

Application Ref: NP/19/0186/FUL

Case Officer Caroline Bowen
Applicant Mr & Mrs P & T Robinson & Finnegan
Agent Mr D McKnight, David McKnight Architectural Designer
Proposal Change of use to Holiday Let of ancillary residential accommodation
Site Location Sea Haze, Heywood Lane, Tenby, Pembrokeshire, SA70 8BL
Grid Ref SN12580088
Date Valid 28-Mar-2019 **Target Date** 19-Jun-2019

This application is before the Development Management committee as the views of Tenby Town Council are contrary to your officer's recommendation.

Consultee Response

PCC Transport & Environment: No objection
PCNPA Planning Ecologist: No adverse comments
PCNPA Tree and Landscape Officer: No adverse comments
Tenby Town Council: Recommend Refusal

Public Response

The application was appropriately advertised in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No third-party representations have been received.

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 02 - Tenby Local Service and Tourism Centre
LDP Policy 08 - Special Qualities
LDP Policy 30 - Amenity
LDP Policy 53 - Impacts on traffic
PPW10

Constraints

LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

Site and Development Description

Sea Haze is a detached dwellinghouse located within a residential area on the northern side of Heywood Lane in Tenby. The property sits to the southernmost third of a long narrow curtilage plot – a characteristic of the short row within which the house is located. The property has a paved driveway to the front accessing onto Heywood Lane.

The building subject of this application lies to the rear of the main house and is a detached garage with ancillary accommodation above. The original single storey garage was replaced with the two storey structure following the grant of planning permission in 2017. The original planning permission prevented the use of the garage as sleeping accommodation under Condition 3, however this was subsequently varied by a further application in the same year to a condition that the accommodation was to be used ancillary to the main dwellinghouse instead.

Current proposal

Planning permission is sought for the change of use of the first floor of the detached garage from ancillary accommodation to a single holiday let.

Relevant Planning History

- NP/17/0348/FUL - Extend & convert existing garage into bedroom, extend existing master bedroom over existing garage, change external wall finish at upper level to timber cladding, replace with profile metal roof to zinc standing seam. Provide replacement garage, workshop & games room in garden. Approved.
- NP/17/0707/S73 - Variation of Condition no. 2 and Condition no. 3 of NP17/0348/FUL. Approved.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Stability

- Land Drainage
- Other Material Considerations

Policy and principle of development.

The site lies within the developed Centre of Tenby as defined in the Pembrokeshire Coast National Park adopted Local Development Plan (LDP) and Policy 2 supports the protection and enhancement of the town's facilities which serve the needs of the local area. The proposed holiday let is confined to the first-floor accommodation of the garage alone, keeping the ground floor garage and main dwelling for the existing residential purposes. The main character remains residential and the additional use as a modest holiday let is not considered to have an adverse impact on this area of the National Park.

Policy 37 deals with self-catering development, and allows for proposals on brownfield sites in Centres provided there is no need for affordable housing in the area, or the building is not appropriate for affordable housing provision. The building is a small structure and, as such, by virtue of its limited size and functional relationship with the main dwelling, would not be considered appropriate for affordable housing in this particular instance.

The proposal would be in accordance with the relevant policies of the local development plan and can be supported in principle.

Siting, Design and Impact upon the Special Qualities of the National Park.

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

The scale, size and design of the existing building will not change as a result of the change of use and therefore, the proposal would not adversely affect the surroundings or the wider landscape and special qualities of the National Park. As such the development is considered to comply with Policies 8, 15 and 29 of the LDP.

Amenity and Privacy.

Policy 30 of the LDP refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

The proposed development is considered to be of a use appropriate with the residential setting, and would not result in any significant increase in traffic, noise, odour or light to the detriment of the surrounding area.

In terms of privacy, the use of the first floor of the garage as a holiday let would be similar in impact to it being used as part of the wider residential use – it is a limited space with no additional glazing or alterations which may otherwise impact on amenity. Officers consider the proposed development will have no significant adverse impact on matters of amenity or privacy, and, as such the development is considered to comply with Policy 30 of the LDP.

Access and Parking

The Highways Authority comment that there is good existing provision for parking on the driveways and hardstanding both to the front and rear of Sea Haze, and have no objection on highway grounds. The development is therefore considered to comply with Policy 53 of the LDP.

Ecology

Following consultation, the Authority's ecologist has no comment to make.

Landscaping

No alterations to the existing landscaping are proposed.

Other Matters

As set out above, Tenby Town Council have objected to the proposal on the grounds that they consider the use as a holiday let would have an adverse effect on the amenity of neighbours, contrary to Policy 30 of the Local Development Plan. In response, the agent has advised that *... 'the main purpose for the building was to provide new garage accommodation and ancillary accommodation for the use of my client in the refurbishment of the main house. This has only just been completed and allowed the family to all move back into the house, leaving the sleeping accommodation vacant. Thus giving them the opportunity to provide excellent quality holiday accommodation.*

The neighbouring property, White Cottage also has very similar accommodation which was supported by Tenby Town Council as they could see no reason to refuse. I would have thought that the same attitude would be for this application.

The Tenby Town Council has minuted that it would be un-neighbourly. I am sure the National Parks feel that having a high standard of accommodation would be beneficial to the community and with Heywood Lane having several places for holiday visitors. My clients have recently obtained a level 5 rating by Visit Wales, the highest level, surely this can only be a good thing. I would also like to add this building already has residential use and we feel that a single holiday let and the White Cottage holiday let would have very low impact on the neighbouring properties.'

Conclusion

The use of the building as a holiday let does not deprive the existing dwellinghouse of amenity space or parking – the curtilage holds the main house, the proposed holiday let and off-road parking, together with private garden space. The proposed use would have little impact upon the character of the structure, or its setting, and would provide an opportunity for an existing household to offer small-scale visitor accommodation close to a main tourist Centre within the National Park

The proposed development complies with all relevant adopted policies, and as such, officers recommend approval of the application subject to conditions.

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 drawing no. P-0128 06, P-128 07 & P-128 08.
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 development hereby permitted is for the conversion of the first floor accommodation only and does not give approval for any further conversion or external alterations without first obtaining consent from the Local Planning Authority.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and character of the area. Local Development Plan, Policies 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity

4. The development hereby approved shall be used as holiday let accommodation only, and shall not be occupied as a person(s) sole or main place of residence. The ground floor garage shown on the approved plans is to be used as incidental accommodation to the dwelling known as Sea Haze and for no separate or commercial use.

Reason: In order to ensure that the accommodation is used for the purpose permitted and for no other use. Local Development Plan Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).