Expiry Date - 25/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0692/24 Recommendation – APPROVE

Site: Cafe 3 - 4 Montague Place Worthing West Sussex

Proposal: Alterations to existing door to create a partly glazed serving hatch

Date of site visit: 13.06.24

Neighbours checked: Y

Additional neighbour notifications:

Site and Surroundings

The application relates to 'Costa Coffee' on the west side of Montague Place. The property is on the ground floor of a three storey terraced building with generally commercial development on the ground floors with residential above.

The application site comprises a modern glazed shop front with long windows and doors. There is a traditional timber door to the northern side.

The site is within the South Street Conservation Area.

Proposal

The application which has been amended since originally submitted proposes removal a central section of the existing timber door and inserting a new section panel to match existing with two glazed panels in the existing door frame indentations. The central panel will be openable to provide a serving hatch.

Relevant Planning History:

99/00883/FULL- Change of use from Class A2 use (Bank) to Class A3 use (Coffee shop)-APPROVED

99/01050/FULL- Installation of a new shop front-APPROVED

00/00017/ADV-Installation of double sided externally illuminated projecting sign and halo illuminated fascia letters-CONSENT

01/01141/FULL-Change of use of first and second floors to Class A2 (financial and professional services) for use as a recruitment consultancy-APPROVED

09/0432/FULL-Provision of 9 tables and 35 chairs together with 4 removable barriers on pavement outside Costa Coffee.-APPROVED

AWDM/0009/16-Variation of Condition 3 of WB/09/0432/FULL to increase outdoor seating area from 9x3.5m to 9x5m for Costa Coffee. APPROVED

Consultations:

Adur and Worthing Councils

Conservation and Design officer
Currently this well designed shopfront is flanked by the two solid timber doors either side. Although the right hand door is not used, it is an integral part of a balanced composition. The proposals include cutting down the existing door and grafting in a sliding timber window with an extended external sill, together with new lettering to fascia sign and new facades to the existing hanging sign.

The drawings suggest a relatively thin central framing member to the sliding windows, whilst the window framework is partially visible on one side, but hidden on the other. This results in a rather incongruous feature which doesn't align with the main shopfront transom, and unbalances the building's frontage.

It doesn't preserve or enhance the character or appearance of the CA.

The Worthing Society

I have now discussed the proposal with our Heritage Team and I am pleased to advise you that we have no objection to this alteration.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
South Street Conservation Area Document

Planning Assessment

Visual Amenity and Impact upon Conservation Area

The use of the site as a coffee shop and shop front has been established under previous consents dating back to 1999.

The main issue is the replacement of part of a traditional door associated within the shop front to insert glazing and provide a serving hatch.

The application has been amended since originally submitted and now involves retaining the design and form of the existing door, inserting two small glazed panels within indented panels and providing an openable serving hatch

The amended scheme would retain the existing form of the design of the door and although glazed panels would be inserted in view of the location and design it is not considered that it would have an impact on the character and appearance of the conservation area and would preserve largely important features of the building.

The comments for the Conservation and Design Officer were received prior to the amendments.

Residential Amenity

The proposal will have no adverse impact upon the residential amenities of the occupiers of adjacent residential properties within this town centre location. The property is an existing café with outdoor seating and a serving hatch would not cause any additional loss of amenity to existing residents with regards to noise or increased activity subject to limiting its use to times associated with the outdoor seating.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. The serving hatch hereby approved shall only be used between the hours of 7.00am to 6.00pm on Mondays to Saturdays and between the hours of 9.00am to 5.00pm on Sundays and on bank and public holidays.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

Expiry Date - 25/07/2024

Case Officer: Jackie Fox Date: 28.01.25

Authorised by: Louise Prew Date: 29/01/2025