Development Control – Delegated Officer Report

Application Number: ADC/0446/07 **Recommendation – Permit Application**

Site: **Royal Coach Brighton Road Shoreham-by-Sea West Sussex**

Proposal: **New entrance walls to car park, new pergola and glass windbreak**

The Application

The application site contains The Royal Coach public ale house and restaurant, located on the southern corner of the major roundabout at the intersection of The Saltings and Brighton Road.

The building has had numerous alterations approved over the years, the most recent being repositioning of a door on the northern elevation and creation of an external play area for children in January 1994 (SU/200/93/TP).

The current proposal involves:

- upgrading of an existing outdoor eating area with a pergola;
- erection of a glass windbreak to provide protection for smokers; &
- upgrading of the two entrances from cement posts with steel rails to brick walls with cement render.

Consultations and Representations

The County Council Highways Department have raised no objection to the proposal subject to a condition requiring 2m splays on the vehicular entry walls. The only other representation has come from a nearby resident advising of no objection 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)
	AE 16	(Existing Business in Residential Areas)
	AT 12	(Access, Servicing & Parking Requirements)

Planning Assessment

The Appearance

The pergola portion of the application is retrospective, with the structure having been erected at the time of site inspection. Notwithstanding the above, the materials used are complimentary to that of the primary building and represent a softening of the building when viewed from the nearest residential development, a block of flats located approximately 70m to the southwest.

The glass windbreak is a minor addition that will simply improve the functionality of the outdoor area that must cater for smokers as a result of federal smoking legislation now prohibiting the activity from within the primary building.

The rendered brick wall entry statements represent a simple formalisation of existing (and former) entries, and will improve the general appearance of the surrounding car park. Reopening of the north western Entrance No.2 is simply for pedestrian purposes with direct vehicle access onto the adjoining slip lane remaining suitably restricted.

Effects on Neighbours
Given the distance between the proposed works and adjoining development they are unlikely to have any detrimental impact on nearby land use.

Overall the proposal represents simple modifications that will improve the efficiency of the existing commercial development without compromising the amenity of nearby residents, and is thus considered to be in accordance with Policy AE 16 of the Local Plan.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Approval Timeframe)

→ C12Ai .. until details of the materials for the entrance walls have been submitted to ... R .. AG1 & ADV .. DEV1

2. ~~The vehicular entrance shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.~~ → not needed as curve & walls effectively creates a splay.

   ~~**Reason:** *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*~~

Case Officer: D. Reynolds

Date: 6/9/07

CJ 6.9.07