PE 18/4/6/0
Expiry
12/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0265/07 **Recommendation – permit Application**

Site: **32 - 34 High Street Shoreham-by-Sea West Sussex BN43 5DA**

Proposal: **Replacement shopfront (for proposed sandwich bar)**

The Application

The site is located within the town centre shopping policy area within Shoreham High Street. This area is also designated as conservation area. The shop unit which was previous a furniture shop is proposed to be used as a sandwich shop by the Subway franchise. The site is located adjacent to a bank to the east and a retail unit to the west. Within the High Street there are a mixture of commercial uses including retail, banks, cafes, restaurants, public houses, hairdressers and beauty salons.

Permission is sought to replace the existing shopfront. As existing the shopfront is modern with no traditional features. The entrance is to the centre of the building and the frontage is glazed. It is proposed to replace the shopfront with the entrance moved to the east towards the bank. The remainder of the shopfront will be glazed with 4 way folding doors. The window and door frames are proposed to be black powder coated aluminium.

Consultations and Representations

Third Parties: - No representations have been received.

Director of Services: - There are no objections to the application for the changes to the shop front however we would ask whether a change of use is needed. Also there is only one toilet provided and details of kitchen extract and odour control system, air conditioning unit and refrigeration condenser will be required to assess their impact.

A.D.C.A.G: - No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): CH4, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AB4, AB20, AB21
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): ENV10
Design Bulletin No. 2 Shopfronts - Adur District Council

Planning Assessment

Policies

Policy AB20 of the Adur District 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 which they form part. Policy AB21 refers to shopfronts in conservation areas and states that replacement shopfronts should be of an appropriate design and materials which respect the character of the conservation area and the building.

Structure Plan policies state that conservation area will be preserved and where possible enhanced. Public views in and out and general ambiance of historic towns and villages as a whole are protected and where possible enhanced, CH4.

Local Plan policies also seek to preserve or enhance the character of and appearance of the particular conservation area, (AB4.) ENV10 of the submission core strategy also promotes that preservation and where possible enhancement of listed buildings and conservation areas within the district.

Design Bulletin No. 2 Shopfronts seeks to secure the long term economic regeneration of Shoreham and to conserve and enhance its historic and townscape heritage.

Impact on the Character and Appearance of the Street Scene and Conservation Area

The existing shopfront does not have any traditional features as detailed in the 'Shopfront' Design Bulletin. Therefore it is not considered that the existing shopfront is of merit and it does not contribute to the character and appearance of the conservation area. The replacement shopfront is also of modern design with no traditional design features however it is considered that this will be acceptable in the light of the existing modern shopfront design. There will be no adverse impact on the character and appearance of the street scene and it is therefore considered that the proposal is acceptable as there will be a neutral effect which will therefore preserve the character of the conservation area. It is therefore considered that the proposal complies with policies AB20 and AB21

Other Matters

The comments made by the Council's Environmental Health Officer have been noted and an application has been requested for the change of use of the premises to A3 and for the extract, air conditioning and condensers which have been installed at the premises. However these matters are not for consideration in the determination of this application.

Recommendation

APPROVE for reason that :- The proposed shopfront would respect the character of the ~~Conservation Area and the~~ existing building ~~therefore~~ and the would not detract from the surrounding built environment ~~and~~ street scene ~~and It would~~ would preserve the character of the ~~C~~conservation ~~a~~Area ~~It~~ would consequently not conflict with policies of the Adur District Local Plan (AB20, AB21) and the West Sussex Structure Plan (DEV1, CH4)

1. C1Ci (Standard time limit)

Case Officer..JBaker.....Date..19/6/07.....

CS 26.6.07