Expiry Date – 20.6.19, eot sought to 8/8

Development Control – Delegated Officer Report

Application Number: AWDM/0604/19 Recommendation – Grant

Site: 20 To 22 And 22A East Street

Proposal: Single-storey rear extension and change of use of No. 20a to Use Class A3 to extend area of existing restaurant and provide larger kitchen for La Galleria in addition to external alterations including three double-height arched dark grey aluminium windows to north elevation to replace existing, widened south side dormer with three arched windows, (No. 20 to remain as barber shop).

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14.6

Site and Surroundings

This application relates to a two storey double fronted restaurant at the northern end of East Street on its east side in the heart of Shoreham Town Centre. The building has a cottage appearance from the front and has been extended to the rear with a more modern two storey addition. It fronts the pedestrianised East Street and includes tables and chairs on both frontages. The application also includes the narrow shop immediately south in the terrace.

This parade is in a Primary retail frontage and within block 4. It lies in the Shoreham conservation area but is not listed. It faces the listed war memorial at the head of East Street and St Mary's Church, a Grade I listed building.

Proposal

Planning permission is sought to expand the restaurant into the adjoining retail shop, No. 20a, and to extend the kitchen area with an extension to the rear of No.20. No. 20 is currently a barbers and this use is to remain. A south facing dormer is to be slightly widened and new windows added to it. Finally, the rear extension facing north is to be modernised with full length curved aluminium windows in place of the existing first and second floor windows.

The application has been revised twice to clarify and confirm the detail of the intended windows for the north elevation and changes to this façade otherwise, i.e. moulding etc.

Relevant Planning History

Various adverts and banner signs plus

SU/123/03 - Part Single/Part 2-Storey Infill Extn & Alts, Additional G/F & F/F Seating & Kitchen, Wash-Up & Bin Store For Restaurant (N0 22) & Extn To Shop (20A). Granted 12.8.03

SU/116/01 – Canopy to New Road elevation. Granted 11.7.01

SU/60/95 – New shopfront. Granted 5.7.95

SU/197/94 – Change of use to restaurant/take away in association with adjoining restaurant, no cooking on premises. Granted 9.1.95

SU/168/85 – Change of use from shop to restaurant. (22b) – Granted 29.10.85

SU/65/85 – Change of use of shop/coffee bar to wine bar/restaurant. (22b) – Granted 30.5.85

Consultations

Highways: '*This proposal is for a rear single storey extension, exterior alterations and the change of use from shop (A1) to restaurant (A3). The site is located on East Street, an E-class road. No vehicular access or parking is associated with this site and none are proposed. The restaurant will utilise the floor space of 20a to increase the restaurant size from approximately 73 sqm to 112 sqm.*

An increase in available diner seating in the restaurant could potentially increase demand for car parking in the vicinity. However, the level of traffic generated by the conversion from retail to café would be of a similar nature. Therefore the amount of traffic generated by the proposed change is not anticipated to severely impact the local highway network. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveal no recorded injury accidents within the vicinity of the site resulting from road layout. Therefore there is no evidence to suggest that the proposed development would exacerbate an existing concern.

Weight is given to the fact that the site is situated in a sustainable location well connected by public transport. Shoreham Train Station is a 4 minute walk from the restaurant. Bus stops are located just south of the site on Brighton Road, offering connections to Littlehampton, Steyning and Brighton. Public car parks are also close by, with Tarmount Lane and Shoreham Centre car parks situated 3 minutes away on foot.

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.'

Health: *'As no alteration is proposed to the kitchen extraction system then I have no objection.'*

Representations

One response received.

'This application is worryingly lacking in detail that would enable the Council to judge whether the proposed revision to appearance of windows is appropriate in our conservation area.
La Galleria has a history of ignoring planning requirements. It's our understanding that they are still subject to a requirement to remove, and then to not switch on signage, which they promised to do but have studiously ignored.
I feel that the proposal should not be permitted as it stands. The onus is on the developers to prove in advance that any changes will be in keeping with the conservation area in terms of materials, styles and colouring.
Thanks for your consideration in this important matter, With all the surrounding new development in Shoreham, the inner conservation area is the jewel in Shoreham's crown – what keeps Shoreham special, and very much visited and appreciated.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 11, 15, 16, 17 and 27.

Planning Assessment

Principle

This proposal involves extending a successful restaurant into the adjoining retail shop and extending it at the rear to enlarge the kitchen which in principle in this town centre location is acceptable. External alterations to the fenestration are also proposed.

For consideration is the loss of a retail unit in this primary retail parade. Also of prime importance is the impact of the external changes on the setting of the adjoining listed church and war memorial and on the Shoreham conservation area. Neighbour amenity issues must also be considered.

<u>Retail impacts</u>

Policy 11 allows changes of use to A3 retail uses within block 4. This property is within block 4 and so the expansion of the restaurant into the adjoining shop, 20A, is acceptable.

<u>Heritage Impacts</u>

Through negotiation the detail of the proposed changes to the north elevation windows have been worked through. It is now understood that the existing windows are to be replaced with 3 full length windows with a curved top. These windows are to be dark grey powder grey coated aluminium from the Platinum NRG Heritage range. They will have a central glazing bar which runs along the line of the exposed first floor level and

another under the arched window. They are however, to be non-opening to minimise the width of the glazing bars.

The arch is to have a profiled rendered moulding which will extend either side of the window to the full width and also wrap around the west elevation. A second rendered moulding extends in the same format above the window. A simple incise line in the render is proposed just above cill level and running the full width of the elevation.

The rendered moulding detail has been provided at a scale of 1:5, these are acceptable. The depth of reveal on these windows has been increased to 100mm at the conservation architect's request.

The change to this elevation is considered to be acceptable. These windows are to be added to a later addition to this old building. The detail provided in the revised drawing is acceptable. No harm will be caused to the conservation area or to the setting of the nearby listed buildings.

Neighbour amenity

The south facing dormer is to be widened by 2 metres and the two existing windows replaced with three windows. These windows are to be curved to reflect the frontage windows but they will be in upvc. They will open to allow for ventilation of the upper floor restaurant area. They will not significantly increase noise exposure or overlooking. The adjoining property is a bar with separate office use above.

The ground floor extension is to the rear of No. 20, a barbers shop. This shop will no longer have a rear yard but will be provided with its own WC. The rear extension adjoins a high boundary wall and rear extension at the Tap House bar. It will not be harmful to neighbour amenity. Kitchen extraction is not to be altered.

No alterations to the East Street shopfronts are proposed as part of this application.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. North elevation windows are to be Heritage Crittal replacement windows `in the Platinum NRG in dark grey aluminium

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. This permission does not include any approval for the replacement or relocation of kitchen extraction equipment. Nor does it grant permission for shopfront changes to the East Street elevations.

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 1.8.19

Authorised and signed by: Gary Peck Date: 1 August 2019