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Development Control – Delegated Officer Report

Application Number: AWDM/0882/23 Recommendation – Grant

Site: 20 Broadwater Street West Worthing BN14 9DA

Proposal: Replacement of shop front from painted timber to anthracite painted aluminium.

Site and Surroundings

This is a ground floor single shop unit sitting mid- terrace in a two storey inter war parade in the designated core zone of the Broadwater District shopping centre. There is independent residential accommodation on the upper floor, accessed by rear external stairs. It is flanked by a chemist to the west and a butchers to the east. The property is in use as a barbers.

It is not in a conservation area and is not listed. Nos. 26/28 to the west, Turners Pies, are statutory listed buildings.

Description of Development

Permission is sought to replace the shopfront. The existing shop front is timber with leaded lights and an angled, centred, recessed lobby with timber door. Probably the original shopfront.

The proposed shopfront removes the lobby and is flush with the frontage. It is painted aluminium with a door to the right hand side and a large glazed area otherwise with a narrow upper transom.

Revised plans confirm the new shopfront will be coloured anthracite.

Date of Site Visit: 19.7

Relevant Planning History:

AWDM/0739/13 - Change of use from A2 (estate agent) to sui generis (nail salon). Granted

98/0024 Change of use of ground floor from retail to Class A2 (Financial and Professional Services). Granted 24.2.98

1158/78 – Single storey rear extension at rear. Granted 8.12.78

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Planning Policy Framework:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23 and DM24
National Planning Policy Framework (HCLG 2021)
The National Planning Policy Framework

Consultations

None.

Representations

None received.

Planning Assessment

There is no objection in principle to extensions and alterations to commercial properties within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

It is a shame to lose the original timber shopfront with recess but as this is not a sensitive area, i.e. conservation area nor a listed building, there are no grounds to resist its replacement.

There are other PVCu or aluminium shopfronts in the parade or opposite. The applicant has agreed to colour the new shopfront anthracite.

The revised proposal is acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of

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sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: MOK Date: 12/9/23

Authorised by: Jo Morin Date: 12.09.2023