

A/202/06

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	- Two-storey hotel bedroom block for Premier Travel Inn The Roundstone Public House, Roundstone Lane, East Preston
-------------------------	---

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for a two-storey extension measuring approximately 22.5m x 14m x 9.5m high to the side of the existing public house on the existing car park area.
SITE AREA	0.42 hectares.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Flat.
TREES	None.
BOUNDARY TREATMENT	Fencing to rear and side.
SITE CHARACTERISTICS	Brick painted public house, two-storey with portico to front and side single-storey pitched roof rear extension. Conservatory to side facing A259. The proposed site is currently a car park.
CHARACTER OF LOCALITY	Residential houses surrounding the pub.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
A/70/94	Alterations and extensions for existing public house.	Approved Conditionally 27/7/94

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angmering Parish Council	Objection: On the design and external appearance of the proposed building.
Local Groups	None
1 letter of objection	The building allows direct view into neighbouring property. Cars will be 10 feet from neighbours, This will cause fumes and late night noise. Do we need another Travel Inn?

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
County Highways	No objection.
District Tourism	Support – it would provide an addition to the available visitor bed space.

A/202/06

POLICY CONTEXT**DESIGNATION APPLICABLE TO SITE**

Within Built-up Area Boundary
 Class 'A' Road
 Class 'B' Road

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : DEV1, NE12
 Arun District Local Plan : GEN7, DEV34, GEN12

PLANNING POLICY GUIDANCE

PPS 1 - Delivering Sustainable Development
 PPG 13 - Transport
 PPG 21 - Tourism

POLICY COMMENTARY

The above policies combine to describe the development control criteria against which all proposals will be determined by the authority particularly with regard to the effect on the street scene.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

The design and external appearance of the proposed building is considered to be in keeping with the existing building. It is separated from the public house and located to the rear of the site. The parking area has a hedge between the parking area and the rear fence. The parking numbers have been reduced from the existing 83 spaces down to 73 spaces. The south elevation is approximately 20m. from the side elevation of The Spinney and therefore there is no direct overlooking.

ASSESSMENT OF PROPOSAL**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 the concept of tourism accommodation is supported for reason of the local economy. The visual impact of the new building is to the rear of the site and lies back from any road frontage, thus softening the impact.

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.

A/202/06**CONCLUSIONS**

The proposal is to provide a two-storey extension to accommodate 20 bedrooms on the existing car park. There are 83 existing car parking spaces. The applicant states that in a recent survey over one week recorded only a 48% occupancy (i.e. 43 vacant spaces). Under the proposal the provision of car parking spaces will be a total of 73 (the loss of 10 spaces over). The proposal includes one bedroom adapted for disabled guests and provides 3 disabled car parking spaces.

The proposed location ensures that it does not dominate the existing building which will remain dominant from the A259.

The design of the building is satisfactory and respects the existing structure, however the design could be improved by breaking the scale to reflect that of the existing two storey structure.

PPG21 highlights the importance of tourism facilities as tourism makes a major contribution to the national economy with a priority to be made to expand low cost or budget accommodation. This proposal accords with this.

The existing site (car park) is adjacent to residential properties and the proposed car parking will be somewhat similar to that existing, although it will be closer to the south and west boundaries. A landscaping scheme conditional to increase the buffer zone between the car park area and the boundary will be attached to any approval.

County Highways are satisfied that there is sufficient car parking provision and that there is secure cycle provision. They therefore raise no objection subject to conditions being imposed.

Therefore it is recommended that the application is approved subject to the conditions set out overleaf.

ANGMERING

A/202/06/

Two storey hotel bedroom block for
Premier Travel Inn

The Roundstone Public House
Roundstone Lane
East Preston

RECOMMENDATION

Approve Conditions

- 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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 3 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, 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 five years from the completion of 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 policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

ANGMERING

A/202/06/

- 4 This permission relates to the plans as submitted and amended by substitute plan dated 01-03-2007.

Reason: For the avoidance of doubt.

- 5 The development hereby permitted shall not be occupied until trees and shrubs of species to be approved by the Local Planning Authority have been planted along the south and east boundaries. In the event that any such trees or shrubs die or become seriously damaged or diseased within a period of 5 years following planting they shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 6 The layout of the proposed development shall provide for parking space for vehicles and cycles as shown on the submitted plan 4542-P-01 rev B in accordance with those plans and those designates spaces shall remain parking and cycles spaces at all times.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 7 INFORMATIVE - Prior to the commencement of the development, details shall be submitted to and approved by West Sussex County Highways for a lining scheme which will include the renewal of lining to extend the existing right turn lane marking and at the site access to include give way marking.

- 8 INFORMATIVE - Prior to the commencement of the development West Sussex Highways require a Stage 2 Road Audit must be undertaken in accordance with the Safety Audit Policy of the County Council to review the detailed design.

- 9 INFORMATIVE - No development is to take place until details have been submitted to and approved by County Highways for the storage of materials within the site clear of the public highway, thereafter this area shall remain solely for the use during the construction of the development

- 10 INFORMATIVE - No works are to be commenced on the public highway until the Section 278 Agreement, Local Government Act 1972 has been completed to the satisfaction of the West Sussex County Highways.

ANGMERING

A/202/06/

11 INFORMATIVE

Prior to commencement of the development, details shall be submitted to and approved by West Sussex County Highways for a lining scheme which will include the renewal of lining to extend the existing right turn lane marking and at the site access to include give way marking.

12 INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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

STRUCTURE PLAN: DEV1,NE12

LOCAL PLAN: GEN7,DEV34,GEN7

NATIONAL POLICIES: PPS1,PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

