pc 21/6/07
expiry 17/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0308/07 **Recommendation – Permit Application**

Site: **The Schooner 146 Albion Street Southwick West Sussex**

Proposal: **New external covered area, raised with flat roof and timber supports**

The Application

The application site is a public house located within the built up area of Southwick and the Southwick Conservation Area. The building fronts Albion Street to the north with vehicular and pedestrian access and hard standing to the front. To the east of the site is the nautical training building. To the rear, south is a rear beer garden/balcony area facing onto the harbour and to the west the building is attached to Catts Mews. This attached building fronts onto the harbour and there are no windows or openings on the northern elevation of this building.

To the north west of the public house is a building which accommodates 'Arrow Tyre Services' the vehicular access to this premises is across the front of the application site.

Permission is sought to add an external covered area to the front, north elevation of the building which will have a flat roof with open sides supported by timber posts. The proposal will also include two down lighters fitted into the flat roof and an extension of the existing decking to the front of the building and a continuation of an existing picket fence around the front and side of the open structure, 1.5 metres from ground level. The structure is located adjacent to the main part of the building to the front of the existing toilet facilities which are contained within a flat roof addition to the building. Access to the proposed covered area will be from the main part of the building through a side access door which will replace an existing window.

The proposed structure has a maximum height of 3.3 metres, 0.4 metres lower than the existing flat roof, it will be 1.8 metres deep and 2.6 metres wide.

Consultations and Representations

Third Parties: - 1 letter has been received from the owner of 'Arrow Tyre Service' the business which is located within the building adjacent to the site, making the following comments:-

- As existing there are broken glasses outside the premises, the proposed smoking shelter will increase this.
- The bins will have to be relocated.
- Damage to property from customers of the Schooner
- Posts to be erected will restrict access to premises.

A.D.C.A.G: - No objection

Shoreham Port Authority: - No objection

Director Of Services: - Environmental Health have no adverse comments, any environmental controls concerning the use of the area will be looked at through the licensing process.

Relevant Planning Polices and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AP7
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). The relevant planning considerations in this case are the effects of the proposal on the character and appearance of the Conservation Area and on residential amenity. The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation area.

Character and Visual Amenity

The proposed timber open structure/shelter will be visible to the front of the site, within the street scene and conservation area. However due to its limited height, scale, size and simple design it is not considered that the proposal will be prominent within the street scene and conservation area and would be subservient to the existing building. The proposals would therefore have a neutral affect and would preserve the character and appearance of the conservation area and existing building.

Residential Amenity

There are some residential properties within the vicinity of the site, along with other commercial, business and community buildings. As the proposed structure is to the front of the building with access directly from inside the existing public house there will be limited disturbance to the surrounding area. The public house already exists and the proposed structure will be used ancillary to this existing use. Other matters with regards to hours of business are dealt with under separate licensing legislation. It is therefore considered that the proposal is acceptable in this case in the light of the existing use of the building and there would be no adverse impact on the residential amenities of the occupiers of the adjacent properties which would warrant a refusal in this case.

Other Issues

Concerns have been raised by the owner/occupier of the business premises adjacent to the site with regards to increased broken glasses and rubbish to the front of the property and concern over where the existing refuse storage will be as currently the bins are located at the site of the proposed structure.

It is considered that the issue of rubbish and broken glass to the front of the premises is a matter unrelated to the proposal and is an issue with regards to the existing use. It is not considered that the proposal would add to or increase this problem, it is possible that the situation could be improved as a result as the increased use, by the patrons of the public house, of the front area would encourage this area to be kept clean and tidy for the benefit of those using it.

With regards to the query over the relocation of the existing bins, a condition has been attached to state that details should be submitted and work carried out in accordance with such details to show the location of a refuse store in relation to the premises.

Recommendation The proposed development would not detract from the existing local urban environment and would have no adverse impact on the ~~resid~~ amenities of neighbouring properties. It would consequently not conflict with policy AG1 and AP7 of Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan.

APPROVE for reason that :-

1. C1Ci (Standard time limit)
2. C12Ai (External materials for walls and roof of building to be approved)
3. Details of the proposed lighting to be used shall be submitted to and approved by the local planning authority prior to commencement of works and work shall be carried out in accordance with such details
   Reason: To protect the visual amenities of the locality and to accord with policy AB4 of the Adur District Local Plan and policy DEV1 of the West Sussex Structure Plan.
4. Prior to commencement of works details of the proposed location of facilities for storing refuse and waste shall be

submitted to and approved by the Local Planning Authority and works shall be carried out in accordance with such details.

Reason: (same as C18K)

Case Officer.....Baker.....Date.....9/7/07

Head of Planning and Community.....[signature].....Date.....9/7/07

Chair of Planning Committee.....A. J. Mills.....Date.....12/07/07