

Recommendation Report for Planning Permission**REF NO:** AB/23/12/**LOCATION:** The White Swan Hotel
Chichester Road
Arundel**PROPOSAL:** Renewal of unimplemented Planning approval AB/71/09/ - Twenty two bedroom extension to existing hotel (this application lies within the South Downs National Park Authority)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	The application seeks permission for the renewal of a previously approved planning application. The development consists of the construction of a two storey bedroom block comprising 22 en-suite bedrooms, plant room, fire escape staircase and glazed link to existing building, together with external works to service road and car parking area.
SITE AREA	0.8 hectares
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development. There are mature trees on the rear boundaries that are not affected by the proposals but that provide a good screen/enclosure for the site.
BOUNDARY TREATMENT	Mature landscaping for the most part. A few small areas of exposed boundary that have post and rail fencing to agricultural fields beyond.
SITE CHARACTERISTICS	Mix of single/two storey building of traditional brick and painted rendered walls.
CHARACTER OF LOCALITY	Predominantly open countryside adjoining the urban area with sporadic buildings fronting the A27 as you go towards Arundel. To the west, the trunk road enters the countryside to Fontwell.

RELEVANT SITE HISTORY

AB/134/88	Phased extensions to existing hotel to provide Approve Cond 13 no. additional bedrooms and function room, bar and kitchen extension, 6 no. additional bedrooms and health club.	17-04-1989
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AB/138/97	Alterations & extensions to provide additional bar restaurant facilities and children's indoor play area	Approve Cond 11-02-1998
AB/156/07/	New entrance to public house with disabled ramp, provide 7x new windows to match existing, demolition of stairs to patio	Approve Cond 21-11-2007
AB/71/09/	Twenty two bedroom extension to existing hotel	Approve Cond 09-09-2009
AB/14/11/	Removal of existing window to create new doorway entrance. (This application falls within the South Downs National Park Authority)	Approve Cond 30-03-2011

REPRESENTATIONS

Representations received:

Arundel Town Council

Arundel Town Council - No objection provided materials in keeping with existing.

Comments on Representations received:

Noted.

CONSULTATIONS

Cultural Development

WSCC Local Development Divis.

Highways Agency

InterRoute

Consultations responses received:

Highways Agency:

No objection.

County Highways:

The Highway Authority has been previously consulted on application AB/71/09. As site access was via the Highways Agency maintainable A27 trunk road, the Highway Authority comments related to parking provision only and no objection was raised.

As no changes have been proposed the Highway Authority raises no objection to the proposed renewal of unimplemented planning approval.

County Archaeologist:

I indicated in my previous comments that the White Swan may date to the 18th century - it is certainly on the 1840 Tithe Map for the historic parish of Tortington and described on the apportionment as "Swan Inn Public House, garden, stable etc".

Condition suggested for an archaeological watching brief on groundworks and soil stripping as per the previous application.

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Class A Road
Outside Built Up Area
Trunk Road
South Downs National Park
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC2 SEPT4 SEPTSR5	South East Plan- Policy C2 The South Downs Parking Tourist Accommodation
Arun District Local Plan:	GEN3 GEN7 AREA17 DEV34	Protection of the Countryside The Form of New Development Sites of Archaeological Interest Tourist Accommodation and Attractions

PLANNING POLICY GUIDANCE

PPS7	Sustainable development in rural areas
PPS5	Planning for the Historic Environment
PPG13	Transport

SUPPLEMENTARY POLICY GUIDANCE

XXX3	Good Planning Practice Guide on Tourism
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

The notable change since the approval of the previous application is that the site now forms a part of the South Downs National Park. New development should therefore comply with the statutory purposes of the National Park under section 61 of the Environment Act 1995 namely (1)

Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park;
(2) Promoting opportunities for the understanding and enjoyment of the special qualities of areas by the public.

PPS7 would support the principle of tourism development and scope for such development within statutorily designated areas. Further, South East Plan policy TSR5 states that local planning authorities should encourage extensions of hotels where it would upgrade the quality of existing stock. Therefore, in principle, there remains no objection to the proposed extension.

The design of the proposed new bedroom extension follows the simple traditional design of the hotel with brickwork walls under a plain tiled roof. Windows and fascia boards follow the style of the existing but UPVC windows are proposed. Conditions could ensure that these match the existing in terms of colour. The extension will be seen as an addition through the use of a glazed link.

The proposed extension represents an increase of 23% in footprint of the building. 15 car parking spaces will be lost (overall) as a result of the proposals but, as WSCC previously acknowledge, the site would still be over provided for in terms of car parking numbers.

As existing, the site is fairly well visually contained to the rear of the site and the building is not prominent within the landscape. There is an opportunity to enhance the landscaping to the rear of the site and it is considered appropriate to include a landscaping condition for this purpose.

The proposed extension is fairly large relative to the existing building. However, it is to the rear and the site is fairly well contained visually. The extension is in proportion with the existing building and there is ample car parking within the site. There is an opportunity to further enhance the boundary landscaping and it is considered that the proposals will not be prominent in the National Park nor would it have an adverse impact on the character of the area. Therefore the recommendation is to approve subject to conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No.s 1493.04 Rev No. B; 1493.02 Rev No. B; 1493.03 Rev No. A and 1493.01 of AB/71/09/.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

- 3 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, hard and soft, which

shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The materials and finishes of the external walls and roofs of the building hereby permitted shall match in colour and texture those of the existing building.

Reason: In the interests of amenity in accordance with policy GEN7 of the Arun District Local Plan.

- 6 No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: The site has archaeological potential and it is essential that any archaeological implications are fully taken into consideration and recorded, if necessary, in accordance with Arun District Local Plan Policy AREA17.

- 7 The colour of the facias, gutters, downpipes and window frames on the proposed extension shall match the colour of these elements on the existing building.

Reason: In the interest of amenity and in accordance with Policy GEN7 of the Arun District Local Plan.

- 8 INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN3, GEN7, AREA19, DEV34

SOUTH EAST PLAN: T4, TRS5, C2.

NATIONAL POLICIES: PPS1, PPS5, PPS7

Good Practice Guide for Tourism

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.