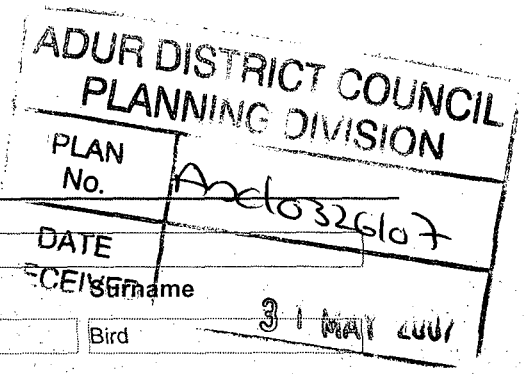
Planning Application - part 1

A1. Applicant Details



Organisation	Greene King		
	Title	**Forename**	**Surname**
Name	Mr	Chris	Bird

A1.1 Address Details

Name or flat number	
Property number or name	Abbott House
Street	Westgate Street
Locality	
Town	Bury St Edmunds
County	Suffolk
Postal Town	
Postcode	IP33 1QT

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	[redacted]	
Daytime Telephone No.	[redacted]	
Fax No.		
Email Address	[redacted]	
DX Number		

A2. Agent Details

Organisation	Smith Coldham Design Ltd.		
	Title	**Forename**	**Surname**
Name	Miss	Jayne	Nelson

A2.1 Address Details

Name or flat number	26
Property number or name	Victoria House
Street	26 Church Street
Locality	Church End
Town	Great Dunmow
County	Essex
Postal Town	
Postcode	CM6 2AE

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01371872804	
Daytime Telephone No.	01371872804	
Fax No.	01371872804	
Email Address	ajaynenelson@aol.com	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Waterside Inn
Street	Ferry Road
Locality	
Town	Shoreham-by-Sea
County	West Sussex
Postal Town	
Postcode	BN43 5RA
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

To create a new canopy to the south west corner of the building following the curved line of the building in this area. Canopy to have a flat roofed construction with curved mono-pitch to front edgeto reflect existing details. Roof to have timber supports with arched bracket detail to match existing. Allow for new lighting and heat.

3. Type of Application

Type

- _ Outline
- _ Approval of Reserved Matters
- X Full
- _ Renewal of temporary permission
- _ Renewal of unexpired permission
- _ Removal of Condition
- _ Variation of Condition

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type

New building(s)	_ Yes	X No
Alteration or Extension to building(s)	X Yes	_ No
Change of use	_ Yes	X No
Demolition	_ Yes	X No
Other operations	_ Yes	X No

4. Access

Is existing access affected?

Pedestrian	_ Yes	X No
Vehicular	_ Yes	X No

Is a new access type proposed?

Pedestrian	_ Yes	X No
Vehicular	_ Yes	X No

Disability Access

As existing

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Timber posts to match existing

Roof

Flat roofed construction with curved mono-pitch at the the front edge finished with tiles to match existing.

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

as exisiting

8. Site Area & Floor Space

Site Area 1442

Units X square metres _ hectares

Width of site frontage 62 metres

Is the application for new building works? X Yes _ No

Please state the existing floorspace of the building 735 sq.m

Please state the proposed new floorspace 0 sq.m

Is the proposal for a change of use? X Yes _ No

Please state the floorspace related to the change of use 0 sq.m

Does the proposal involve the removal or demolition of any part of the existing building? X Yes _ No

Description of removal/demolition

The removal of the exisitng curved mono-pitch and canopy around edge of the balcony in this area. Removal of a small planting bed

9. Existing Uses

Current use of land or building

Public House

If vacant what was the land or building last used for?

Public House

10. Residential Information

Select the type of land the development is on

_ Brown-field
_ Green-field
_ Part Greenfield, Part Brownfield
X Don't Know

Is the number of residential units changing? _ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? _ Yes X No
Has any part of the site been in council ownership? _ Yes X No

12. Height

State the height of the new development

12 metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	6	6	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

New gutters linked in to existing downpipes

State method of disposal for foul sewage

as existing

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? X Yes _ No

Reference Number ADC/01/0146/07

Date of Application (yyyy-mm-dd) 2007-03-15

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	X Yes	_ No

Planning Application - part 2

17. Industrial Or Commercial Processes and Machinery

Describe processes carried out and the end products

Storage, sale and prepatation of food and alcohol.

What type of machinery will be installed?

None

18. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site, or elsewhere X Yes _ No

If Yes give details

Public House

A larger scheme for which planning permission is not yet sought _ Yes X No

If Yes give details

19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	0	0	0	0
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	0	0
Offices	0	0	0	0
Industrial	0	0	0	0
Warehouse	0	0	0	0
Hotel / Hostel / Nursing home	0	0	0	0
Other	735	0	0	735
Total	735	0	0	735

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	5	6	11
Proposed Employees	0	0	0
Total	5	6	11

21. Traffic Flow

How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:

	Existing	New	Total
Employees vehicles	0	0	0
HGV's	1	0	1
Other vehicles	1	0	1

22. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

As existing

23. Hours Of Working / Opening

23. 1 Working

Please specify the working hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday	09:00	00:00	09:00	00:00
Tuesday	09:00	00:00	09:00	00:00
Wednesday	09:00	00:00	09:00	00:00
Thursday	09:00	00:00	09:00	00:00
Friday	09:00	00:00	09:00	00:00
Saturday	09:00	00:00	09:00	00:00
Sunday	09:00	00:00	09:00	00:00

23. 2 Opening

Please specify the opening hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday	11:00	23:00	11:00	23:00
Tuesday	11:00	23:00	11:00	23:00
Wednesday	11:00	23:00	11:00	23:00
Thursday	11:00	23:00	11:00	23:00
Friday	11:00	00:00	11:00	00:00
Saturday	11:00	00:00	11:00	00:00
Sunday	12:00	23:00	12:00	23:00

24. Hazardous Substances

Please state the nature, volume and means of disposal of trade effluents or waste

none

Does the proposal involve the storage of Hazardous Substances? _ Yes X No

If Yes, please specify the hazardous material and the quantity stored in tonnes.

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Miss	A J	Nelson
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-05-25		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

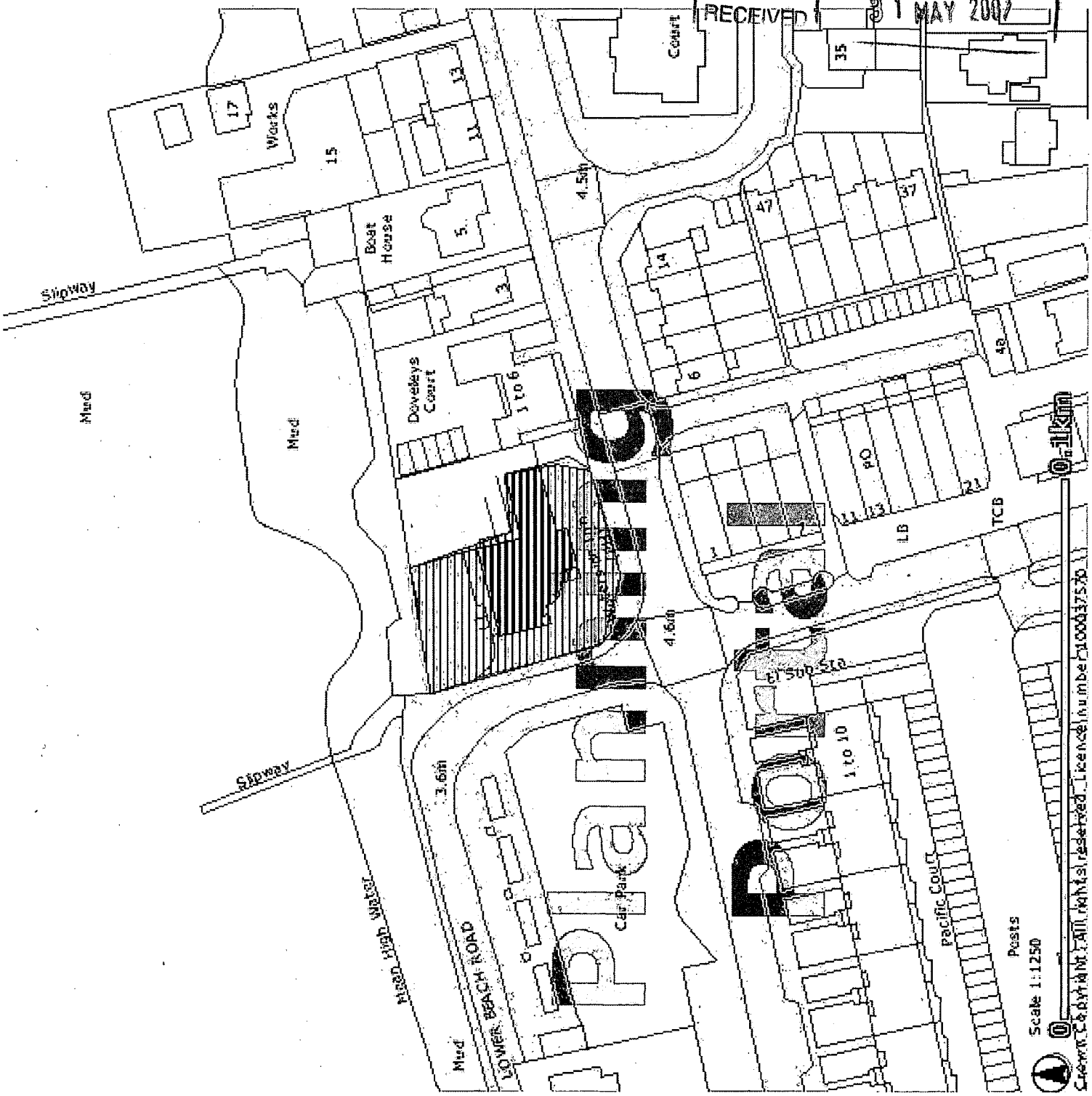
X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Miss	AJ	Nelson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-05-25		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0326107
DATE RECEIVED 31 MAY 2007



Design and Access Statement

The Waterside Inn Public House, Ferry Road, Shoreham-by-Sea, West Sussex, BN43 5RN

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. A/c/0326/07
DATE RECEIVED 31 MAY 2007

Design Statement:

This planning application has been lodged to provide outdoor covered facilities at The Waterside Inn to provide a smoking refuge for customers.

Our client 'Greene King' have identified a trend across the leisure industry of an increased demand for alfresco dining and drinking. This, coupled with the Total Smoking Ban which will be implemented in early summer of 2007 as a result of The Health Bill (15th February 2006) has driven the need for more external areas which have cover, light and heat suitable for the English climate.

Our revised proposals show the addition of a canopy on the south west corner of the pub. We believe a canopy in this location will cause the least disturbance to residents in the local area.

Special consideration has been given to the resident of the house boat which is moored adjacent to the rear beer garden. Conversations with the House Manager have established that this gentleman has a stained relationship with the pub and it is felt that a new canopy on the rear of the building will only inflame an already delicate situation.

Advice from the Planning Officer has led us to amend the proposed design style and size of the canopy. A tiled mono-pitched roof has been added to the front of the curved canopy to mimic the existing tiled pitch which runs around the edge of the balcony at present.

The new heating fittings specified are infra red electric heaters with automatic cut off switches to maximise efficiency and be as environmentally friendly as possible. Lighting will be on a timer system.

In conclusion, The General Household Survey 2003, from the Office for National Statistics, 2004 - *1. Prevalence of cigarette smoking by sex and age: 1974 to 2003:* tells us that 25% of the population now smoke, however an in house Greene King survey has revealed that 40% of Pub Goers are smokers. The design provides an external covered area of 31m square which is roughly20% of the overall indoor trading space.

Clearly, Greene King are keen to provide smoking facilities as trading figures following the smoking ban in Scotland show an 11% slump in profits in the first quarter after the ban for those who did not provide suitable smoking shelters.

Our aims are to be sympathetic to the existing structure. The proposals have tried to meet the needs of all those concerned, providing a safe and comfortable recreational venue which is able to meet the changing market.

Access Statement:

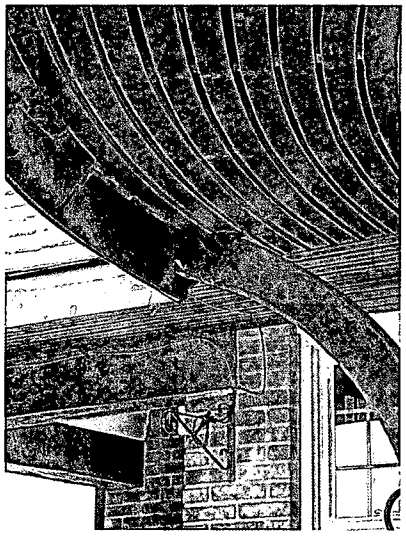
Disabled access into the building will remain as existing.

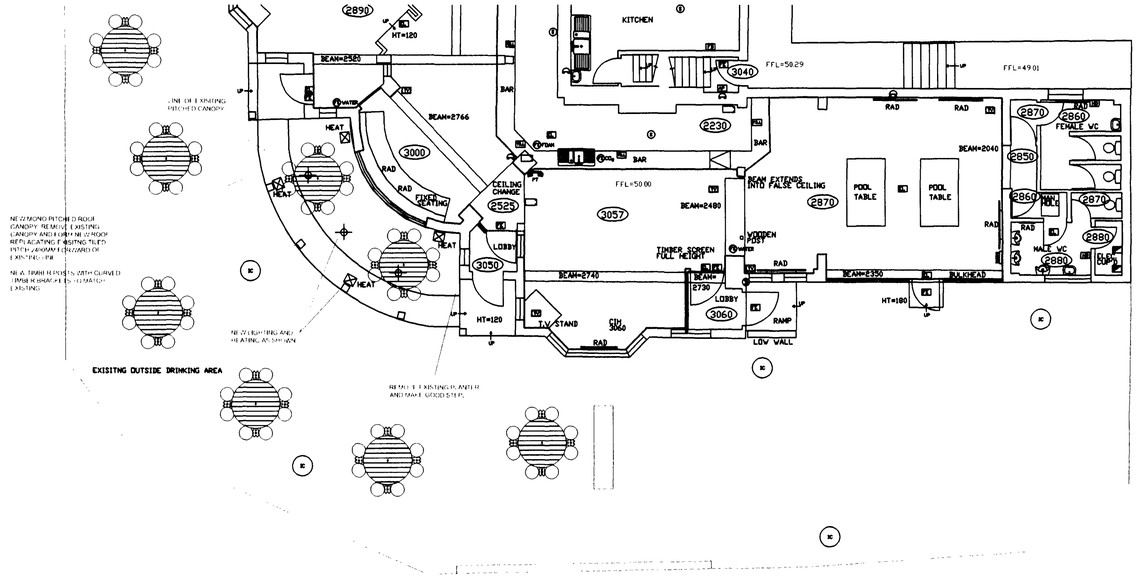
The Waterside Inn, Shoreham-by-Sea



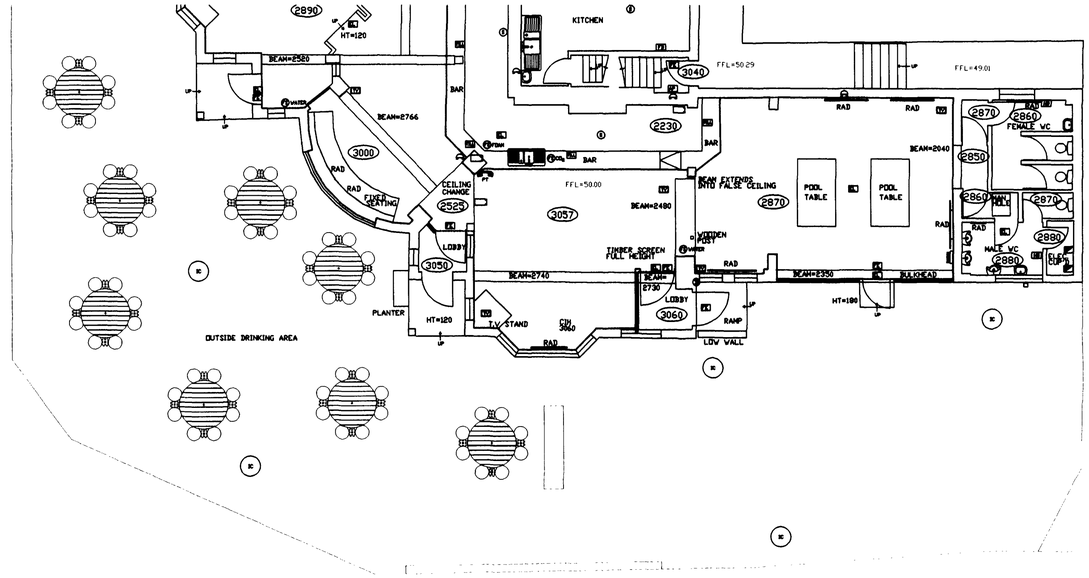


ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ax0632667
DATE RECEIVED 31 MAY 2007





PROPOSED PLAN 1:100 (A)



EXISITNG PLAN 1:100



PROPOSED ELEVATION A 1:100



EXISITNG ELEVATION A 1:100

ADUR DISTRICT COUNCIL
PLANNING DIVISION

PLAN No.	Adc/0326/07
DATE RECEIVED	31 MAY

REV B: MAY 07 - AMEND SIZE AND STYLE OF CANOPY TO MONO-PITCHED CURVED FACADE.

REV A: 07.05.07 - NEW FLAT ROOFED CANOPY PROPOSED OVER EXISTING EXTERNAL DRINKING AREA TO SOUTH WEST OF THE BUILDING.

REV	NOTES: Drawing can be scaled as shown	DATE	BY

DO NOT SCALE - WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR. ALL DISCREPANCIES TO BE REPORTED TO SMITH COLDHAM DESIGN LTD

CLIENT
Greene King

JOB TITLE
8017 The Waterside
Ferry Road
Shoreham-by-Sea
West Sussex BN43 5RN

DRAWING TITLE
Smoking Refuge
Plans & Elevations

SCALE: 1-100 @ A1	DRAWING No: 8017-06-100
DATE: 17.12.06	
DRAWN BY: JN	REVISION: B

scd
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