EMO/P21-1779

25 June 2021

Planning Department
Adur District Council
The Shoreham Centre
2 Pond Road
Shoreham-by-Sea
BN43 5WU

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)
Planning Application for the Installation of Plant and Shopfront Alterations
34-36 South Street, Lancing BN15 8AG
Planning Portal Reference PP-09974874

Pegasus Group is instructed by Co-op Funeralcare (the Applicant) to submit an application for the installation of plant and alterations to the shopfront at 34-36 South Street, Lancing in connection with the expansion of the existing Co-op Funeralcare use (Class E) into the former pet shop (Class E).

Accordingly, the following documents have been submitted online via the Planning Portal (ref. PP-09974874):

1. Completed application form;
2. Site Location Plan (drg. no. CFU-274-300 Rev B);
3. Block Plan (drg. no. CFU-274-301 Rev B);
4. Existing Floor Plan and Elevations (drg. no. CFU-274-302);
5. Proposed Floor Plan and Elevations (drg. no. CFU-274-303 Rev B);
6. Proposed Plant Layout;
7. Planning Statement (contained within this letter); and
8. Noise Impact Assessment.

The application fee has been paid online via the Planning Portal on submission of the application.

The Site and Surrounding Area

The application site comprises two ground floor retail (Class E) units within a short frontage in the Primary Shopping Area in Lancing Town Centre. No. 34 South Street is currently occupied by Co-op Funeralcare and the adjacent unit, No. 36 was formerly occupied as a pet shop. Both units have a lawful Class E use. The first floor above the units is in residential use.

The existing shopfronts are shown below and differ slightly in their layout, although the fascia is at a continuous height across both units. Off-street parking is provided in front of the parade and there is a small service yard with garages for the residential properties at the rear, accessed from South Street.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales
Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT

The site is adjacent to a supermarket (Mulberrys) to the south and a restaurant to the north. The wider area is characterised by a range of retail and supporting town centre uses at ground floor level with residential apartments at first floor.

The site is not in a Conservation Area and is not Listed. It is in Flood Zone 1, the area at least risk of flooding.

Planning history for the site is limited to permission for the conversion of the first floor of 34-36 South Street from offices to residential flats and the erection of garages at the rear, together with extract equipment to serve the ground floor restaurant. This was approved in 2007 (ref. ADC/0304/07).

The Proposal

The existing Co-op Funeralcare unit is subject to an increased and sustained demand for its services which the existing premises cannot meet. Additional space is required so that the business can operate more efficiently and provide a full service to the local community. It is therefore proposed to extend the existing Funeralcare operation into the vacant former pet shop adjacent to create a single Funeralcare unit within Class E. Given that no change of use is required to facilitate the expansion, this planning application only seeks permission for the shopfront alterations and plant to serve the amalgamated unit.

The existing shopfront for 34 South Street will be retained in its current form. The shopfront at 36 South Street will be replaced with a fully glazed frontage, removing the separate entrance door as this is no longer required. The new shopfront will consist of two glazed panes extending to the level of the fascia with a low aluminium stallriser.

In addition to the shopfront alterations above, the rear door to No. 34 will be removed and blocked up with brick to match the existing building. The rear door to No. 36 will be widened and fitted with a new door.

Two condensers will be installed adjacent to the rear elevation, mounted on anti-vibration mounts with an acoustic panel above. Full details of the plant proposed are given in the Proposed Plant Layout by Noise Solutions Ltd.

Planning Justification

There are two main aspects to the proposals:

- The shopfront alterations; and
- The alterations at the rear of the property including plant and reconfiguration of doors.

Each aspect is discussed in turn.

Shopfront Alterations

Policy 15 of the Adur Local Plan (2014) requires that development is of a high quality and respects the site's context and the prevailing character of the area. It states that:

"New shopfronts will be permitted where the design and materials respect the character of the area and of the building of which they form part."

The changes to the shopfront for No. 36 South Street will enhance the continuity between the two units, providing a modern, attractive shopfront which is constructed of high-quality materials which are commonly used in town centre commercial environments such as this. The shopfront will reflect both the existing Co-op Funeralcare frontage, and the nearby supermarket shopfront, utilising similar materials and finishes.

The proportions of the shopfront will be retained, and the glazing will remain open and active per the requirements of units within the Primary Shopping Frontage.

It is clear, therefore, that there will be no harmful impacts as a result of the replacement shopfront and the proposals are in accordance with the aims of Policy 15 of the Adur Local Plan.

Installation of Plant and Rear Elevational Works

Turning first to the installation of plant, this is proposed to be installed adjacent to the rear elevation and will serve both units providing air conditioning and cooling to the storage areas as required. Given the site's location within a Town Centre, the principle of plant in this location is acceptable and is often required in close proximity to first floor flats where it must facilitate an array of retail and supporting town centre uses.

However, given that there are apartments directly above the site, it is important to establish that there will be no harm to residential amenity, in accordance with the requirements of Policy 34 of the Adur Local Plan which requires that new development should not result in pollution which prejudices the health and safety of the local community. As such, a noise impact assessment has been prepared by Noise Solutions Ltd to establish whether the plant can be accommodated without breaching the Council's set noise limits.

The Noise Impact Assessment is attached and concludes that, with the suggested mitigation measures in place, the plant will not have an unacceptable impact on the amenity of residents. These mitigation measures have been incorporated into the design and include the acoustic screen above the plant, and the use of anti-vibration mounts as shown on the proposed elevations.

The plant can therefore be installed without harm to amenity.

The elevational changes at the rear are minor and relate to the blocking up of the former back of house door to the Co-op Funeralcare unit, providing sufficient space for the installation of plant, and the widening of the rear access for 36 South Street to ensure that there is sufficient space to allow for the back of house operations of the Funeralcare unit.

The proposed door will be clad with metal and finished in a dark grey, matching the shopfront and the existing door will be blocked up with brick to match the existing. There is no change to the residential access.

These changes, and the installation of plant are proposed at the rear of the building, away from public views. They will be seen in the context of garages and refuse storage and servicing areas for the ground floor commercial units and will therefore not appear out of character with the wider area.

It is therefore considered that the proposed works are acceptable, both in terms of their impact on residential amenity, and their visual impact. As such, there is no conflict with adopted local or national planning policy.

I trust that the above and enclosed are sufficient to register the application as valid and look forward to receiving confirmation of this shortly. However, if you require any further information, then please do not hesitate to contact me.

Yours faithfully



Emma Morrison
Planning Assistant
e-mail: Emma.Morrison@pegasusgroup.co.uk