

PLANNING APPLICATION REPORT

REF NO: R/159/10/

LOCATION: The Corner House
Station Road
Rustington

PROPOSAL: Erection of single storey front and side extensions to restaurant and take-away
(this is a resubmission of R/80/10/)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed application seeks permission for a single storey extension to the front elevation of the existing restaurant; a single storey side extension of the kitchen and a porch to the south elevation. The extension to the front elevation would measure approximately 4.5m in depth x 7.2m in width x 3.4m in height. The side extension would measure approximately 4m in depth x 2.2m in width x 2.2m in height. The porch would measure approximately 2.2m in width x 1.6m in depth x 3m in height.
SITE AREA	Approximately 0.0153 hectares.
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	The site is stepped up from the highway.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Brick wall approximately 2m high to north boundary. Low hedging and retaining wall to front of the site.
SITE CHARACTERISTICS	Detached 2 storey building, red brick elevations, hipped red tiled roof to front section, flat roof rear section with UPVC cladding. Rear section of building is in residential use at ground and first floor, ground floor has an existing A5 takeaway and a section which is currently unused. Ventilation flue on north elevation and wooden lean-to structure.
CHARACTER OF LOCALITY	Sited within a residential area, adjacent to Station Parade shops and car parking. Residential units above the shops and opposite the site, block of recently constructed flats to the north east of the site. Daycare centre to the south of the site.

RELEVANT SITE HISTORY

R/11/97	Change of use from cafe to offices at ground floor only	Approve Cond 16-04-1997
R/185/03/	Use of land for car sales	Refused 27-10-2003 Appeal: Dismissed 31 03 2004
R/166/05/	Outline application for redevelopment of site with shopping, offices and 6 flats.	Refused 20-12-2005
R/156/07/	Change of use from offices and store to A5 with store (Resubmission of R/67/07)	Approve Cond 09-10-2007
R/58/09/	Application for single storey storage extension at side	Approve Cond 14-05-2009
R/233/09/	Change of use of parts of ground floor from A5 and offices to A3 restaurant including A5 takeaway.	Approve Cond 19-01-2010
R/80/10/	Erection of single storey front and side extensions to restaurant and take-away.	Refused 22-06-2010

REPRESENTATIONS**Representations received:**

Rustington Parish Council

No objection.

Comments on Representations received:

Comments noted.

CONSULTATIONS

WSCC Local Development Divis.

Environmental Health

Consultations responses received:

Environmental Health:

The amended plan identifying a reduced seating capacity for customer seating to approximately 50 would be the maximum permitted for the use of the 2 customer toilets proposed, the staff toilets remain unchanged and are not accessible for customers.

Providing the maximum internal customer seating numbers of 50 is not exceeded or the proprietor utilises external areas for additional seating, no objections to the amended proposal.

County Highways:

The extensions proposed are situated away from the public highway and would not therefore have any consequences to users of the public highway.

Comments on Consultation responses:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Within the Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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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 proposed application seeks permission for a single storey extension to the front and side elevations of the existing building. The proposed addition would extend the dining area and kitchen of the restaurant. It is noted that there is a previous planning approval for a restaurant and take away on the site, planning ref: R/233/09/ and a recent planning application was refused for extensions to the front and side elevations, planning ref: R/80/10/.

The proposed extension to the north, south and east elevations have been amended in their design to that refused under planning reference R/80/10. The front extension would be a single storey addition with a false pitch tiled roof. Although prominent within the street scene its design together with the materials proposed ensure that it would not detract from the appearance of the surrounding area. Similarly the side additions are to be constructed from materials to match the building and the existing timber store is to be finished in brickwork. The extensions are considered

to relate sympathetically to the host building being permanent in their appearance contrary to that of the refused additions.

It is therefore recommended that the application be approved subject to the following 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 This permission relates to the following approved plans:
Drawing No. 1; 2; and 3.

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 The materials and finishes of the external walls and roofs of the extensions 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.

- 4 **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

LOCAL PLAN: GEN2, GEN7

NATIONAL POLICIES: PPS1

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