Development Management - Delegated Officer Report

Application Number: AWDM/1159/21 Recommendation – Approve

Site: 40 North Road, Lancing

Proposal: Proposed new shopfront together with the installation of 3 no. acoustic louvres to replace windows on ground floor of north elevation; 2 no satellite dishes to south elevation.

Date of site visit: Viewed using Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the ground floor of 40 North Road, a detached two storey building located on the east side of North Road, within the Primary Shopping Area of Lancing. It was previously in use as a Post Office which has closed and relocated to a smaller unit to the south. Permission has been granted to change the use of the ground floor to a betting office (AWDM/1132/21).

This application seeks permission for a new shopfront and other external alterations. These are:

- New windows and door at ground floor level on the front elevation
- Installation of 2no. satellite dishes on the south side elevation
- Installation of 3no. acoustic louvres on the north side at ground floor, to replace windows, to facilitate the creation of a plant room for air conditioning units on the ground floor within the building

Relevant Planning History

AWDM/1160/21 - Advertisement consent for 2no. internally illuminated fascia signs and 1no. internally illuminated projecting sign - approved

AWDM/1132/21 - Change of use from vacant shop (use class E) to betting office (sui generis) – approved

Consultations

Adur District Council: **EHO Public Health**: The Noise Impact Assessment and additional calculations appear to demonstrate that the acoustic louvres should protect the amenity of the surrounding noise sensitive receptors. I would recommend the following condition:

The development hereby permitted shall be carried out in full accordance with the recommendations of the Acoustic report 'Industrial Noise Impact Assessment (IMP7027-3 dated November 2021) and all works which form

part of the approved scheme shall be completed before the permitted use commences. A test to demonstrate compliance with the scheme shall be undertaken within one month of the scheme being implemented. All plant shall be maintained in accordance with manufacturers guidance and any future plant shall also meet the specified levels within the approved scheme

Lancing Parish Council: No comment

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 11, 15, 17, 27
National Planning Policy Framework (July 2021)

Planning Assessment

Visual amenity

The existing air conditioning units are to be removed and a new plant room created inside the building. The acoustic louvres will replace windows towards the rear of the building on the north side and will not be easily seen from the street. No visual harm will arise.

The satellite dishes are to be positioned towards the rear of the building on the south side. They will not cause visual harm.

The new door and windows were considered to be out of character with the style of the building and the retained windows at first floor. Amended plans have subsequently been received which retain the existing door and install similar Georgian style windows to existing. The existing clock is also to be retained.

The application is acceptable in visual impact terms.

Residential amenity

No harm to residential amenity is anticipated.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. To be in accordance with noise assessment

Case Officer: Peter Barnett Date: 24 November 2021
Authorised by: Gary Peck Date: 24 November 2021