Development Management - Delegated Officer Report

Application Number: AWDM/1326/16 Recommendation – Approve

Site: Britannia Inn, 98 Grinstead Lane, Lancing

Proposal: Pergola, fixed seating and paved area to existing garden area

Date of site visit: 9 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the front garden of the Britannia Inn where there are existing benches and seats. It is proposed to construct a pergola with fixed seating on a new hard surface in the NE corner of the garden, adjacent to the boundary with 96 Grinstead Lane.

The pergola will measure 2.5m high, 5.5m long and 4.6m wide. It will be constructed of timber with fixed seating attached to timber slats, to a height of 0.95m on the NE side of the pergola. The remaining area is to contain loose tables and chairs. Low intensity 'Festoon' lighting is proposed to hang from the underside of the pergola roof frame.

Relevant site history

Various

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer has no objections

Lancing Parish Council: No objections

Representations

Letter of objection received from the occupier of 96 Grinstead Lane:-

- Too close to boundary fence and will cause loss of light
- Why can't the pergola be put elsewhere in the pub garden, further from boundary with dwelling?

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises improvements to a commercial premises located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the site and its surroundings.

Visual amenity

The pergola is a modest structure which will not look out of place in the pub garden, being located adjacent to existing seating with large umbrella canopies. It will be located in a corner of the site, some distance from the road, and will have an acceptable visual impact.

Residential amenity

The pergola will be sited within an existing garden area already used by customers. It will replace a number of benches in the same location. There is a bungalow immediately to the north east of the site which has a dormer window in the roofslope which overlooks the pub. The bungalow is very close to the boundary fence and the pergola will be only 1.1m from the boundary. However, it will be 2.5m high and will be screened to some extent by the closeboard boundary fence. The side wall of the bungalow (96 Grinstead Lane) is blank with the exception of a small secondary side window. The pergola will not therefore have a harmful impact on light or outlook for those occupiers (the pergola roof will also be lower than the bottom of the dormer). No.96 has a rear conservatory but this is already overshadowed by an existing tree on the boundary within the pub garden. Notwithstanding the presence of the tree, it is not considered that the pergola is of a height or design to cause harm to the amenities of the occupiers of No.96.

Noise from customers already exists in the same area and it is not anticipated that this proposal will result in a harmful increase in noise or disturbance to residents.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Lighting to be switched off outside of business hours

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

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.

Case Officer: Peter Barnett Date: 3 October 2016

Authorised by: Gary Peck Date: 3 October 2016