Expiry Date - 05/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0036/11 Recommendation – Approve

Site: 27 High Street Shoreham-by-Sea West Sussex BN43 5DD

Proposal: Cladding to shopfront with tiles

The Application

The application relates to Mako Hair Design, a hairdresser on the south side of the High Street. It currently has cream rendered walls around a large window opening, with fascia sign and recessed entrance. It is proposed to clad the walls in black porcelain tiling, measuring 0.6m by 0.6m. The site lies in the Conservation Area.

Consultations and Representations

Consultations/Comments

Adur District Conservation Advisory Group - No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB14, AB20, AB21, AS1.
Design Bulletin No. 2 – Shopfronts
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)
PPS6 'Planning for Town Centres' (ODPM 2005)

Planning Assessment

Policies

The site is located within the Conservation Area where the Council has a statutory duty to have special regard to the desirability of enhancing or preserving the character or appearance of the area. Consequently policy AB4 states that development will need to be of a high standard of design and construction materials. This accords with advice in PPS5.

Policies AB20 and AB21 state that new shopfronts should be of a design and use materials which respect the character of the area and the building of which they form a part.

Effect on the character or appearance of the Conservation Area.

There are a variety of finishes to shopfronts in the High Street, such as tile cladding, stone, paint and render. The proposed cladding of the shopfront at No. 27 would not therefore be out of character. The area to be clad is relatively small and the visual appearance of the glossy black tiles will not be overbearing or detrimental. A sample has been provided.

Consequently, the application is considered to preserve the character and appearance of the Conservation Area.

Recommendation

APPROVE for reason that :-

2PC (amended) The development preserves or enhances the character or appearance of the Conservation Area and accords with policy AB4 of the Adur District Local Plan

1. C1Ci
2. C1Eii Location Plan 10 March 2011
   Letter dated 9 March 2011 and sample of tile as specified in Section 9 of the application form

Case Officer Peter Barnett Date 20 April 2011