Expiry Date - 11/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0207/10 **Recommendation – Permit Application**

Site: **Marquis Of Granby West Street Sompting Lancing**

Proposal: **Retrospective application for timber decking with handrails and balustrading at front of Public House**

The Application

The application site is the Marquis of Granby public house located within Sompting village Conservation Area. The site is on the east side of the village within a residential area, surrounded by various styles of housing stock.

Retrospective permission is sought for two areas of timber decking to the front of the building. These areas have removable tables and seating and are used as additional drinking areas for the patrons of the public house. The decked areas are located either side of the main front entrance and are 5.2 metres wide and 3.5 metres deep with timber posts, handrails and balustrading.

Consultations and Representations

Third Parties: - 2 objections have been received from Fairmead, West Street and Pointers Lodge Church Lane, making the following comments: -

- The decking is out of keeping in a Conservation Area.
- Objection to the decking on the side, do not object to the decking either side of the front entrance.
- Overdevelopment of the outside of the pub.
- Visual out of keeping.
- Loss of parking area.
- Near to bedroom windows of adjacent dwelling.
- The amount of additional bar space is excessive, 50% increase.
- Noise and disturbance to adjacent dwellings due to use of decking and door to pub being left open when customers are using the decking.

Sompting Parish Council: - No objection

A.D.C.A.G: - No objection

West Sussex County Council: - The County Architectural Advisor has no objection to the timber decking with handrails and balustrading at the front of the public house.

Expiry Date - 11/08/2010

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved) AG1, AB4
PPS1 'Delivering Sustainable Development'

Planning Assessment

Policies

Local Plan policy AB4 requires that development in a Conservation Area should not be permitted unless it serves to preserve or enhance the character or appearance of such areas.

Visual Amenity

The building is set back with a hard surfaced parking area to the front, however the decking is clearly visible within the street scene and Conservation Area. The style and appearance of the decking and its use is in keeping with the character of the public house and is not considered to have any adverse impact on the character and appearance of the existing building or surrounding locality.

Residential Amenity

The use of the decking to the front is not considered to have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings with regards to noise and disturbance. Prior to the decking being built this space was used as an outside drinking area.

Concerns have been expressed by the owners of Fairmead to the west of the site with regards to an area of decking to the side of the public house building. This area is used as an outside drinking/smoking area and is in close proximity to the first floor bedroom window. This application seeks retrospective permission for the front decking only. The side decking is to be considered under a separate application.

Recommendation

APPROVE for reason that :-

1PPi amended – The development does not detract from the local environment and has taken place without resulting in.....It would consequently not conflict with the policies of the Adur District Local Plan AG1, AB4)

Conditions

01. Permission relates to plan 210/3401/2 recd on 16 June 2010.

Case Officer Hannah Barker Date 3/8/10.

PB 3/8