Development Control – Delegated Officer Report

Application Number: AWDM/1070/13 **Recommendation – Approve**

Site: **Next, Holmbush Centre, Upper Shoreham Road, Shoreham-By-Sea, West Sussex**

Proposal: **Installation of two windows in side elevation**

Neighbours checked: Y

Additional neighbour notifications: Y

Proposal, Site and Surroundings

The application site comprises of Next a large retail building within the Holmbush Centre. Permission is sought to insert two windows in the southern side elevation of the store. The windows are to be 1.9 metres wide and 2.7 metres high, they are to ground floor level. They are to face onto the southern car park which is shared by both Next and the public swimming pool which is to the south. The windows are in close proximity to the swimming pool building which is directly to the south.

Relevant site history: None

Representations: - No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is located within the curtilage of a large retail development within the built-up area boundary and there is no objection in principle to the proposed development which is a minor change to the external elevation of the existing building to facilitate internal changes to the retail unit. This is subject to consideration of its impact on the visual and residential amenities of the locality and highway safety issues.

Visual amenity

The proposed windows are to be aluminium framed and finished in grey. This will be in keeping with the existing finish and appearance of the building. The windows will not be overly dominant and represent a minor addition to the building.

Residential amenity

The nearest residential properties are to the east of the site in Hawkins Road. Due to the position of the proposed windows in the building these windows will not be visible from the properties to the east. There is also not considered to be any adverse impact on the activities carried out at the swimming pool to the south or any impact on the use of the car park.

Accessibility and parking

The proposed windows will have no adverse impact on the existing access and parking at the site. The windows will be formed in part of the existing building facing onto the car park area no existing car parking spaces will be affected.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local built environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or unacceptable detraction from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

Informatives: -

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 8 Oct 2013

Authorised by: Jo Morin Date: 11 Oct 2013