Development Management - Delegated Officer Report

Application Number: AWDM/1136/19 Recommendation – APPROVE

Site: Waterside Inn, Lower Beach Road, Shoreham-By-Sea

Proposal: Retrospective application for Festoon Lights to north and west elevations.

Date of site visit: 12.08.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is the Waterside Inn Public House on Shoreham Beach. This locality is predominantly residential with commercial uses to the south in Ferry Road. This building has recently been refurbished with new signage, illuminated and non illuminated, hanging signs and a single leg pictorial sign. This development is being considered under AWDM/0976/19. To the rear of the pub is an outside area to the south of the river there are Festoon Lights strung across the external area. Retrospective consent is required for this lighting.

Representations

None received

Consultations

Adur and Worthing Councils: - Environmental Health: - The Council's Environmental Health Officers have visited the site after dark to assess the impact of the lighting at the building. Their comments are that the string lighting and the illuminated signs raise no issues for Environmental Health.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

Such development within a commercial external space in this case is acceptable in principle. The main issues for consideration here are the impact of the lighting upon the residential and visual amenities of the locality.

Visual amenity

The lighting in combination with the commercial use of the site is not detrimental visually, it is not out of keeping with the character of the area and other commercial uses with various illuminated signage and lighting existing to the south of the site in Ferry Road. It will not be harmful to road users or cause any highway safety issues.

Residential amenity

Due to the siting of the lighting it is not in close proximity to any residential properties to the south of the site, including flats and houses. However there are houseboats adjacent to the rear of the site. An occupier of one of the adjacent house boats expressed concern in relation to the signage application AWDM/0976/19. Environmental Health made a visit to assess the impact of the lighting after dark. They were concerned about three wall lights which were bright however had no concerns with the string lights which are the subject of this application and the illuminated signage in application AWDM/0976/19. The case officer has discussed the concerns in relation to the three wall lights with the applicant's agent. This does not affect the determination of this application or AWDM/0976/19. Although the Festoon lights will be visible from the adjacent houseboat they will not cause an unacceptable impact in terms of disturbance and unneighbourly development. It is however considered reasonable in this situation to attach a condition to require the Festoon lights to be switched off after midnight to avoid any potential light pollution and disturbance beyond these hours.

Recommendation

APPROVE

1. The Festoon lights hereby permitted shall only be illuminated until 24:00 hours each night.

   Reason: - In the interests of visual amenity and to avoid unnecessary light pollution in accordance with Policy 15 of the Adur Local Plan.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 3rd September 2019

Authorised by: Peter Barnett Date: 4 September 2019