DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO./ ADDRESS: WB/11/0213/FULL 10 New Broadway

DATE OF SITE VISIT: 18th August 2011

NEIGHBOURS CHECKED : Y

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES): N

SITE AND SURROUNDINGS:

The application site comprises a ground floor A1 retail shop unit with residential accommodation above fronting onto New Broadway, Tarring Road. The site presents to Tarring Road as a two storey building with a flat roof. The unit forms part of a larger post-war row of units, which are located in-between the road and the railway track. The shop-front is of a more traditional style, a timber framed construction with a plinth either side of a centrally located door. The site is located on a main road and the vicinity is characteristic of a local shopping area set within a residential district. The small units contain local businesses, with several units vacant.

PROPOSAL:

Full planning permission is sought for the installation of a new shop-front to the unit. This would incorporate a similar layout with different materials. The timber framed white shop-front would be replaced with a white uPVC shop-front. The fenestration composition would remain with the door central to an 850mm high plinth either side. The replacement glass would remain as safety glass.

RELEVANT PLANNING HISTORY:

381/63- Installation of two paraffin storage tanks at rear of existing property. APPROVED WITH CONDITIONS. 02/07/1963.

RELEVANT PLANNING POLICIES:

Submission Core Strategy: policy 16
PPS1: Delivering Sustainable Development

REPRESENTATIONS:

No submissions were received in relation to Council's notification the proposal.

RELEVANT CONSULTATION RESPONSES :

No consultations were received in relation to Council's notification the proposal.

PLANNING ASSESSMENT:

The site comprises an existing retail unit, the alterations proposed to the building are confined to the area facing onto the road. The design style of the proposed shop-front is traditional in the layout, mostly reflecting the style that currently exists on the site. The current shop front is in need of repair and the use of uPVC is considered acceptable in this case. This is because the surrounding units are generally modern in character, with the use of more modern materials in shop-fronts and signs prevalent in most units. The character of the area is not traditional nor is the site within or near to a Conservation Area or any listed buildings. Therefore the alterations would not appear incongruous and are deemed acceptable.

The replacement shop-front would not create any amenity issues or problems for highway users. In other regards the development is not considered to warrant objection and is recommended for approval.

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that the level of development proposed would not cause undue harm in terms of additional noise, disturbance and loss of privacy and that, on balance, existing residential quality of life would not be adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

RECOMMENDATION:

Grant Planning permission subject to the following conditions:

- Standard time limit
- Plans

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with Submission Core Strategy (policy 16).

The proposal accords with the relevant policies of the Development Plan.

Submission Core Strategy

Policy 16

IS RECOMMENDATION CONTRARY TO LETTER(S) OF REPRESENTATION? N

DELEGATED

Case sign.....[redacted].....Date 22/8/11 Officer

Authorising sign.....[redacted].....Date 22/8/11 Officer