Expires 26/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0326/07 **Recommendation – Permit Application**

Site: **Waterside Inn Lower Beach Road Shoreham-by-Sea West Sussex**

Proposal: **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 edge to reflect existing details. Roof to have timber supports with arched bracket detail to match existing. Allow for new lighting and heat**

The Application

The application site is the Waterside Inn Public House located on the north side of Lower Beach Road on Shoreham Beach. The Inn is bounded to the east by Doveleys Court, to the west by a public car park, and to the north by the River Adur mudflats and two Houseboats.

The proposal is to create a smoking shelter on the front southwest of the building by extending out a curved mono pitched roof feature at first floor height. This extended canopy will be tiled in the same manner as the existing with dark wooden posts and curved brackets supporting the structure. In all the canopy will extend out 2.4 metres to create a single curved feature linking the south and west wings of the building at mid-height. Beneath this canopy will be new lighting and heating facilities with space for smokers to sit around two 8 seater tables.

A previous application (ADC/0146/07) featuring this shelter on the eastern part of the south elevation was refused on the grounds of it creating additional noise and due to its poor design in relation to the building.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objections.
WSCC- Highways & Transport	No Objections.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AP7
West Sussex Structure Plan: DEV1

Planning Assessment

The key planning consideration with this application is the impact the new canopy frontage will have on the appearance of the building.

Structure Plan Policy DEV1 requires that development be of high quality with regards to construction, layout, scale and appearance, taking into account amongst other things, the need to integrate with adjoining land uses and minimise potential conflicts between uses and activities. Consideration should also be given to the townscape, streetscape, skyline and views into and out of the site.

The Waterside Inn features a distinctive roof with southern, western and southwestern gable ends. Beneath the western and southern gables is a pitched canopy at first floor level that protrudes 1.4 metres, following the building line and curving above a south west facing bay window. The proposal is to extend this curved roof feature forwards to the perimeter of the building in order to incorporate a smokers' shelter beneath. The new extended canopy will mirror the flat roof and 1.4 metre high pitched frontage of the existing canopy feature with four new timber supports with arched brackets beneath.

From an amenity perspective the shelter will sit behind a large outside drinking area and thus will not pose any additional noise or disturbance to neighbouring amenity above that which already exists. The nearest residential units are over 20 metres away directly south whilst there are no other residential units within 50 metres directly to the south west and west.

From a visual/design perspective the curved frontage will, at first glance, not appear to differ from the existing set up. When viewed at an angle from the south or west of the building the new curved canopy will certainly appear more prominent with a clear 2 metre deep flat roof visible. The main view from the front and the street approach however will not emphasise this flat roof making the scheme more acceptable. The four new timber support posts will mirror the styling and material of the existing posts and partially block the clear view of the bay window. In all though, whilst this proposal will replace a canopy which sympathetically follows the southwestern building line of the Waterside Inn, its extension is considered to be of sufficient sympathetic design so as not to be too incongruous as to warrant refusal.

Whilst the regulations surrounding smoking shelters are not a material planning consideration, the applicant was made aware that the current scheme provides only 44 percent open sided shelter (the new smoking regulations require at least 50 percent) and would not be considered a smoking shelter under current legislation. The granting of planning permission for this canopy does not override this legislation and consequently does not permit its use as a smoking shelter.

Recommendation

APPROVE for reason that :-

1PPi (amended) '...ADLP (AG1, AP7)...'

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (materials to match existing)

Case Officer:.....

CJ 26/7/07.

Date:26/7/07.....