ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No AV/0146/07
DATE RECEIVED 15 MAR 2007

Planning Application - part 1

A1. Applicant Details

Organisation Greene King

Name

Title	Forename	Surname
Mr	Chris	Bird

A1.1 Address Details

Name or flat number

Property number or name Abbott House

Street Westgate Street

Locality

Town Bury St Edmunds

County Suffolk

Postal Town

Postcode IP33 1QT

A1.2 Communication Details

	Nat Code	Extn No.
Telephone No.	01371872804	
Daytime Telephone No.	01371872804	
Fax No.	01371872804	

Email Address ajaynenelson@aol.com

DX Number

A2. Agent Details

Organisation	Smith Coldham Design Ltd.		
	Title	**Forename**	**Surname**
Name	Miss	Jayne	Nelson

A2.1 Address Details

Name or flat number	26
Property number or name	Victoria House
Street	26 Church Street
Locality	Church End
Town	Great Dunmow
County	Essex
Postal Town	
Postcode	CM6 2AE

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01371872804	
Daytime Telephone No.	01371872804	
Fax No.	01371872804	
Email Address	ajaynenelson@aol.com	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Waterside Inn
Street	Ferry Road
Locality	
Town	Shoreham-by-Sea
County	West Sussex
Postal Town	
Postcode	BN43 5RA
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

Form new decked platform with roof over. New roof to be of flat roof construction with false pitches to all visible elevations. Angle and style of pitch to match that found elsewhere on building. Tiled finish with timber posts as supports. Decked area to have timber balustrade at both ends. Front elevation to have new rigid terraced screens from Breeze Freeze. 1000 x 1600. New planted screening from Green Scene fixed securely in position shown. Exterior grade white fairy lights to planting. Allow for hardwood timber posts in front of deck to act as barrier.

3. Type of Application

Type

- _ Outline
- _ Approval of Reserved Matters
- X Full
- _ Renewal of temporary permission
- _ Renewal of unexpired permission
- _ Removal of Condition
- _ Variation of Condition

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application

Date of previous decision

(yyyy-mm-dd)
Condition Number

Proposal Type

New building(s)	_ Yes	X No
Alteration or Extension to building(s)	X Yes	_ No
Change of use	_ Yes	X No
Demolition	_ Yes	X No
Other operations	_ Yes	X No

4. Access

Is existing access affected?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No
Is a new access type proposed?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No

Disability Access

As existing

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

Timber posts

Roof

New roof to be of flat roof construction with false pitches to all visible elevations. Angle and style of pitch to match that found elsewhere on building. Allow for tiled finish

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

New decked platform with timber balustrades at both ends. Front elevation to have new clear rigid terraced screens.

8. Site Area & Floor Space

Site Area

Units

1442

X square metres
_ hectares

Width of site frontage

62
metres

Is the application for new building works? **X Yes _ No**

Please state the existing floorspace of the building

735
sq.m

Please state the proposed new floorspace

0
sq.m

Is the proposal for a change of use? **_ Yes X No**

Please state the floorspace related to the change of use

0
sq.m

Does the proposal involve the removal or demolition of any part of the existing building? **_ Yes X No**

Description of removal/demolition

9. Existing Uses

Current use of land or building

Public House

If vacant what was the land or building last used for?

n/a

10. Residential Information

Select the type of land the development is on

_ Brown-field
_ Green-field
_ Part Greenfield, Part Brownfield
X Don't Know

Is the number of residential units changing? _ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? _ Yes X No

Has any part of the site been in council ownership? _ Yes X No

12. Height

State the height of the new development

12 metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	6	6	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	1	1	0

14. Drainage

State method of disposal for surface water

New gutters to link in to existing

State method of disposal for foul sewage

As existing

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	X Yes	_ No

Planning Application - part 2

17. Industrial Or Commercial Processes and Machinery

Describe processes carried out and the end products

The storage, preparation and sale of food and alcohol

What type of machinery will be installed?

As existing

18. Related Development

Is the proposal related to any of the following:

An existing use on or nearby the site, or elsewhere _ Yes X No

If Yes give details

A larger scheme for which planning permission is not yet sought _ Yes X No

If Yes give details

19. Floorspace

Please complete the floorspace details in m2 in the table below:

	Existing	Lost or removed	Proposed	Total
Shop	0	0	0	0
Professional / Financial services (Bank, Estate Agent, etc)	0	0	0	0
Restaurant/Cafe	0	0	0	0
Offices	0	0	0	0
Industrial	0	0	0	0
Warehouse	0	0	0	0
Hotel / Hostel / Nursing home	0	0	0	0
Other	735	0	0	735
Total	735	0	0	735

20. Employment

Please complete the employee details table below:

	Full Time	Part Time	Total
Existing Employees	5	6	11
Proposed Employees	0	0	0
Total	5	6	11

21. Traffic Flow

How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:

	Existing	New	Total
Employees	0	0	0
vehicles			
HGV's	1	0	1
Other vehicles	1	0	1

22. Servicing

What provisions will be made for loading, unloading and turning vehicles within the site?

As existing

23. Hours Of Working / Opening

23. 1 Working

Please specify the working hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday	09:00	00:00	09:00	00:00
Tuesday	09:00	00:00	09:00	00:00
Wednesday	09:00	00:00	09:00	00:00
Thursday	09:00	00:00	09:00	00:00
Friday	09:00	00:00	09:00	00:00
Saturday	09:00	01:00	09:00	01:00
Sunday	10:00	00:00	10:00	00:00

23. 2 Opening

Please specify the opening hours (hh:mm) in the table below:

	Existing		Proposed	
	From	To	From	To
Monday	11:00	23:00	11:00	23:00
Tuesday	11:00	23:00	11:00	23:00
Wednesday	11:00	23:00	11:00	23:00
Thursday	11:00	23:00	11:00	23:00
Friday	11:00	00:00	11:00	00:00
Saturday	11:00	00:00	11:00	00:00
Sunday	12:00	23:00	12:00	23:00

24. Hazardous Substances

Please state the nature, volume and means of disposal of trade effluents or waste

As existing

Does the proposal involve the storage of Hazardous Substances? _ Yes X No

If Yes, please specify the hazardous material and the quantity stored in tonnes.

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	[redacted]		
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-03-05		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

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Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. _ I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	Miss	A J	Nelson
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2007-03-05		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Design and Access Statement

The Waterside Inn Public House, Ferry Road, Shoreham-by-Sea, West Sussex, BN43 5RN

Design Statement:

This planning application has been lodged to provide outdoor covered facilities at The Waterside Inn to provide a smoking refuge for customers.

Our client 'Greene King' have identified a trend across the leisure industry of an increased demand for alfresco dining and drinking. This, coupled with the Total Smoking Ban which will be implemented in early summer of 2007 as a result of The Health Bill (15th February 2006) has driven the need for more external areas which have cover, light and heat suitable for the English climate.

Our proposals show the addition of an external seating area on the southern elevation of the pub. This location is adjacent to the sports bar as we consider that customers using these facilities are more likely to smoke than customers using the dining areas on the other side of the building. The design style has taken into account the fact that this site experiences a lot of windy weather. We plan to provide a permanent structure with additional screening that is both compliant with the smoking space regulations and provides sufficient protection from the elements. The roof construction has been designed to reflect the tiled pitched roofs found at this level elsewhere on the building, while the timber posts are similar to the detail found by the main entrance. The new heating fittings specified are infra red electric heaters with automatic cut off switches to maximise efficiency and be as environmentally friendly as possible. Lighting will be on a timer system.

In conclusion, The General Household Survey 2003, from the Office for National Statistics, 2004 - *1. Prevalence of cigarette smoking by sex and age: 1974 to 2003:* tells us that 25% of the population now smoke, however an in house Greene King survey has revealed that 40% of Pub Goers are smokers. The design provides an external covered area of 24 m square which is roughly12% of the overall indoor trading space.

Clearly, Greene King are keen to provide smoking facilities as trading figures following the smoking ban in Scotland show an 11% slump in profits in the first quarter after the ban for those who did not provide suitable smoking shelters.

Our aims are to be sympathetic to the existing structure. The proposals have tried to meet the needs of all those concerned, providing a safe and comfortable recreational venue which is able to meet the changing market.

Access Statement:

Disabled access into the building will remain as existing.

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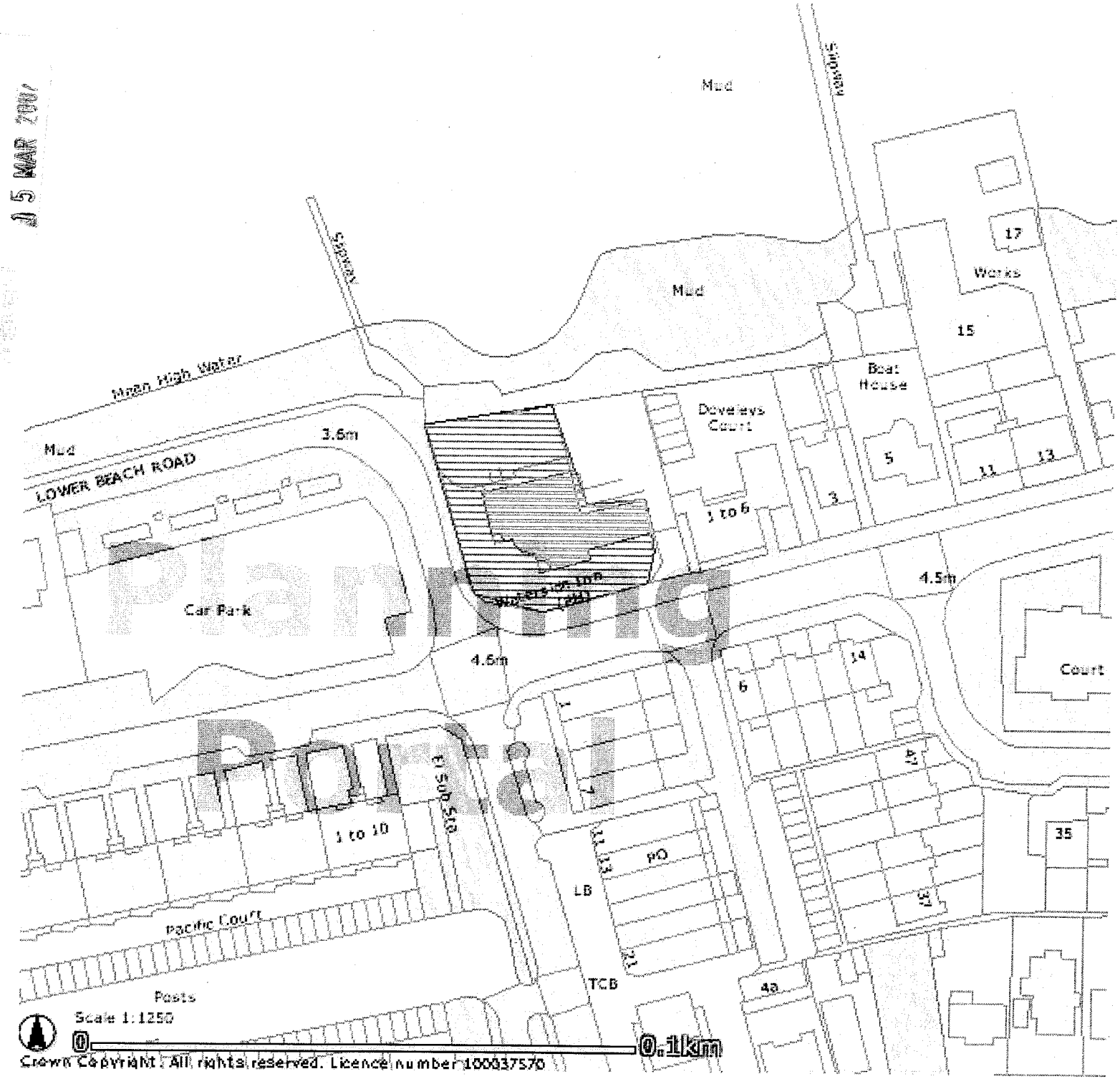
15 MAR 2007



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Planning Portal

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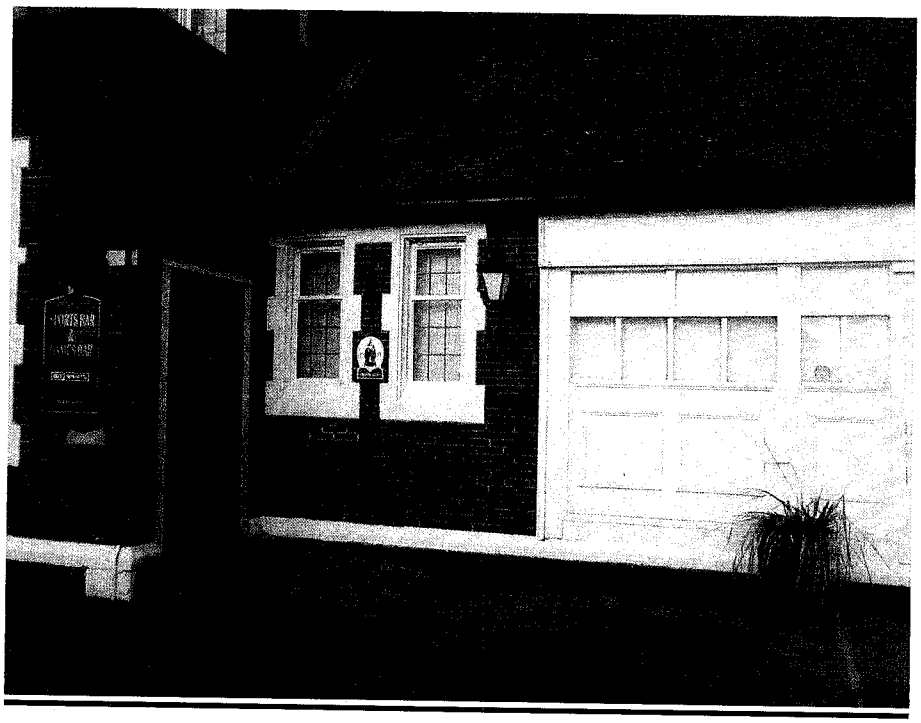
PLANNING DIVISION
PLAN NO. Arxc/0146/07
RECEIVED 15 MAR 2007

The Waterside Inn, Shoreham by Sea, West Sussex
Planning Photos





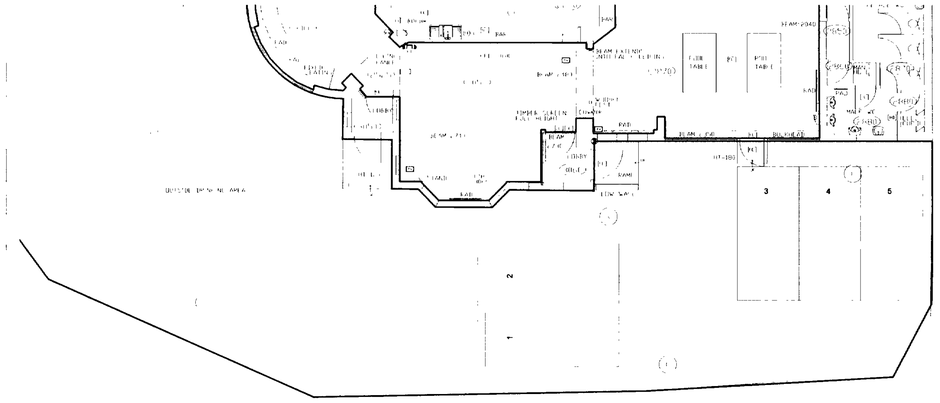


DRA No. Arc/0146/07

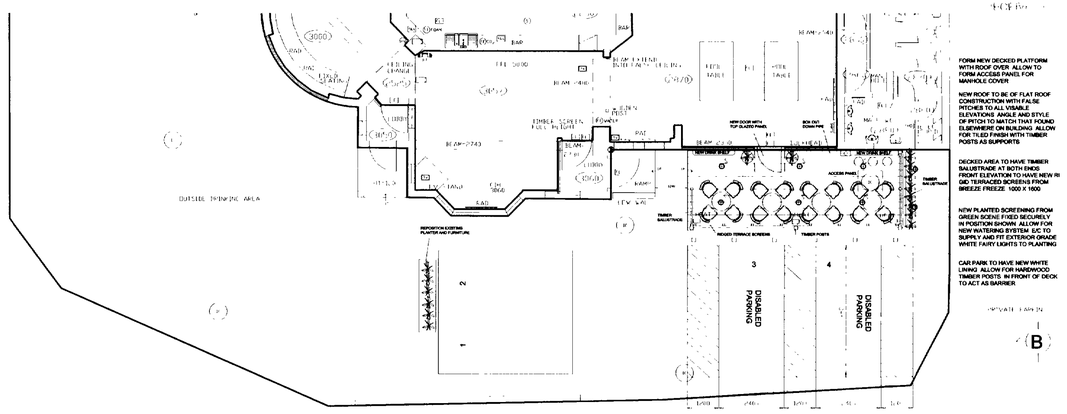
DATE RECEIVED 15 MAR 2007

Arc/0146/07

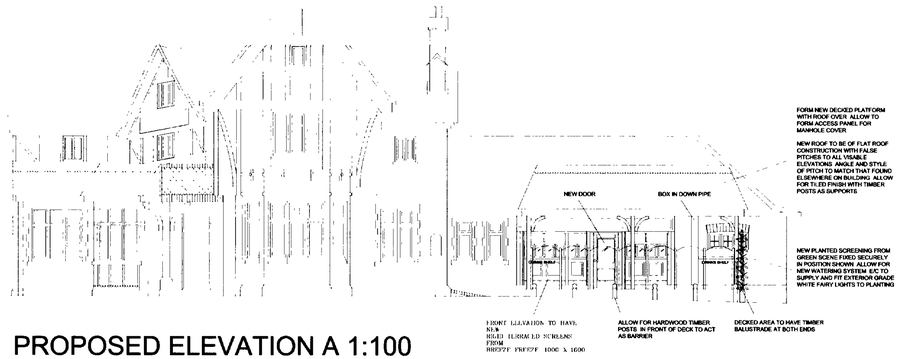
13 MAR 2007



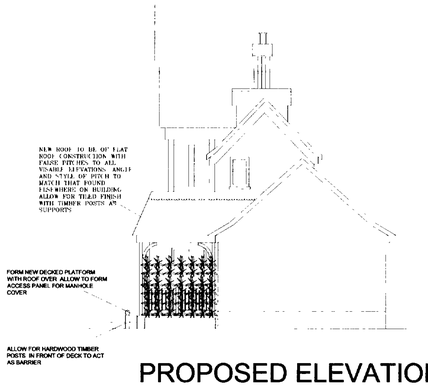
EXISITNG PLAN 1:100



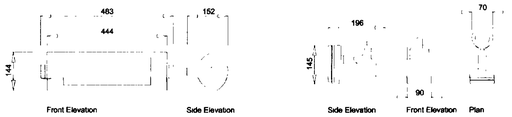
PROPOSED PLAN 1:100



PROPOSED ELEVATION A 1:100



PROPOSED ELEVATION B 1:100



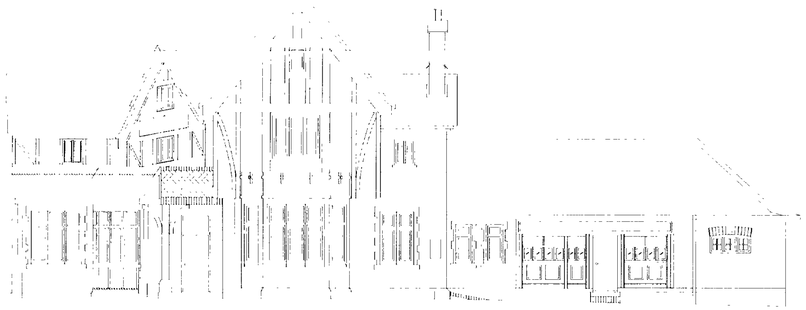
Breezefree Solamagic 1400 Heater

1.4kw 5000hr infra red bulb
White body, wall mounted
Polycarbonate visor
Activated by PIR motion sensors

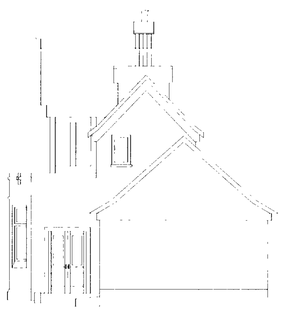
Reggiani 6101 IP55 Light

QR-CB 51 50w 2x30" (Titan)
Dichroic spotlight with integral transformer
External grade
Black body
(Available from Northern Lights as ref NLJ5)

Scale 1:10



EXISITNG ELEVATION A 1:100



EXISITNG ELEVATION B 1:100

REV	NOTES Drawing can be scaled as shown	DATE	BY

DO NOT SCALE. WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR & ALL DISCREPANCIES TO BE REPORTED TO SMITH COLDHAM DESIGN LTD

CLIENT
Greene King

JOB TITLE
8017 The Waterside
Ferry Road
Shoreham-by-Sea
West Sussex BN43 5RN

DRAWING TITLE
Smoking Refuge
Plans & Elevations

SCALE	DRAWING No
1-100 @ A1	8017-06-100
DATE 17.12.06	
DRAWN BY JN	REVISION

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