Development Control – Delegated Officer Report

Application Number: ADC/0107/09 Recommendation - Permit

Site: 34 Crabtree Lane Lancing West Sussex BN15 9PQ

Proposal: Shutter to front of shop

The Application

The application relates to a newsagents shop located on the north side of the road in the centre of a small parade of shops, housing 9 individual shops.

The proposal is for a security shutter to the front of the shop, that would be 2.3m in height by 5.6m in width. The shutter would be electronically operated, and in a galvanised steel finish, with punched out sections.

The shop front itself is angle inwards from the adjacent pavement, which creates a small lobby area before entering the front door into the retail area. The parade sits on slightly sloping ground from west to east.

Either side of the shop are a number of different premises which are Class A in use. There are a variety of different shop fronts which make up the character of the parade of shops.

Consultations and Representations

Lancing Parish Council: No comments.

Third Parties: There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1
Design Bulletin No.2 'Shopfronts' (ADC 1996)
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS6 'Planning for Town Centres' (ODPM 2005)

Planning Assessment

Policies
Policy AS1 of the Local Plan states that changes to premises within the areas shown subject to this policy for shopping (Use Classes A1 and A3)will be granted permission provided there is no loss of residential accommodation

above; no loss of amenity to nearby neighbours; development is of a scale and design, including materials, appropriate for the locality.

Visual amenity

The proposed roller shutter would be mounted below the existing fascia signage, flush to an existing rebate which is located within the overhanging entrance lobby. The shutter would be retracted within a storage box which would be the width of the shop front (5.6m wide) and would be 0.3m in depth, by 0.3m in height, allowing a clearance of 2 metres.

The applicant has stated that they are currently experiencing security problems at the premises, having had the shop window broken twice in the past three months.

The storage box for the shutter would project from under the fascia by 0.1m, which is no more than the existing pull down awning at the top of the fascia. Although the galvanised finish may look a little industrial, it is considered that the shutter would not appear unduly out of character given the mixed appearance of the parade of shops. The shutter storage box would not appear particularly prominent.

Recommendation

APPROVE for reason that :-

1PPi (AG1, AS1 of the ADLP)

1. C1Ci
2. The roller shutter box hereby approved will be mounted to the underside of the existing fascia, and shall allow a clearance of no less than 2.0m in height, unless otherwise approved in writing by the LPA.
   Reason: *In the interests of amenity and to comply with policy AS1 of the ADLP.*

Case Officer: [redacted]
Date: 18/5/09 RB 13/5