Adur District Council

Planning, Regeneration and Wellbeing

Mrs Claire Heathcote
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All Saints Street
London
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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1532/12

Details of Development
REFURBISHMENT OF EXISTING PUBLIC HOUSE TO INCLUDE EXTERNAL PLANT EQUIPMENT AREA WITH 1.1 METRE SCREEN/BALUSTRADE; CHILDREN'S PLAY AREA, EXTERNAL TERRACE, EXTERNAL LIGHTING AND CHANGES TO LANDSCAPING AND CAR PARKING ARRANGEMENTS.

Location of Development
ROYAL COACH BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LD

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 19th December 2012.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
16/04/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed external alterations and refurbishment works to the currently vacant Public House would provide environmental improvements to the site and surrounding locality. This will also result in the creation of additional employment within the district. Subject to the safeguarding conditions attached it can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AE16).

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The use of the garden and play equipment hereby permitted shall be solely incidental to the primary use of the public house. The garden, external terrace and play equipment shall not be used after 23:00 on any day.

Reason: *In the interests of residential amenity and to accord with Policy AG1 of the Adur District Local Plan.*

03. The works hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing no. 3299/P100 rev B - received 19th December 2012
Drawing no. 3299/P107 rev E - received 28th March 2013
Drawing no. 3299/P106 rev D - received 28th March 2013
Drawing no. 12239:SK02A Rev B - received 19th December 2012
Drawing no. D21200/PY/A - received 19th December 2012
Drawing no. 3299/P110 - received 19th December 2012
Drawing no. 3299/P104 Rev D - received 1st March 2013
Drawing no. 3299/P109 Rev A - received 19th December 2012
Drawing no. 3299/EX107 Rev A - received 19th December 2012
Drawing no. 3299/EX106 Rev C - received 19th December 2012
Drawing no. 3299/EX104 Rev A - received 19th December 2012
Drawing no. 3299/P108 Rev A - received 19th December 2012
Drawing no. 3299/P103 Rev F - received 1st March 2013
Landscaping plan - 26th February 2013
Drawing no. 506 Rev B - received 1st March 2013
Drawing no. 508 - received 1st March 2013
Drawing no. 507 - received 1st March 2013
Drawing no. 3299-P110 - received 1st March 2013
Drawing no. MJK/102/02 Rev A - received 28th March 2013

Reason: *For avoidance of doubt and in the interests of proper planning.*

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04. The number of external tables for the use by customers at the public house shall be limited to 9 tables within the garden area and 4 tables adjacent to the main entrance only. No other tables and chairs shall be used or sited outside the building and no area of the car park shall be used for customer seating for eating or drinking.

Reason: *In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

05. The contents of the Planning Noise Assessment Report 12/5860/R1-1 submitted with the application dated 13th December 2012 shall be implemented on commencement of the developments hereby permitted and shall be complied with at all times.

Reason: *In the interest of residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

06. Prior to commencement of the use of the garden hereby permitted fences shall be erected in accordance with the approved drawings.

Reason: *In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

07. Prior to commencement of works the proposed parking spaces and improved access arrangements shall be laid out in accordance with the approved drawings and shall remain as such unless otherwise approved by the Local Planning Authority.

Reason: *In the interests of highway safety.*

08. Prior to the use of the garden hereby permitted work shall be carried out in accordance with landscaping plan dated 26th February 2013.

Reason: *In the interests of visual amenity and to accord with Policy AG1 of the Adur District Local Plan.*

09. The replacement ground floor windows shall be constructed from treated soft wood and shall be painted in accordance with the details stated on Drawing no. 3299-P107 Rev E received 28th March 2013.

Reason: *In the interests of visual amenity and to accord with policy AH7 of the Adur District Local Plan.*

10. The timber boarding, render, doors, windows and fascias shall be painted in accordance with the schedule set out on Drawing no. 3299-P107 Rev E received 28th March 2013 no other information on this plan is permitted.

Reason: *In the interests of visual amenity and to accord with policy AG1 of the Adur District Local Plan.*

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11. The plant equipment on the southern flat roof hereby permitted shall be constructed in accordance with the Mechanical Layout as shown on Drawing no. MJK/102/02 Rev A received 28th March 2013, accompanying notes and annotation on these plans shall be adhered to at all times.

    Reason: *In the interests of visual and residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

12. The signage shown on the approved plans is not permitted and is subject to separate advertisement consent.

    Reason: *In the interests of visual and residential amenity and to accord with policy AH7 of the Adur District Local Plan.*

13. The illuminated entrance piers and external fireplace shall be completed in accordance with the materials and finishes shown on Drawing no. 506 Rev B received Friday 1st March 2013.

    Reason: *In the interests of visual amenity and to accord with policy AH7 of the Adur district local plan.*

14. The external booth seating shall be completed in accordance with the materials and finishes shown on Drawing no. 506 Rev B received Friday 1st March 2013. No other booth seating other than that shown on the approved Drawing no. 3299/P103 Rev F received 1st March 2013 shall be installed within the loggia, external terrace area or garden and no additional external light pendants shall be installed without prior consent from the Local Planning Authority.

    Reason: *In the interests of visual and residential amenity and to accord with Policy AH7 of the Adur District Local Plan.*

15. The fixed external dining seats within the loggia hereby permitted shall be carried out in accordance with the details on Drawing no. 506 Rev B and Drawing no. 508 received 1st March 2013. No additional fixed seating or external pendant lighting shall be installed without prior consent from the Local Planning Authority.

    Reason: *In the interests of residential amenity and to accord with Adur District Local Plan Policy AH7.*

16. The new entrance porch/canopy hereby permitted shall be constructed in accordance with details as shown on Drawing no. 507 received 1st March 2013.

    Reason: *In the interests of visual amenity and to accord with Policy AG1 of the Adur District Local Plan.*

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17. The windows and doors to be blocked up as shown on Drawing no. 3299/P107 Rev E received 28th March 2013 on the south elevation shall be blocked up in brick work to match the existing elevation. On the west elevation the windows and door to be blocked up shall be finished in painted brick to match the existing elevation.

    Reason: *In the interests of visual amenity and to accord with Policy AH7 of the Adur District Local Plan.*

18. The Willow Sculpture as identified on Drawing no. 3299/P104 Rev D - received 1st March 2013 shall not be installed unless and until details of its proposed appearance, scale and specific siting have been submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such approved details.

    Reason: *In the interests of visual amenity and to accord with policy AH7 of the Adur District Local Plan.*

19. The balustrade around the southern flat roof shall match the timber boarding to the first floor of the building. It shall remain in place and be maintained at all times.

    Reason: *In the interests of visual amenity and to accord with policy AH7 of the Adur District Local Plan.*

20. The extract and plant equipment shall be constructed and maintained in accordance with the specification details as set out in the email to the Council dated 19th March 2013, Royal Coach [NLP-DMS.FID207085] details of which have been agreed by the Council's Environmental Health Officer. This includes attachments and excludes point 1. of the email text which it has been agreed shall be increased to 0.2 seconds dwell time in the carbon.

    Reason: *In the interests of residential amenity and to accord with Policy AH7 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. Precautionary land contamination

    If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

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02. 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.