Expires 24/6/08

Development Control – Delegated Officer Report

Application Number: ADC/0129/08 **Recommendation – Permit Application**

Site: **The Buckingham Arms 35 Brunswick Road Shoreham-by-Sea West Sussex**

Proposal: **Decking on forecourt (retrospective)**

The Application

The application site is the Buckingham Arms public house located on the west side of Brunswick Road, Shoreham, within the Shoreham Conservation Area. The site is bounded to the north and south by offices, retail units and flats with parking to the rear and Shoreham station opposite.
Retrospective permission is sought for two areas of timber decking across the front elevation. These areas are 6.5m by 4.3m and 5.2m by 5.3m respectively with timber balustrades and benches.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer — No objection.

Third Parties

No representations have been received.

Contributors

ADCAG raise no objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, CH4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB4

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 CH4 and local plan policy AB4 require that development in Conservation Areas should not be permitted unless it serves to preserve or enhance the character or appearance of such areas.

Visual Amenity

The decking and balustrades are located at the front of the building, in place of former parking bays. The loss of the parking bays is not of concern as there is adequate on-street provision in the vicinity. The decked areas are moderate in size with benches and umbrellas for use by patrons. The whole structure is finished in timber and does not detrimentally impact on the appearance of the building or the wider conservation area. This development thus corresponds with local plan policy AB4 and structure plan policy CH4. ADCAG have raised no objection to this proposal.

Residential Amenity

The site is located at the northern end of a main shopping street within Shoreham and opposite the main station. There are very few residential units nearby, most of which are flats above shops. No objections have been received to this scheme whilst Environmental Health have not raised concern over any possible noise disturbance form patrons using the decked area.

Recommendation

APPROVE for reason that :-

1PPi 'The development does not detract from the local environment and has taken place without.....ADLP (AG1, AB4) and the WSSP (LOC1, DEV1, CH4)

Subject to:

1. C1Ci

Case Officer:.....

Date:19/6/08.

PB 20/6/08