Expires 17/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0163/07 **Recommendation – Refuse Application**

Site: **Kings Head 10 Fishersgate Terrace Southwick Brighton**

Proposal: **Glazed-roof over existing roof patio (covered drinking area)**

The Application

The application site is The Kings Head public house located on the south side of Fishersgate Terrace, Southwick. It features a roof terrace above a single storey west side extension that is accessed via an external staircase from the rear of the building. The main A259 Brighton Road fronts the building to the north whilst to the east and west are small residential terraced dwellings. The land directly to the south/rear falls steeply down to Shoreham Harbour below and is distinguished only by derelict, overgrown store yards and passing goods vehicles.
The proposal is to add a large freestanding steel-framed cover to the entire first floor terrace to enable its greater usage by customers. The cover will be open on the north and west sides but will include a glazed screen on the south side to provide a degree of weatherproofing. The roof will be pitched with north and south hips and glazed on all sides. Decorative steel spandrels have been included to increase the visual attractiveness of the construction whilst an identical lean-to canopy will be added above the ground floor rear access door.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objection subject to a restrictive condition being attached limiting the use from 23.00-08.00hrs.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1

West Sussex Structure Plan: DEV1

Planning Assessment

The main planning consideration is whether this proposal is overbearing and unsympathetic to the locality.

The proposed glass roofed enclosure will be a stand-alone structure (6.4 x 4.1 x 32.metres) constructed in mild steel with decorative spandrels adorning the joints. The roof will be pitched with north and south hips angled to replicate the pitch of the main building's roof and will enclose the entire terrace at a volume of 70 cubic metres. It will be predominantly open sided with only part of the southern elevation glazed. Access from ground floor level is to be maintained via an open metal staircase to the south.
The Kings Head is located on the A259 in an industrial part of east Southwick that features large warehouses/workshops to the north and docklands to the south. The only residential units in the immediate area are within the terrace to which the site belongs. The new structure will be highly visible for a considerable distance to the south and west due to its prominent position on the road embankment above Shoreham Harbour. Due to its enormity, it is felt that this structure will be out of proportion with the rest of the building and an incongruous and obtrusive feature within the locality. An added risk with this form of structure is that it will weather badly in its exposed maritime location and become a greater eyesore over time.
There is also the possibility that additional noise will be generated by customers using the terrace late at night, especially as The Kings Head operates under a late licence until 2am. Whilst this will

probably not impact the other properties on the terrace to the east, the properties to the west will potentially be affected. Environmental Health have consequently requested that a restrictive condition be applied to outlaw its usage between the hours of 23.00 and 08.00.

Given the visual impact that this structure will have on the building and the locality, and the potential noise disturbance it could generate, it is recommended that this application be refused.

Recommendation

REFUSE on ground that :-

B5AR: '...WSSP (DEV1) and the ADLP(AG1).'

Case Officer:.....

Date: 30/4/07.

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