Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVED**
AWDM/0458/17

Site: **The Longshore 153 Brighton Road, Shoreham-By-Sea**

Proposal: **Single storey extension to dining area on south west elevation.**

Date of site visit: 9/05/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

In April 2013 consent was granted for internal and external alterations and improvements to what was at that time a former public house The Royal Coach. The pub closed in 2012 and at the time of submission of AWDM/1532/12 was vacant. The site is located on the southern corner of the major roundabout at the intersection of The Saltings and Brighton Road. The main vehicular access to the site is via The Saltings to the east.

The Public House is now The Longshore a Marstons Family dining public house. The previous consent has been implemented with external dining and drinking customer space, childrens play area, the car parking area remains with some loss of car parking as formed part of the previous consent. An external kitchen grill was installed in the garden area in 2014 (AWDM/0316/14 refers).

Consent is sought here for a single storey extension to the building this extension is to the side of the building into the area which is currently used as an external customer, dining/drinking space. There are currently fixed external seating, patio heaters and this is described as an external loggia area. The extension comprises of a flat roof extension to this area with a glazed pyramid rooflight, the timber loggia to be removed.

The proposal will not impact upon the children's play area, car parking or the current internal layout of the building. It will provide additional dining space.

Consultations

West Sussex County Council: The Highway's Authority has advised that: -

51 car parking spaces exist within the site and no additional spaces are proposed. From an approximate measure of the proposed floor plan circa 565 sqm total of A3 food and drink use is proposed at the site. Under WSCC Parking Standards adopted November 2003 the existing volume of parking does not meet these standards for

both the existing floor space and proposed. However, the location is suited well to travel by foot along street lit footway links from established residential areas. It is anticipated that not all visits will be by vehicle and the relative size of the extension over the existing and existing parking provision is not considered 'severe'. Furthermore, parking restrictions nearby in the form of junction protection results in additional on-street parking not anticipated to occur in locations that would be deemed detrimental to highway safety.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Adur & Worthing Councils: Environmental Health Officer –The precautionary contamination condition should be attached and the PFA informative.

Representations: - none received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AE16 (existing business in residential areas.)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The use of the public house will not change it will remain an A4 use. The current occupiers focus on family dining in relation to the public house has proven successful as this public house has been brought back into use. The single storey extension is to complement the existing successful use by providing space for additional diners within the public house. This is considered to be acceptable in principle provided that the extension does not impact negatively upon the visual and residential amenities of the locality or harm to highway safety.

Visual amenity

There are existing flat roof additions to the existing main public house building. These have evolved over time and remain subservient to the main building which is prominent within its position adjacent to the roundabout and also within a site itself. The proposed extension is a modest addition which relates well to the design and appearance of the existing building. The flat roof matches that of the existing additions. It is set back from the front of the building and although it will be visible from the highway and surrounding areas. It will have no adverse impact. The materials and finishes to be used will match existing as condition is attached to ensure this is the case.

Residential amenity

There are residential properties surrounding the site to the south and west of the site. The proposed extension as stated above is modest in scale and set well within the boundaries of the site. It is also replacing an existing wooden loggia structure. The use of the additional space will remain as existing dining space. The proposal will not be detrimental to the occupier of any of the adjacent dwellings. There will be no loss of light, privacy or overbearing impact as a result of the extension.

Accessibility and parking

As stated above the Highways Authority has no objection to the proposed extension. It will not impact upon the existing highway network and the existing car parking on site is acceptable in relation to the existing use and proposed addition.

The proposal therefore does not conflict with the saved policies of the Adur District Local Plan (AG1, AE16)

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing.

Informatives
1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

3. Proactive no amendments

4. PFA informative

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 22nd May 2017

Authorised by: Jo Morin Date: 23.05.2017