Application Number: ADC/0551/07 Recommendation – REFUSE

Site: **The Amsterdam, 465-471 Upper Shoreham Road Shoreham-by-Sea BN43 5WQ**

Proposal: **Canopy to front (west), demolition of boundary wall to east of car park (re-alignment of boundary with No.465) and alterations to car park**

The Application

This planning application is additional to the proposals contained in application ADC/494/07 (and ADC/495/07).

This proposal is for a tiled canopy to the front (west) side of the public house, adjacent to the A283 Old Shoreham Road. The canopy would be a free-standing tiled-roof structure abutting the side of the existing building. It would be 7.8m wide by 3m deep and 3.8m high to the apex of its hipped roof. It would have an eyebrow eaves line on the west side to match the existing extension and would be supported by eight 20cm square posts.

To the rear, it is proposed to demolish the existing west side boundary wall separating the Public House car park from the cottage at No.465 Upper Shoreham Road (in the same ownership) and to erect a replacement wall on a new alignment 2.2m-5.9m to the east. This would enable one more parking space to be added to the rear car park.

Application ADC/0042/06 for a single-storey extension to the south (west side) 5m wide, by 8m in length, permitted in 2006, has not been implemented.

Consultations and Representations

County Transport Planning Services: To be reported.

County Planning Services: The Conservation Architect considers that the canopy will fit in with the architectural style of the side extension.

Adur District Conservation Advisory Group: To be reported.

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Third Parties: The owner of Owl & Dove Cottages (No's 461/463 Upper Shoreham Road) has sent a combined letter relating to all four applications (ADC/494/07, ADC/495/07, ADC550/07 and ADC/551/07).
He states that they do not object per se to the canopy to the front or to the summerhouse to the rear but that they do object to the piecemeal incremental alterations.
His main concern relates to the extension of the car parking area at the rear which would encroach into the existing garden of No.465. They feel that the residential use of No.465 acts as a buffer between the properties. There are

some noise nuisance and anti-social incidents at the front of the public house and they are generally very tolerant of noise at the front of their property but they would be concerned if noise and disturbance were also to occur at the rear which they fear would be the case if the car park area were extended. He requests that Committee members make a site visit to consider the impact on the Listed Building and the Conservation Area.
[NB. the resident of 461/463 Upper Shoreham Road has requested to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved until adoption of the new South East Plan): LOC1, NE12, ERA1, CH1, CH4-5, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB3-4, AB7, AB9, AB11, AH7 and Appendix 11 'Supplementary Planning Guidance' including:-
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPG13 'Transport' (DTLR 2001)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05.
PPG24 'Planning and Noise' (DoE 1994)

Planning Assessment

Policies

There is a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas and having special regard to the desirability of preserving listed buildings, their settings and features of special architectural or historic interest which they possess. This reflected in the above policies.
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 are of a high standard. AB7 states that permission will only be granted where the character of the Listed Building would not be adversely affected and AB11 requires that design and materials do not adversely affect its setting.

The site is not identified for any particular use or development in the Local Plan. The existing neighbouring uses to the east and south are residential but there is another public house to the north. There is no policy which relates specifically to the development of public houses (Use Class A4 'drinking establishments).

Listed Building and Conservation Area

The proposed canopy is designed to replicate the dark stained wooden features and eyebrow eaves line of the existing side extensions. However, it is considered that its location and substantial scale would result in a cramped

appearance and that it would overdominate and spoil the view of the public house as seen from the road.

The proposed canopy would, at its northern end, be only 1m from the roadside boundary of the site. It would directly abut the walls of the existing building. This would give a cramped appearance and would appear awkward and out of keeping. The roof form of the proposal has a steep angle and due to the structure being free standing does not tie into the existing roof of the side extension, giving it an incongruous appearance. Given that there is already a multiplicity of roof forms resulting from the existing side extensions, it would detract from the appearance of the Listed Building.

The area to the rear of the public house is used as a car park already and as such it is considered that the addition of another space would not affect the setting of the Listed Building. The wall to be demolished is part of the rear boundary of No.465 and includes a planted feature with flint panel. It is not considered that the wall is of such intrinsic architectural quality or historic importance as to warrant refusal but it is important that it is rebuilt (with flint facing) further east in order to preserve the setting of the listed building and the character of the Conservation Area.

Residential amenity

The resident to the east feels that the reduction in size of the rear garden of the end cottage No.465 (currently in the ownership of the Public House) would reduce the buffer zone between the car park and the rear of the residential properties to the east.
The present separation between No's 461-3 Upper Shoreham Road and the car park is between 7.5m and 11m owing to the irregular line of the existing boundary wall. The proposed realignment would result in this distance being reduced to 5m (the width of No.465).
Provided a replacement screen wall is built, it is not considered that this reduced distance and the increase in the size of the parking area (by one space) would adversely affect the residential amenities of the objector's dwelling to a degree justifying refusal.

With regard to the effect on No.465, its garden would be reduced from approximately 70sqm to 40sqm. Under the Council's DC Standard No.3. the minimum rear garden size for a terraced house is 50sqm (for a two-bedroom house) and 65sqm (three-bedroom). In this instance, the adjoining dwellings have small rear gardens and it is not felt that the reduced garden size would be out of character or result in such a deficient standard of amenity as to substantiate refusal.

Highway safety

The comments of WSCC are awaited but the proposed amendments to the parking layout would allow for more on-site turning space and thus should benefit highway safety.

Recommendation

REFUSE for reason that:-

The proposed canopy would form an obtrusive and incongruous feature that would be detrimental to the setting of the Listed Building and to the character of the Conservation Area. It therefore conflicts with the policies of the West Sussex Structure Plan (CH4, DEV1) and the Adur District Local Plan (AB4, AB7, AB11)

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