DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: WB/11/0041/FULL – Thomas 'A' Becket Hotel, 146 Rectory Road

DATE OF SITE VISIT: 23/02/11

NEIGHBOURS CHECKED: Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The site is raised above the highway and accommodates a substantial two-and-half storey Public House building situated on a prominent traffic controlled road junction.

The building is Mock-Tudor in its design with large attractive chimneys. It has been extended in the past via a single storey curved extension to its side. The land around the building is largely put over to car parking, with a small beer garden to its rear.

The surroundings are mixed in their character. A commercial parade exists directly opposite and to the south of the Public House. Residential properties are present to the east, with an electricity sub-station situated between these and the pub grounds.

PROPOSAL:

The development sought for has been advertised as demolition of single storey extension and curved single storey extension and construction of a new pitched roof single storey extension. External alterations including new windows to north and east elevations. Installation of children's play area

The proposal comprises:-

- Single storey pitched roof extension to serve as entrance porch to northern gable end of Public House building + rebuilding of part of north elevation wall of Public House building
- Exposure of original north gable chimney and making good of it
- Insertion of ground floor circular 'port hole' window in northern gable
- Installation of new painted double doors to western façade
- Bricking up of windows to north and east elevations
- Installation of children's play area to eastern part of site and laying of various hard surfacing
- Relocation of external escape stairs to abut north facing wall of Public House building
- Enclosure of outside yard facing north with close boarded fencing and double access gate
- Enclosure of enlarged beer garden to north boundary with close boarded fencing and access gate
- Formation of timber sleeper flower beds to north and west boundaries
- New entrance railing and picket fence to southern entrance of Public House building

RELEVANT PLANNING HISTORY:

Various past applications relating to extension/alteration of main Public House building

RELEVANT PLANNING POLICIES:

South East Plan
SP1, SP3, SP4, CC1, CC4, CC6, NRM10, BE1, BE2, BE3, BE6, S6, SCT1

Worthing Core Strategy
11, 16, 17, 18, 19

Worthing Local Plan 2003
BE1, H16, H18, RES7, SC1

Government Advice
PPS1, PPS4, PPS5, PPG24

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

UK Power Networks raise no objection

West Sussex Highways and Archaeologist raise no objection

Borough Environmental Health consultation response:

Plans show children's play area in north east corner of garden. Concerns that noise from use of this area late at night could adversely affect nearby residential amenity. Recommend condition be attached to any permission granted restricting its use to 8am to 9pm Mon to Sat, and 10am to 9pm Sundays

Borough Arboriculturist consultation response:

Unauthorised pruning of protected trees
I refer to your request for the above and can inform you of the following:
Group G1.
Norway maple (Acer platanoides). A mature lapsed pollard has had the crown removed to leave a stump of approximately 3.5m height whose amenity value and prominence has been damaged by the complete removal of its crown.
A pollarded tree is one which has been cut to grow all the branches from one point on the stem; this cutting is then repeated on a regular cycle. The pollarding of this tree has however lapsed; the cuts indicate for at least 20 years and therefore its management changes to reflect the new crown and circumstances.
On the north-west side of the stump the old pollard knuckle has been removed to approximately 20cm below the previous cut, this is damaging and will initiate new decay and reduce the likelihood of good re-growth.
The tree has been hollowed by decay probably arising from the original pollarding together with mechanical damage at the base but the wall thickness is measured at between 10 and 20cm and within the tolerances for a hollow stem suggested by Mattheck & Breloer (1995). There is there no reason

therefore to re-pollard on safety grounds and as the British Standard BS 3998:2010 states 'the crown should be reduced to the minimum necessary to fulfil the objectives'. The works on this tree would not therefore have been supported had an application been received.
Lime (Tilia sp.) A pair of lime trees to the south in G1 have been crown lifted on the west side by removal of low branches up to a height of approximately 7m. Whilst the work in principle could have been supported the southernmost tree has had a large scaffold limb removed (approx. diameter 25cm) from a stem of approximately 45cm diameter which is potentially damaging by exposing such a large area of non durable heartwood. The work is contrary to the British Standard which recommends that 'the diameter of the final cut should not generally exceed one-third of that of the parent stem or branch' and removal of this limb would not therefore have been supported had an application been received.
Scots Pine (Pinus sylvestris) one pine tree stump of approximately 30cm diameter was noted adjacent to the remaining Scots Pine; it appeared to be in a good condition with no apparent faults which would have led to its removal.

PLANNING ASSESSMENT:

Introduction

The principal planning concerns with this proposal are its impact visually and upon the architectural integrity of the host dwelling, its impact upon neighbours, parking, and protected trees on the site.

PPS4 advises local authorities to take a proactive approach in determining applications for economic development.

Visual

The Public House building is a prominent heritage asset that commands the street. It is of a reasonable quality of standard, although later extensions to it are of little merit. These include the two extensions to be demolished. Removal of the unoriginal curved extension to the north would reveal the original chimney on the building which would enhance the building visually and architecturally.

The new single storey extension which will replace the unoriginal curved extension is sympathetic in its form, scale, and architectural detailing. The various other external alterations to the building and its surroundings are sympathetic to the character of the building, and would retain its locally distinctive character and appearance. Relocating the staircase would improve it further still.

Neighbour

The neighbours principally affected by this proposal are those to the immediate east, just beyond the electricity sub-station. The introduction of a children's play area and enhanced Public House facilities would likely encourage more use of the outdoor area of the Public House, and patron numbers more generally.

Nonetheless this is an established Public House where neighbours already experience a good degree of noise and disturbance. The present

circumstance is that there are no planning controls that restrict the behaviour of patrons or the use of the outdoor space around the Public House building.

National planning advice is clear that local authorities should not duplicate controls available under separate legislation, in this case the premises licence under Environmental Health. Given this, it would be unreasonable to curtail use of the beer garden (even if enlarged and made nearer to the neighbours) beyond the existing freedoms available. The agent has agreed to restrict use of the play area to avoid its use during anti-social hours, as recommended by the Environmental Health team.

Trees

The extension would be built close up to a Protected Conifer on the site, which is close to the north boundary. Due to its position some interference with that tree's root system is unavoidable.

However the Borough Arboriculturist has raised no issue with the suggested footprint of the extension and its impact upon the tree, and a condition can be imposed to secure protection measures during construction work. Considering this, the development's impact upon the tree's longevity and health would be within an acceptable level of tolerance.

The works to other trees detailed in the Arboriculturist's report is subject to a separate investigation.

Parking

There is an under-utilised area of tarmac to the north of the site, accessed from Poulter's Lane. At present this is only occasionally used for deliveries and parking of vehicles.

The proposal is to put over some of this space (equivalent to one and a half car spaces) to grass for outdoor socialising. This would improve this neglected corner and make better use of the land, without materially compromising the amount of parking available on site. After all the purpose built car park to the south remains unaffected.

Conclusion

Following negotiations with the local authority sufficient amendments to the proposal have been secured, so that the design standard of the scheme is now satisfactory.

Given this, and other improvements to be made at the grounds of the Public House, the proposal is considered to secure significant investment to the business without unduly negatively impacting upon recognised amenities.

RECOMMENDATION:

Approve subject to:-

1. Standard time limit
2. Plans as approved

3. Materials and finishes to match existing as closely as possible
4. Extension not used until the extended grassed area is provided out on site and available for use by public house patrons
5. No use of the children's play area hereby permitted shall occur unless between the hours of 8am until 9pm each day Monday to Saturday and 10am until 9pm of the same day each Sunday
6. Soft and hard landscaping scheme to be submitted and agreed and implemented out on the application site
7. Protected tree measures to be agreed and implemented out on the application site
8. All new fenestration, doors, bargeboards and Mock Tudor Gable will be of timber
9. External lighting to be agreed.
10. Notwithstanding drawings eaves of extension not approved. Require sprocketed eaves 1:20 drawing.
11. When works expose chimney breast notify LPA. to allow consideration & condition of chimney

REASONS FOR RECOMMENDATION:

The proposal complies with relevant Development Plan policies.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

N/A

DELEGATED

Case Officer
Sign..... [redacted] .....Date.....17.5.11.....

Authorising Officer
Sign..... [redacted] .....Date.....23.5.11.....