Development Management – Delegated Officer Report

Application Number: AWDM/0372/17 Recommendation – APPROVE

Site: 141-143 The Gardens Southwick, West Sussex

Proposal: Replacement shopfront and external security roller shutter across whole of shopfront for Nisa Local.

Date of site visit: 9.05.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to an existing ground floor convenience shop at the junction of The Gardens and A259, Southwick. Gardner Road is to the east of the site. The shop front is prominent and wide and heavily glazed. Advertisement Consent has recently be granted for vinyl window signage to the side windows of the shop unit. As existing there is some signage on the south eastern side and a window and door on the north western side, AWDM/0373/17.

The current application seeks consent for a replacement shopfront and security roller shutter for Nisa Local who will be the new brand occupying the shop unit. The plans show an aluminium shopfront with sliding doors and shop fascia sign. The existing entrance to the shop is to the side. This new shop front will provide a more appropriately sited, larger main entrance.

The proposal is also for roller security shutters. The plans show the roller shutter housing within an existing space which projects to the front of the shop front. The original submission showed details of a solid roller shutter. It was considered by officers that this would have a detrimental impact to the street scene when the shutter is in use. The impact would be of a dark, solid barrier over a large shopfront at a prominent site. It is considered that a mesh style shutter could still provide the security required whilst allowing shopfront lighting to shine through and removing the impact of a ‘dead’ frontage when the shop is closed.

Amended plans have been received showing the mesh style shutter and this is considered acceptable.

The site is within a residential area.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1,
Submission Adur Local Plan 2016: P2, P15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed replacement shop front and roller shutters which would be considered in relation to their impact upon residential and visual amenity.

Residential Amenity

The site is within a residential area. The shop frontage is a more appropriate upgrade to the current arrangement with a very large shopfront with no entrance. The signage is appropriate to the brand and in the context of its retail use will result in no adverse impact upon adjacent residential amenity. No greater impact than as existing.

Visual Amenity

As above there is some change to shopfront yet this is of no significant visual impact. The main change is the security shutter which will only be in use when the shop is closed. The open, mesh design is significantly better in terms of visual amenity and does not give rise to a blank frontage which the solid shutter would which would appear dark and hostile within the street scene and residential area. The amendments are therefore acceptable in this case.

Recommendation:

APPROVE

1. **Standard time limit**
2. **Approved plans**

Informative

1. **Proactive with amendment**

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

Case Officer: Hannah Barker Date: 30th May 2017

Authorised by: Jo Morin Date: 30.05.2017