

Item 5 - Report on Planning Applications

Application Ref: NP/15/0054/FUL

Case Officer	Caroline Bowen		
Applicant	Mr T Melia		
Agent	Mr M Farrar, The Urbanists		
Proposal	Single storey extension to the east elevation of Apartment 9.		
Site Location	Apartment 9, Waters Edge, Battery Road, The Burrows, Tenby, Pembrokeshire, SA70 7EG		
Grid Ref	SN13130008		
Date Valid	18-Feb-2015	Target Date	14-Apr-2015

Summary

Planning permission was granted in 2008 for a development of 19 holiday apartments to be constructed on the site of the former Fountains Café site overlooking South Beach in Tenby. The holiday occupancy condition was removed in 2009 to allow the apartments to be full residential use. Apartment 9 is situated on the third floor of the front part of the Water's Edge development, and the proposal is for a minor extension to the eastern side of the apartment, to enclose a small section of the existing external balcony/roof terrace.

The application site falls within the Centre boundary for Tenby, as defined in the Pembrokeshire Coast National Park Local Development Plan.

At the time of writing this report, the public consultation process is still underway – no objections have been received from third parties to date. Tenby Town Council have been consulted, and had recommended refusal of the application, as it considers that the proposal would fundamentally change the original integral and aesthetic design of the building. A further update on any objections resulting from public consultation will be provided at the committee meeting.

In the subtext to Policy 15 of the Local Development Plan, which relates to the conservation of the Pembrokeshire Coast National Park, it states that *'Attention to detail and the cumulative effects of change are important considerations. Even seemingly minor changes in the landscape can have an adverse effect; prominent individual buildings or the widespread application of inappropriate trends in design detailing can have an impact much wider than their immediate environs...'* In this particular instance, whilst the concern of the Town Council is noted, it is felt that the scale of the extension is minor, and would only have a limited impact on the overall massing and appearance of the apartment block. The extension would still sit beneath the main roof overhang, which defines the upper profile of the block, and, as it would be using external finishes to match the existing building, would not be considered to fundamentally change the overall character. As such, officers would recommend that the application can be supported subject to standard conditions relating to time and accordance with plans.

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Consultee Response

PCC - Ecologist: No adverse comments

Tenby Town Council: Recommend Refusal

Public Response

The application has been appropriately advertised in accordance with statutory requirements. At the time of writing this report, the consultation period has yet to expire - no third party responses have been received to date.

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 60/96 - Planning and the Historic Environment: Archaeology

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 02 - Tenby Local Service and Tourism Centre

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 30 - Amenity

PPW7 Chapter 03 - Making and Enforcing Planning Decisions

TAN 12 - Design

Officer's Appraisal

Background and Description

Apartment 9, Waters Edge is situated on the top, third floor of a large modern development comprising apartments, with a bar at ground floor. The property, which has a private balcony/external roof terrace, has an elevated position overlooking South Beach, and is within a distinctive setting on the southern outskirts of Tenby.

Relevant Planning History

NP/08/120 - 19 holiday apartments, associated car parking spaces, beach related retail and café facilities. Approved.

NP/09/064 - Removal of Condition 12 of NP/08/120 to allow full residential use. Approved

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Current Proposal

Planning permission is sought for a small extension to the eastern side of Apartment 9, in order to enlarge the existing living accommodation. The extension will be sited on an existing roof terrace area and will 'round off' the eastern profile. The external finishes will be timber clad to match the existing apartment, a new section of flat roof will be created to match the existing, and no new windows or openings are proposed. The extension will still be beneath the main roof canopy, which will not be altered as a result of this application.

No other physical alterations to the external appearance of the building are proposed as a result of this planning application.

Key issues.

- Policy
- Amenity
- Biodiversity
- Other material considerations

Policy.

The application site is located within the Centre Boundary of Tenby, as defined within the Pembrokeshire Coast National Park Local Development Plan; with Policies 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park) of particular relevance where issues of design and impact on character are concerned. Policy 8(b) seeks to ensure that the identity of towns is not lost through poor design and layout of development; and Policy 15(a) protects against development which causes significant visual intrusion. The subtext to Policy 15 states that *'Attention to detail and the cumulative effects of change are important considerations. Even seemingly minor changes in the landscape can have an adverse effect; prominent individual buildings or the widespread application of inappropriate trends in design detailing can have an impact much wider than their immediate environs...'* (paragraph 4.75)

It is considered that whilst the overall development can be viewed as having a distinctive appearance in this very open setting, the proposed extension is a very minor addition, which would round off the mass and shape of the existing apartment. The overall character of the apartment building would not be harmed – the main overhanging roof profile is unaltered, and the proposed design would be appropriate in that it matches the existing finishes. In light of this, the proposal is considered to be appropriate.

Amenity

The apartment is located within a building which comprises a mix of residential properties and commercial premises. This mix is typical and defines the vitality and viability of Tenby as a seaside town; and the minor extension of the existing residential use would be compatible with the existing setting and pattern of land use. No new window or door openings are

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proposed as a result of this application, and it is considered that neighbouring privacy would not be significantly affected.

Other material considerations

The Town Council's recommendation has been considered in depth. The concern that an extension could have a significant impact on the intrinsic character and appearance of a building is noted, and thus officers have considered the impact of the proposed extension carefully. It is considered that in this case, the amount of extension is minor in scope and scale, and the impact on the main elevations of the Waters Edge development will be minimal – the main roof profile which overhangs the top floor apartments is not altered, and the extension will round off the eastern profile of the apartment in materials which will match. The overall appearance of the building would be altered, but not to a significant level which would cause visual harm sufficient to warrant the refusal of planning permission.

Whilst no other third party comments have been received at the time of writing this report, should comments be subsequently received, a further verbal report will be made to members at committee.

Conclusion

The proposed extension to Apartment 9 would not be considered to have an adverse impact on the modern character, the existing fabric and the setting of the Water's Edge development; nor would appear out of keeping to, or have an adverse impact on the special qualities of the National Park setting.

Recommendation

Subject to the expiry of the consultation period, and no further objections being received - that the application be recommended for approval, 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
2. Town and Country Planning Act 1990 (as amended).
The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan 001, Existing 2nd Storey Floor Plan 002, Existing elevations 003, Existing Roof Plan 004, Proposed Elevation Floor Plan 005, Proposed elevations (part) 006, Proposed Roof Plan 007 dated 28th January 2015
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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

Nr 15 0 5 4

NORTH

Investments Group
28 JAN 2015
Auckland City Council
28 JAN 2015

BM 22.12m

21.3m

19.71m

27.46m

14.0m

Playground

Path

Path

Apartment 9

Car Park

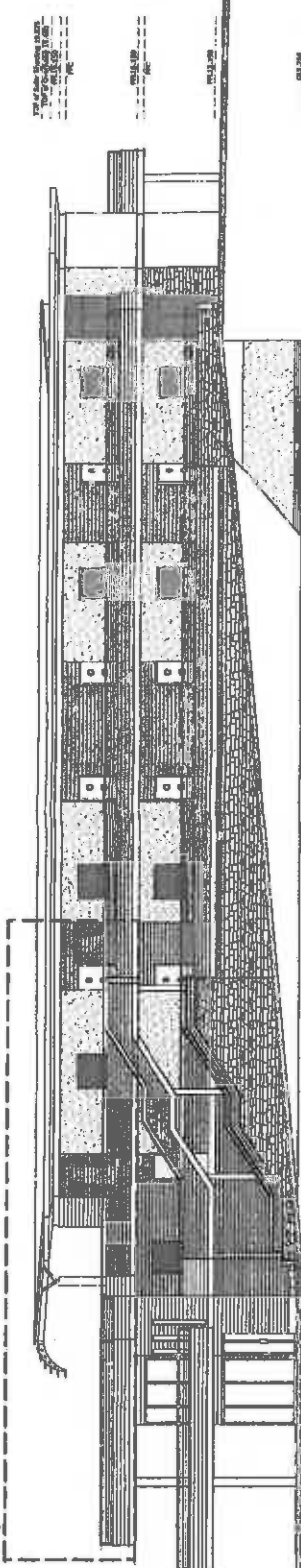
Dunes

Client: Terry Meela
 Project: Apartment 9, Battery Road, Terly
 Title: Site Location Plan

Drawn	Date	Checked	Date	Rev	Scale	Full Plan	Scale
J.B.	08/01/15	M.F.	08/01/15	1	1:500	MF	06/01/15

The Measure, The City & Council, Auckland Council - Council of 10, 14
 T: 09 222 7223 E: info@aurbanists.co.nz

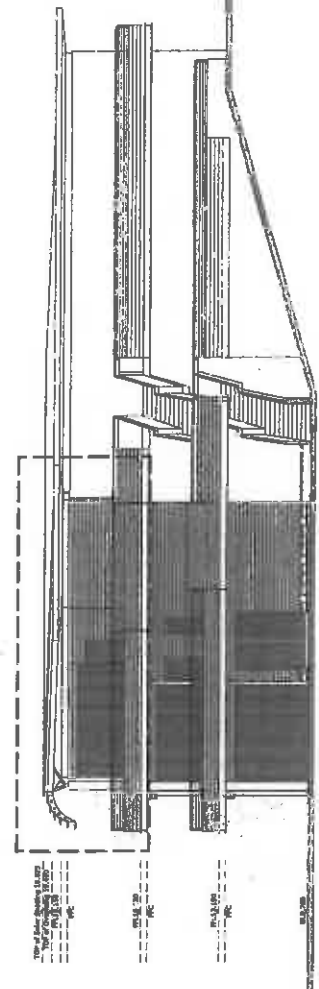
Apartment 9



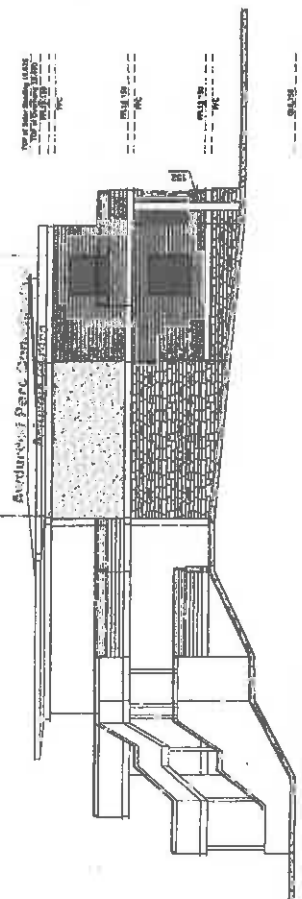
NORTH ELEVATION

NO 15054

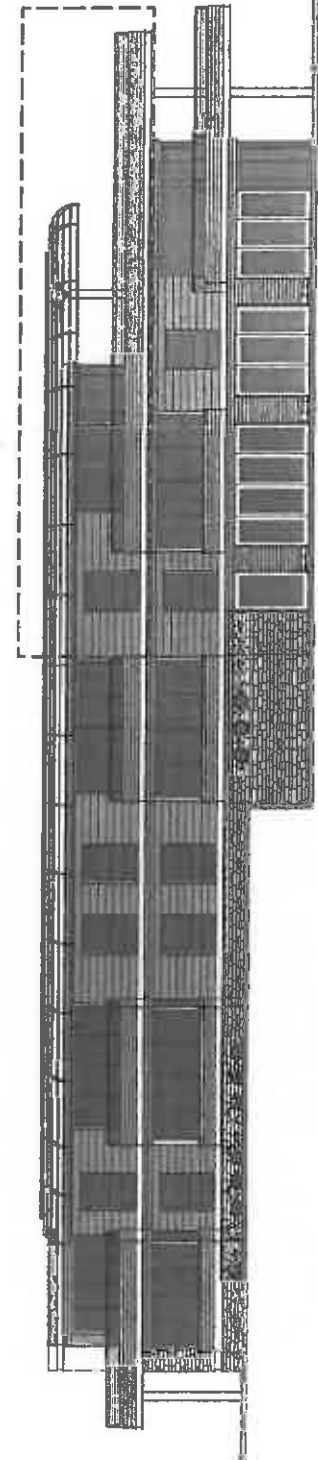
Architectural Record
 25 JAN 2015
 1115 California Street
 Alameda, Alameda County, CA 94601



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

EXTERNAL FINISHES

1. Zinc	2. Brick	3. Concrete
4. Stucco	5. Glass	6. Metal
7. Wood	8. Paint	9. Other

Urbanists
 ARCHITECTS INC.
 85 LEVINE JR. ROAD
 TERRY, MAINE

Client: Terry Media
 Project: Apartment 9, Battery Road, Tenby
 Title: Existing Elevations

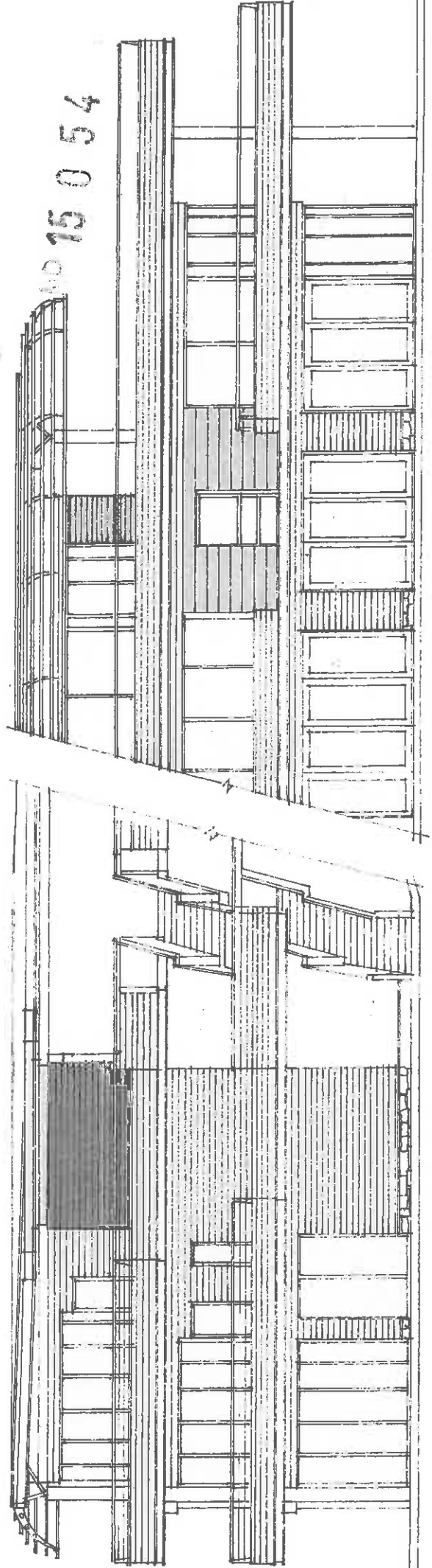
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Drawn	LB	Date	3/20/15	Checked	MF	No.	080115	Scale	1/4" = 1'-0"
Drawn	LB	Date	3/20/15	Checked	MF	No.	080115	Scale	1/4" = 1'-0"

The Urbanists, The Creative Studio, 444 Main Street, Portland, ME 04101
 T: 207 252 8333 E: info@urbanists.net www.urbanists.net

PROPOSED EXTENSION

PROPOSED EXTENSION - VISIBLE PART OF EXTENSION BEHIND GLAZED BAY

15 0 54



EAST ELEVATION

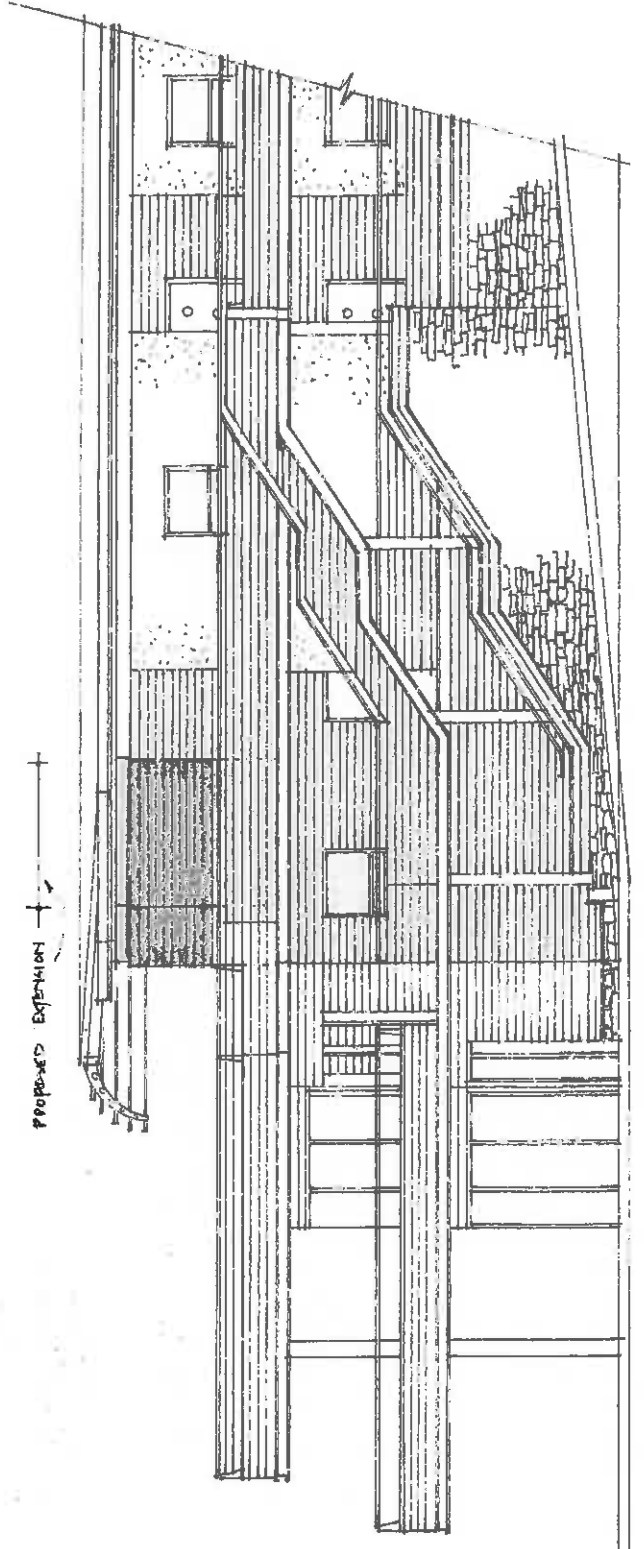
SOUTH ELEVATION

Permitting Stamp: 28 JAN 2015, Pawling & Associates

EXISTING TIMBER CLADDING

PROPOSED TIMBER CLADDING TO MATCH EXISTING

PROPOSED EXTENSION



NORTH ELEVATION

Item 5e)

Client: Terry Media		Scale: 1/8" = 1'-0"	
Project: Apartment 9, Battery Road, Tenby		Status: Full Plan	
Title: Proposed Elevations (Part)		Date: 08/01/15	
Drawn: LB	Checkd: MF	Appr'd: MF	Date: 08/01/15
The Designer: The Creative Studio, 45, Market Road, Tenby, Pembrokeshire, SA70 9AF			
The Designer: Terry Media, 10, St. John's Street, Tenby, Pembrokeshire, SA70 9AF			

