

<u>No:</u>	BH2022/03609	<u>Ward:</u>	Rottingdean Coastal Ward
<u>App Type:</u>	Full Planning		
<u>Address:</u>	4-6 Longridge Avenue Saltdean Brighton BN2 8LH		
<u>Proposal:</u>	Replacement of existing green glazed roof tiles with clay roof tiles.		
<u>Officer:</u>	Charlie Partridge, 292193	tel: <u>Valid Date:</u>	18.11.2022
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	13.01.2023
<u>Listed Building Grade:</u>	N/A	<u>EOT:</u>	
<u>Agent:</u>	GBA Designs Ltd 70 Churchill Sq Kings Hill ME19 4YU		
<u>Applicant:</u>	Ms Francesca Davenport C/o GBA Designs Suite 18 70 Churchill Sq Business Centre Kings Hill Kent ME19 4YU		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Location Plan	2422-003		18 January 2023
Block Plan	2422-004		18 November 2022
Proposed Drawing	2422-001		18 November 2022
Proposed Drawing	2422-002		18 November 2022

2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.

Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

2. SITE LOCATION

- 2.1. The application site is a detached property located on the east side of Longridge Avenue, close to the junction with the A259. There are residential properties to the south on the A259, and to the north on Longridge Avenue, are commercial (retail and catering) properties. There is an area in the northern part of the site which is open to the highway, currently with some hardstanding used for parking and a fenced off overgrown area at the rear.
- 2.2. The building to which this application applies is currently a public house (The Spanish Lady) with associated living accommodation, built as a part one, part two storey building, with white render walls, and a roof consisting of green tiles or roofing membrane in different parts. There are limited outdoor areas in the site, which are separated from the highway by walls or fences.

3. RELEVANT HISTORY

- 3.1. **BH2021/04173** Erection of covered pergola structures, raised decking, fencing, gates, staff parking area and landscaping. Approved 28.01.2022
- 3.2. **BH2004/02859/AD** Retrospective application for 2 no. lockable poster cases - externally illuminated. 1no. wall mounted corex holder - non-illuminated. 2 no. large lockable poster cases - externally illuminated. Approved 05.11.2004

4. APPLICATION DESCRIPTION

- 4.1. Planning permission is sought for the replacement of the existing green glazed roof tiles with clay roof tiles.

5. REPRESENTATIONS

- 5.1. **Councillor Bridget Fishleigh** has objected to the application. A copy of this correspondence is attached to this report.

6. CONSULTATIONS

None

7. MATERIAL CONSIDERATIONS

- 7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report.
- 7.2. The development plan is:
 - Brighton & Hove City Plan Part One (adopted March 2016);

- Brighton & Hove City Plan Part Two (adopted October 2022);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- Shoreham Harbour JAAP (adopted October 2019).

8. RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1 Presumption in Favour of Sustainable Development
 CP4 Retail provision
 CP5 Culture and tourism
 CP10 Biodiversity
 CP12 Urban design

Brighton & Hove City Plan Part Two:

DM10 Public Houses
 DM18 High quality design and places
 DM20 Protection of Amenity
 DM21 Extensions and alterations
 DM37 Green Infrastructure and Nature Conservation

Supplementary Planning Documents:

SPD11 Nature Conservation & Development
 SPD12 Design Guide for Extensions and Alterations

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the design and appearance of the proposed alterations and whether they would have a detrimental impact on neighbouring amenity.
- 9.2. A site visit was not undertaken, but it was considered that the proposal could be assessed adequately based on site photographs provided from the previous application (BH2021/04173), along with aerial photographs and streetview.

Design and Appearance:

- 9.3. It is stated within the submission that extensive refurbishment of the premises internally and externally have recently been undertaken however there has been leaks from the main tiled roof which has caused internal damage to the property. It is also stated that a full investigation by a roofer has been undertaken and it was established that the existing tiles are beyond repair and require full replacement. In order to match the main roof, the tiles on the small, pitched sections on the lower roof would also be replaced.

- 9.4. The proposed replacement tiles (Marley Eden Traditional Clay Profiled Tiles) would not match the colour of the existing green glazed tiles. The loss of the green glazed tiles is regrettable as they form a distinctive feature of this public house and are found on other 1930s art deco buildings throughout Saltdean. Their loss will therefore impact upon the character and appearance of the building and the area as a whole. However, the property is not listed or locally listed, nor in a Conservation Area and it is a material consideration that the majority of the surrounding houses have plain tiled roofs, so the replacement tiles would not be out of keeping with the streetscene.
- 9.5. An objection to the design of the proposal has been made by Councillor Fishleigh. The objection outlines concerns regarding the loss of the green coloured tiles and requests a condition be attached requiring the new tiles to match or closely resemble the colour of the existing tiles. In response to this, the agent has stated that there is insufficient stock of reclaimed green glazed tiles from UK based companies so the condition would be impractical.
- 9.6. Whilst the objection to the proposal is acknowledged, and loss of the distinctive green tile regrettable, the replacement clay tiles are considered to be, on balance acceptable, due to the current existence of a great deal of variety of roofing materials within the immediate streetscene. The proposal would generally accord with policies DM10, DM18 and DM21 of the City Plan Part 2 and SPD12 guidance.
- Impact on Amenity:**
- 9.7. Policy DM20 of City Plan Part 2 states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 9.8. With regard to neighbouring amenity, no adverse impacts upon neighbouring properties are expected as a result of the proposed development. The proposed development would comply with policy DM20 of the Brighton and Hove City Plan Part 2.

10. EQUALITIES

- 10.1. None identified

11. CLIMATE CHANGE/BIODIVERSITY

- 11.1. None identified