Expiry Date - 07/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0122/10 **Recommendation – Permit Application**

Site: **16 - 18 East Street Shoreham-by-Sea West Sussex**

Proposal: **2 storage sheds in rear yard with screening structure in shape of beach hut facade (retrospective)**

The Application

The application relates to the 'Beach House Restaurant' located on the east side of East Street, within the Shoreham Conservation Area. The restaurant has a rear courtyard that has traditionally been used for ancillary storage for the use as the restaurant.

Retrospective permission is sought for two detached outbuildings to the rear of the courtyard, in addition to a 3.6m high 'beach-hut' designed screen facade. The timber storage shed is located adjacent to the north side boundary wall, and is constructed in oriented strand board (OSB) with, a sloping mono-pitched roof, it is 3.4m wide, by 1.9m in depth and 2.4 - 3.1m in height. The metal storage shed is located in the SE corner of the yard, and is 2.8m wide, by 1.9m in depth, by 2.8m in height. It is has a green profiled steel exterior with a white steel roof. The 'beach-hut' fascia is timber clad, painted blue, with a pair of white doors to allow access to the storage sheds and refuse bin areas.

Directly to the north is the rear of the two-storey 'La Galleria' restaurant. To the NE is the rear of No. 4 New Road, a residential house with rear facing windows, to the South and East is the rear compound of the Jet Petrol Station located directly south off of Brighton Road.

The applicant has submitted three letters of support from the occupiers of businesses at No's 13 & 20 East Street, and owners of No. 2 New Road.

Site History

SU/189/05 – Ground Floor Rear Extension (with Rooflights) & Change of Use from Beauty Salon to Delicatessen, café/bar, restaurant. APPROVED 01.11.05

ADC/0266/06 – Removal of condition 3 of Su/189/05 to enable use of rear patio by customers (10am – 5pm Mon-Sat). REFUSED 06.10.07

Consultations and Representations

Consultations/Comments

Adur District Council: The Environmental Health Officer has no objections to the application.

Adur District Conservation Advisory Group: Acceptable due to commercial environment.

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB14, AB31, AS1.
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)
PPS6 'Planning for Town Centres' (ODPM 2005)

Planning Assessment

Policies
The main relevant planning concerns are the effect on the amenities of nearby residences and on the character of the Conservation Area.

The premises are located within Shoreham town centre within the Conservation Area where Local Plan policies AS1 and AB4 apply. AS1 states that permission will be granted provided there will be no loss of amenity to nearby residents, and development is of a scale and design, including construction materials, appropriate for the locality. The site is located within the Conservation Area where the Council has a statutory duty to have special regard to the desirability of enhancing or preserving the character or appearance of the area. Consequently policy AB4 states that development will need to be of a high standard of design and construction materials.

Effect on the character or appearance of the Conservation Area.

The two outbuildings are modest in size, being the approximate size of standard domestic sheds. They are used for storage in association with the restaurant, with the timber outbuilding having air conditioning plant attached to the eastern elevation. They are both located to the rear of the small rear yard, and are currently screened by the taller 'beach-hut' designed façade. The area is also used for bin storage.

The facade in its own right is in keeping with the theme of the restaurant and aids with the screening of the less attractive outbuildings and bins. The fascia is 0.1m thick and 3.6m to the apex. The orientation of the façade screen is

such that the rear windows of buildings in East Street only have a view of the 0.1m wide side profile, as such it is not particularly obtrusive or imposing. The decoration of the west side of the fascia is sympathetic and well made, and given it screens the more unattractive bin storage area from the rear windows of the restaurant, it aids in preservation of the character of the surrounding conservation area.

The two storage buildings are well screened by the 'beach-hut' screen to the west, and the 1.8m high boundary wall of the yard to the north and east. The metal shed is acceptable given the screening provided. The timber shed is constructed in OSB timber sheeting and already shows signs of wear and deterioration. It is recommended that the exterior be clad in exterior grade timber and painted to prevent further deterioration which would result in detraction from the character and appearance of the conservation area.

It is considered the rear of the fascia should be clad for the same reasons of preservation of the conservation area.

Residential amenity
The two sheds and façade screen do not have an adverse impact on the surrounding area due to their height and scale through overshadowing or loss of outlook. The outbuildings do not result in a loss of privacy to the dwellings to the north and east.

Use of the rear yard for dining and drinking by customers, has been subject to planning applications which have been refused, as detailed above. The part of the rear yard to the west of the façade and its use is not subject of this planning application, and any change of use would require a fresh planning application for change of use.

Recommendation

APPROVE for reason that :-

The development preserves or enhances the character or appearance of the conservation area and accords with the relevant policies of the Adur District Local Plan (AG1, AB4, AB14)

1. Within two months of the date of this permission, the timber outbuilding and the easternmost side of the beach hut façade shall be clad in exterior grade tongue and groove timber panelling as per the manufacturers installation instructions and finished in two coats of exterior grade white woodwork paint, unless otherwise approved in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AB4 of the ADLP.*

Expiry Date - 07/06/2010

Case Officer Carlos Hone

Date 3/6/10 PB 3/6/10