

**Application Ref: NP/18/0510/FUL**

<b>Case Officer</b>	Emma Langmaid		
<b>Applicant</b>	Ms J Jones		
<b>Agent</b>	Mr D Morgan, David Morgan Architect		
<b>Proposal</b>	New retractable sun awnings on front elevation		
<b>Site Location</b>	Harbwr, Wogan Terrace, Saundersfoot, Pembrokeshire, SA69 9HA		
<b>Grid Ref</b>	SN13610489		
<b>Date Valid</b>	23-Aug-2018	<b>Target Date</b>	17-Oct-2018

This application has been referred to the Development Management Committee as the co-owner of the application site is a Member of the Pembrokeshire Coast National Park Authority.

**Consultee Response**

**PCNPA Buildings Conservation Officer:** Supporting  
**PCC - Transportation & Environment:** No objection  
**PCNPA Planning Ecologist:** No adverse comments

**Public Response**

A site notice was erected on 5th September 2018.

No letters of representation have been received.

**Policies considered**

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

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

LDP Policy 01 - National Park Purposes and Duty  
 LDP Policy 04 - Saundersfoot Local Centre  
 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  
 LDP Policy 50 - Town and District Shopping Centres  
 PPW9 Chapter 04 - Planning for Sustainability  
 PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast  
 SPG05 - Sustainable Design  
 SPG18 - Shopfront Design  
 TAN 12 - Design

### **Constraints**

Special Area of Conservation - within 500m  
Special Protection Area - within 500m  
LDP Designation  
LDP Centre:60pc aff housing;30 units/ha  
Recreation Character Areas  
Surface Coal  
High Coal Risk  
Landscape Character Assessment  
Seascape Character Assessment

### **Officer's Appraisal**

#### **Background and Description**

The application site is an existing bar/restaurant (with A3 use) in Saundersfoot known as Harbwr on a corner plot where High Street meets Wogan Terrace (these two roads run adjacent to the south east and south west boundaries of the site). The site is located within Saundersfoot centre, as defined in the LDP.

The site lies within the Saundersfoot Conservation Area where tourism forms the principal industry; the centre is dominated by commercial properties such as retail shops, hotels and restaurants.

Planning permission was approved for a change of use of the property from a retail shop to a restaurant on 25<sup>th</sup> March 1999 under NP/99/086 with a subsequent application NP/11/240 approved for removal of condition to allow sale of hot take away food on 15 August 2011.

#### **Current Proposal**

The application proposes new retractable sun awnings on the front elevation (fronting Wogan Terrace). Additional information was requested from the agent to detail how the cassette relates to the existing shop front, materials and design and colour. The information is set out below, with additional drawings received to depict the detail.

The cassette for the awnings is mounted on the wall between the top the existing shopfront fascia structure and the window sills. There are two awnings and there will be a bracket bolted into the existing wall at each of the four ends of the cassettes so that none of the cassette or awning will touch the existing timber structure of the shopfront. All wall brackets are bolted directly to the wall and we would then use some aluminium blocks to bring out the awning the required distance away from the wall. The awnings will then bolt directly on to these.

There will be two brackets for each awning, 4 in total. You would not see the middle ones much as they would be covered by the cassette. The Cassettes and bracket covers are powder coated aluminium.

The material of the awnings is a long-life fabric that won't fade or crack and specially treated to prevent water marks, stains and dirt build up.

The colour of the fabric awning will be grey. There will be text on the two awnings which will be coloured off white. The left hand awning will have the word "HARBWR' on the fabric and the right hand one " BAR & KITCHEN, SAUNDERSFOOT".

The agent/applicant has advised that an application for advertisement consent for the painted sign shown on gable end towards High Street and the lettering on the awnings is being prepared for submission.

### **Key Issues**

- Visual Amenity
- Amenity and Privacy

#### *Visual Amenity and Impact on the Special Qualities of the National Park:*

Policy 8 of the LDP is a strategic policy that refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park.

Given the nature of the proposal, new awnings on an existing bar/restaurant use, and the context of the site, at the centre of Saundersfoot adjacent to a number of similar uses with existing awnings, it is considered that the proposal does not adversely affect the special qualities of the National Park and is not visually obtrusive.

Furthermore, following the receipt of additional information to confirm the fixings and colour/materials of the proposed awnings, it is considered that the proposal will preserve the character and appearance of the conservation area.

#### *Amenity and Privacy*

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

Given nature of the proposal and the context of the site within the centre of Saundersfoot, it is not considered that the proposed awnings will have an unacceptable impact on amenity.

### **Conclusion**

The proposed awnings are considered to be acceptable and the works are considered to have no adverse impact on visual amenity, the special qualities of the National Park or neighbouring amenity and the application is therefore recommended for approval.

**Recommendation**

Approve subject to the following conditions.

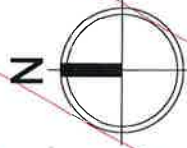
1. The development shall begin not later than five years from the date of this decision.

**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

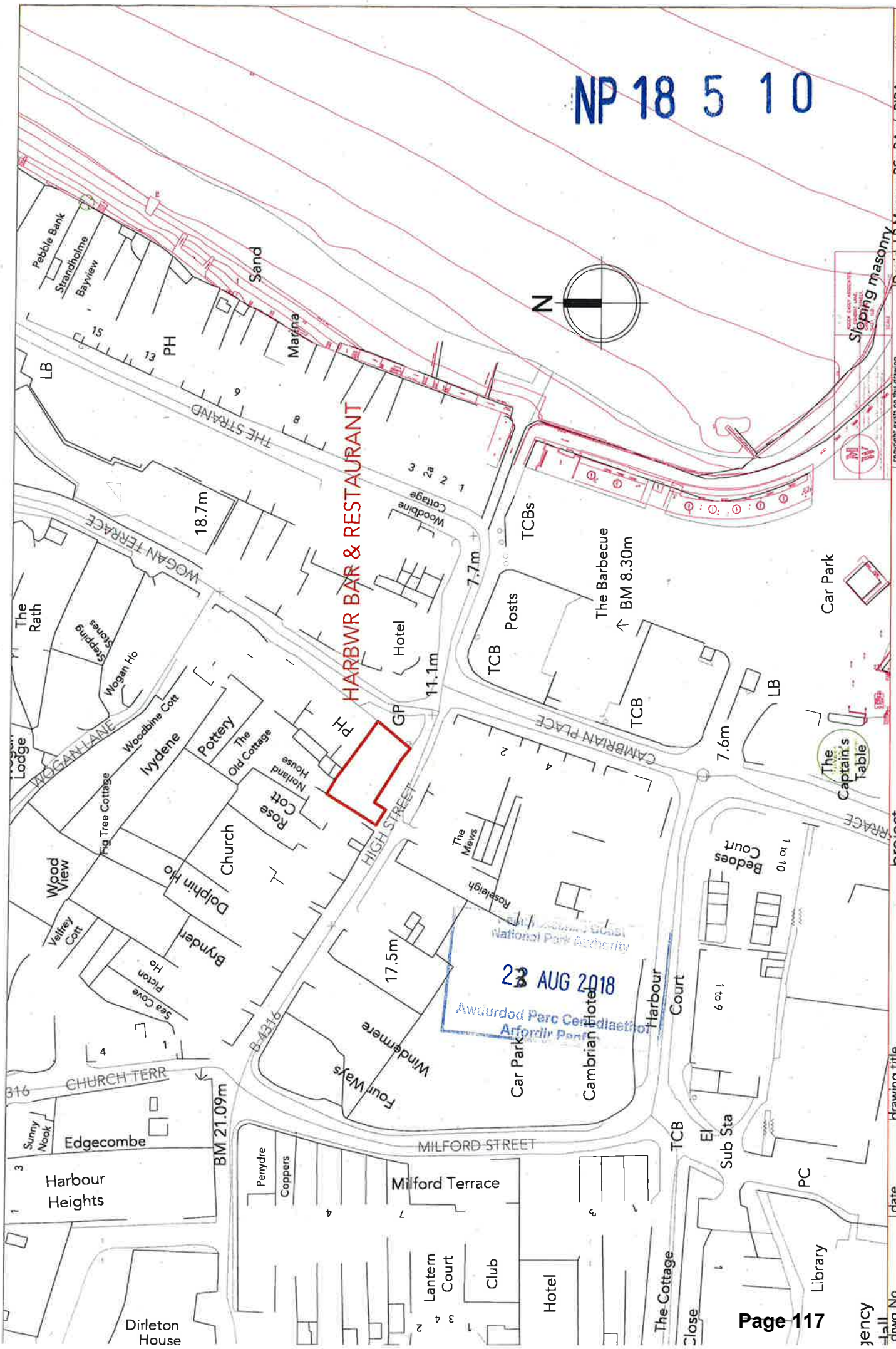
2. The development shall be carried out in accordance with the following approved plans and documents: Location Plan 1810/PLNG/01 and Existing Plans 1810/PLNG 02 received on 23 August 2018 and Proposed Elevation 1810/PLNG/03(A), Awning detail 1810/PLNG 04 and Awning fixing bracket (photograph) received on 24 September 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).

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HARBWR BAR & RESTAURANT



copyright exists on this drawing  
drawing to be read in conjunction with specification  
Architect to be notified of any discrepancies between  
drawings and Specification

project  
PROPOSED SUN AWNINGS HARBWR BAR

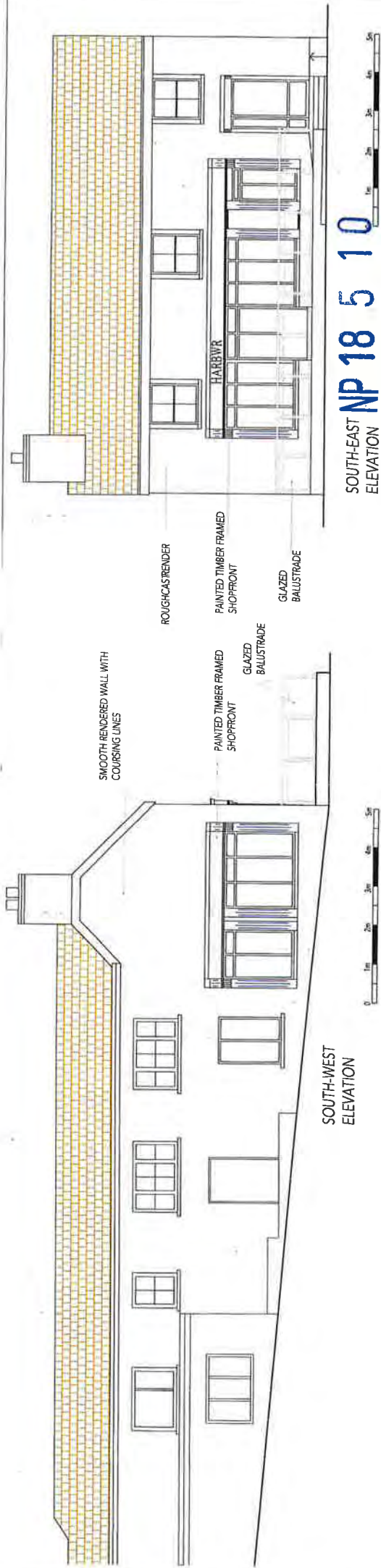
drawing title  
location plan

date  
july 2018

agency  
dwg No

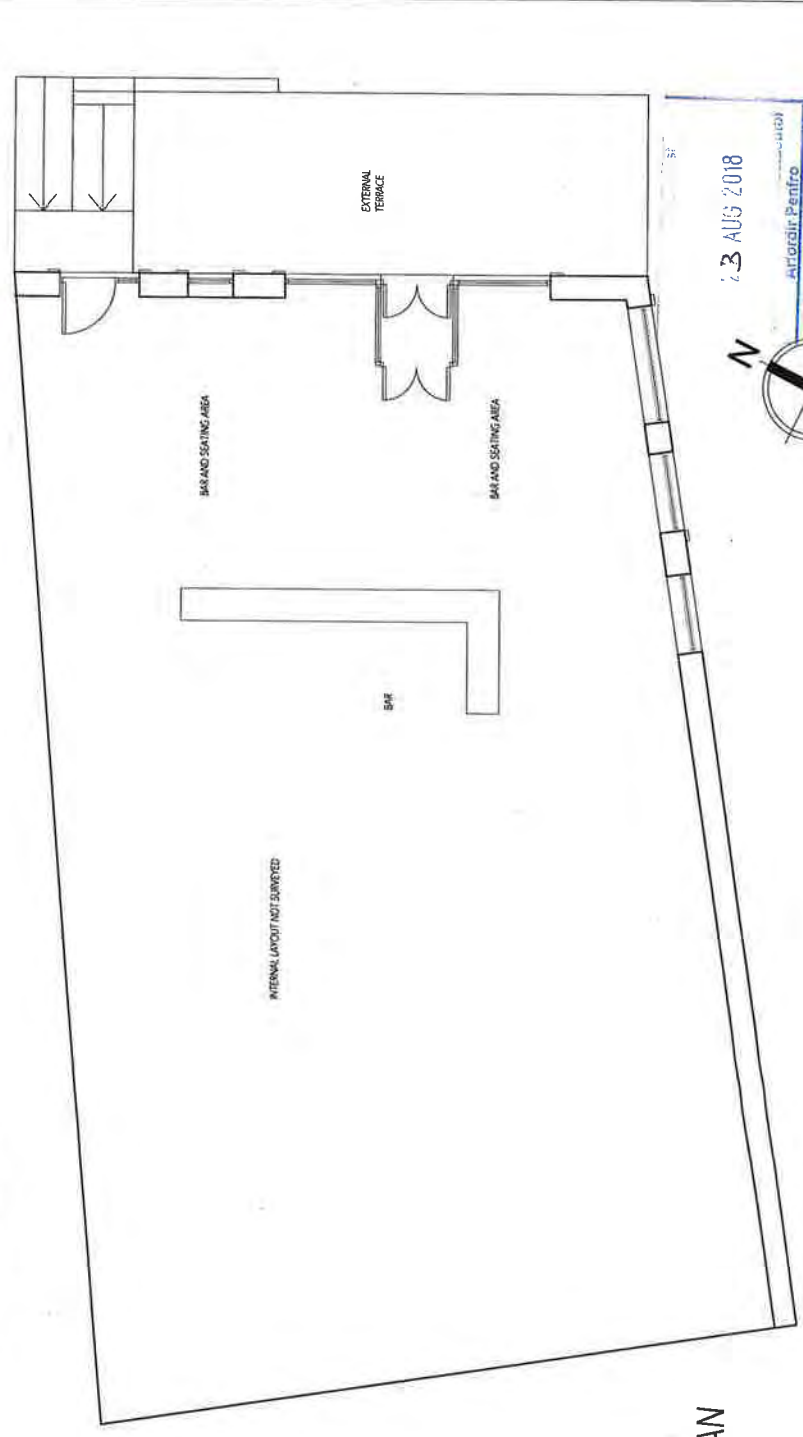


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**NP 18 5 10**  
SOUTH-EAST ELEVATION

SOUTH-WEST ELEVATION

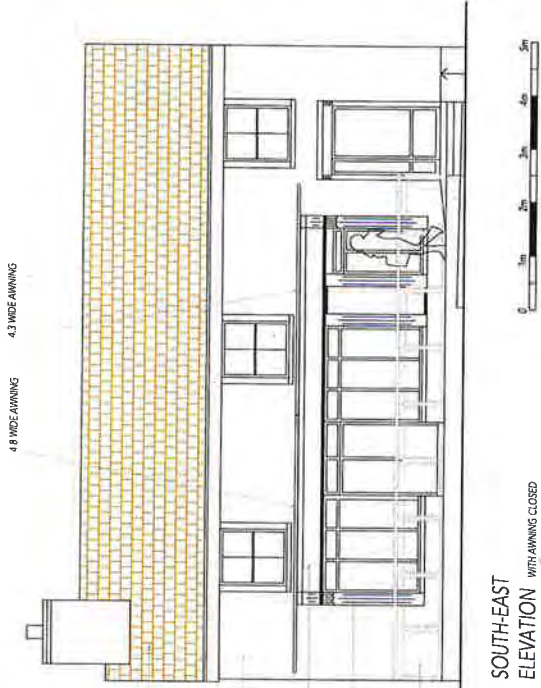


**GROUND FLOOR PLAN**

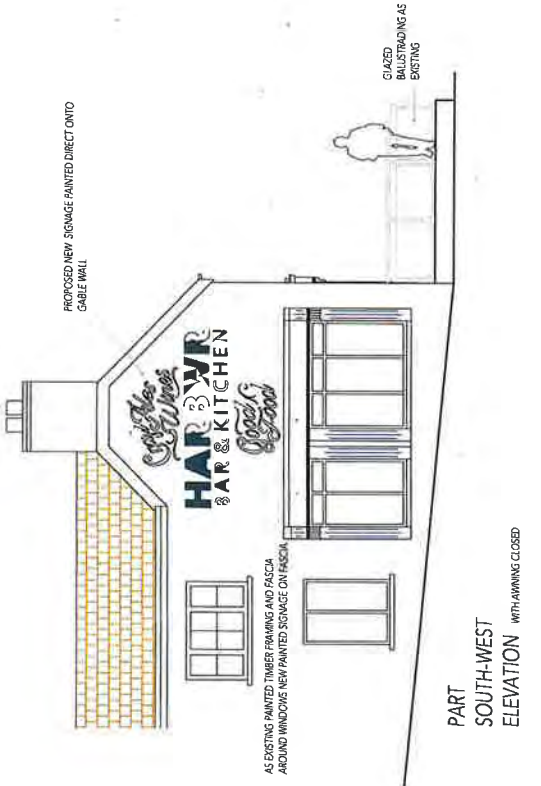
drwg No 1810/PLNG/02	date JULY 2018	drawing title EXISTING PLAN AND ELEVATIONS	project PROPOSED SUN AWNINGS AND PAINTED SIGNAGE , HARBWR BAR & RESTAURANT, SAUNDERSFOOT	copyright notice on this drawing drawing to be used in conjunction with specification Architect to be notified of any discrepancies between drawings and Specification. Planning Authority only, to scale from drawing	David J P Morgan BSc BArch RIBA County Chambers, Warren Street, TENBY SA70 7J5 tel 01834 218271 (m) 01782 529895 email david@andjpmorgan.com
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NP 18 5 10

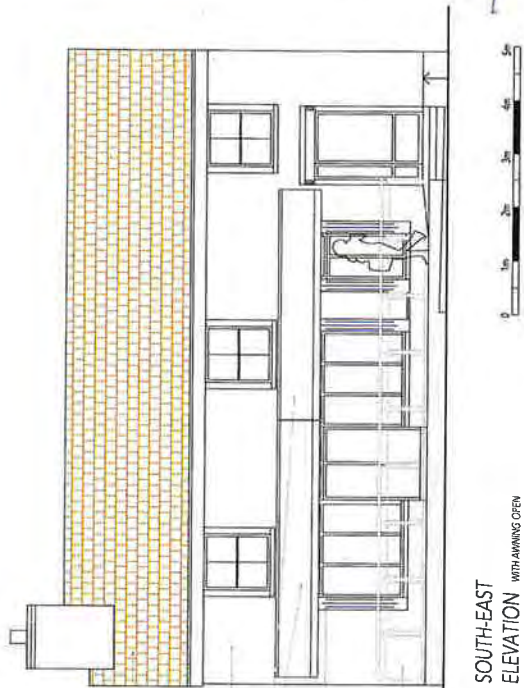
4.8 WIDE AWNING  
4.3 WIDE AWNING



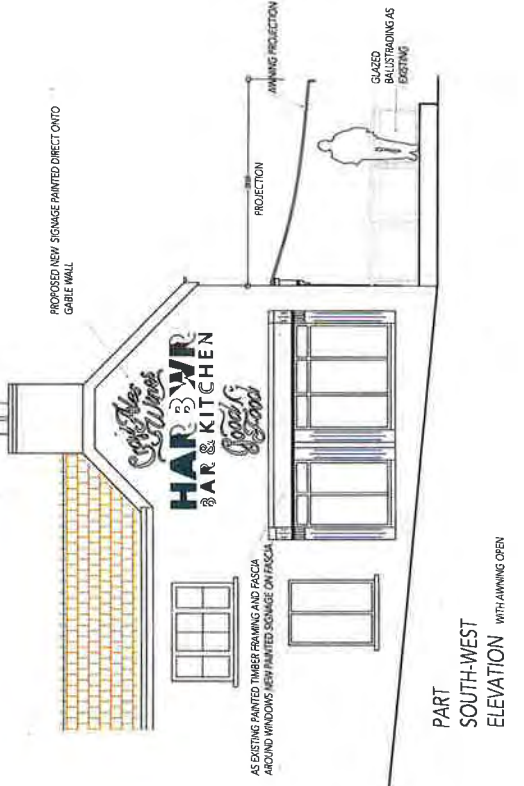
SOUTH-EAST ELEVATION WITH AWNINGS CLOSED



PART SOUTH-WEST ELEVATION WITH AWNINGS CLOSED



SOUTH-EAST ELEVATION WITH AWNING OPEN



PART SOUTH-WEST ELEVATION WITH AWNING OPEN

23 AUG 2018

dwg No 1810/PLNG/03	date JULY 2018	drawing title PROPOSED ELEVATIONS	project PROPOSED SUN AWNINGS AND PAINTED SIGNAGE, HARBR BAR & RESTAURANT, SAUNDERSFOOT
scale 1:100@A3			copyright exists on this drawing drawing to be read in conjunction with specification Architect to be notified of any discrepancies between drawing and specification Planning Authority only, to scale from drawing
			David J P Morgan BSc BArch RIBA County Chambers, Warren Street, TERNY SA70 2JS tel 01834 218271 fm 01875298905 email david@dwjpmorgan.com