expires 2/3

# Development Control – Delegated Officer Report

**Application Number: ADC/0555/08** **Recommendation - Application Permitted**

**Site:** **38 Crabtree Lane Lancing West Sussex BN15 9PQ**

**Proposal:** **Replacement shopfront and door**

## The Application

The application property sits within a parade of terraced shops with accommodation above on the north side of Crabtree Lane. The site is occupied by Golden Villas, a Chinese take away, and has a red painted timber framed shopfront with a recessed entrance doorway, patterned window panels running under the fascia and a tiled stall riser. It is proposed to change the frontage with aluminium frames and a doorway which is flush with the front. The entrance door to the flat above, which sits to the east of the shopfront, is also to be replaced with an aluminium door.

## Consultations and Representations

### Consultations/Comments

**Lancing Parish Council** – no objections

### Third Parties

1 letter received from the occupier of 24 Crabtree Lane stating that he has no objection as any enhancement of the shops is to be encouraged

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AB20, AS1

## Planning Assessment

### Policies

Policy AB20 of the Adur District Local Plan states that new shopfronts will be permitted where they are of a design and use materials which respect the character of the area and the building of which they form a part.

The site is identified as a shopping area within the Adur District Local Plan and policy AS1 states that permission will be granted for development within such areas subject to, among others, the development being of a scale and design, including construction materials, appropriate to the locality.

**Visual amenity and character**

The new shopfront will change the appearance of the building, with it having four even sized window and door panels in a flush elevation as opposed to the existing larger window and recessed doorway. However, there is a variety of shopfronts within the parade with no consistent design approach. While the existing shopfront appears to be in reasonable condition, there is no objection to the proposed alterations as they will not harm the character or appearance of the area.

## Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. Notwithstanding the details shown on "Drawing 1 Proposed Floor Plans" dated 12th November 2008, the replacement shopfront and door shall be of aluminium construction, to be finished in accordance with details to be submitted to and approved in writing by the local planning authority,
   Reason – In the interests of visual amenity and to comply with policy AB20 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan

Case Officer.....

Date 5/2/09