Expires 13.04.09

Development Control – Delegated Officer Report

Application Number: ADC/0055/09 Recommendation - Permit

Site: 16A - 18A North Road Lancing West Sussex BN15 9AE

Proposal: Single-storey rear extension to restaurant (food store)

The Application

The application relates to a restaurant located on the east side of North Road, in Lancing, just to the north of the level crossing with Lancing Railway Station. The area is identified on the proposals map as being for Shopping and Business.

The existing restaurant has a rear service yard which provides space for bin storage, ancillary storage for the restaurant in the form of a garden shed and a car parking space. The proposal is to build a single-storey extension in the service yard, against the southern boundary of the site. The extension would be 5.5m wide, by 2m deep, by 2.3m in height, and would serve as a food store to replace the existing shed that is currently used.

Attached to the south side of the premises is a Video Game store fronting North Road, with retail and storage at first floor level. To the east is No.4 Meadow lane a bungalow with south facing rear garden. Above the premises permission has been granted for conversion to two 2-bedroom flats (ADC/0395/08).

Consultations and Representations

Adur District Council: The Environmental Health Officer has no objections to the proposals.

Lancing Parish Council: No comments.

Third Parties: There has been one letter of objection from the owner of No.4 Meadow Lane, who has concerns that the proximity of the extension will result in even more noise through banging of doors.

Relevant Planning Policies and Guidance

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

Planning Assessment

Policies
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). Policy AS1 states that extensions to existing premises subject to this policy and falling within Use classes A1 and A3 will be permitted subject to there not being a loss of residential accommodation; no loss of amenity to nearby residents; on site parking being adequate and any development being of a scale and design appropriate to the locality.

Visual amenity
The proposed design is fairly utilitarian, but would match in materials and colour the attached building. The proposed window would match those of the existing building and overall the design is considered to be sympathetic to that of the original building. The proposal would be well set back from Meadow Lane and would not be visible from North Road.

Residential amenity
The proposed extension would have a height of 2.3m and a depth of only 2m, it would be located in the far SE of the service yard adjacent to the common boundary with No.4 Meadow Lane, a residential property. Adjacent to the boundary with No.4 is a high fence which has natural screening in the garden of the objector. It is considered that due to the narrow depth of the building that there would not be an effect on outlook from the rear of No.4 Meadow Lane, and the height of the proposed extension would not result in an overbearing effect.

The use of the extension is proposed to be for food storage and no mention is made of food preparation or cooking in the application documents. The extension would be separated from the main restaurant kitchens by the existing rear wall and access to the store would be via the service yard. Provided the extension is used for storage only it is not considered that the activity associated with it would not be any more disturbing than the which currently exists. It is considered that a condition be placed on the permission restricting the use of the proposed extension to food storage only and for no other purpose, to protect the amenity of the neighbouring site.

The service yard would still be able to accommodate bin storage and parking for one vehicle.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii

3. The extension hereby approved shall be used solely for the purposes of storing food incidental to the attached restaurant and for no other purposes including any incidental use for cooking, food preparation or staff quarters.
Reason: *In the interests of amenity and to comply with policy AS1 of the ADLP and DEV1 of the WSSP*

PB 26/3/09

Case Officer: [redacted]
Date: 25/3/09

Planning Services Manager:
Date: 25/3/09

Development Control Committee Chairman:
Date: [redacted] 26/03/09.