

Application Ref: NP/18/0042/FUL

Case Officer	Rob Scourfield		
Applicant	Mrs J Evans		
Agent	Mr D Morgan, David Morgan Architect		
Proposal	Works to rear wing including alteration of fenestration and provision of roof-lights		
Site Location	1, Albert View, St Julians Street, Tenby, Pembrokeshire, SA70 7AY		
Grid Ref	SN13610039		
Date Valid	26-Jan-2018	Target Date	22-Mar-2018

This application is before Members of the Development Management Committee, because the owner of the building is related to a member of the authority.

Consultee Response

Tenby Town Council: No objection. However, members express concern that this again appears to be the case where the development is already being undertaken prior to planning permission being granted.

Tenby Civic Society Chairman: No objection

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 08 - Special Qualities

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

PPW9 Chapter 06 - Conserving the Historic Environment

SPG03 - Loss of Hotels and Guesthouses

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

TAN 24 - The Historic Environment

Constraints

Special Area of Conservation - within 500m
 Site of Special Scientific Interest - within 50m
 LDP Designation
 LDP Centre:60pc aff housing;30 units/ha
 Recreation Character Areas
 Article_4_Directions
 Landscape Character Assessment
 Seascape Character Assessment

Officer's Appraisal**Background**

1, Albert View is Grade II listed flat, located on the east side of St Julian's Street, within Tenby conservation area. The later C19 property is one of a two-storey rendered pair, each of two bays with a first floor oriel window. An exposed masonry slit at ground floor level suggests that earlier walling was reused when the houses were built. The front sash windows apart from the bay have been replaced in standard joinery. The single storey rear wing is modernized. The interior, divided into two flats, retains a simple stick-baluster staircase.

Planning permission is sought for works to the rear wing including alteration of fenestration and provision of roof-lights, and replacement of two windows to the front.

A consideration of the works comprised within the scheme requiring listed building consent is contained within the accompanying listed building application (NP/18/0043/LBA).

Relevant Planning History

No relevant planning history

Current Proposal

The proposal comprises:-

- Works to rear wing including alteration of fenestration. The existing modern window to the west elevation is to be replaced with paired timber French doors within a single opening. A modern window to the south elevation is to be replaced with obscure glass bricks.
- Provision of roof-lights to rear wing (two no. to south, each approximately 900mm x 700mm).
- Two replacement windows to front, replacing existing modern glazing. A four-paned sliding sash is proposed at first floor, and a pair of similar ones to ground floor, split by a central mullion. The proposed windows are to be of traditional timber construction with painted finish.

Key Issues

The application raises the following planning matters:-

- Siting and sustainable design
- Amenity and privacy
- Protected species
- Listed buildings

Siting and Sustainable Design

The scale and design of the proposal is considered to be sympathetic to the character and appearance of the conservation area. The proposal will result in an improvement to the front elevation of the property.

Amenity and Privacy.

The proposal does not affect the existing amenity of the property, or neighbouring properties, as the new fenestration/doors are all within existing openings.

As such, there are no concerns in respect of amenity and privacy.

Listed Buildings

The scale and design of the proposal is considered to be sympathetic to the character and appearance of the listed building, paying special regard to its setting (s. 66 planning (listed buildings and conservation areas) act 1990

Conclusion

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. As such, the application can be supported subject to conditions

Recommendation

That planning permission be consent be granted 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 Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: Location plan, 1801/PLNG/01, 1801/PLNG/02, 1801/PLNG/03 and 1801/PLNG/04 received on 23rd January 2018 and 1801/PLNG/02A and 1801/PLNG/04A received on 29th January

2018.

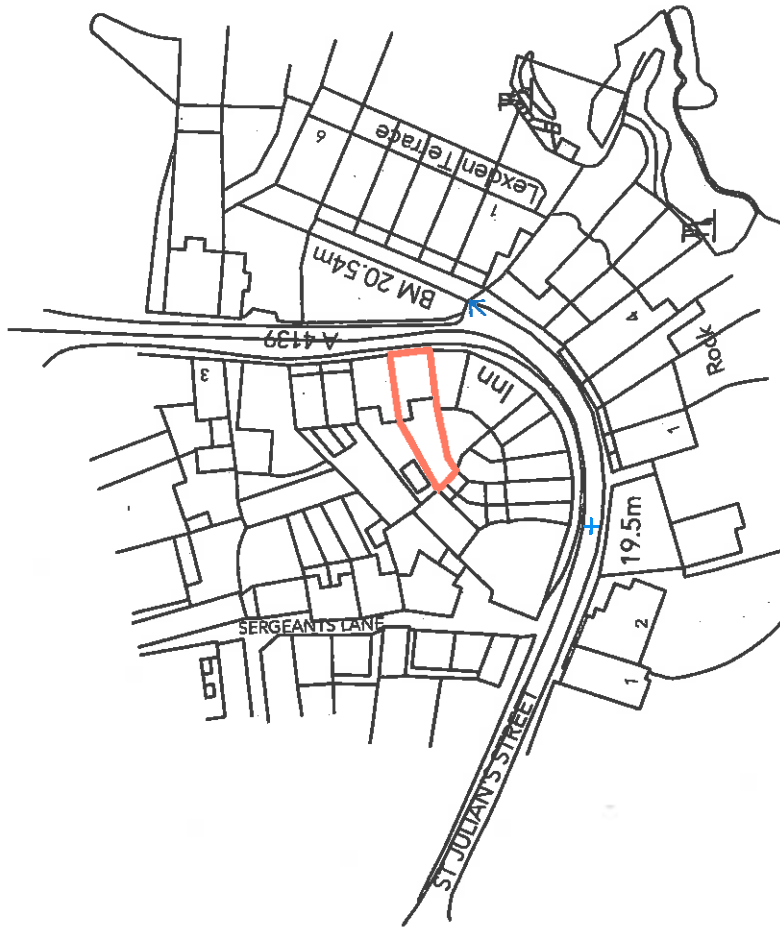
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The proposed front windows and rear French doors shall be of solid timber construction with painted finish.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area
Local development Plan Policy : Policy 8 (Special Qualities)

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23 JAN 2018
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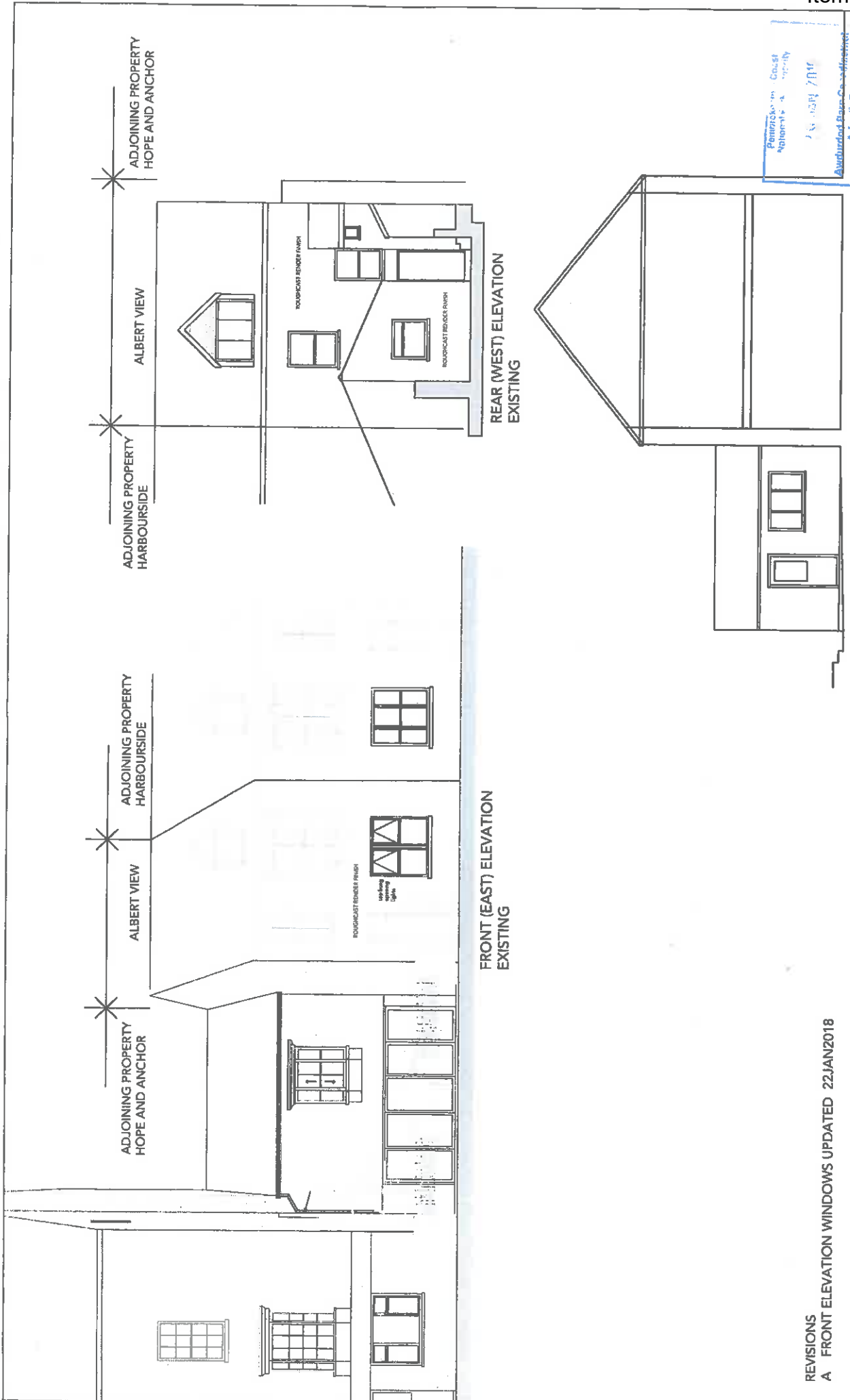


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project
 Alterations to Harbourside
 date JAN 2018
 scale 1:250
 dwg No

drawing title
 OCCATION PLAN

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REVISIONS
 A FRONT ELEVATION WINDOWS UPDATED 22JAN2018

SOUTH ELEVATION EXISTING

FRONT (EAST) ELEVATION EXISTING

REAR (WEST) ELEVATION EXISTING

draw No 1801/PLNG/02A	date JAN 2018 scale 1:100@A3	drawing title ELEVATIONS EXISTING	Project ALTERATIONS TO GROUND FLOOR AT ALBERT VIEW, ST JULIANS ST, TENBY	copyright notice on this drawing: drawing to be read in conjunction with specification drawings and Specifications. any discrepancies between drawings and Specifications. Planning Authority only, to scale from drawing.	 David J P Morgan BSC BArch RIBA County Chambers, Warren Street, TENBY SA70 7JS tel 01634 218271 (m) 07875299005 email david@davidjpmorgan.com
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