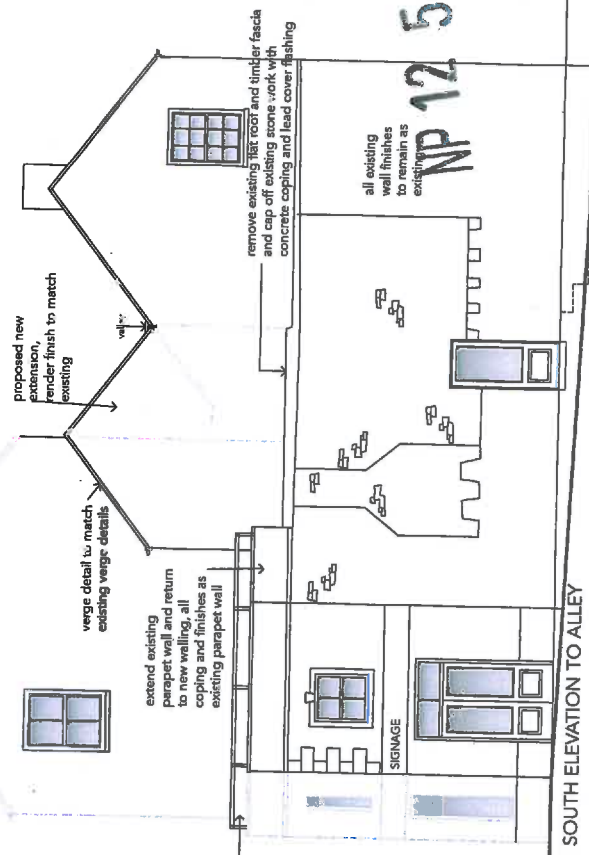


Copyright exist on this drawing.
Drawing to be read in conjunction with
Specification - subject to be notified of any
Specification, between drawings, and
Specifications.
Planning authority only: to scale from these

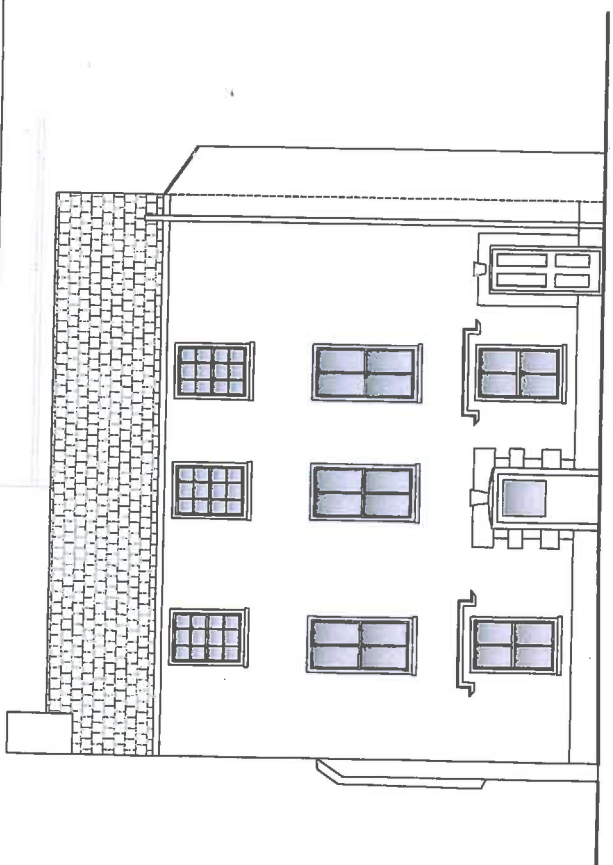


ROOF PLAN

adjoining property



SOUTH ELEVATION TO ALLEY



EAST ELEVATION TO CRACKWELL STREET



WEST ELEVATION TO HIGH STREET

Drwg No
SUN/CON/004

date
OCT2012

scale
1/100

PROPOSED EXTENSION TO 2ND FLOOR
APARTMENT AT THE SUN INN
HIGH STREET, TENBY.

PROPOSED ELEVATIONS
AND ROOF PLAN

edition