Development Management - Delegated Officer Report

Application Number: **Recommendation – Permit**
AWDM/0848/11

Site: **1 Southwick Square, Southwick, West Sussex**

Proposal: **Installation of new shopfront and single storey rear extension**

Date of site visit: 07.11.11

Neighbours checked: Y

Proposal
The application site is a branch of Ladbrokes Bookmakers located at the eastern end of Southwick Square, on the south side of the road where the pavement is a wide pedestrianised zone, to the west of Lloyds Bank. The site is outside of the Conservation Area which starts to the east in Southwick Street, and goes north behind Southwick Square. The premises are currently served by a front door on the west side of the frontage, and a large shopwindow taking up the majority of the remainder of the frontage. The existing shop window has three top windows and a tiled stallriser of 0.5m – 0.6m in height.

The premises are located within a mixed use precinct, with residential flats above, all of which have parking and a pedestrian access to the rear, via raised walkways at first floor level. Many of the shops and commercial premises have rear access to the parking compound. In the case of the application site there is a rear single-storey projection enclosing a staff w.c. and rest room, and an enclosed yard which serves as a bin store area.

Permission is sought for the replacement of the shop window, and for a small rear extension to enable the increase and updating of the interior of the premises. The rear extension would be flat roofed and would provide additional disabled w.c. and an enlarged staff room area. The extension would be 2.8m wide, by 4.7m deep, by 2.6m in height, and would abut and incorporate the existing rear projection. 2 no. condenser units would be mounted on the rear (east) wall of the extension (replacing those existing).

The proposed new shopfront would be aluminium, powder coated grey/white, with a reduced stallriser height of 0.3m – 0.5m.

The application is accompanied with a application under the Advertisement Regulations (AWDM/0851/11).

Consultations and Representations

Adur District Council: The Environmental Health Officer has no objections to the proposals.

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

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1, AB20.
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS6 'Planning for Town Centres' (ODPM 2005)

Planning Assessment

Visual amenity
In terms of the effect of the proposed new shopfront on the overall appearance of the premises, it is considered that the new design would be much the same as the existing. The main shop window would be split into two, by utilising a vertical glazing bar, however the top lights would be lost. Some of the adjacent shop premises retain the original timber window frames and doors to the shopfronts, however the majority have been changed to more modern materials such as Aluminium. The premises already have a modern aluminium shopfront frame design, and it is considered that the proposals would therefore not detract from the appearance of the shopping area as a whole.

The amended plans show a level access into the shop rather than the small step that currently exists, this would improve access to the premises for those who are in wheelchairs or who have walking difficulties, and would now comply with Policy AB20 requiring new shopfronts to allow access to people with disabilities.

The proposed rear extension would be well hidden by the south side boundary wall which is 2.8m in height. The existing service yards also has a high wall with access gate which would screen the extension from the west, and garages within the parking area would screen from the south. It is therefore considered the proposed rear extension will not impact on the visual amenity of the vicinity.

Residential amenity
Proposed enclosed staff area, will not result in a loss of privacy to the neighbours above through disturbance, due to the extension being fully enclosed. The proposals would not impact outlook or overshadowing in any significant manner.

Recommendation

APPROVE for the reason that:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AS1, AB20)

Subject to:

1. Standard 3 yr time limit

2. Shop window frame to be aluminium powder coated RAL 9002 (grey white), and stall riser tiles to be Micron 30B Beige Porcelain Floor tile(Product code EMC01526), unless otherwise agreed in writing by the LPA.
3. Materials of rear extension to match.
4. Permission relates to :-
Drawing No: - SWSQ 02 Rev B Date Received: 18.11.11.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Carlos Hone Date: 30.11.11

Authorised by: Jo Morin Date: 1.12.11