

PLANNING APPLICATION REPORT**REF NO:** FP/173/08/**LOCATION:** The Southdowns
133 Felpham Way
Felpham**PROPOSAL:** Minor alteration to change roof detail over main entrance doors from hipped detail to gable detail.**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	This application is for an increase of the front single storey canopy.
SITE AREA	0.27 hectare
RESIDENTIAL DEVELOPMENT DENSITY(NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None affected.
BOUNDARY TREATMENT	Wooden posts on brick around the frontage.
SITE CHARACTERISTICS	Two storey public house, rough rendered and painted cream. Tiled roof. Tiled entrance porches to front and side. Flat roof rear extension. Existing jumberella on west side with a screened area approx. 1.5m fencing and flat roof. Detached side garage.
CHARACTER OF LOCALITY	Mixture of residential properties and commercial. Close to a car sales/garage and opposite church hall and playground.

RELEVANT SITE HISTORY

FP/155/00/	Single storey extension of 40 sqm to rear of pub, into garden area. Single storey entrance lobby to front of pub 9 sqm. New lobby extending into existing car park. All finishes to match existing.	Approve Cond 20-11-2000
FP/162/94	Erection of extension to trade kitchen	Approve Cond 17-01-1995
FP/23/02/	Approval sought to retain coldroom & canopy	Approve 08-03-2002
FP/298/88	Car Park Extension	Approve Cond 23-01-1989

FP/56/08/	New freestanding smoking shelter to side terrace with associated heaters, lighting and furniture, paving	Approve 02-05-2008
FP/86/96	Erection of outdoor play equipment	Approve Cond 23-07-1996

REPRESENTATIONS

Representations received:

Felpham Parish Council

Felpham Parish Council objects on the following grounds

1. The size and colour of the proposed Jumbarella will affect the visual amenity.
2. The Jumberalla may be distracting to passing traffic where there is a Pelican crossing and a busy roundabout in the immediate vicinity causing a potential safety hazard to both pedestrians and motorists.
3. The proposed site of the Jumbarella for external seating is not appropriate adjacent to such a busy road.

Comments on Representations received:

Following the receipt of the objection from the Parish Council, the applicant has now removed the jumbarella from their scheme.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:

Within Built-up Area
Class A Road
Tree Preservation Order

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:	LOC1 DEV1	Locational Strategy High Quality Development
Arun District Local Plan:	GEN2 GEN7	Built-up Area Boundary The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPG4	Industrial and Commercial Development

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, or users of the public highway.

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 site is an existing public house, with an existing outside seating areas. There is an existing Jumbarella to the side further into the site. The original proposal was to construct a new 16 sq.m Jumbarella to the side of the main front porch. This would not have been a visual distraction. Comparison has to be made to outside umbrellas, tables, chairs and moveable heaters that could be placed in the same location as the proposed Jumbarella. These seating areas do not require planning permission and in visual terms very similar to the proposed Jumbarella. However, this Jumbrella has now been omitted from the application

The front parapet roofing over the porch is to be extended slightly by forming a gable end rather than hipped. This will be visually acceptable.

It is not considered that the minor alteration to the roof will cause any detrimental effects on the street scene, or to neighbouring properties therefore it is recommended that the application is approved. Subject to the conditions below.

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 This permission relates to the plans as submitted and amended by substitute proposed elevations, roof plan and site plans dated 15th October 2008.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

- 3 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: LOC1 DEV1

LOCAL PLAN: GEN2 GEN7

NATIONAL POLICIES: PPS1 PPG4

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