Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1048/12

Site: **Carats Beach Café, Basin Road South, Southwick, Brighton, West Sussex, BN41 1WD**

Proposal: **Disabled toilet at southwest corner of cafe (amendment to planning permission reference AWDM/0726/11)**

Date of site visit: 18 October 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a single storey building on the seafront at the western end of Shoreham Harbour. It is a long building measuring 42.5m long with public toilets at the eastern end and an attached building on the western end. The café has projections fronting the beach at either end, forming a recess in which there is an external seating area, covered by a pergola. The building sits below the level of the promenade to the south and is accessed via steps and a ramp, with a concrete slope in front of the building leading up to the prom.

Planning permission was granted earlier this year for an extension in front of the café, infilling the recess area (AWDM/0726/11). It has not been implemented to date. This application is proposing a revision to the scheme to include a disabled WC at the western end of the café which will 'square off' that corner of the building. It will be flat-roofed with a rendered finish to match the existing building.

Relevant site history

See above

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends use of the precautionary contaminated land informative**.**

Representations

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AR11
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy AR11 states that the development of public recreational facilities on or adjacent to the public beaches will normally be permitted subject to consideration of scale, the effect on sea defences and nature conservation, the effect on local amenity and parking.

Visual amenity

The extension will be a minor addition to the approved larger proposal which will not detract from the existing building or its seafront setting.

Residential amenity

There are no residential dwellings in the vicinity of the site

Accessibility and parking

The extension will provide a disabled users WC which will enhance facilities at the café for the disabled.

Flood Risk

The architect has previously confirmed that floor levels will be set no lower than existing levels and flood proofing measures shall be incorporated.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and would enhance the facilities at the café to the benefit of the economic and environmental regeneration of the area. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AR11).

Subject to Conditions:-

1. C1Ci
2. This permission relates to the list of approved plans

Informatives

Precautionary land contamination informative

Case Officer: Peter Barnett Date: 14 November 2012

Authorised by: Gary Peck Date: 14 November 2012