Expiry Date – 19/3, ppa sought to 28/3

Development Control – Delegated Officer Report

Application Number: AWDM/0091/18 Recommendation – Grant

Site: **The Buckingham Arms, 35 Brunswick Road, Shoreham**

Proposal: **Replace existing timber single-glazed windows and doors on ground floor with timber double-glazed units and alterations to front porch on east elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7/3

Site and Surroundings

The Buckingham Arms pub is a brick and flint faced detached building on the west side of Brunswick Road one building removed to the south of the railway line. It has timber sash windows and a part enclosed porch on its frontage all painted in red. It has seating on the frontage. There is staff accommodation on the upper floors. To the north is a Health Authority building and to the rear in a detached building is an Insurance Brokers office.

The property is in the Shoreham Conservation Area but is not listed.

Proposal

Planning permission is sought to replace single glazed timber windows on the ground floor south side with double glazed timber windows. It is also proposed to rationalise the front porch area to create a smaller lobbied entrance and increased bay window, to enlarge the internal floorspace.

Relevant Planning History

ADC/0129/08 – Decking on forecourt (retrospective). Granted 20.6.08

Consultations

Health: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 and 17.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a pub within Shoreham town centre. For consideration is the impact of the proposals on the character and appearance of the building and the wider conservation area.

Appearance

The replacement windows on the side elevation are to be timber double glazed. They are little glimpsed from the road. The alterations to the front porch will improve the buildings appearance. At the moment where one of the new double glazed windows is proposed is a strip of plywood panelling. A window back in this position will enhance the building's appearance and return it to its original elevation. Revised plans have been received in an attempt to improve the proportions for the new front door. The section details and elevation do not match but the section details are acceptable. A suitable condition is recommended.

Creating a properly enclosed lobbied entrance will also contain noise. These alterations will improve sound attenuation from within the building and will not be harmful to the building's appearance or to the wider conservation area. The plans do not specify the colour of the new or repainted windows. Existing timber work is a deep red colour. This is reserved by condition.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Door manufactured in accordance with section details.
3. Colour for proposed or repainted timber work to be agreed.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 27.3.18

Authorised and signed by: Peter Barnett Date: 27 March 2018