Development Control – Delegated Officer Report

Application Number: AWDM/0718/19 Recommendation – APPROVE

Site: 272 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BF

Proposal: Replacement shopfront to Southlands Post Office

Date of site visit: 13.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a two storey middle of terrace unit with retail on the ground floor (including a Post Office), and a two bedroom flat over. The access into the first floor residential flat is via a separate door to the side of the shop. The shop is currently being used as a newsagents/convenience shop and a small extension to the rear houses the Post Office accessed from within the shop. The property is within the Local Shopping Parade in Shoreham-by-Sea

The property's neighbours within the terrace are also in commercial use, (Chinese take away at no. 270 and 'Slate' restaurant at no. 274) and appear to have first floor residential accommodation).

The proposal seeks permission to replace the existing shopfront with one that will switch the position of the existing entrance door to the shop; this will allow access to the internal ramp.

Relevant History:

AWDM/0039/18 Ground floor rear extension to enlarge Post Office
Approved 06.03.2018

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15, 27
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed replacement shopfront subject to the amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

The site is within a small shopping parade, where each of the properties have shopfronts, in various designs and conditions.

The proposal will not be too different from the existing shopfront, and by moving the door over, will allow the customers to use the internal ramp.

Residential Amenity:

The properties that could be affected by the proposal are the direct neighbouring properties, however, as they are also commercial and with shopfronts of their own, the shopfront will not result in any loss of residential amenity for them or for the occupants of the first floor accommodations.

Recommendation

APPROVE subject to the following 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: 23.07.2019

Authorised by: Peter Barnett Date: 23 July 2019