Expiry: 10/8

Development Control – Delegated Officer Report

Application Number: AWDM/0810/23 Recommendation: APPROVE

Site: **The Park View PH, 159 Salvington Road, Worthing**

Proposal: **Erection of new pergola with projection wall affixed retractable aluminium roof, New timber frame structure with delivery door, covered walkway with twin walled polycarbonate roofing.**

Date of site visit: 23/6

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to the former The Lamb pub on the south side of Salvington Road at its east side junction with Durrington Lane. The pub is an imposing corner building in a rendered and painted finish under a clay tiled roof with an Edwardian Arts and Crafts appearance.

It has a deep south facing rear garden, with tables and chairs, which abuts the boundary with a house at 122 Durrington Lane. To the east is the Manor Parade local shopping centre which has the backs of shops running parallel with the east boundary of the pub and its garden. To the west on the other side of Durrington Lane is Pond Lane recreation ground. There is forecourt parking on the north and west sides of the pub.

The site is in the Durrington Conservation area but is not a listed building and there are no protected trees on the site.

Proposal

The pub has raised decking outside the rear elevation, part of which is covered by an open sided structure with a sloping timber roof and part of which is covered by a pergola structure. The deepest eastern most raised decking area is uncovered.

It is proposed to replace the covered area and pergola with an enclosed powder coated aluminium structure with doors onto the garden. This structure will have a retractable roof. Also proposed is a door and two side lights in the back wall onto the new structure in place of a window. The ramped access and double doors into the pub on the west side of the rear wall are to remain unaltered.

In addition a timber framed/clad store is proposed off the kitchen on the east side of the building. It measures 4.3 metres in length x 1.6 wide and 2.4 metres high with a flat roof. From this it is proposed to erect an open sided covered walkway to the

existing store which fronts Salvington Road and also opens onto the garden. This will have a polycarbonate roof and a maximum height of 2.8 metres.

Relevant Planning History:

AWDM/0422/18 - Replacement externally illuminated advertisement signage on building and site including new fascia signs and freestanding hanging sign (for renaming as The Park View. Approved

10/1098 - Retrospective. External alterations to building and grounds including new pitched roof on existing flat roof extension, creation of two level terrace for alfresco dining and drinking with timber pergola and associated smoking shelter, ramp for access to lounge in existing garden and improved access to existing private yard. Granted

Consultations:

The Worthing Society:

'Although 'The Park View' is not a Listed Building it occupies a landmark position in this area and is of some historic interest. It was formerly known as 'The Lamb Public House'.

I have now discussed the proposal with our Heritage Team and we note that the proposed materials for the new pergola are of good quality and the 'footprint' is acceptable. I am therefore pleased to advise you that we have no objection to the application.'

Highways: No objection.

Health: No objection.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM8, DM16, DM23 and DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
Durrington Conservation Area Appraisal

Planning Assessment

There is no objection in principle to extensions and alterations to commercial buildings within the built-up area where they will enhance the community's use and enjoyment. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity/conservation

The main rear structure is no deeper into the pub garden. The existing roof and pergola are in a poor state and this structure will improve the overall appearance of the rear elevation and from the street to the west.

The store addition and walkway are on the east side of the building and will not be visible from the road.

The extensions proposed will not be harmful to the appearance of the conservation area but will preserve it.

Residential Amenity

The structures will improve the visitor offer without causing harm to neighbour amenity. It does not increase the number of covers available.

Energy

The retractable roof and double doors into the garden will prevent overheating.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: MOK Date: 20/7/23

Authorised by: Jo Morin Date: 20.07.2023