Expiry Date - 16/03/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1710/14 Recommendation – APPROVE

Site: 118 High Street Shoreham-By-Sea West Sussex BN43 5DB

Proposal: Replace existing timber shopfront with uPVC.

Date of site visit: 22/1/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a shop premises on the east side of the High Street. It is the end unit in a 2-storey short terrace of similar properties. The land to the north is a retail unit with a large forecourt.

The proposal is to replace the worn timber framed shopfront with a upvc framed replacement with all fenestration and door arrangements corresponding to the existing.

Relevant site history

AWDM/1144/12 - Conversion of existing office and two bed maisonette to form office and 2no. 1 bed flats with ground floor rear extension

SU/138/83/TP/3809 - New shopfront and new single-storey extension (bathroom/w.c.).

SU/82/83/TP/3681 - Change of use of first-floor from residential flat to offices.

- All approved

Consultations None

Representations None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1, AE5 and AE6
Proposed Submission Adur Local Plan (2014) Policy 11
National Planning Policy Framework (CLG 2012)

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Planning Assessment

The site lies within the town centre of Shoreham and is subject to saved policy AS1 of the 1996 Local Plan, which seeks to resist the loss of shopping uses if it would detract from the character and vitality of the area.

The only issue to be considered however in this instance is the appropriateness of the replacement materials in the shop façade in terms of the visual amenities of the area.

Visual amenity

The new shopfront is considered to be an improvement on the rather worn composition of the present frontage. The site is not a listed building, a locally listed building or within a Conservation Area. Although the Shoreham Conservation Area adjoins the site to the east, the front elevation of the shop unit has no bearing upon its setting.

Whilst the materials proposed are upvc, and whereas new timber materials would have been preferred, it is considered that given the replication of the current arrangement of the windows and doors including the retention of the stallriser and top lights, and the existence of the upvc upper floor window, there will be no significant harm to the character of the building or terrace or the amenities of the locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Time Limit
2. Approved plans: Site location plan and unnumbered proposed front elevation drawing received 19/1/15.

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

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.

Case Officer: L Simmons Date: 12 February 2015

Authorised by: J Morin Date: 17.02.2015

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