Development Management - Delegated Officer Report

Application Number: AWDM/1427/22 Recommendation – APPROVE

Site: 11 South Street, Lancing, BN15 8AG

Proposal: Change to shop front to include separate flat entrance door and new shop front (part retrospective) (11 and 11A).

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 11 South Street is positioned on the east side of the street, and is within Lancing town centre location, and opposite the Lancing railway station. The property is a two storey end of terrace, and comprises a retail use on the ground floor and a residential flat on the first floor

The area comprises a mix of commercial and residential.

Proposal:

Permission is sought to:-

- Alter the shopfront, by reducing the overall size of the shop window; and
- Provide an additional door as a separate access to the first floor flat.

Representations: Lancing Parish Council: No objection

Relevant History: None

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 2, 11, 15
National Planning Policy Framework 2021

Planning Assessment

Principle:

The principle of development can be supported as it upgrades a shop with the town centre. For consideration is the impact of the proposals on the appearance of the area.

Visual & Residential Amenity:

The shopfront is being amended in order to include an additional door in the frontage. The door will provide a separate entrance for the occupiers of the first floor flat. Thus the customer door within the shopfront is moved across into the former shopfront space.

Notwithstanding this inclusion, there will be sufficient shopfront glazing left within the frontage to still maintain the unit.

The door will be a light grey composite and will have a modern appearance. However, it will be similar to a door further north in this stretch of commercial units and will not be out of character.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.10.2022

Authorised by: Peter Barnett Date: 20 October 2022