

PLANNING APPLICATION REPORT

REF NO: PA/4/11/

LOCATION: Worlds End
Arundel Road
Patching

PROPOSAL: Extension to rear to form additional catering kitchen area & dining room. (This application falls within the South Downs National Park Authority)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application is for an extension to the existing kitchen at the rear of the building and creation of additional dining area adjacent to the kitchen on the north eastern corner of the building. The proposed kitchen extension is approximately 14 sq.m in size and will have a pitched roof similar in design to the existing kitchen roof pitch. The proposed dining room area measures approximately 95 sq.m and is roughly in the shape of an L with gable roof pitches. The facades consist primarily of glazing both the north and east.
SITE AREA	Existing building is 521 sq.m
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Site slopes gently downwards towards east where it drains into adjacent Patching Pond.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The Site is bounded by Arundel Road to the south, Patching Pond to the east and agricultural land to the north and west. There is no formal boundary treatment.
SITE CHARACTERISTICS	A 2 storey detached Grade II Listed Building used as a pub and restaurant with residential accommodation on the first floor.
CHARACTER OF LOCALITY	Rural within the National Park.

RELEVANT SITE HISTORY

PA/4/11/

PA/17/87	Refurbishment of existing licensed public house, conversion of function room and adjoining cottage to restaurant and erection of new kitchen and toilets to rear.	Approve Cond 23-05-1988
PA/18/87/L	Application for Listed Building Consent for refurbishment of existing licensed public house, conversion of function room and adjoining cottage to restaurant and erection of new kitchen and toilets at rear.	Approve Cond 23-05-1988
PA/5/88/L	Application for Listed Building Consent for repair of dilapidated roof covering to various buildings and use of alternative materials	Approve Cond 23-05-1988
PA/1/90/L	Application for Listed Building Consent for removal of ceiling to meeting room to form new restaurant area	Approve 26-02-1990
PA/6/90/L	Application for Listed Building Consent for re-positioning of rear restaurant fire exit doorway and new access gateway to rear yard.	Approve Cond 23-07-1990
PA/4/92/L	Application for Listed Building Consent for installation of traditional painted softwood sliding sash windows to replace UPVC windows	Approve Cond 03-06-1992
PA/1/93/L	Application for Listed Building Consent for assorted illuminated & non-illuminated signs	Approve Cond 20-05-1993
PA/6/95/L	Application for Listed Building Consent for 1 set of applied letters 12" and 8" to west elevation	Approve Cond 19-09-1995
PA/1/00/	Kitchen & toilet extensions & internal alterations to bars & associated facilities at ground floor level only	Approve Cond 14-03-2000
PA/2/00/L	Application for Listed Building Consent to 1) demolish derelict building to rear 2) extend kitchens and toilet accommodation and 3) carry out internal alterations to bars, toilets, kitchens and stores	Approve Cond 14-03-2000
PA/15/00/L	Application for Listed Building Consent for removal of fire and related masonry between ground and first floor levels to the existing bar area and forming two openings to the adjacent internal wall.	Approve Cond 31-08-2000
PA/3/01/	Entend kitchens and kitchen stores and internal alterations to bars and associated facilities at ground floor level only	Approve Cond 08-03-2001

PA/4/01/L	Application for Listed Building Consent to demolish derelict building to rear, extend kitchen and kitchen stores, carry out internal alterations to bars, toilets, kitchens and stores	Approve Cond 08-03-2001
PA/22/06/	Proposed kitchen & dining room extension to rear elevation.	Approve Cond 11-01-2007
PA/23/06/L	Application for Listed Building Consent for extension to rear to form additional catering kitchen area & dining room.	Approve Cond 11-01-2007
PA/11/81	Conversion of stables and two existing attached cottages with 10 double bedrooms on two floors	Refused 15-07-1981
PA/6/82	Change of use for conversion of garage back into residential use	Refused 09-06-1982

REPRESENTATIONS

Representations received:

Patching Parish Council
Awaited

Comments on Representations received:

Noted

CONSULTATIONS

Environmental Health
WSCC Local Development Divis.
Southern Water Planning

Consultations responses received:

County Highways No objection.

Southern Water No objection but recommend a informative.

Environmental Health No objection providing that the applicant does include the extension of the kitchen area, as illustrated and applied for and does not only pursue the dining area.

Comments on Consultation responses:

Comments noted. It would not be reasonable to impose a condition requiring the construction of both elements of the extension.

POLICY CONTEXT

Designation applicable to site:
Listed Building Grade II
National Park
Outside Built Up Area Boundary
Class A Road

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

[GEN3](#)
[GEN7](#)

Protection of the Countryside
The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
PPS7	Sustainable development in rural areas
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 specific regard to impact upon the Listed Building and the National Park.

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 amenities of the adjoining properties.

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

This application is very similar to PA/22/06 which was approved on 11.1.07. the proposal has been amended to delete the hip to the roof on the east elevation of the proposed dining room, but this amendment does not materially increase the prominence of the extension.

The application is for construction of a kitchen extension and additional dining areas. The extensions are subservient in scale to the remainder of the building and will not result in any negative impacts upon the amenity of the neighbouring properties or surrounding landscape due to their small scale, limited height and location at the rear of the building.

It is not considered that the extensions will be harmful to the visual quality and characteristics of the National Park. The proposal would foster economic and social well-being with the National Park and would not conflict with the statutory purposes of the National Park under Sec 61 of the Environment Act 1985 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 the areas by the public.

The proposed extensions would be minor in nature and would have no materially adverse impact on the appearance or character of the listed building.

It is therefore considered that the proposal is in accordance with Policies GEN3 and GEN7 of the

Arun District Local Plan and as such it is recommended that the application be approved subject to the conditions set out overleaf.

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 519 WD3, 519 WD4, 519WD6, 519WD8revA and 519 WD10.

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

- 3 **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

NATIONAL POLICIES: PPS1,PPS5,PPS7

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

- 4 **INFORMATIVE:** A formal application for any new connections to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk.

- 5 **INFORMATIVE:** This permission does not purport to grant consent for the outside paved terrace area and jumbrellas to the rear, indicated on the approved plans drawing no. 519WD 6, which will require the submission of a separate application for planning permission.