Expiry Date – 28/8, EOT to 24/9

Development Control – Delegated Officer Report

Application Number: AWDM/1038/19 Recommendation – Approve

Site: **Piston Broke, 88 High Street, Shoreham**

Proposal: **Replacement of front window to aluminium bi-folding window with arch design to front elevation and replacement window to west elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1.8.19

Site and Surroundings

The site is a two storey terraced building on the north side of High Street facing the Ropetackle roundabout. It is in the Shoreham conservation area and is identified in Appendix 2 of the adopted Local Plan as an 'Unlisted Building making a Positive Contribution to the Townscape.'

The ground floor is in use as a bar. The upper two floors are occupied by the Conservative Party as their local offices. Either side there is residential accommodation on the upper floors some accessed from the rear. No. 86 is a barbers shop, No. 90 a fish and chip shop.

Proposal

Permission is sought to replace the existing bow fronted timber window with a bi fold window in white coated aluminium. The glazing element will have a curved top in an oblong frame with sand blasted corners. The bowed based of the existing window is to be retained.

Relevant Planning History

SU/170/89 – Externally illuminated fascia sign and projecting hanging sign. Refused 3.10.89

SU/194/85 – Change of use from private club to wine bar. Granted 10.12.85

Consultations

Health:

'With reference to the above application I have the following comments.

I have concerns of the potential noise escape from the proposed bi-fold windows, the current window of Piston Broke does not appear to be openable and I understand both adjacent premises at 1st floor level are in residential use. Noise from live/recorded music could significantly impact amenity.

I would recommend a condition requiring the windows to be closed after 21:00hrs and at all times during live music. Before 21:00hrs the contribution of music from this premises as measured or predicted should not exceed 55dB LAeq (5mins) 4m from the front of the premises facade.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 11, 15, 16 17 and 34
Shoreham Conservation Appraisal

Planning Assessment

Principle

The principle of development can be supported as it upgrades a commercial unit within Shoreham town centre. For consideration is the impact of the proposals on the character and appearance of the conservation area and property itself and the impacts of the development on neighbour amenity.

Conservation area impacts

The existing bow window is timber with transoms and mullions creating small panes within it. The side window is the same, though not bowed. Both are painted red.

The proposed window is to be formed in white painted aluminium with arches formed in white lead. The corner details are to be sand blasted, 'obscured' in effect. The toughened clear glass is a single sheet, without transoms or mullions. Both shopfronts either side and their neighbours are white coloured, though look timber and one, the florists at No. 92 has a full openable bi fold shopfront. Elsewhere there is a mix of design styles, colours and materials.

The principle of white aluminium and the design proposed is not objectionable in this case and will not be harmful to the appearance of the conservation area. The curved tops reflect details on the first floor windows and previous windows in the ground floor.

Section details of the proposed frames have been provided. These are acceptable.

Neighbour amenity

The front window is proposed to be fully openable in a bi fold manner. This is not objectionable in principle. However, whilst the conservative party have their offices above the site, above adjoining commercial properties there are residential units. The concern is that noise from amplified music might disturb adjoining residents. Environmental Health has asked that the window be closed after 9pm each day and at other times during live music. They have also requested that a condition be added that before 9pm the contribution of music from this premises as measured or predicted should not exceed 55dB LAeq (5mins) 4m from the front of the premises facade.

A suitable condition is recommended to ensure the window's acoustic properties and use otherwise does not cause harm to neighbours.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Closed after 9pm or during live music. Before 9pm music contribution to noise to meet 55dB LAeq (5mins) 4m from the front of the premises facade.

Informative

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 any representations? No.

Case Officer signed: MOK Date: 20.9.19

Authorised and signed by: Peter Barnett Date: 20 September 2019