Development Management - Delegated Officer Report

Application Number: AWDM/0066/22 Recommendation – Approve

Site: Crown And Anchor, 33 High Street, Shoreham-by-sea

Proposal: Replacement of all UPVC windows and doors on rear elevation, including removal of existing double height bay window and rooflight over, and replacement with new crittall style aluminium doors and windows, including 2no. sets of double doors with glazed screen above.

Date of site visit: 8 February 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a pub on the High Street which backs onto the River Adur. It is situated within the Shoreham Conservation Area.

At the rear of the building there is a double height space with vaulted ceiling and a mezzanine level with a fully glazed bay window. Permission is sought to remove the existing UPVC external doors and windows on the rear elevation (including the central double height bay window and roof light, a single door, a double door with side panel and two first floor windows) and replace them with new crittall-style aluminium external doors and windows, with no projecting bay.

It is proposed to install 2 no. sets of double doors on the ground floor with a glazed screen above, in place of the bay window. A second set of double doors will replace the existing UPVC double doors and side panel within the same opening at ground floor level to the east of the bay. The existing pitch will be infilled with matching finishes where the rooflight over the bay is removed.

The supporting statement submitted with the application explains:

"The main use for the replacement doors and windows is to improve access out onto the rear beer garden and to make the garden look more appealing for the customers to use throughout the year. The design of the proposed crittall style external doors and windows will be more in keeping with the character and style of the traditional public house and Conservation Area. This development is necessary due to the high public demand and for the business to survive in the current climate. With this proposal, it will attract more customers to use the outdoor space. As the concept is improving the aesthetic and decoration of the property, it will create an attractive, pleasing environment for customers whilst helping to preserve and maintain the property."

Relevant Planning History

Numerous applications for extensions, alterations and signage

Consultations

ADCAG: Approve

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 2, 11, 15, 17, 26, 27
National Planning Policy Framework (July 2021)
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)

Planning Assessment

Principle

Local Plan policies seek to support the visitor economy, which includes pubs, and the town centres. Proposals to upgrade existing facilities will be supported therefore subject to consideration of the effect on the character and appearance of the building and the Conservation Area.

Visual amenity

The rear of the building is a more modern addition to the building and is set back from the High Street. It faces the river and is most visible from the footbridge and Shoreham Beach. The existing glazing and bay window are not considered to be features of any particular architectural merit and their removal and replacement with new glazing is not considered to result in visual harm to the building or the surrounding area. The Conservation Area will therefore be preserved by this proposal.

Residential amenity

The proposal has no discernible impact on residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 4 March 2022

Authorised by: Gary Peck Date: 4 March 2022