Expires 17/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0164/07 **Recommendation – Permit Application**

Site: **The Marlipins 38 High Street Shoreham-by-Sea West Sussex**

Proposal: **Covered drinking area at rear (store removed)**

The Application

The application site is The Marlipins Public House located within the Shoreham Conservation Area on the High Street, Shoreham. It is located on a small plot and is bounded to the east by a Grade II* Listed Building (The Marlipins Museum), to the west by a large retail unit, and to the rear by a private car parking area. The Public House features an existing rear dining extension and a small rear patio garden of approximately 45 square metres.
The proposal is to remove an existing store on the west side of the rear patio in order to provide a new paved flooring and covered drinking area as part of a refurbishment of the garden facilities.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objection raised.

Third Parties

ADCAG raise No Objection.

West Sussex Conservation Architect raises No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AB4

West Sussex Structure Plan: CH4, DEV1

Planning Assessment

The key considerations are the impacts the proposal will have on the character of the Conservation Area and the local amenity.

The application proposes to demolish an existing rear store to make room for a covered drinking area. This area will be 2.7 metres deep by 3.8 metres wide with a roof pitching up to the boundary wall to the west and to the height of the existing rear dining extension. It will be accessed from the double doors of the dining extension and will occupy approximately one third of the rear yard. It will be constructed in timber featuring a balustrade on the two open sides and a polycarbonate roofing. The removal of the store will expose an original flint wall which will be retained on view. In terms of design it is not visible from the street, does not conflict with the style of the existing building, and does not impact on the neighbouring Listed Building. There will consequently be no impact on the character of the Conservation Area.
The rear garden area of The Marlipins is small and bounded to the east and west by two storey non-residential buildings. To the north is a 2.5 metre high boundary wall with car parking space behind leading to an end-of-terrace property beyond. As the covered area will be on existing garden space it is not considered that there will be any significant additional volume of customers utilising this area. Consequently any potential noise increase is deemed to be negligible and the local amenity will remain unaffected.

Recommendation

APPROVE for reason that :-

1PPi (amended)

'The proposal would not detract from the character or appearance of the Shoreham Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the ADLP (AG1, AB4) and the WSSP (CH4, DEV1).'

subject to:

1. C1Ci: (standard time limit)

Case Officer:.....

Date: 2/5/07