Expiry Date - 15/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0345/10 **Recommendation – Permit Application**

Site: **The New Sussex Hotel 182 South Street Lancing West Sussex**

Proposal: **Change of use from public house/restaurant with incidental staff accommodation and storage to hotel, restaurant and bar with alterations including rear dormer and front rooflights to main building and conversion of rear storage buildings to hotel bedrooms**

The Application

The site is located within the built up area of Lancing. As existing a three storey detached public house with attached single storey out buildings to the rear and large garden area. The site is located to the north of the main seafront road with Lancing seafront to the south, beyond. The surrounding area comprises of a mixture of commercial and residential land use with the main town centre located further to the north of the site.

Permission is sought to change the use of the existing public house/restaurant with staff accommodation above to a hotel, restaurant and bar. The ground floor will remain as a bar/restaurant and the cellar as a store. 11 guest bedrooms are proposed these will be accommodated within the first, second and third floor of the building and also within the existing single storey, storage outbuildings attached to the rear. Each bedroom will have an ensuite and rooms 8 and 9 within the outbuildings will have access to enclosed patio areas. Also proposed at first floor is the managers accommodation.

External alterations to the building include the addition of a flat roof dormer to the rear roof slope. The dormer is 7.6 metres wide, 2.1 metres high with a maximum depth of 2.7 metres. Also proposed are four roof lights to the front elevation. To allow the outbuildings to be converted to rooms 8,9,10 and 11 new windows and door openings are proposed and within the courtyard a proposed canopy and enclosed cycle store.

Consultations and Representations

West Sussex County Council: - The Highways Authority has not objection to this application, it is not anticipated that there will be a significant intensification of use of the access. The 8 cycle spaces provided appear to be adequate for staff and customers.

Adur District Council: - The Environmental Health Officer has no adverse comments to make.

Third Parties: **-** No third party representations have been received.

Lancing Parish Council: **-** No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AR20.
Good Practice Guide on Planning for Tourism (May 2006) (DCLG)

Planning Assessment

Policies and Principle of Change of Use

Policy AR20 relates to tourism in general and promotes the development or tourist facilities within the built up areas of the district.

The Government's Good Practice Guide on Planning for Tourism states that: "Tourism, in all its forms, is of crucial importance to the economic, social and environmental well-being of the whole country. The planning system has a vital role to play in terms of facilitating the development and improvement of tourism in appropriate locations."

It is considered that the principle of the change of use of the existing public house with staff accommodation above to a hotel, restaurant and bar is acceptable in this location. The site is in a sustainable location in close proximity to local amenities and transport links. It is adjacent to the seafront and the town centre. The provision of 11 guest bedrooms will contribute to tourist accommodation within the district in line with the above policy guidance.

Residential Amenity

It is not considered that the proposed alterations to the building will result in any adverse impact on the occupiers of the adjacent dwellings. There are residential properties to the rear and either side of the site. However there is a distance of in excess of 50 metres between the proposed dormer and the dwellings to the rear. The additional openings within the outbuildings are at ground floor level and therefore there will be no overlooking as a result.

Similarly the increased activity in relation to the proposed use, such as number of visitors, traffic, deliveries and extended hours or operation is not considered to be such to warrant a refusal in this case. The hotel is limited to 11 rooms and in this location adjacent to the main coast road where there are restaurants and night time activity as with town/coastal locations such as this, the hotel use is not considered to be out of keeping or detrimental in this case.

Visual Amenity

The proposed alterations to the outbuildings will not be visible within the street scene. They do not result in any significant increase in floor space and do not result in over development of the site. A condition has been attached for details to be submitted to and approved in relation to the windows and doors to ensure that they are in keeping and sympathetic to the existing building.

It is considered that the rear flat roof dormer is acceptable. The applicant has attempted to reduce the dormer to the minimum width required to still allow for ensuite accommodation within the roof space. The dormer is central within the roof slope and set down from the ridge. On balance it is therefore considered to be acceptable, it is not visible within the street scene or from the front of the site.

Parking and Access

The parking and access arrangements will remain unchanged with two off street parking spaces. 8 cycle spaces are proposed within a covered area, a condition is attached to ensure that cycle parking provision is made prior to the use commencing.

The highways authority has no objection to the proposed change of use. Although there is limited on site parking available for the proposed use which will result in increased visitors to the site and staff levels this is a sustainable location. As well as local public transport links there are also public car parks in the town for those travelling to the hotel by car.

Recommendation

APPROVE for reason that :-

The proposed development would provide additional tourist accommodation within the district and would not detract from the existing local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AR20)

1. C1Ci
2. The use hereby permitted shall not commence until details of the patio enclosures have been submitted to and approved by the LPA, work shall be carried out in accordance with such details.
   Reason: - In the interests of residential amenity and to accord with policy AG1.
3. Prior to commencement of works details of the proposed external windows and doors, including roof lights, shall be submitted to and approved by the LPA, work shall be carried out in accordance with such details.
   Reason: - In the interests of visual amenity and to accord with policy AG1.

4. The use hereby permitted shall not commence until the cycle stores have been provided in accordance with details to be submitted to and approved by the LPA, work shall be carried out in accordance with such details.
   Reason: - In the interests of sustainable transport.
5. C12Eii
6. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. 1340/1398c – received 20th September 2010
   Drawing no. 1340/1399b – received 20th September 2010

   Reason: - For avoidance of doubt and in the interests of proper planning.
7. C14Gi
8. C18K

Case Officer Hannah Barker Date