Development Control – Delegated Officer Report

Application Number: AWDM/1305/19 Recommendation – APPROVE

Site: 274 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BF

Proposal: Retention of extraction flue on the roof (retrospective application).

Date of site visit: 04.10.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey middle terrace, with rear dormers. The ground floor is currently a restaurant and the upper floors appear to be in residential use.

This terrace has several ground floor food related uses within it. The current user of the ground floor eatery is 'Tides Pizzeria', and is sandwiched between Uncle Sams and the Post Office.

Proposal

The proposal seeks permission to retain the flue that has been erected on the rear of the ground floor extension roof.

Relevant Planning History*:* None

Representations: None received

Consultation Responses: Environmental Health: No objection:

Considering the number of pizza sales, it would suggest that the odour risk from the extract is low. That said I recommend that the applicant seek advice from a ventilation expert to put some type of filter in to help with odour abatement. I am not a ventilation expert and advice is necessary to ensure that the abatement method could withstand the high temperature of the extract air. If the ventilation installer has recommended this filter and it is maintained as require by the manufacturer, then I have no objections to the application for this flue in its current position.

An informative is required on any approval regarding the maintenance of the filter.

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character of the street scene in general.

Visual Amenity

The rear roofslopes of the shops/restaurants etc. are visible from the street at the rear named Garden Close, and when viewing the property from this point it is clear that the flue in question is not readily visible. Is could be viewed from the first floor flats over the shops, but because of its low height, it will not result in any material harm to their existing visual amenities.

Residential Amenity

The flue can emit some fumes from the cooking of the pizzas, but Environmental Health is of the view that considering the number of pizza sales, the odour risk from the extract is low. But having stated this, they recommend that the applicant seek advice from a ventilation expert to put some type of filter in to help with odour abatement.

No objections are raised to the proposed flue but it is suggested that an informative be applied to any approval advising the applicant to seek advice from a ventilation expert regarding the filter.

Recommendation APPROVE, subject to the following conditions

1. Approved plans
2. Flue and odour to be operated and maintained as per manufacturer's instructions

Informative(s)

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.12.2019

Authorised by: Peter Barnett Date: 3 December 2019