Expires
05/01

Development Control – Delegated Officer Report

Application Number: ADC/0530/08 **Recommendation - Permit**

Site: **Crown And Anchor 33 High Street Shoreham-by-Sea West Sussex**

Proposal: **Railings on river wall and parking bollards**

The Application

The application relates to a parking hardsurfaced area to the west of the Crown and Anchor public house, located on the south side of High Street, directly adjacent to the River Adur.

The area is currently used for the parking of cars of staff at the pub. Currently there are no barriers to the river bank.

The proposal is to erect metal railings to the southernmost part of the parking hardsurface, 9m in width along the riverbank, and 5 telescopic bollards on the northern part of the parking spaces to prevent people from parking in the spaces who do not have permission.

Consultations and Representations

Environment Agency: No objection, provided that prior written consent is obtained before the works commence.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB3-4.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policies AB3-4 require that the level of traffic

flow, or other activity do not have an adverse effect to the character of the Conservation Area, and that the design and construction materials be of a high standard.

Visual amenity
The proposals do not significantly alter the views of the river from the High Street, and provided the design and finish are suitably matched to those within the vicinity they would enhance the character of the Conservation Area.

Access
The hardstanding itself is within the ownership of the applicant. The inclusion of the telescopic bollards would protect the privately owned parkingspaces without having an effect on the access to public owned land.

Recommendation

APPROVE for reason that :-

2PC – amended

The proposal would preserve or enhance the character or appearance of the Conservation Area without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3-4) and the West Sussex Structure Plan (LOC1, CH4, DEV1)

1. C1Ci
2. C12Ai – amended
   ..until a schedule of materials and finishes to be used for the railings and parking bollards has been submitted...etc (policy AB4 of the ADLP and DEV1 of the WSSP).

Case Officer: CMoore
Date: 22.12.08 PB 22/12/08