expires . 05/09

Development Control – Delegated Officer Report

Application Number: ADC/0358/08 **Recommendation - Permit**

Site: **The Bridge Inn 87 High Street Shoreham-by-Sea West Sussex**

Proposal: **Enclosure of existing covered entrance**

The Application

The application relates to the Bridge Inn public house located on the south side of Shoreham High Street, adjacent to Norfolk Bridge and Ropetackle. It is located within Shoreham Conservation Area and has been identified as a positive building within the Conservation Area character appraisal and management strategy (18.03.08 ADC).

The public house is a 1930's brick built building and has a stepped Dutch gable as the most prominent architectural feature facing the main road. Currently the building is accessed through a centrally located covered walkway which is supported by six brick built columns. The proposal is to infill three of the sections with a pair of doors and two half glazed timber panels. The area would be made into a lobby by infilling the return back to the building with a matching half glazed timber screen.

The public house has recently been granted permission for replacement signage (ADC/0108/08).

Consultations and Representations

West Sussex County Council: No comments received.

Adur District Council: No objections.

Adur District Conservation Advisory Group: No objection.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AS1.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard. 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).

Visual amenity

The proposals would be constructed in timber with black painted doors and white painted window frames. These colours would match some of the Fuller's signature colours represented in the exterior signage approved under ADC/0108/08. The timber frames would be sympathetic to the window frames of the existing building and would help to preserve and enhance the character and appearance of the Conservation Area. The proportions of the semi-glazed panels and doors would be sympathetic to other new shopfronts in the locality, notably folding doors at 92 High Street (ADC/0289/06), the florists directly to the north.

The proposed infilling of part of the covered walkway would not create an over dominant feature at the front of the pub and it is considered that the proposals would not detract from the main stepped Dutch gable of the building or adversely affect the character of the Conservation Area.

Residential amenity

The proposals would not have an adverse effect on the residential amenities of the adjacent dwelling (The Toll House 87a High Street) in terms of privacy, outlook or loss of light.

Recommendation

APPROVE for reason that :-

2PC.

1. C1Ci.
2. The infill panels and doors hereby permitted shall, prior to the commencement of their use, be constructed with black painted timber doors and white painted timber framework unless otherwise agreed in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*

Case Officer: [signature]
Date: 19.08.08

PB 20/8/08