Development Control – Delegated Officer Report

Application Number: AWDM/0231/23 Recommendation – APPROVE

Site: 80 Manor Road, Lancing, BN15 0HD

Proposal: Replacement shop front.

Date of site visit: Previously visited 03.05.2018 ; Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application property is two storey and within a terrace; shops being on the ground floor with residential above. The parade is set back from the road with its own parking area directly to the front, there is also a rear service road area directly to the rear of the parade, being access to the first floor flats.

The existing shopfront has full glazing with no vents, and the east-side section of glazing is angled back from the road and the door entrance is a set back door.

The neighbour's no.'s 82, 84 and 86 have PVCu shopfronts and first floor windows, indeed most of the parade have PVCu first floor windows.

The application seeks permission to replace the timber shopfront with white PVCu. The new shopfront will be a series of 6no. smaller panes and will have 3no. opening windows within the run. The shopfront will be directly abutting the pavement, and the entrance door will also be flush with the pavement.

Relevant Planning History: None

Representations: Lancing Parish Council: No objections

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
National Planning Policy Framework 2021

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The change from timber to PVCu will accord with its neighbours and thereby will be in keeping with the visual amenities of the area. Many of the neighbouring shops have retained the mosaic tiles within the stallriser, but not all, and thereby their removal will be acceptable

Residential Amenity

The terrace of shops were all built at the same time, and it is likely that the shopfronts were of a similar style. However, many of the shopfronts have now been changed. At the end of the run, no. 76 has a linear shopfront and door; no. 78 has an inset door; no.'s 82, 84 & 86 have a linear shopfronts and doors.

Some of the shopfronts have also broken the window size down to be panels, and some have opening vents within them. And many of them are now white PVCU

Therefore the replacement shopfront will be in character with neighbouring shopfronts within the terrace.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 13.04.2023

Authorised by: Peter Barnett Date: 13 April 2023