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 that 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.
Item 5 - Report on Planning Applications

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 Pembrokeshire 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 Pembrokeshire 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
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...
Item 5 - Report on Planning Applications

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

   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).