Application Ref: NP/16/0394/FUL

Case Officer	Rob Scourfield		
Applicant	Mr & Mrs RV Jones		
Agent	Mr W Spees, W.A.Spees, RIBA Architects		
Proposal	Add to existing extension to provide staff area		
Site Location	The Shed Tea Room, Porthgain, Haverfordwest, Pembrokeshire, SA62 5BN		
Grid Ref	SM81443252		
Date Valid	25-Jul-2016	**Target Date**	18-Sep-2016

Summary

This application is to be considered by the Development Management Committee, because the building is owned by the Authority

The Shed Tea Room is a lean-to structure attached to the west of Ty-mawr, a prominent Grade II listed building in the centre of Porthgain Conservation Area. The buildings date from the later C19.

Planning permission is sought for the addition to the existing extension to provide a staff area

The proposed scheme is considered to be in keeping with the character of the listed building, and its setting in terms of design and form. It is also considered to be in keeping with the character and appearance of the conservation area. As such, the application can be supported subject to conditions

A consideration of the works requiring listed building consent is contained within the accompanying planning application (NP/16/0395).

Consultee Response

PCC - Drainage Engineers: Reply - From the information provided, the proposals would appear not to have an adverse affect on the current surface water drainage regime.

We note that a Flood Consequence Assessment has been provided, however since the development appears to fall within a C2 area affected by tidal flooding, as defined by Development Advice Maps referred to under TAN15 Development and Flood Risk,further advice should be sought from Natural Resources Wales with regard to flood risk for this development.

CADW - Protection & Policy: Reply

Dyfed Archaeological Trust: No objection

PCC - Transportation & Environment: No objection

PCC - Ecologist: No adverse comments

Llanrhian Community Council: No adverse comments

PCNPA - Access Manager: No adverse comments - No PROW affected

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 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW8 Chapter 06 - Conserving the Historic Environment

SPG03 - Loss of Hotels and Guesthouses

TAN 12 - Design

Constraints

NPA Property - within 25m
Technical Advice Note 15
Contaminated Land
Heritage Coast - within 100m
LDP Designation
LDP Mineral Safeguard
LDP Open Space
Biodiversity Issue
Safeguarding Zone
Rights of Way Inland - within 50m
Ancient Monument - within 50m
Hazardous Zones
ROW Coast Path - within 10m
Potential for surface water flooding
Recreation Character Areas

Officer's Appraisal

The Shed Tea Room is a lean-to structure at the west end of Ty-mawr, a large stone-built former machinery shed, built c.1890 to serve Porthgain brickworks. The lean-to itself is built of a mixture of stone and brick, retaining the stump of the brickworks chimney. The Shed has been used for retail purposes since 1999, and as a tea room and restaurant from 2001, after which roof-lights were inserted. The western section of the lean-to was incorporated after 2003, when the present timber windows were inserted. After 2007, a lean-to scullery was added at the north end, alongside the chimney stump, with a small fenced compound beyond. The interior is modernized.

The building is Grade II listed and situated within the conservation area

Relevant Planning History

NP/01/273. Additional use as tearoom. Planning permission approved 06/11/01

NP/03/230. Internal alterations. Listed building consent granted 10/06/01

NP/03/229. Internal Alterations. Planning permission granted 10/06/01

NP/07/302. Alterations and extension to provide additional restaurant and bar space. Planning permission approved 5/12/07

NP/07/303. Alterations and extension to provide additional restaurant and bar space. Listed building consent granted 5/12/07

NP/11/228. Extension to provide staff area. Planning permission granted 21/07/11

NP/11/229. Extension to provide staff area. Listed building consent granted 15/08/11

NP/16/0395. Addition to existing extension to provide staff area. Listed building application under consideration.

Current Proposal

The proposal (similar to the works proposed in the 2011 applications) comprises the addition to the existing extension in order to provide a staff area. In essence, the proposal is to replace the existing fenced compound with a lean-to (on the existing footprint), providing a staff area, with a fenced compound beyond (for bins, a vegetable store and gas bottles). The proposed staff area measures 6.4 metres by 1.8 metres (2.4 metres into chimney indent), the compound 6.6 metres by 2 metres. The staff area is to be roofed in blue sinusoidal metal sheets (with inset translucent sheets) to match the scullery, the sides, along with the compound clad in timber boarding incorporating three access gates, boarded to match.

A consideration of the works requiring listed building consent is contained within the accompanying listed building application (NP/16/0395)

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property and its setting, and the character and appearance of the conservation area.

Key Issues

The application raises the following planning matters:-

- Listed Buildings
- Principle
- Siting and Sustainable Design
- Amenity and Privacy
- Biodiversity

Listed Buildings:
In terms of the provisions of Circular 61/96 (Historic Buildings and Conservation Areas), the proposal is considered to be acceptable in terms of preserving the special interest of the building and its setting. A consideration

of accompanying works requiring listed building consent is contained within the accompanying listed building application (NP/16/0395). In terms of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, the proposal is considered to preserve the building and its setting.

Principle:
The site lies within the Countryside as defined by the Local Development Plan (LDP) and the application is considered acceptable in principle, not having an adverse impact on this area of the National Park. The proposal is also considered to meet the policies set out in the LDP. The proposal is considered to have a neutral impact on the character and appearance of the conservation area.

Siting and Sustainable Design:
In terms of policy 15, the proposal is considered to comply with all five criteria in terms of aesthetics, siting, use, character of the National Park and the retention of important traditional features.

Amenity and Privacy:
The proposal does not affect the existing amenity of the property and does not directly overlook neighbouring properties.. As such, there are no concerns about amenity and privacy. The policy is considered compatible with the criteria of LDP Policy 30 in terms of appropriateness, scale, impact and visibility.

Biodiversity:
PPW, TAN5 and LDP Policy 11 require biodiversity and landscape considerations to be taken into account when determining individual applications. The ecologist has no adverse comment on the proposal.

Conclusion

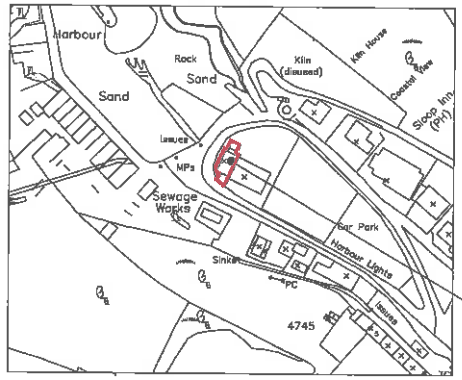
The proposal is considered to be appropriate in terms of size, scale and detail. As such, the application can be supported subject to conditions

Recommendation

That the application be approved subject to the following conditions:

Conditions/Reasons

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 Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: 915-D004A, 915-D005A, 915-D006A, 915-D007A, 915-D008, 915-D009 and 915-D0010 dated 25th July 2016 and the Design & Access Statement dated 22nd July 2016.
   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).

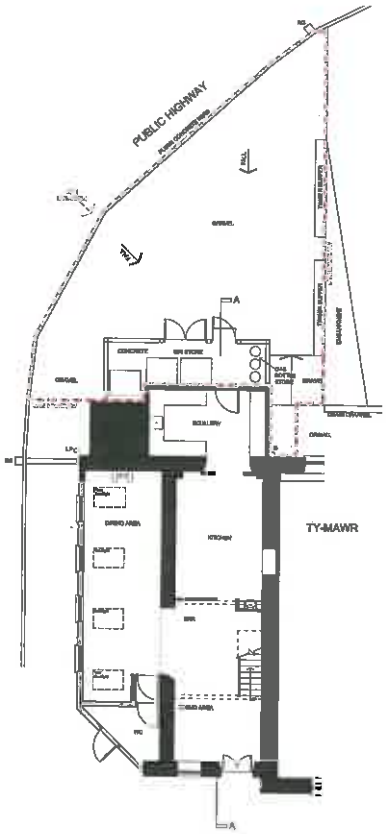


THE SHED, TY-MAWR,
PORTHGAIN
PEMBROKESHIRE
OS MAP REF. SM 812 326

SITE LOCATION PLAN

SCALE 1:1250

KEY:
INDICATES SITE BOUNDARY.



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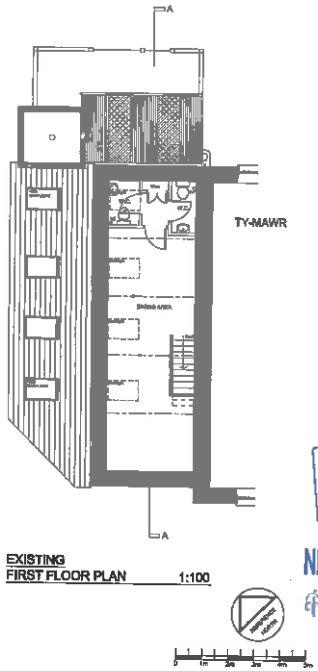

EXISTING
FIRST FLOOR PLAN 1:100

Pembrokeshire Coast National Park Authority
25 JUL 2016
Andrew Ross Conservation Archaeo Centre

NP 16 3 94
0395

LEGEND

1.- EXISTING NATURAL SLATES; COLOUR: PURPLE
2.- EXISTING CONSERVATION STYLE ROOFLIGHTS; COLOUR: BLACK
3.- EXISTING DECORATED TIMBER BARGEBOARD; COLOUR: BLUE
4.- EXISTING ROOFLIGHTS; COLOUR: BLACK
5.- EXISTING DECORATED TIMBER FASCIA; COLOUR: BLUE
6.- EXISTING TIMBER DOOR AND PANELING; COLOUR: BLUE
7.- EXISTING BRICKWORK; COLOUR: PORTHGAIN RED
8.- EXISTING CAST IRON RAINWATER GOODS; COLOUR: BLUE
9.- EXISTING RANDOM RUBBLE STONEWORK; COLOUR: GREY-BROWN
10.- EXISTING GLAZED TIMBER DOUBLE DOOR; COLOUR: GREEN
11.- EXISTING TIMBER WINDOWS; COLOUR: BLUE
12.- EXISTING NATURAL SLATE CILL; COLOUR: BLUE BLACK
13.- EXISTING SINUSOIDAL PROFILE TRANSLUCENT PLASTICS ROOFLIGHT; COLOUR: NATURAL
14.- EXISTING DECORATED SINUSOIDAL PROFILED METAL SHEETING; COLOUR: BLUE
15.- EXISTING LEAD FLASHING; COLOUR: NATURAL
16.- EXISTING PVC-U RAINWATER GOODS; COLOUR: BLACK
17.- EXISTING DECORATED TIMBER FASCIA; COLOUR: BLUE
18.- EXISTING DECORATED SINUSOIDAL PROFILED METAL SHEETING; COLOUR: BLUE
19.- EXISTING DECORATED TIMBER DOOR AND FRAME; COLOUR: BLUE
20.- EXISTING TIMBER FENCE AND GATES; COLOUR: NATURAL
21.- EXISTING BRICKWORK; COLOUR: PORTHGAIN RED
22.- EXISTING KITCHEN FAN EQUIPMENT VENT
23.- NEW PVC-U RAINWATER GOODS; COLOUR: BLACK
24.- NEW DECORATED SINUSOIDAL PROFILE METAL SHEETING; COLOUR: BLUE
25.- NEW LEAD FLASHING; COLOUR: NATURAL
26.- NEW LINED CHANGE OF PITCH FLASHING; COLOUR: NATURAL
27.- NEW SINUSOIDAL PROFILE TRANSLUCENT PLASTICS ROOFLIGHT; COLOUR: NATURAL
28.- NEW DECORATED SINUSOIDAL PROFILE METAL SHEETING; COLOUR: BLUE
29.- NEW DECORATED TIMBER DOOR AND FRAME; COLOUR: BLUE
30.- EXISTING SINUSOIDAL PROFILED METAL BAFFLE; COLOUR: BLUE
31.- NEW SIGN WITH LIGHTING; COLOUR: POLISHED STAINLESS STEEL FIXTURES, GREEN & GOLD SIGN - NOT IN CONTRACT
32.- NEW TIMBER GATES AND CLADDING; COLOUR: NATURAL
33.- NEW BRICKWORK; COLOUR: PORTHGAIN RED.
34.- NEW METAL VERGE FLASHING; COLOUR: BLUE.

NOTES

REVISIONS	DATE
A - REVISED FOR BREGS APPLICATION	26 MAY16

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drawing title
SITE LOCATION, LEGEND AND EXISTING PLANS

W. A. Spence, RIBA, Architects, Hook House
Ambleston, Haverfordwest, SA62 5QX
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e-mail: was@wmspence.co.uk

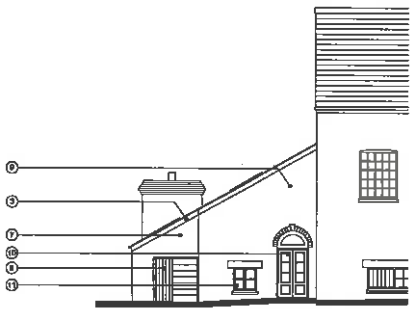
client
MR & MRS R JONES

job
ALTERATIONS & EXTENSIONS TO THE SHED, TY-MAWR, PORTHGAIN

scale NOTED
date DEC 2009
drawn WAS

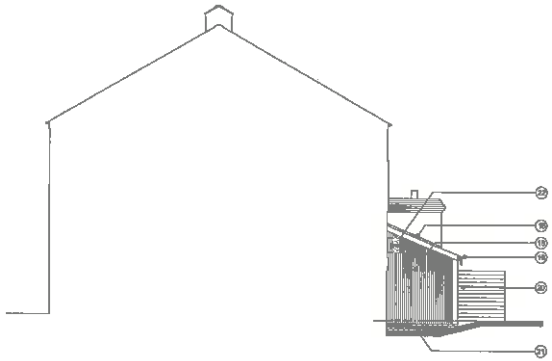
915 D004 A

Item 5f)



FRONT ELEVATION (SOUTH WEST)

ELEVATIONS



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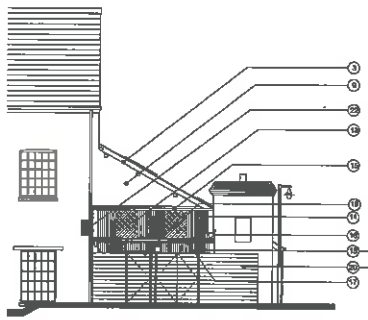

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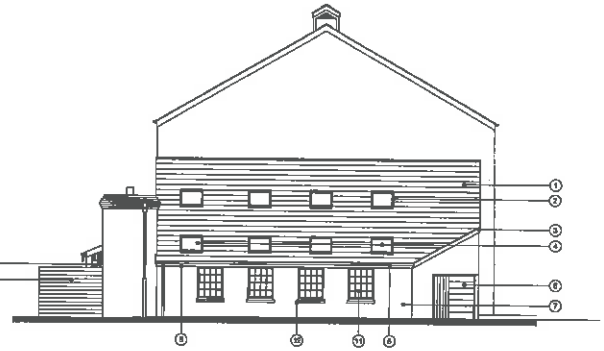

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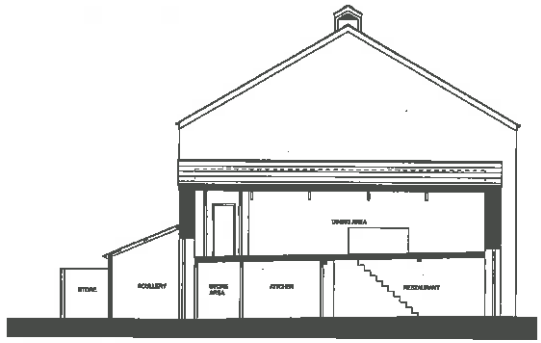

SECTION A - A

25 JUL 2011

NP 16 3 94
0395

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ELEVATIONS & SECTIONS
AS EXISTING

client
MR & MRS R JONES

job
ALTERATIONS & EXTENSIONS TO
THE SHED, TY-MAWR, PORTHGAIN

scale 1:100
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drawn WAS

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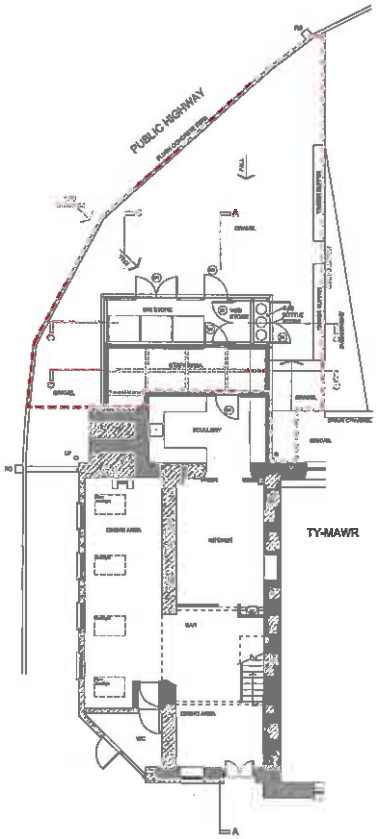

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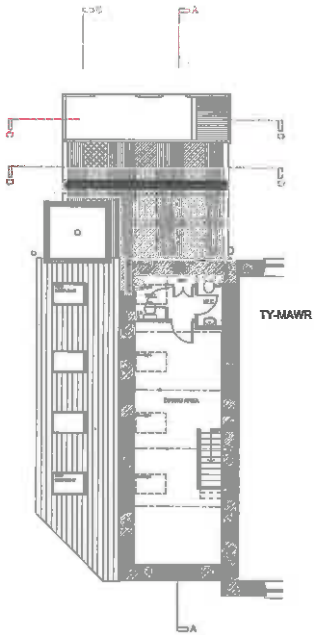

PROPOSED
FIRST FLOOR PLAN 1:100

25 JUL 2016
NP 16 3 94
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Item 5f)

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REVISIONS	DATE
A - REVISED FOR BREGS APPLICATION	26 MAY16

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drawing title
FLOOR PLANS - AS PROPOSED

client
MR & MRS R JONES

job
ALTERATIONS & EXTENSIONS TO
THE SHED, TY-MAWR, PORTHMAIN

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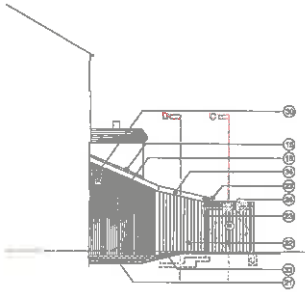

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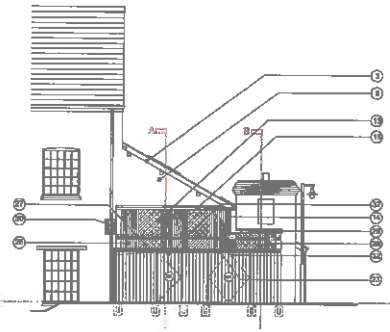

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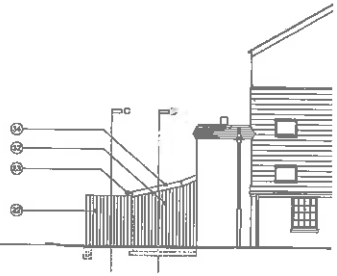

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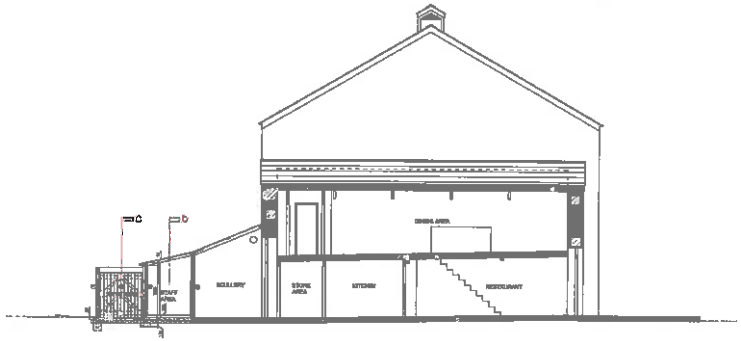

SECTION A – A

25 JUL 2016

NP 16 3 94
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Item 5f)

NOTES

REVISIONS	DATE
A - REVISED FOR BREGS APPLICATION	26 MAY16

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drawing title

ELEVATIONS & SECTIONS
AS PROPOSED

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e-mail: was@waevans.co.uk

client
MR & MRS R JONES

job
ALTERATIONS & EXTENSIONS TO THE SHED, TY-MAWR, PORTHGAIN

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drawn WAS

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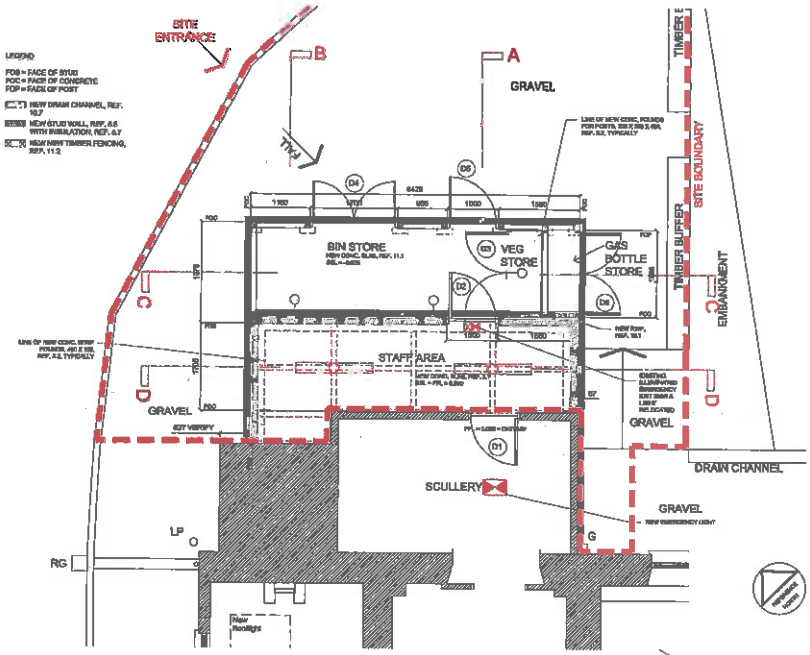

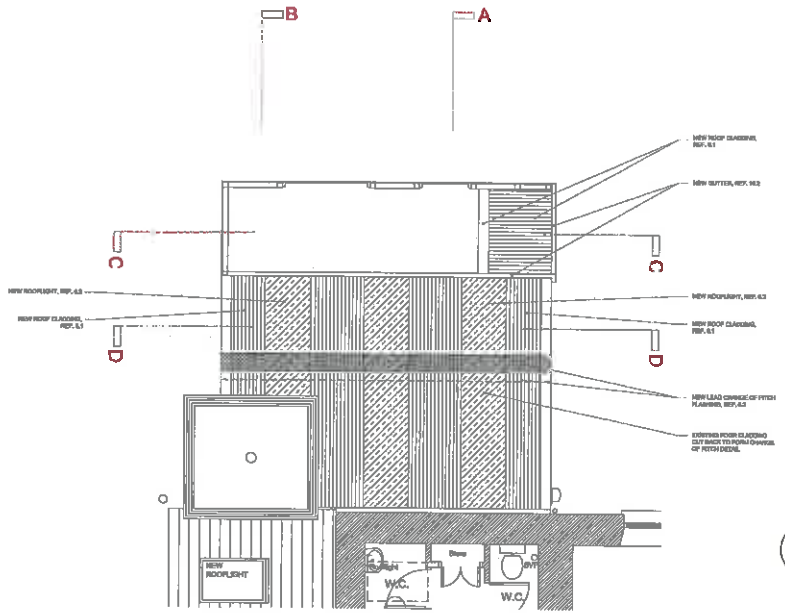

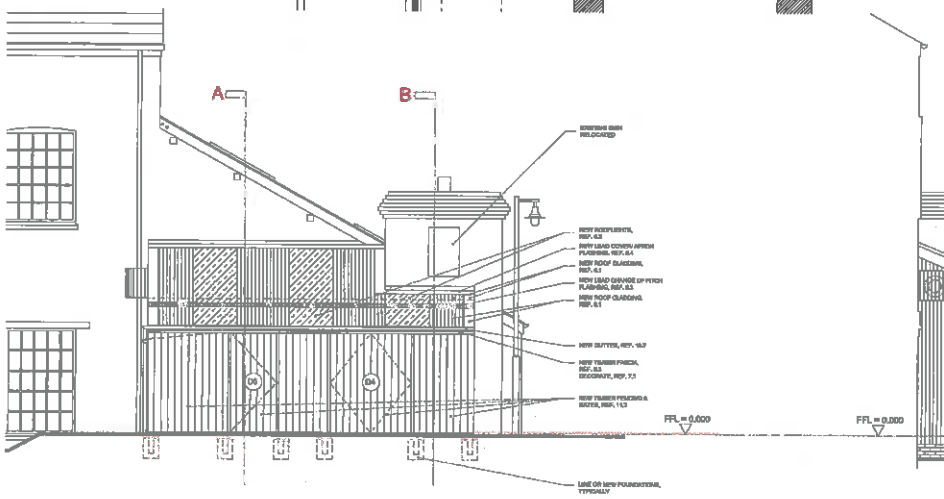

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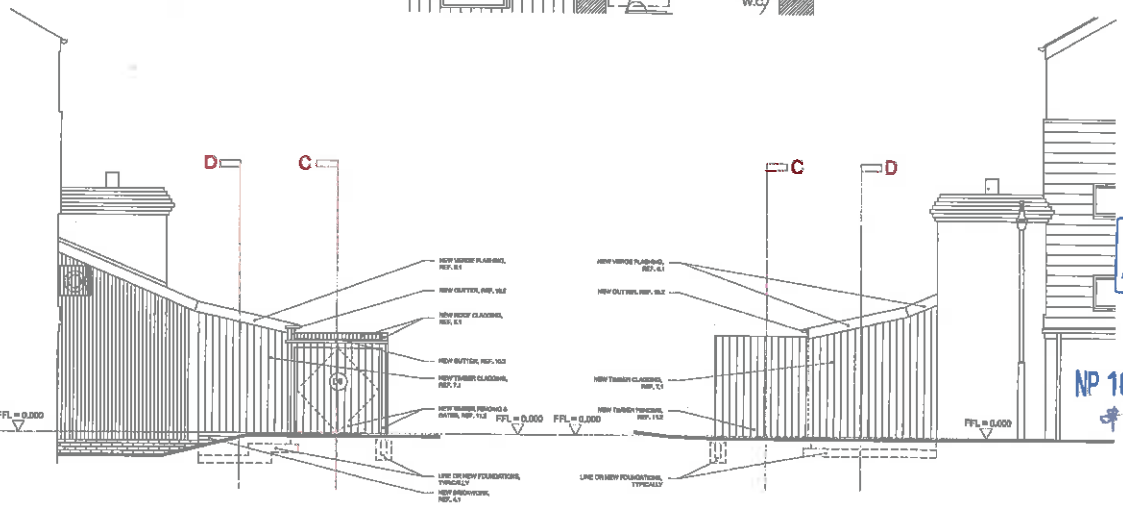

SIDE ELEVATION (SOUTH EAST)

SIDE ELEVATION (NORTH WEST)

25 JUL 2016
NP 16 3 94
0395

Item 5f)

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				client MR & MRS R JONES	scale 1:50 date MAY 2016 drawn WAS
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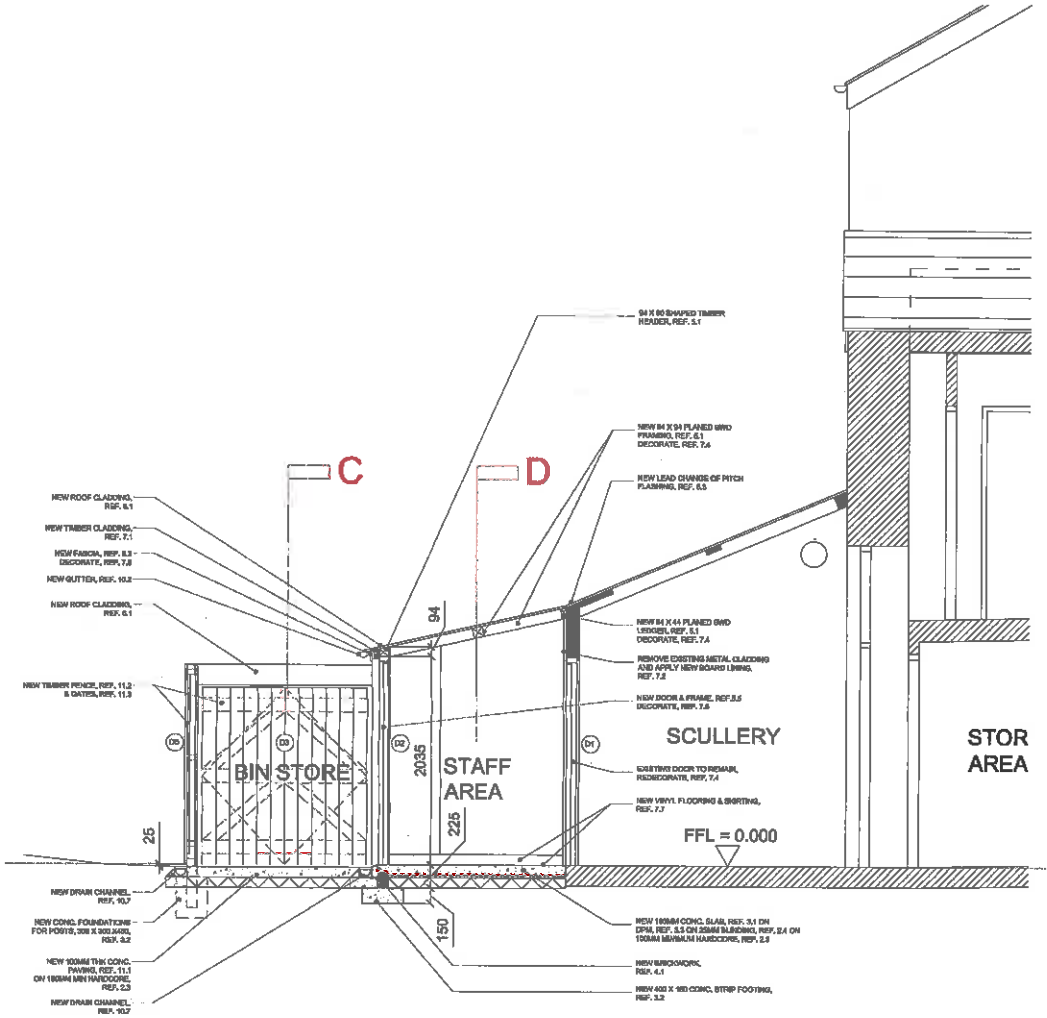
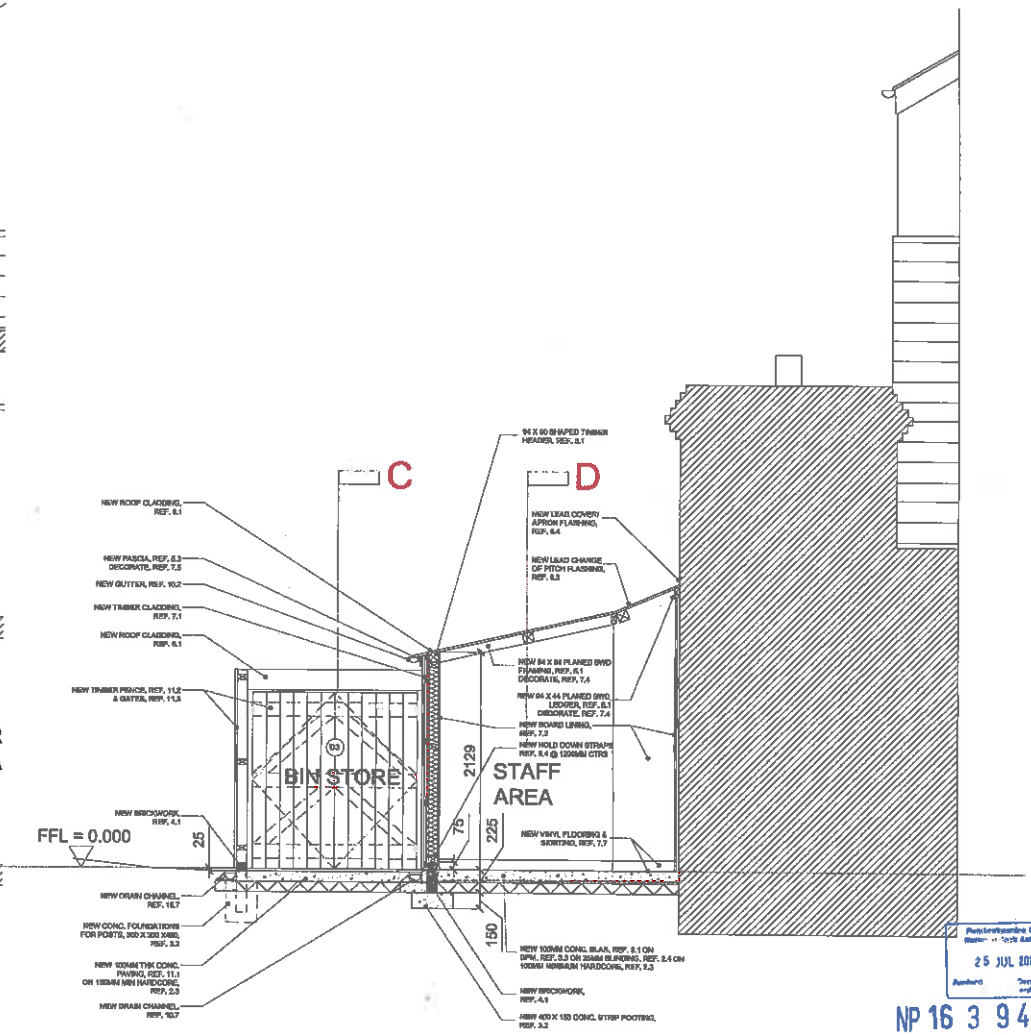


SECTION A - A



SECTION B-B

Pembrokeshire Coast National Park Authority
25 JUL 2016
Received
Development Control Officer
NP 16 3 94
+ 0395

Item 5f)

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NOTES

REVISIONS DATE

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drawing title
GENEARL ARRANGEMENT SECTIONS A-A & B-B

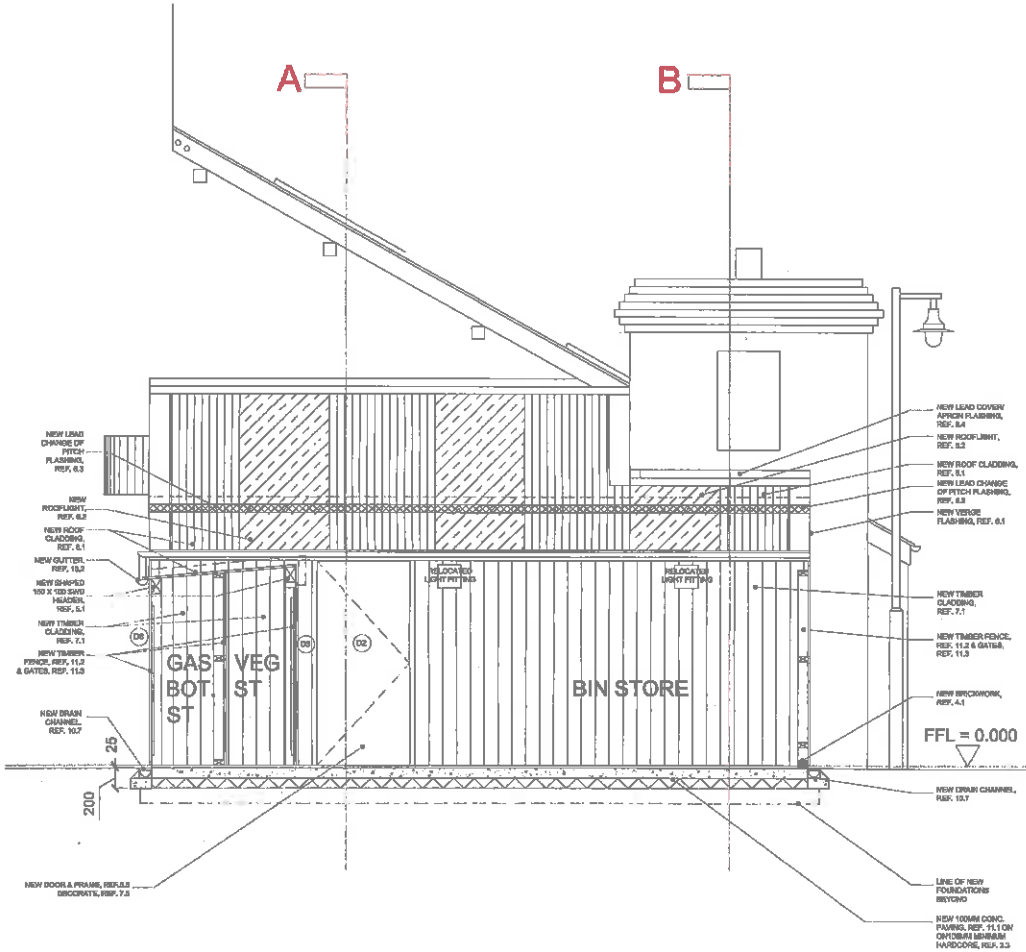
W. A. Spear, RIBA, Architects, Hockliffe House
Architects, Newchurch, SA48 8DN
TEL: 01437 741575 TEL/FAX: 01437 731123
e-mail: was@waspear.co.uk

client
MR & MRS R JONES

job
EXTENSION
THE SHED, PORTHGAIN

scale 1:25
date MAY 2016
drawn WAS

915 D009



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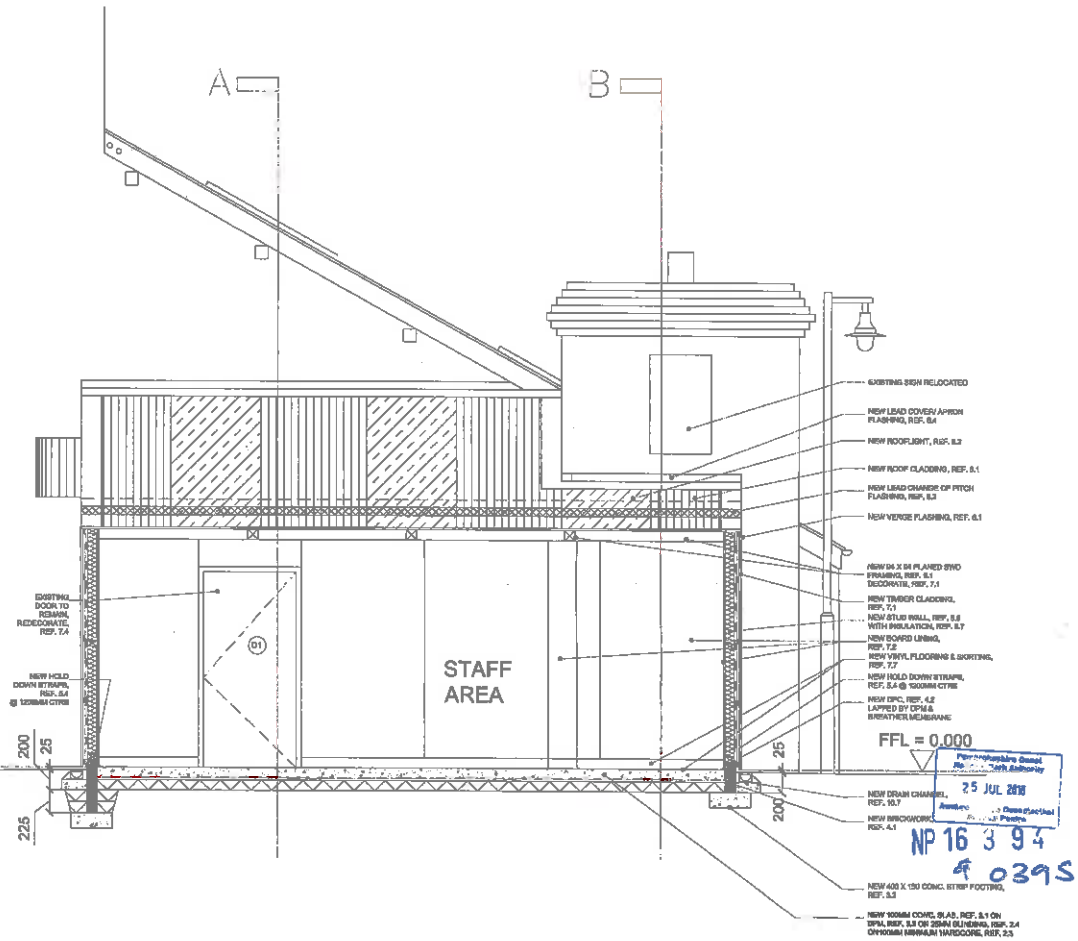

SECTION D-D

Pembrokeshire County Council
Development Control
25 JUL 2016
NP 16 3 94
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Item 5f)

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REVISIONS DATE

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drawing title
GENEARL ARRANGEMENT SECTIONS C-C & D-D

W. A. Spear, RIBA, Architects, Mark Miner
Architect, Newferdowd, SA62 5DX
TEL: 01437 741226 FAX: 01437 741128
e-mail: was@waspear.co.uk

client
MR & MRS R JONES

job
EXTENSION
THE SHED, PORTHGAIN

scale 1:25
date MAY 2016
drawn WAS

915 D010