Expiry Date - 28/10/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1526/15 **Recommendation – Approve**

Site: **Cricketers The Green Southwick West Sussex**

Proposal: **New balustrade and new paving to replace existing decking on west elevation (retrospective application)**

Site and surrounds

The site is a PH on the east side of The Green in the heart of the historic part of Southwick in an otherwise residential area.

It lies in the Southwick Conservation Area.

The building is post war and comprises a 2 storey pitched roof main element – brick faced with timber panel -with a flat roofed single storey side addition to the north. It features a raised decked forecourt laid out as an outdoor seating area in front of the main building and open forecourt in front of the single storey side addition. There is parking in a bay outside.

The property has seen numerous alterations in the recent past including raised decking on front patio (with removable umbrellas), Bi-folding access doors in front wall and canopy over front door and Canopy (shelter for smokers) attached to front of public house.

The site is adjoined on both sides by roads and the back gardens of houses to the rear.

Proposal

This is retrospective and comprises new paving on the raised decked area at the front which appears to be some sort of York stone large paving and new black railing balustrade with timber pillars. Planters abut the balustrade. This replaces the previous timber decking and simpler more open balustrade

Relevant planning history:

Application Number	Development Description	Decision	Decision Date	Appeal Decision	Appeal Decision Date
ADC/0011/07	Glass-roofed lean-to shelter at rear (with access door)	APPLICATION REFUSED	08-02-2007		

ADC/0188/07	Canopy (shelter for smokers) attached to front of public house	APPLICATION 05-06-2007 PERMITTED
ADC/0272/06	Raised decking on front patio (with removable umbrellas), Bi-folding access doors in front wall and canopy over front door	APPLICATION 04-10-2006 PERMITTED
ADC/0412/06	Replacement signage	APPLICATION 08-12-2006 PERMITTED
AWDM/1180/14	Section 211 Notice under the Town and Country Planning Act 1990 to fell two Sycamore trees and one Horse Chestnut tree in the Southwick Conservation Area.	APPLICATION 17-12-2014 PERMITTED WITH NO CONDITIONS
AWDM/1526/15	New balustrade and new paving to replace existing decking on west elevation (retrospective application)	PENDING
AWDM/1554/12	Replacement of existing signage scheme	APPLICATION 19-02-2013 PERMITTED WITH CONDITIONS
SW/45/03/TP/20569	Replacement Signage	APPLICATION 01-07-2003 PERMITTED
SW/71/85/TP/2682	Alterations.	APPLICATION 06-01-1986 PERMITTED
SW/93/85/TP/2792	Externally-Illuminated Pole Sign, 4 Signwritten Fascia Boards,3 Sets Of Applied Letters, 4 Signboards	APPLICATION 07-01-1986 PERMITTED

Site Visit

6.11.15

Representations and relevant consultation responses :

Environmental Health Officer

There are no adverse environmental health comments regarding the above application.

Southern Water

No objections

Planning Assessment

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the amenity of neighbours
- Impact on the integrity of the design of the property and character of the townscape and impact on Conservation Area and listed buildings .
- Access and parking

As such the relevant planning framework is:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG3, AB3-AB4; Conservation Area Appraisal
National Planning Policy Framework (CLG 2012);

Principle of development

The proposal upgrades facilities at a popular local community facility in a sustainable location.

Impact on the amenity of neighbours

The proposal does not materially change any impact of the operation of the PH on any neighbour.

Impact on the integrity of the design of the property and character of the townscape and impact on Conservation Area and listed buildings

The works are relatively minor and enhance the appearance of this otherwise pleasant building which harmonises well with the area but lacks any architectural or historic distinction.

No harm to the Conservation Area or setting of the Listed Buildings on the opposite side of The Green would occur /

Access and parking

This is unaffected.

Recommendation:

Grant Permission subject to conditions on time and build to approved drawing.

Delegated

Case Officer P Devonport sign Date.....7.1.16

Authorising Officer sign: Gary Peck Date: 7 January 2016