# Development Management - Delegated Officer Report

**Application Number: AWDM/0848/21 Recommendation – APPROVE**

**Site: 26 - 28 South Street, Lancing, BN15 8AG**

**Proposal: Installation of a new 750mm deep canopy with concealed LED downlighting to the front; dark grey render to ground floor south side; new fascia to south side; new glass and metal screen to south side; existing first floor render replaced with white render**

**Date of site visit:** Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The application site is located on the west side of South Street Lancing, and relates to a two storey property formerly as a semi-detached building, but are now in the ownership of and being used as one use by a Funeral Director. The property has been extended to the rear and contains associated uses of the Funeral business, including preparation room; masons room; and chapel of rest. The street facing rooms are used as a stone mason showroom and a reception room. The first floor appears in residential use.

South Street is part of the central shopping area of Lancing and lies to the south of Lancing railway station.

**Proposal:**

The proposal seeks permission to:-

1. Provide a fixed canopy across the front (east) elevation, above the existing fascia sign measuring approx. 12m wide x 750mm deep x 120 mm thick;
2. Soffit under canopy to have concealed LED lighting;
3. Pier on south side of front (east) elevation measuring approx. 750mm x 800mm x 3m high;
4. Additional render together with external insulated render be applied and or cleaned and painted on several surfaces on the building

**Representations:** Comment from 16A South Street

- No objections to the work proposed;
- Concern regarding works to north side of the building regarding noise and access;

- Only access to my property and neighbouring flats and businesses below, is via driveway to the north of the application site;
- Please confirm there will be no disruption to access;
- Please confirm when works will take place and duration and timings

**Consultations: Lancing Parish Council**: No objection

**Relevant History:** None

**Relevant Planning Policies and Guidance**

Adur Local Plan 2017 Policy 1, 15
National Planning Policy Framework 2019

**Planning Assessment**

**Principle**

The proposal comprises upgrading the commercial building located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

**Visual & Residential Amenity**

The property is currently rendered with a cream colour wash, and the proposal will paint and re-render the building, which will give it a more up to date finish and will freshen the building up.

The new front canopy and pier will give the building a more current feel, and the LED lights which will be integrated within the underside of the canopy, will softly illuminate the existing fascia sign which is carved stone with carved lettering, and the carved insignia.

Visually therefore the wrap-around fascia rendering, and the inclusion of the decoration to the chapel of rest at the rear, will produce a more cohesive property within the street scene.

The colour palette will be contemporary also with the palette being white render for the first floor and dark grey for the insulated render for the front pier wrapping around to the south side elevation; the dark grey will continue in the form of render following the insulated render on the south side. The choice of dark grey and white will continue around the building.

It is considered that the works proposed will not look visually out of character with the street scene and will not result in any material loss of residential amenity to neighbouring properties.

It should be noted that the issues raised by the 3rd party are private matters and not planning matters with regard to this application.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit
3. Materials as per plan

**Informatives:-**

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 21.06.2021

Authorised by: Peter Barnett Date: 21 June 2021