Development Management - Delegated Officer Report

Application Number: AWDM/1644/16 Recommendation – Approve

Site: **The Amsterdam, 467 - 471 Upper Shoreham Road Shoreham-By-Sea**

Proposal: **Replacement external lighting, timber pergola to south elevation and replacement kitchen extraction system (retrospective).**

Date of site visit: 12 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This is one of three applications submitted for refurbishment, extensions and alterations at The Amsterdam Public House, a Grade II listed building at the junction of Old Shoreham Road and Upper Shoreham Road within the Old Shoreham Conservation Area.

This application seeks planning permission for external alterations comprising:

- Replacement lighting
- Construction of a timber framed pergola and decking at the front of the pub
- Installation of kitchen extract ventilation flues on a flat roof at the front of the building, screened by horizontal timber boarding

The works have been completed and the application is retrospective.

Relevant site history

None relevant to this application

Consultations

West Sussex County Council: The **Highway** Officer states that, in principle, no highways concerns are raised though it was observed that two of the hanging lanterns overhang the public highway and would therefore require a Section 177 Licence. In this instance the base of the lanterns should be greater than 2.4 metres above the base of the footway.

The applicant has provided supplementary information detailing that raising the lanterns may detrimentally impact the historic value of the building. The LPA would be advised that given the lanterns are a direct replacement of an existing provision there would be no grounds for the Highways Authority to insist the suggested modification be made and these comments should be considered advice only.

Adur & Worthing Councils: The **Environmental Health** Officer has no adverse comments.

Representations

2 letters received from the occupiers of 459 & 461/463 Upper Shoreham Road:

- Works are nearing completion
- Welcome refurbishment of the pub
- Access road should not be included within red line
- Air vent incorrectly shown in toilet wall which would come through party wall if installed
- Has there been a change of use through intensification by extending public areas into former cottage at 465
- No objection to pergola, lighting or extraction flue

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB7-9
Submission Adur Local Plan (2016) Policies 15, 16, 17
National Planning Policy Framework (March 2012)

Planning Assessment

Impact on Listed Building

The new lighting is of a similar size and luminosity level to previous lighting on the building. Unsympathetic orange and white strip lights have also been removed from the front elevation.

The pergola and decked area are relatively modest features which do not cause harm to the appearance or character of the building. They could be easily removed in the future. The boarding screening the extraction flue is also not considered to be unduly harmful and it helps to screen the metal flue equipment which is beneficial to the appearance of the building.

It is not considered that the external works cause harm to the listed building.

Visual amenity

None of the works are considered to cause visual harm to the area. The new lighting is not intrusive at this busy road junction. The pergola and extraction flue are set back from the road in a partly recessed area and are screened from the north and west by the pub itself.

Residential amenity

The works do not cause harm to residential amenity. The nearest neighbouring dwellings are a reasonable distance from these works and are not considered to be unduly affected.

Highways

The comments of the Highway Officer are noted in respect of lighting over the public highway. However, as these are direct replacements no objection has been raised. The relocation of the lighting could have an adverse impact on the historic flintwork and it is better in planning terms for the lights to remain where they are.

Other Matters

The red line of the application site has been amended to omit the access road (public highway) between the pub and its car park.

The reconfiguration of the former cottage (465) by installing a gents' toilet where there was previously storage is not considered to represent an intensification or change of use as the area as it was previously in use by the pub for storage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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.

Section 177 Licence
The applicant is advised to contact West Sussex County Council (Tel no: 01243 642105) to obtain a Section 177 Licence under the Highways Act 1980 to cover any structure that overhangs the highway.

Case Officer: Peter Barnett Date: 11 January 2017

Authorised by: Gary Peck Date: 11 January 2017