

Planning Statement

35–39 South Street, Worthing, BN11 3AW

Proposal: Retention of the roller shutter to the front elevation of the existing shop

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the retention of a roller shutter installed to the front elevation of the existing shop at 35–39 South Street, Worthing, BN11 3AW.

The application seeks the formal planning permission required for the continued retention of the roller shutter. No extension, alteration to the footprint of the building, or other form of development is proposed.

The submitted drawings identify the existing and as-built arrangement and clearly indicate the location of the roller shutter on the front elevation of the property.

2. Site and Surroundings

The application site comprises a three-storey building situated on the west side of South Street within Worthing town centre and the central shopping area.

The ground floor accommodates an existing commercial shop, with the upper floors forming part of the existing building. The site occupies a prominent position within the established commercial frontage of South Street.

The property is located within the **South Street Conservation Area** and is identified as a **Local Interest Building**. The site is also immediately adjacent to the **Grade II listed building at Nos. 41–43 South Street** to the north.

The surrounding townscape is characterised by established commercial premises and traditional town-centre buildings forming a continuous and active shopping frontage.

3. Proposed Development

The proposal seeks the **retention of the existing roller shutter to the front elevation of the shop**.

The submitted as-built drawings show the roller shutter in its existing position at the shop frontage. The roller shutter is associated with the existing commercial premises and provides a means of securing the shop outside trading hours.

There is no proposal to extend the building, increase its floor area, alter its height, or undertake any excavation or other physical works to the site.

The proposal is therefore limited in scale and relates solely to the continued retention of the existing security feature.

4. Design and Visual Impact

The roller shutter is located within the established shop frontage and does not result in any change to the overall scale, height or massing of the building.

Given the town-centre location and the established commercial character of South Street, security measures associated with commercial premises are not unusual. The roller shutter

performs a practical security function while remaining associated with the existing shopfront.

The proposal would not introduce any substantial change to the established built form of the street. It would therefore preserve the general character and appearance of the surrounding townscape.

Particular consideration has been given to the site's location within the South Street Conservation Area and its identification as a Local Interest Building. The proposal does not involve alteration to the principal built form of the building and would not result in the loss of any historic fabric.

5. Heritage Considerations

The site is situated within the South Street Conservation Area and is identified as a Local Interest Building. It is also adjacent to the Grade II listed building at Nos. 41–43 South Street.

The proposal is limited to the retention of a roller shutter associated with the existing commercial frontage. It does not involve structural alteration, demolition, extension or works affecting the historic fabric of the building.

The proposal would therefore have **no adverse impact on the special character or appearance of the South Street Conservation Area.**

Similarly, given the limited nature and location of the proposal, it would not result in harm to the setting or significance of the adjacent Grade II listed building at Nos. 41–43 South Street.

The existing town-centre commercial character and established shopfront environment provide the appropriate context for the security feature.

6. Amenity and Highways

The proposal would have no material impact on neighbouring residential amenity. It does not introduce additional accommodation, overlooking, loss of light, increased noise, or any other significant impact on surrounding occupiers.

The roller shutter does not affect the highway layout, pedestrian movement, parking provision or access arrangements. No changes to the existing highway are proposed.

7. Planning Balance and Conclusion

The proposal is limited to the retention of an existing roller shutter serving an established commercial shop within Worthing town centre.

The development would:

- retain an existing security feature associated with the commercial use;
- have no impact on the scale, height or massing of the building;
- have no material impact on neighbouring amenity;
- have no effect on highway safety or parking;
- preserve the established commercial character of South Street;

- preserve the character and appearance of the South Street Conservation Area; and
- cause no harm to the significance or setting of the adjacent Grade II listed building at Nos. 41–43 South Street.

Having regard to the limited nature of the proposal and its relationship with the established commercial character of the area, the retention of the roller shutter is considered acceptable in planning terms.

The application is therefore respectfully submitted for approval.