Expiry Date – 19/4, ppa to 2/5

Development Control – Delegated Officer Report

Application Number: AWDM/0204/17 Recommendation – Approve

Site: The Bridge Inn, 87 High Street, Shoreham

Proposal: **New porch to rear and 2 no. new replacement windows to rear.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/4

Site and Surroundings

This application relates to The Bridge Inn Public House at the end of the High Street opposite the roundabout and Ropetackle. Rebuilt in 1937 it is not known how long the pub has been on the site. It is a striking brick building with a prominent stepped Dutch gable feature facing the High Street. It also includes a curved, open fronted, columned entrance on the High Street

The rear garden is at a lower level to the pub and includes considerable outdoor seating. First floor rooms are used to provide bed and breakfast accommodation.

The pub is in Shoreham conservation area but is not listed. There are no protected trees on the site. The Toll House to the west as you enter the Norfolk Bridge is a listed house.

Proposal

Planning permission is sought to create a lobby area off the rear dining area out to the garden and to replace two large windows in the back wall of the pub. Originally it was also proposed to timber clad the entrance columns at the front of the building and to erect wooden planters between them. These changes to the frontage have been removed from the application.

Relevant Planning History

ADC/0358/08 - Enclosure of existing covered entrance. Granted 22.8.08

SU/130/99 – Picture window to rear. Granted 4.10.99

Consultations

Health: Precautionary contamination condition recommended.

Drainage Engineer: No objection to proposal. Flood works referred to in the drawings are separate Environment Agency matters.

Adur District Conservation Advisory Group: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Adur Local Plan policies: AG1, AP4, AP9, AB4, AB16
Emerging Adur Policies: P2, P11, P15, P17, P37

Planning Assessment

Principle

The principle of development can be supported as it upgrades a public House within the built up area boundary. For consideration are the effects of the extension and alterations on the appearance of the building and the conservation area and impact on neighbours.

Neighbour Impact

The proposed rear porch is modest in scale. It measures 3.669 metres in depth but is curved around an existing retaining wall. It is 2.655 metres in height. It is to be cedar clad and felt roofed with an oak door and window. It will provide a lobby area to the main internal dining area and will protect diners from draughts but also neighbours from noise from within the pub. Two replacement windows, one enlarged, are proposed in the rear elevation. They are to be timber framed and double glazed. These windows are acceptable.

These alterations will not affect neighbour amenity.

Design and conservation area.

The rear porch detail and new windows will not be visible from the frontage. The porch addition will be visible from the bridge and the opposite bank of the river but it is not considered that they will cause significant harm to the appearance of the pub or the wider conservation area. (the conservation boundary includes the river east of the bridge but not the bridge itself.)

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

.

Informative

1. 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.

2. Precautionary Contamination

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 27/4/17
Authorised and signed by:	PD	Date: 27.4.17