Development Control – Delegated Officer Report

Application Number: AWDM/0807/13 Recommendation – APPROVE

Site: **Duke Of Wellington 368 Brighton Road Shoreham-By-Sea West Sussex**

Proposal: **Single-storey rear extensions and alterations to provide microbrewery and improved WC facilities, plus re-located smoking area with external steps to new first-floor private terrace. Resubmission of AWDM/0240/13.**

Date of site visit: 15.08.2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property consists of a public house located on the eastern edge of the town centre, adjoining Adur Civic Centre to the east. To the west is an access drive leading to a building contractor's yard and offices (Bramber Construction) which wraps around the site to the rear (north). Beyond to the west is a terrace of shops with residential flats on the upper floors. The building dates from the late 1920's and is two-storey with a flat roof, constructed in brick with some rendered elements at the rear. It has distinctive stone-framed windows at the front, timber doors and leaded windows (some with stained glass). There is an L-shaped garden at the rear enclosed by tall boundary wall/fencing on all sides.

The proposed micro-brewery extension (24 sqm in area) would wrap around the rear north west corner of the property, abutting the site boundary. It would involve infilling of an existing open-sided, pitch-roofed 'smoking shelter' with a flat-roofed addition attached to the west side. The north and west walls of the extension would comprise the existing boundary walls, with the flat roof erected slightly below the height of the latter.

An existing recess on the east side of the rear elevation would be infilled at ground-floor to provide improved toilet facilities together with the construction of a platform with external stairs leading to a new rear fire escape and private terrace for the residential flat on the first-floor. The open-sided area underneath the platform/terrace would be become a new smoking area. The boundary wall on the east side would be built up to 2m in height with new trellis fencing added on top up to an overall height of 3.25m.

The site is within Flood Zone 3. A FRA following the EA Standing Advice (for non-domestic extensions where the additional footprint is less than 250sqm) accompanies the application.

Relevant Planning History

An earlier application AWDM/0240/13 was withdrawn in order for the applicant to pursue an alternative layout.

Consultations:

Adur and Worthing Councils: The Environmental Health Officer recommends a condition requesting details of any external plant to be agreed prior to implementation.

Representations: 1 representation has been received in support of the application commenting that it will be an added facility for the town and an improvement for customers.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is not identified for any particular use or purpose within the saved Local Plan. The beer produced by the proposed micro-brewery would be primarily for consumption on the premises. It is not intended for large scale production. [The Dark Star Brewery Company has its main brewery in Partridge Green.] There is no objection in principle to the proposed improvements, including the proposed micro-brewery which will add to the existing offer. A number of pubs in the local area have closed in recent years including the nearby Surry Arms (converted into flats), The Morning Star (redeveloped as flats) and The Green Jacket (changed into retail store) and these proposals will provide an additional attraction that will enhance the commercial viability of the public house and promote economic growth in accordance with the NPPF.

Visual amenity

The flat-roof of the extension to the north-west corner of the building would be visible in views along the access drive to the west (serving Bramber Construction) but would be seen as a subservient element that would not detract from the distinctive appearance of the building within the street scene.

The proposed alterations to the east side of the rear elevation comprising the screened terrace and fire escape to the manager's flat on the first floor would be visible from the Civic Centre car park but would not appear intrusive or out of place on the rear of this commercial property.

Residential amenity

The nearest residential properties are to the rear (Mercury House to the north of Bramber Construction) and west, above the parade of shops.

The proposed micro-brewery may to lead to some additional activity in terms of deliveries by suppliers but the floor area involved is extremely modest. The premises is located on a busy distributor road (A259) and adjacent to a commercial builder's yard which also generates activity from comings and goings throughout the day. In this context, it is not considered the modest intensification of use arising from the introduction of the micro-brewery would result in a loss of amenity for nearby residential occupiers.

The proposed first-floor terrace and external steps would enable views over the existing tall boundary walls into the builder's yard and the adjacent Civic Centre car park, but there would be no loss of residential amenity. The nearest part of Mercury House is some 40m distant and thus refusal on grounds of overlooking from the proposed terrace could not reasonably be justified.

Accessibility and parking

There is no on-site parking provision. Deliveries to the existing pub are made from the adjoining highway. In addition to existing deliveries it is anticipated that the micro-brewery will require deliveries 2 or 3 mornings per week by van (i.e. by VW Caddy, Ford Transit or similar) with loading/off-loading taking approximately 15 minutes. There are no parking restrictions immediately in front of the premises and it is not considered the additional traffic generated would have any highway safety implications. The majority of beer brewed would be for consumption on the premises with limited off-sales being on a very small scale basis.

Other Issues – Flood Risk

The proposal is not a highly vulnerable development and the submitted FRA makes it clear the applicant is aware of the potential risk.

Recommendation

APPROVE for the reason:-

The proposed development would enhance the commercial viability of the existing public house and would encourage economic growth. It would not detract from the local built environment and the proposed development can take place without resulting in unacceptable harm to the amenities of neighbouring properties and without detriment to highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1) or the NPPF.

Subject to Conditions:-

1. Standard 3 year time limit
2. Rendered walls of extension and alterations to match those on existing building
3. Details of balustrade to private terrace and screen fencing on east side of terrace to be agreed
4. No external plant to be installed unless details have been submitted to and approved in writing by LPA prior to installation.
5. Approved plans: -
    - Drawing No: 271/1A Proposed Improvements: Floor Plans Date valid 22 July 2013
    - Drawing No: 271/2A Proposed Improvements: Rear Elevation Date valid 22 July 2013

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.

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

Case Officer:	Jo Morin	Date: 10.09.2013
Authorised by:	Gary Peck	Date: 10 September 2013