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31.10.07

Development Control – Delegated Officer Report

Application Number: ADC/0554/07 **Recommendation - Permit**

Site: **22 East Street Shoreham-by-Sea West Sussex BN43 5ZE**

Proposal: **New blinds/awnings on New Road elevation**

The Application

The planning application is a re-submission of an earlier refusal for a similar scheme for new blinds and awnings on the north elevation of the 'La Galeria' restaurant facing New Road.

The previous application proposed new awnings above the recessed main entrance and two further awnings at the same height on the chimney breast and recess to the west of the building. A Dutch blind was proposed above the east side main restaurant window.

The application was refused after amendments to the scheme omitted the most eastern awning. It was refused on the grounds that:

The proposal would form an obtrusive and incongruous feature that would be visually out of keeping with the structural form of the building and therefore would conflict with the intention of the Local Planning Authority to preserve or enhance the character or appearance of such areas, and conflict with the policies of the West Sussex Structure Plan (CH4, DEV1) and the Adur District Local Plan (AB4)

The current application is for a replacement awning above the main entrance to the restaurant. It would be 4.7m in width and 2.0m in depth when fully folded out, the same size as the existing awning. The proposal is for a Dutch blind 6.5m in width by 0.5m in height and would project out 0.5m from the building. The proposals would be made in a red canvas material coloured to match the paint colour of the existing fascia.

Consultations and Representations

County Planning Transport Services: State that the minimum headroom required for this kind of structure is 2.1m and the front edge of the awning when extended should be at least 0.45m from the face of the kerb.

County Planning Services: This is an acceptable awning in design and colour.

ADCAG: No objections.

Third Parties: There have been no third party representations on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE9, CH1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AS1, AE5, AB4.

Planning Assessment

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policies AB3-4 require that the level of traffic flow, or other activity do not have an adverse effect to the character of the Conservation Area, and that the design and construction materials be of a high standard.

The Council's design Bulletin No.2 'Shop fronts' when discussing blinds and canopies states, amongst other things: that in traditional areas Dutch Blinds would not be acceptable, particularly as they are often intended merely to increase advertising space, either obliterating the fascia or in addition to it; long or large canopies would have an overwhelming effect; large shiny plastic canopies are undesirable and colours should be subdued and blend in with the fascia.

Amended plans have been received which show that the proposed blind and awning will meet the required clearance standards as set out by West Sussex County Council Highways, and therefore will ensure pedestrian and highway safety.

The proposed Dutch blind although quite long at 6.4m, would not have a particularly dominant or overbearing appearance due to its small projection and low height. Its appearance would not have more visual impact than that of the existing fascia and is therefore considered acceptable.

The awning above the main front entrance would be the same size as the existing awning which is old and need of replacement. Visually the appearance would be very similar to what currently exists and it is considered that the new awning would improve the character of the Conservation Area.

The proposed awning and blind would be of a colour that would match the existing burgundy fascia which is considered acceptable for the location.

Recommendation

APPROVE for reason that :-

2PC

1. C1Ci
2. C14Ai.... received on 24.10.07.... AG1 of the ADLP and DEV4-5 of the WSSP.
3. C12Aii

Case Officer: Maxine
Date: 25.10.07