Development Control – Delegated Officer Report

Application Number: AWDM/1642/24 Recommendation – APPROVE

Site: 28 Goring Road Worthing West Sussex

Proposal: Replacement timber shopfront and retractable awning (with festoon lighting and heaters).

Date of site visit: 18.02.25

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

The application relates to a former fish and chip takeaway/restaurant on the north side of Goring Road, within the heart of the Goring Road District Centre. The unit occupies the ground floor with flats above over two floors accessed from a rear staircase with first floor platform.

To the rear, the premises has a large single-storey flat roofed extension housing the kitchen, store and toilets associated with the shop. Beyond these in the same extension is the separate unit.

Proposal

Planning permission is sought for a new shopfront and retractable awning.

Relevant Planning History:

03/00929/ADV- Installation of internally illuminated fascia sign.- APPROVED

07/1447/FUL- Installation of 2 individual aluminium powder coated shop fronts (one coloured red and one coloured white) in connection with subdivision of No.s 28-30 Goring Road.REFUSED

07/1448/ADV- Installation of non-illuminated fascia panel and projecting sign.REFUSED

08/0256/ADV- Installation of non illuminated fascia sign and projecting box sign to No. 28 Goring Road.APPROVED

08/0283/FULL- Installation of two separate aluminium framed shopfronts (one in powder coated blue and one in white) in connection with subdivision of Nos. 28-30 Goring Road.APPROVED

AWDM/1777/20 - Change of use to hot food takeaway (Sui Generis) with ancillary seating. Granted

AWDM/1274/23- Change of use from E (b) to Sui Generis (Wine bar with food provision).- APPROVED

Consultations:

Adur and Worthing Councils

EHO (PH) There are no EH objections in principle.

I would recommend a hours of use condition for any outside seating with a 10pm curfew. Also, a condition requiring a noise management plan for dealing with excessive noise from the premises and outside area.

Following information from the applicant

What has been provided is sufficient. It did not need to be over complicated and including the outside area with the plan for internal noise controls is absolutely fine.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP3, DM5, DM6, DM13, DM15, DM22
National Planning Policy Framework (2024)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the upgrading of commercial premises.
The key considerations are the effects on the visual amenities of the street scene and character.

Visual Amenity

The unit has planning permission for a sui generis use as a wine bar with food element. The site is within a district shopping centre with a range of good and services. There are a wide variety of shopfronts at surrounding commercial properties

The application would involve the removal of a modern metal and glazed shopfront and insertion of a timber and glazed shop front with 3 x four pane sash windows which are openable (top and bottom) and a timber painted stall riser. The timber would be painted turquoise. A new timber matching door is also proposed.

Festoon lighting is proposed along the fascia board and a run of removable festoon lights to the arm of the retractable awning.

Heaters are also proposed to the fascia board

The application also proposals a retractable butcher style awning with sliding arm. The awning would be turquoise and black

The applicants' agent has indicated that outdoor seating will be provided via a separate license from the local Authority.

With the range of shop fronts and colours of adjacent shopfronts it is considered that the traditional timber turquoise scheme would be appropriate and would not be out of character with the street scene.

The proposed awning to the front is consistent with the traditional appearance of the shopfront and would not detract from or diminish the character of the area. There are examples of retractable awnings on this street frontage.

The festoon lights to the front and awning would add more light and prominence to this property, however in view of the existing uses and varied shopfront details that currently exist along the parade of shops including eating and drinking establishments it is not considered that it would have a detrimental impact on the street scene. The use of the awning and lighting could be conditioned to ensure that it is only in use during to the opening times of the use.

Residential Amenity

There are flats above the unit. The shopfront by design and the awning would allow for more use of the opening and potential for outdoor seating. The licencing of outdoor seating is subject to a separate licence from the Local Authority. The previous application for the change of use had a number of controls to limit the impact of noise and disturbance to neighbouring properties but did not include any external usage. The awning has the potential to screen some of the impact from neighbours above.

The EHO was consulted on the application and advised that they had no objection in principle, subject to a noise management plan. A noise management plan which supported the previous change of use application was submitted and the EHO raised no further concerns. The change of use application AWD1274/23 was subject to an hours of opening condition. The hours of use and noise management plan would ensure that

the use would not have a detrimental impact on neighbouring properties. The noise management plan indicates that windows would be shut by 10pm which would be appropriate to condition to ensure that there was no sound leakage and impact on neighbours.

Recommendation

APPROVE subject to Conditions: -

1. Drawing Numbers
2. Standard time limit
3. Windows closed by 10pm
4. Hours of construction

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jackie Fox Date: 08.04.25

Authorised by: Jo Morin Date: 08.04.2025