Planning Statement
Ground floor rear extension with stores beneath
At
Tosca Restaurant
39-41 High Street
Shoreham-by-Sea

Prepared by PlanRight UK Ltd
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Planning Statement

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INTRODUCTION

The applicant has recently purchased the strip of land to the south and west (adjacent and in front) of the existing terrace and seeks permission for a rear extension to provide a further seating area within the restaurant with stores and covered refuse area underneath.

PLANNING POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise. The approved Development Plan in relation to this site comprises the Adur Local Plan (1996) with the relevant policies being AG1, AB4 and AS1 which relate to development within the built-up area, conservation areas and shopping facilities. The National Planning Policy Framework (March 2012) is also a material consideration, in particular section 2 (ensuring the vitality of town centres), section 7 (requiring good design and section 12 (conserving and enhancing the historic environment).

PLANNING ASSESSMENT

The Proposal

The proposal is to further extend the restaurant southwards over land the applicant has recently purchased with stores underneath.

Site and Surroundings

The site comprises two buildings (no 39-41) which is now a single restaurant on the ground floor with flats above. The site is within a Conservation Area. There are Listed Buildings close by, Town Hall Chambers to the west and the Marlipins Museum to the north. To the south is the River Adur, between the applicants land and the river is a public amenity space.

Planning History

There are a variety of planning applications on both properties – the most relevant being:

No 39

ADC/0138/06 – rear terrace with store beneath - Approved

SU/43/02 – ground floor rear extension, change of use to A3 and 1st & 2nd floor extension to 2 no flats - Approved

No 41

ADC/0843/13 - alterations to shopfront - Approved

ADC/0347/08 – replacement ground floor front windows/doors at 39/41 for amalgamation to 1 restaurant Approved

Planning Assessment

The main issues that need to be considered are the impact the proposal may have on the property, the Conservation Area and the setting of adjacent Listed Buildings and the impact on neighbouring occupiers.

Compliance with relevant Policies

Policy AS1 allows for extensions of existing premises for food and drink purposes providing that there will be no loss of residential accommodation on upper floors, no loss of amenity to nearby residents, car parking and access to the public highways is acceptable and that the proposed development is of a scale and design appropriate to the locality.

AB4 relates to development within Conservation Areas and requires proposals to be of a high standard in terms of design and construction materials. AB14 relates specifically to town centres and emphasises the importance of new development being sympathetic to the location.

The restaurant occupies the entire ground floor of both no's 39-41. The difference in ground levels at the rear means that the ground floor at the rear is raised which allows for the formation of useful stores and a covered refuse area at the rear. The elevated ground floor although completely enclosed will have bi-folding doors along the southern elevation which can be opened during clement weather to allow for uninterrupted views of the River Adur.

The extension is to be built on an area which currently has 3 planters and benches on it. These belong to the applicant who has had problems associated with anti-social behaviour in this area. The refuse store will have a green roof which will allow for additional planting to mitigate for the loss of the planters. The benches will be removed. The river walk at this section of High Street will remain.

The extension will have no impact on any Listed Building nor will it detract from the character of the Conversation Area. There are already other additions to the rear of buildings in the High Street seen in the context of the river scene. The extension is in keeping in both design and use of materials compatible with its surroundings and will not have an overbearing or overextended appearance when viewed from either close proximity or from views further away from the other side of the river.

The proposed refuse storage will provide a covered area for the wheelie bins and improve the existing situation.

The extension is unlikely to impact on local residents. There will be no loss of privacy through overlooking from the extension. With reference to possible noise and disturbance a balance needs to be achieved between those who wish to live in the town centre and the need to create vitality within the area for the benefit of the economy. In this instance we are of the view that as the restaurant already has conditions in place which restricts opening hours, the potential for late night noise and disturbance from this long established restaurant is not so great as if the premises were purely a drinking establishment.

Conclusion

The proposal is a sustainable development. There will be no loss of character within the Conservation Area and the extension will have no effect on nearby Listed Buildings or on local residents or other businesses. The extension will provide an additional seating area for the restaurant and useful storage facilities beneath including an enclosed refuse area which will help tidy up the general appearance at the rear of the building. The proposal complies with the relevant policies within the Local Plan and the general thrust of the NPPF. There are no planning reasons why the application cannot be approved without delay.