Development Management – Delegated Officer Report

Application Number: AWDM/0408/24 Recommendation: APPROVE

Site: Next, Holmbush Centre, Upper Shoreham Road, Shoreham-By-Sea

Proposal: Replacement of glazed roof with metal exterior roof system

Date of Site Visit: 16th April 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a retail building with associated parking within the Holmbush Centre in Shoreham. There is a large two storey retail unit and adjacent on approach is a lower single storey building which is set back and is currently an entrance for deliveries and the garden centre section of the retail use. The roof is currently, partly solid and partly glazed. Consent is sought to replace this roof with a solid metal roof grey in finish.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects of the change of roof material upon the character and appearance of the existing building and surrounding area and impact upon residential amenity.

Visual amenity

The change to the roof will be visible within the vicinity of the site however due to the single storey nature and this part of the building being set back it is not considered to be overly prominent within the street scene or surrounding area. Within the context

of the retail centre and the contemporary style of the main building the change to a solid roof in light grey will complement the existing development.

Residential amenity

There will be no adverse impact with regards to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The roof shall be finished in Goosewing grey unless otherwise approved in writing by the Local Planning Authority.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 29th April 2024

Authorised by: Peter Barnett Date: 30 April 2024