

PLANNING APPLICATION REPORT

REF NO: **FP/46/10/**

LOCATION: Ye Olde Malthouse
 Waterloo Road
 Felpham

PROPOSAL: Modernising shop front

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	Replacement of existing wooden shopfront and removal of entrance door.
SITE AREA	Approximately 120 square metres.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Front boundary is directly onto highway, rear boundary has brick wall approximately 1.8m in height.
SITE CHARACTERISTICS	Two storey property with restaurant on ground floor. The property has white smooth rendered walls and flintwork, two windows at first floor level, slate roof. Ground floor has White wooden shopfront with yellow blinds, entrance door to flat on northern side.
CHARACTER OF LOCALITY	Residential comprising two storey terraced cottages, The Fox Inn and car park to west of site.

RELEVANT SITE HISTORY

BR/156/77	Change of use from general store to tea rooms	Approve Cond 11-05-1977
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REPRESENTATIONS

Representations received:

Felpham Parish Council

No objection as long as it is in keeping with the Conservation Area.

Comments on Representations received:

Noted.

CONSULTATIONS

Conservation Area Advisory Com

Conservation Officer

Consultations responses received:

Conservation Area Advisory Committee

Awaited

Conservation Officer

The proposed works will have a detrimental impact on the character and appearance of both the property which is a Building of Special Character and the Conservation Area.

Comments on Consultation responses:

Noted.

POLICY CONTEXT

Designation applicable to site:

Within Built Up Area Boundary

Building of Special Character

Within the Felpham Conservation Area

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPBE6	Management of the Historic Environment
Arun District Local Plan:	GEN2 GEN7 AREA2	Built-up Area Boundary The Form of New Development Conservation Areas

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual amenity, character and appearance of the Conservation Area.

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 conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality, character and appearance of the Conservation 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 property currently the Ye Olde Malthouse restaurant is sited within a residential area with terraced properties and is a Building of Special Character and is located within the Conservation Area.

The application seeks to replace the existing wooden shopfront which has seven panels of glazing and two entrance doors and replace with a wooden frame with ten glazing panels and one entrance door. The existing shopfront has a traditional style and character that compliments the existing building and the replacement shopfront which has a proliferation of glazing does not compliment or enhance the special character of the property.

In view of its prominent position in the street scene it is not considered that the replacement shopfront would enhance the building nor would it contribute to the character and appearance of the Conservation Area.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 By reason of its design and external appearance the replacement shopfront would be detrimental to the character of the Building of Special Character, character and appearance of the Conservation Area in conflict with policies GEN7 and Area 2 of the Arun District Local Plan.