

1.0 Amount of Development

The site is a public house located on Marine walk, and is not registered as a listed building but is located within Roker Park Conservation area sited within in the coastal Seafront zone. The building is a detached property and built in 1973.

The building sits within the lower promenade and faces the sea front beach. To the rear a steeped grass bank leads up to Roker Terrace. Adjacent buildings are public toilet blocks and shelters.

It is the intention for this application to seek planning permission for the change of the external appearance of the building to allow for a new single storey side extension and to tie into the rear terrace that has previous been gained planning approval.

2.0 Layout

At present the site is divided into two floors with the ground and first floor operating as a public house.

The first floor consist of Public toilets, kitchen and Restaurant /bar area.

The first floor is accessed via an external metal staircase at the rear of the building. The ground floor consists of Restaurant /bar area with an accommodation staircase to the first floor and back of house areas including office, cellar and a staff staircase leading to the first floor.

Deliveries to the Ground floor cellar are made via marine Walk to the rear elevation.

The proposed new extension is to be used for a storage. The extension of the terrace is for the external use of customers.

3.0 Scale

The scale of the extension is to sit within the current demise boundary with heights proposed to match existing and be sensitive to the original building and previous planning permission.

4.0 Landscape

New works are proposed to the surrounding landscaping to allow for new steel columns to support the new terrace and ground works to make good to the disturbed areas created by the new extension.

5.0 Appearance

At present the building comprises of a rendered facade with a grey tiled roof. Windows are grey aluminium anthracite .These is a signage fascia in Dark grey aluminium with built up 3-D yellow lettering .Below the Fascia on the front elevation the building is clad in green gloss tiling.

The appearance of the building in terms of materials and form will remain as existing.

The materials to the new extension are to match the previous single storey extension with the new walls to comprise of painted brickwork. Doors are to be PPC aluminium. The Proposed side terrace is to be formed in new painted steel framework, and composite decking to the roof with new metal and glass balustrade to match existing as detailed in the previous approved planning approval.

Reference **18/00462/FU4 Erection of new balcony to the rear of existing building.**

The new extension has designed to be sympathetic in relating to in terms of scale and materials to match the existing previous extension and approved planning permission for the terrace.

6.0 Conclusion

Currently the site area for the new extension houses a shipping container for additional storage .The proposed side extension will allow for the removal of the shipping container. With the current pandemic restricting internal social distancing the extension of the terrace is proposed to allow for better operational use and whilst maintaining customers in an attractive terrace enclosure.

Existing Site Photograph

