Expires 26/3/08

Development Control – Delegated Officer Report

Application Number: ADC/0055/08 **Recommendation – Permit Application**

Site: **Halfords Brighton Road Shoreham-by-Sea West Sussex**

Proposal: **New external cladding and revised elevational treatment (including replacement of vehicular doors on east side with glazed wall with pedestrian doors)**

The Application

The application site is the Halfords retail unit located on the north side of the Brighton Road, Shoreham. This proposal seeks permission to re-clad and extend the glazed frontages of the unit as part of its division into three separate retail units. The existing vehicles service doors on the east elevation will be replaced with 5.2 metre high glazing with two sets of access doors. This glazing will continue along the southern elevation and part of the western elevation with the southern entrance porch removed. The cladding is to be replaced with matching new cladding with blue trims and capping. No extension of the floor areas is proposed whilst the car parking arrangements will remain unaltered.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AS4

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Local plan policy AS4 grants development of retail warehouses outside town centres but in built-up areas if the proposed development (amongst other things) is of a standard of design appropriate to the locality.

Visual Amenity
The retail and car servicing unit is located on the north side of the busy A259 Brighton Road and is a highly visible structure within the local industrialised vicinity. The unit was constructed in 1989 with grey cladding above low brick walling with 5 metre high glazed panels on the southern elevation and roller shutter doors on the eastern elevation. The replacement of the glazing and service doors with new glazing that continues around the building to the western elevation will contemporise a basic building that has little visual appeal. The replacement of the cladding with blue capping and trims will again spruce up the appearance of the building without detracting from residential amenity. This proposal thus accords with structure plan policy DEV1 and local plan policy AS4.
Internally, the subdivision of the current linked retail and service units into three independent retail units has been previously approved under ADC/0241/06 whilst the intensification of the site will not impact on traffic or parking provision.

Recommendation

APPROVE for reason that :-

1PPi '...ADLP (AG1, AS4) and...'

Subject to:

1. C1Ci

Case Officer:.....

Date:13/3/08.

PB 13/3/08