Exp 13/6

Development Control – Delegated Officer Report

Application Number: ADC/0161/08 **Recommendation - APPROVE**

Site: **The former Burrell Arms PH, Brunswick Road Shoreham-by-Sea BN43 5WA**

Proposal: **Extension of basement and alterations to elevations previously approved under ADC/0430/06**

The Application

The premises have been converted to flats, retaining the licensed bar on the ground floor, under permission ADC/0430/06 (which was a revision to the original permission granted by the Committee SU/43/06). Subsequently, the proposals have changed to a restaurant on the groundfloor, the change of use from primarily a drinking establishment (Use Class A4) to primarily a restaurant (Class A3) being 'permitted development'.

The present application is for alterations to the basement associated with the proposed restaurant plus other revisions:-

- enlarging the basement by 33sqm to provide additional storage and preparation space;
- providing basement escape stairs with railings on the north side (west corner), where there was previously a hatch, to meet the Fire Officer's requirements.
- removing the old fascias on the front and north sides;
- minor changes to window sizes on positions on the north and south side elevations;
- omitting the rails to the secondfloor rear balconies and substituting parapet walls instead;
- moving of the entrance door on the north elevation in place of a window (and vice versa).

Consultations and Representations

County Transport Planning Services: No objection but, to safeguard the public highway and its users, seeks a condition requiring details of the enlarged basement structure to be submitted and approved prior to its construction. Also states that a legal agreement will be needed with WSCC for the basement retaining structure adjoining the highway.

Environmental Health: No objection.

Adur District Conservation Advisory Group: No objection.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): NE9, CH4, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AS1
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS6 'Planning for Town Centres' (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

The site is in the Conservation Area where there is a statutory duty to have regard to the desirability of preserving or enhancing the character of appearance of the area. This is reflected in policies AB4 and CH4. Structure Plan policy DEV1 requires high standards of design, layout and construction, whilst taking into account the needs of service providers and ensuring the integrated provision of infrastructure and utilities.

Visual amenity, character and appearance

The external changes forming the subject of this application (see above list) are limited in their extent and have no significant impact on the appearance of the building or the character of the Conservation Area.
Some other changes have taken place that have a more significant effect (eg. steel extract duct instead of masonry chimney; revision to waste store on north side) but these do not form part of the present application.

Highway-related issues

WSCC have concerns about protecting the stability of the public highway and its users. As a result, they seek both a condition (and a separate legal agreement with them) to require constructional details of the enlarged basement structure where it involves a retaining wall supporting the highway (ie. where the emergency escape stairs have been built on the north-west corner).

The proposals are not considered likely to have implications for demand for parking space in the locality.

Recommendation

APPROVE for the reason:-

The development does not affect the character or appearance of the Conservation Area and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties and, subject to further details being submitted, approved and implemented, it does not adversely affect the public highway. It consequently does not conflict with the relevant

policies of the Adur District Local Plan (AG1, AB4, AS1) and the West Sussex Structure Plan (CH4, DEV1, DEV4-5).

Subject to:-

1. Within 3 months of the date of this permission, detailed plans and constructional details of the basement retaining structure shall be submitted to and approved in writing by the LPA and such details as approved shall be completed within 2 months of the date of approval. R. To maintain the safety and integrity of the public highway, having regard to policy DEV4 of the WSSP.
2. Within 3 months of the date of this permission, the proposed cornice at third floor level on the east side wall shall have been added and finished to match the cornice on the south side elevation. R. To safeguard the character and appearance of the building and Conservation Area, having regard to policy AB4 of the ADLP and CH4 of the WSSP.

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Case Officer.....

Date.....5/6/08.....