Application Ref: NP/18/0510/FUL

Case Officer          Emma Langmaid
Applicant            Ms J Jones
Agent                Mr D Morgan, David Morgan Architect
Proposal             New retractable sun awnings on front elevation
Site Location        Harbwr, Wogan Terrace, Saundersfoot, Pembrokeshire, SA69 9HA
Grid Ref             SN13610489
Date Valid           23-Aug-2018      Target Date 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 25th 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.

Pembrokeshire Coast National Park Authority
Development Management Committee –17th October 2018
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).