

PLANNING APPLICATION REPORT

REF NO: R/80/10/

LOCATION: The Corner House
Station Road
Rustington

PROPOSAL: Erection of single storey front and side extensions to restaurant and take-away.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed application seeks permission for a single storey extension to the front elevation of the existing restaurant and a single storey side extension of the kitchen. The extension to the front elevation would measure approximately 5m x 7.2m x 3.5m high. The side extension would measure approximately 4.3m x 2.3m x 2.2m high.
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
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R/80/10/

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R/67/07/	Change of use from offices and store to A5 with store	Withdrawn 14-05-2007
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

REPRESENTATIONS

Representations received:

Rustington Parish Council

No objection.

1 Letter of Objection:

Parking in the area is inadequate. Station Parade car park is not available for the use of the development site. Concerned about the design, appearance and materials give a shanty like appearance of the last development on the site. Concern about the noise and disturbance resulting from the proposed increase use this development would create.

Comments on Representations received:

Comments noted.

CONSULTATIONS

Environmental Health

Consultations responses received:

Environmental Health:

If significant noise arises from the proposed development there is potential impact upon the flat above the restaurant if in separate residential occupation. In such circumstance noise mitigation may not be practical.

No objection to the proposed extension. The relocation of sanitary accommodation for staff and customers and advise that the numbers of these facilities must not be reduced in view of the anticipated increased capacity for seated customers in the dining area.

Comments on Consultation responses:

Comments noted. The agent has stated in his letter of the 17th May 2010 that the flat above the restaurant is not in separate occupation but occupied by those who work in the restaurant.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

South East Plan:	SEPC6	Sustainable Communities and Character of the Environment
Arun District Local Plan:	GEN2 GEN7	Built-up Area Boundary The Form of New Development

PLANNING POLICY GUIDANCE

PPS1 Delivering Sustainable 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 conflict with relevant Development Plan policies in that the design and use of materials would have a materially adverse effect on the visual amenities of the locality and thereby 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/.

The extension to the north elevation replicates the design of the existing extension in terms of height and projection from the building. However the existing store extension reads as a store/shed and was of proportions fitting its appearance. The application by extending this store/shed would result in structure of a temporary appearance. Further the other single storey structure to the south side will also be inappropriate for the same reasons. The design and form of the timber extensions, results in an un-sitely form of development to the north and south elevation detracting from the appearance of the shopping parade.

The proposed front addition is to be a single storey glazed structure extending forward of the existing building by some 5m. The existing building is prominent within its siting adjacent to station

parade shops and the junction of Station Road and Worthing Road. The proposal would be prominent resulting in an unsympathetic and out of keeping structure detrimental to the street scene. It is also considered that a conservatory structure would be obtrusive with the glazed elevation not sympathetically relating to the main building.

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

RECOMMENDATION

REFUSE

- 1 By reason of their position, scale and use of materials the conservatory and the side extensions would result in an obtrusive and unsympathetic additions which would detrimentally impact upon the character and appearance of the street scene. The proposal is therefore in conflict with GEN7 of the Arun District Local Plan.