Expires 10.6.09

Development Control – Delegated Officer Report

Application Number: ADC/0145/09 **Recommendation - Permit**

Site: **22 - 26 High Street Shoreham-by-Sea West Sussex BN43 5DA**

Proposal: **Retention of replacement shopfront (retrospective)**

The Application

The application relates to a branch of The Co-op supermarket located on the north side of Shoreham High Street, within the Conservation Area.

The proposal is a retrospective planning application for a replacement shop front. The shop front is the whole width of the premises 11.45m wide by 2.7m in height, and is comprised of a number of different width glazed panels, with aluminium frames, and a fully automatic door to the west side. The fascia signage does not make up part of the application.

The shop front and new fascia sign were installed in one operation which included the full refurbishment of the interior of the store. The internally illuminated fascia was approved under ADC/0758/07.

Consultations and Representations

Adur District Conservation Advisory Group: No objection.

Third Parties: There have been no third party objections on the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB20.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AB20 of the Local Plan states that new shopfronts will be permitted where they are of a design and use materials which respect the character of the area and the building of which they form a part. All applications for

shopfronts will be required to allow access for people with disabilities where it is practicable and reasonable to do so.

The shop is identified as being within Zone B of the map of controlled zones within the Council's Design Bulletin No.2 entitled 'Shopfronts'. Within zone B it is stated that both traditional and modern finishes will normally be permitted, however it will depend on the design and detail of the existing buildings. It further states that modern materials will need to be a 'matt' finish.

Character of the Conservation Area
The shopfront subject to this application has already been installed as part of the total refurbishment of the premises. The building itself is an infill building, which is single-storey and 'L' shaped, with rear access directly onto Church Street. Its appearance is of a modern building in comparison to the older style, more historic character of the two attached sites (Barclays Bank , and No.20 High Street), and the frontage is approximately twice the width of that of No.20.

The previous shopfront was similar in its design, with there being a large quantity of glazing fronting directly onto the High Street, with a modern aluminium frame. The main front doors were on the eastern side of the frontage behind a small entrance lobby.

Planning permission has been granted for a similar style of shopfront at No.32 (Sub-Way ADC/ 0265/07) in which the frame to the window is constructed in a square natural aluminium section, the same as proposed here.

It is considered that the replacement shopfront is very similar to that which it has replaced, notwithstanding the amendment to where the shop has its door, and as a result it is considered that it does not have an adverse effect on the character of the surrounding conservation area. The host building is modern in appearance and the proposals are sympathetic to its age.

The new shopfront has level access via the automatic sliding doors on the west of the shopfront.

Recommendation

APPROVE for reason that :-

2PC (omit reference to WSSP) No Conditions

Case Officer: [redacted] 18/5
Date: 17.05.07