Expires - 03.06.09

Development Control – Delegated Officer Report

Application Number: ADC/0121/09 Recommendation - Permit

Site: 391 Brighton Road Lancing West Sussex BN15 8JX

Proposal: New shopfront and groundfloor rear extension

The Application

The application site is a retail premises to the west side of a parade of shops located on the north side of Brighton Road. The parade of shops curves around to the north into The Broadway. To the west of the site is a fast food takeaway and to the east is a small Post Office, other businesses within the parade include a hairdressers and pizza take-away.

The proposal is for a new shop front with centralised entrance door, with an aluminium window frame, and front door. To the rear of the premises a single-storey flat roofed extension is proposed, which would be 5.7m deep, by 2.6m high, by 4m – 2.7m in width due to the angled shape of the rear yard. The proposed rear extension would be used for a staff wc, and storage, to enable the enlarged floor area of the shop.

Consultations and Representations

Adur District Council: The Environmental Health Officer has no objection.

Lancing Parish Council: No comments.

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS5.
Design Bulletin No.2 ' Shopfronts'.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AS5 of the local plan states that the retention of a predominant shopping use will be sought in areas subject to this policy.

The premises are intended to remain as a retail shop and this complies with the above policy, provided the effect on the existing local environment is acceptable (policy AG1).

Residential amenity
The proposed extension would leave a small rear yard which would allow adequate space for emergency exit and refuse storage. The proposed use of the extension would not result in their being any excessive noise or disturbance to the neighbouring premises or residential flats above.

Visual amenity
The proposed rear extension would be similar in height to one which exists at the rear of the adjacent take-away. It would be constructed in matching materials and of a similar height. The rear of the parade of shops is not visually of any high quality and consequently the flat roof extension would not be incongruous or out of keeping.

The replacement shop front, would result in the loss of a high stallriser, which appears to have been an original feature within all or the shops originally, however a number have lost this feature and it is considered that it would not have a harmful affect on the overall appearance of the whole parade.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii

Case Officer: [redacted] 21/5/09
Date: 21.05.09