EXPIRES 18/0

Development Control – Delegated Officer Report

Application Number: ADC/0433/07 **Recommendation – Permit Application**

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

Proposal: **Erection of new canopy to cover part of the rear terrace of the property and act as smoking shelter for patrons**

The Application

The application site contains the double storey Duke of Wellington public hotel located on the northern side of Brighton Road, Shoreham-by-Sea. A number of minor modifications to the building were approved by Council in 1997, and an externally illuminated fascia sign was approved in 2006.

The applicant is now proposing the erection of a 4.5m x 4.05m (18.2m^2) covered area that will allow patrons to smoke outside under a shelter, due to no longer being able to smoke inside as a result of the recently enabled national smoking regulations.

Surrounding development includes the triple storey Council Administration building to the east, and a double storey mixed use building to the west, on the other side of an entrance to a rear builder's yard.

Consultations and Representations

Council's Environmental Health Department has advised of no objection to the proposal. No other representations have been received with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
DEV 1 (High Quality Development)

Adur District Local Plan: AG 1 (General)

Planning Assessment

The Appearance
The building materials proposed include slate roofing and timber beams, which are both identical to that used on the existing covered barbecue serving area, and complimentary to the rear façade of the primary building.

Effects on Neighbours
The location of the shelter is remote from adjoining development and therefore unlikely to adversely impact on neighbouring properties. Despite being attached to the rear wall, the roof is hipped down so as lessen its visual impact on the adjacent builders yard.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Time Frame)

Case Officer: D. Reynolds

Date: 23/8/07

CJ 23.8.07