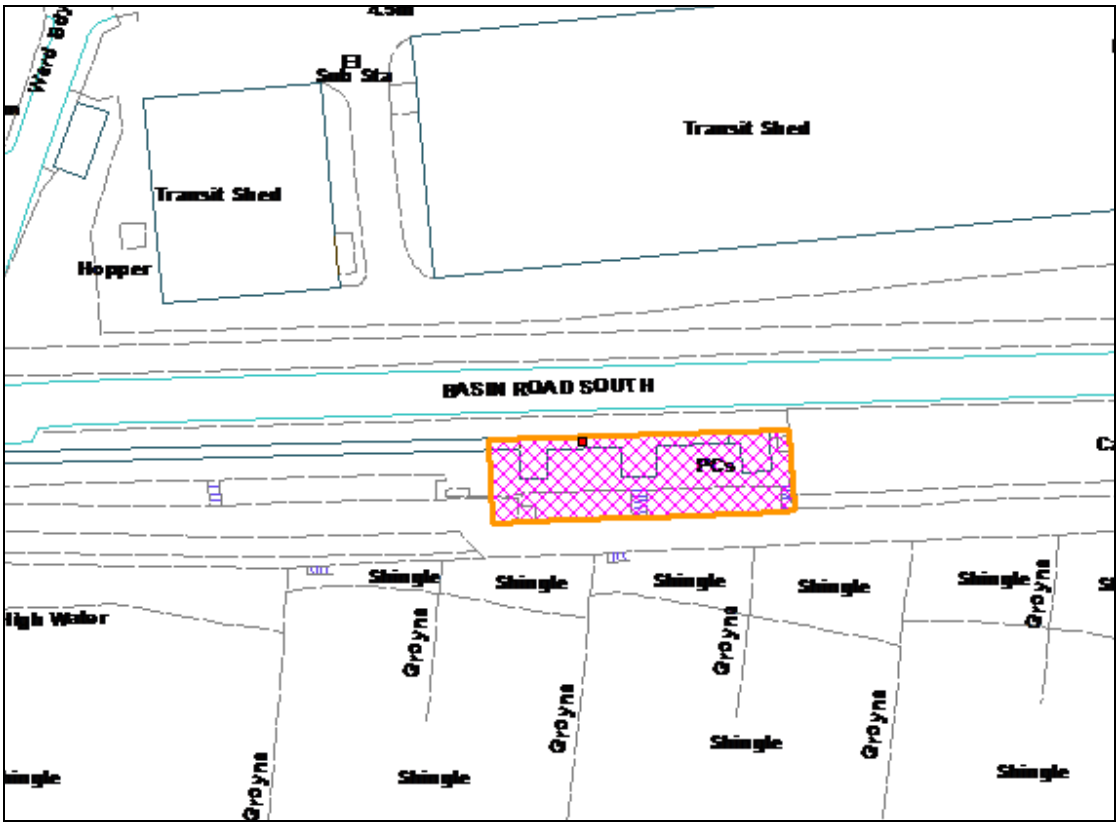
Application Number: AWDM/1592/15 **Recommendation – APPROVE**

Site: **Carats Beach Café, Basin Road South, Southwick**

Proposal: **Retention of two single-storey extensions to south elevation to increase seating area and provide walk-in fridge (retrospective).**

Applicant: Mr Chris Kraszewski Ward: Eastbrook

Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application property is a Council-owned single storey building on the seafront at the western end of Shoreham Harbour. It is a long building measuring 42.5m long with public toilets at the eastern end. It sits below the level of the promenade to the south and is accessed via steps and a ramp, with a concrete slope in front of the building leading up to the promenade.

Planning permission was granted in 2011 (and subsequently amended in 2012) for an extension in front of the café, infilling a formerly recessed area, with a glazed conservatory with three pitched roofs. Customer toilets, including a disabled WC, were proposed to be provided at the western end of the café. The existing slope in front of the café was to be raised to form an external seating area at promenade level. An extension to form a walk-in fridge was proposed at the eastern end of the building.

The approved scheme has been part implemented with revisions. This application seeks retrospective permission to retain the development as amended. The main changes are:-

- The conservatory infill extension is now flat-roofed
- No toilet extension has been constructed, with customers relying on the public toilets at the east end of the building as before
- The raised seating area in front of the café has not been provided
- The extension to accommodate the walk-in fridge has not been constructed but is still included on the submitted drawings.

Relevant Planning History

AWDM/0726/11 - Extensions to front and west side of building with new disabled ramp, external seating area and new stairs to front of café – approved

AWDM/1048/12 - Disabled toilet at southwest corner of cafe (amendment to planning permission reference AWDM/0726/11) - approved

Consultations

West Sussex County Council: No objection from a transport/highways aspect

Adur & Worthing Councils: The ***Environmental Health*** officer has no adverse comments to make.

Representations

None received

Relevant Planning Policies and Guidance

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

Relevant Legislation

The Committee may grant planning permission for development carried out before the date of the application in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended).

Save that the development will have already commenced, this is a conventional planning application, and the Committee should consider the planning circumstances existing at the time of the decision in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Visual amenity

The central extension is lightweight, being a glazed structure, and with its revised roof form, it sits below the eaves of the original building and is not an obtrusive addition. When viewed from the promenade the extension sits comfortably between the two 'wings' of the original building.

The other proposed extension is a minor addition which will not detract from the existing building or its seafront setting.

Residential amenity

There are no residential dwellings in the vicinity of the site.

Accessibility and parking

The site has a public car park immediately to the east and the proposal has no foreseeable highway implications.

The lack of a new disabled toilet is disappointing but it does not result in any increased discrimination as no new toilets are being provided at all, with customers reliant on using the existing public toilets, as has always been the case.

Recommendation

APPROVE

Subject to Conditions:-

1. List of approved plans

Informative: Contaminated land precautionary