Expiry Date – 19/4, eot to 5/6

Development Control – Delegated Officer Report

Application Number: AWDM/1599/18 Recommendation – Approve

Site: **The Bridge Inn, 87 High Street, Shoreham**

Proposal: **Proposed new pergola in beer garden to South West of site to provide covered outdoor seating, new covered seating in South East corner of site. Removal of roof lantern from roof terrace on buildings western elevation. Removal of existing windows on South elevations and in filling with port-hole style windows with associated alterations.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/4

Site and Surroundings

This application relates to The Bridge Inn Public House at the end of the High Street opposite the roundabout and Ropetackle. Rebuilt in 1937 it is not known how long the pub has been on the site. It is a striking brick building with a prominent stepped Dutch gable feature facing the High Street. It also includes a curved, open fronted, columned entrance on the High Street

The rear garden is at a lower level to the pub and includes considerable outdoor seating. First floor rooms are used to provide bed and breakfast accommodation.

The pub is in Shoreham conservation area but is not listed. There are no protected trees on the site. The Toll House to the west as you enter the Norfolk Bridge is a listed house.

Proposal

Planning permission is sought to replace a pergola and covered seating on the boundary with The Toll House. Additional covered seating is proposed for the south east corner of the rear garden. The existing steps from the rear terrace into the garden are to be removed and replaced on the southern elevation. Two windows in this area are to be replaced with French doors. Alterations to first floor windows are proposed. A new fire escape platform exit is proposed on the west elevation. Interior works are also shown, which do not need planning permission.

The proposal originally included an outdoor kitchen and fixed first floor seating outside the letting rooms on the west side. Through negotiation these elements have been removed from the proposal.

Relevant Planning History

AWDM/0204/17 - New porch to rear and 2 no. new replacement windows to rear. Granted 28.4.17

ADC/0358/08 - Enclosure of existing covered entrance. Granted 22.8.08

SU/130/99 – Picture window to rear. Granted 4.10.99

Consultations

Health: No objection now that the outdoor kitchen has been removed.

Adur District Conservation Advisory Group: No objection.

Highways:

'This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.
Summary
This proposal is for a new pergola in beer garden to the south-west of site to provide covered outdoor seating, a new outdoor kitchen adjacent to the garage in South East corner of site, the removal of roof lantern from roof terrace on buildings; removal of existing windows on South elevations and in filling with port-hole style windows with associated alterations. West Sussex Country Council was previously consulted on highways matters for application ADC/108/08, where no highways concerns were raised.
Access and visibility
The site is located on High Street, an A-class road subject to 30mph speed limit. Access
to the site will not change, and is an existing entrance. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents within the vicinity as a result of road layout. There is no evidence to suggest that the junction is operating unsafely.
Parking and turning
The site has a small car park outside the front of the property. There are no intentions to change the existing parking arrangements. An increase in available diner seating in the property could potentially increase demand for car parking. On-street parking is limited in the local vicinity. However, the site is sustainably located with Brighton Road well connected by bus routes, and Shoreham-by-Sea train station within walking distance. Public transport could be an alternative to those travelling to and from the property. Furthermore, there are a number of public car parks available locally.
Conclusion
The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

Representations

One objection received from the owners of The Toll House:

'We totally object to the provision of outdoor seating on the first floor terrace. This will overlook and cause a loss of privacy.'

Relevant Planning Policies and Guidance

Adur Local plan 2017: 2, 11, 15, 17, 35
The National Planning Policy Framework 2019

Planning Assessment

Principle

The principle of development can be supported as it upgrades a public House within the built up area boundary. For consideration are the effects of the new seating areas and various alterations on the appearance of the building and the conservation area and impact on neighbours.

Neighbour Impact

The proposed pergola seating on the boundary with The Toll House is marginally taller than the existing flint wall. It will have no greater impact on these neighbours than the covered seating it replaces. The new covered seating closer to the eastern boundary is well removed from The Toll House. It replaces uncovered seating. The external alterations to the pub itself including the new fire escape and platform on the west elevation will not have any greater impact either. The removal of the fixed seating from the first floor terrace and proposed outdoor kitchen has removed any significant additional harm to neighbours.

The revised plans will not affect neighbour amenity.

Design and conservation area.

The external alterations are largely confined to the rear elevation and will not be visible from the frontage. The new port hole windows may be visible from the bridge and the opposite bank of the river but they will cause no significant harm to the appearance of the pub or the wider conservation area. (The conservation area boundary includes the river east of the bridge but not the bridge itself.)

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

.

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Precautionary Contamination

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 4.6.19
Authorised and signed by:	Peter Barnett	Date: 4 June 2019