

Report to: PLANNING COMMITTEE

Date: 16 July 2014

Report from: Development Manager

Application Address: The Victoria Inn, 290 Battle Road, St Leonards-on-sea, TN37 7BA

Proposal: Alterations to front elevation to install new shopfront and installation of ramp.

Application No: HS/FA/14/00338

Recommendation: Grant permission

Ward: ASHDOWN

File No: BA90290

Applicant: Mr BASCOMB per Chris Flint Ass Ltd 2 Emerald Close Waterlooville P07 8NZ

Interest: Owner

Existing Use: Former Public House

Policies

Hastings Local Plan 2004: DG1, DG2, DG14

Conservation Area: No

National Planning Policy Framework: Section 7

Hastings Planning Strategy: FA1, SC1

Hastings Local Plan, Development Management Plan, Revised

Proposed Submission Version: DM1, DM3, DM4

Supplementary Planning Document: Shopfronts and Advertisements

Public Consultation

Adj. Properties: Yes

Advertisement: No

Letters of Objection: 3

Petitions Received: 0

Application Status: Not delegated - More than 2 letters of objection received

Summary

This application is for the installation of a new shopfront and ramps to the front of the building.

The Site and its Location

The property is a large detached building located on the corner of Battle Road and Upper

Glen Road. The building is the former Victoria Inn public house and restaurant, which is to be used as a convenience store. This change of use does not require planning permission, as the change is permitted by the General Permitted Development Order.

The original submission included the installation of an Automated Teller Machine (ATM) replacing the north window in the front elevation to the managers office. The ATM was close to the junction of Battle Road and Upper Glen Road and, following neighbour consultation, objections were received. The ATM has subsequently been deleted from the application.

Details of the Proposal and Other Background Information

The front entrance door and two windows to the west elevation are to be removed and a shopfront with sliding automatic doors fitted. The shopfront will be 2.4 metres in height and 4 metres in width and it is constructed of powder coated aluminium and laminated safety glass.

There will be two ramps to the front of the building. One ramp providing level access to the shop entrance doors and the other ramp provides delivery access to the door of the delivery holding area. The ramps are to have brick retaining walls with metal railings.

Recent Site History

HS/FA/14/00528	Instalment of one new condenser unit, two air conditioning units and one condenser pack. Application not yet determined
HS/FA/14/00282	Proposed construction of 2 x semi-detached dwellings with associated car parking, cycle and refuse storage. Resolved to be granted subject to a unilateral agreement
HS/FA/14/00286	Variation of condition 4 (approved plans) of Planning Permission HS/FA/13/00830 - Demolition of existing rear conservatory and extension and erection of a ground floor single storey - Amendment, alterations to support proposed new doors, with new front entrance ramps & removal of chimney. Granted 06 May 2014
HS/FA/13/00830	Demolition of existing conservatory and rear extension and the erection of a ground floor single storey extension to the rear (east) and an extension to the side (north) of the existing building. Granted 25 November 2013

Details of Consultations

There have been three objections relating to the ATM, which has now been removed from the scheme. We approached the objectors and asked whether they wished to withdraw their objections but they asked that they remain.

Planning Considerations

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".

Policies DG1, DG2, DG14 in the adopted Hastings Local Plan 2004, policies DM1, DM3, DM4 of the Development Management Plan Revised Proposed Submission Version and policies FA1, SC1 of the Hastings Planning Strategy are relevant, as is Section 7 of the National Planning Policy Framework.

As the ATM has been withdrawn from the planning application, the items under consideration are the replacement of the front door and two windows with a new shopfront and the provision of two ramps.

The front elevation is clearly visible from Battle Road, however the new shopfront is central in the front elevation and it is in proportion with the main building. It is not considered the alterations to the front elevation will have a material adverse impact on the building or on the neighbourhood in general.

The proposed ramp to the shop entrance will provide access for users with poor mobility. The materials used in the construction of both the ramps are in keeping with the main building. The ramps are similar in design and materials to the ramps approved under planning application HS/FA/14/00286, which was granted on 06 May 2014.

Conclusion

The proposed shopfront and ramps are not considered to have an adverse impact on the building, nearby residents or the neighbourhood in general. It is therefore recommended that planning permission be granted subject to conditions

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall commence until elevation, plan and section drawings, at a scale of 1:50 or 1:20, of the proposed shopfront have been submitted to and approved in writing by the Local Planning Authority.
Development shall be carried out in accordance with the details approved and no occupation of any building approved shall occur until those works have been completed.
3. The brick work to be used in the construction of the external surfaces of the ramps hereby permitted shall match those used in the existing building.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

13.13198/03, CFA/FULL/01-Rev 01, 3198/01.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of the visual amenity of the area.
3. To ensure that the finished ramps match the appearance of the existing building.
4. For the avoidance of doubt and in the interests of proper planning.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Officer to Contact

Mrs C Boydell, Telephone 01424 783298

Background Papers

Application No: HS/FA/14/00338 including all letters and documents