Development Control – Delegated Officer Report

Application Number: AWDM/0338/24 Recommendation: APPROVE

Site: 78 Brighton Road, Worthing, West Sussex

Proposal: Replacement shopfront including alteration to door location and installation of a disabled access ramp

Date of site visit: 23/04/2024

Neighbours checked: Y

Additional neighbour notifications: Y, site notice as affects setting of Farncombe Road Conservation Area to the north

Site and Surroundings
The site is located on the southern side of Brighton Road. The property contains a mid-terrace two storey building. The ground floor is in commercial use and is currently empty. The site contains a large amount of private pavement to the front of the building. For other units this space is used for parking, access ramps or fenced off to provide seating areas and other private spaces.

Proposal
The proposal is to replace the shopfront including the altering of the location of the main door. A ramp will provide accessible access to the unit.

Roller shutters were proposed but have been removed from the application following officer comments.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6, DM24
National Planning Policy Framework (2023)
National Planning Practice Guidance

Planning Assessment

Principle of development

The principle of alterations to commercial properties is acceptable subject to the assessment of other material considerations as set out below.

Visual amenity and public realm
The proposal seeks to replace the shopfront. The shopfront will be extended where the existing door is and a new door and access ramp provided on the western side of the shopfront. This parade of shops has a variety of different shopfronts with many modified from their original design. The proposal is similar in design to other shops with the parade which now have no standard appearance and is therefore considered acceptable.

The proposed roller shutters have been removed from the development as they are considered to reduce visibility of the shop to the detriment of the vitality of the parade.

The proposal to provide a ramp will provide enhanced access for the unit. This is in accordance with policy DM5 which seeks to enhance accessibility.

The proposal will have no impact on the setting of the conservation area on the northern side of Brighton Road.

The development is therefore considered to comply with policy DM5 of the Local Plan.

Residential Amenity
Due to the nature of the development the amount of light to neighbouring properties would be unaffected. Similarly as there are no extensions proposed there is not considered to be any impact on sense of enclosure. The ramp and repositioning of the door do not affect privacy for any neighbouring occupiers. The development is therefore considered to retain sufficient amenity for neighbouring residents in accordance with policy DM5 of the Local Plan.

Transport and highways
The proposal is located to the front of the unit adjacent to a public footpath. However, due to the depth of the forecourt there is sufficient space for pedestrians to use the footpath without the proposal obstructing safe passage. The development is therefore compliant with policy DM6 of the Local Plan.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as stated

Informative

1. Approved following revisions

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

Case Officer:	Louise Prew	Date:	30/05/2024
Authorised by:	Gary Peck	Date:	3 June 2024