Expiry Date - 21/12/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0863/11

Recommendation – Approve Application

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

Proposal: **Glazed panels under signage in front of entrance doors**

The Application

The application relates to the Next store which opened in August. Since opening the store has suffered from leaves, rubbish and wind blowing into the store when the automatic doors open and close. In order to provide more protection it is proposed to construct glass panels in front of the two entrances at the edge of the canopy which runs in front of the building, under the main fascia signs.

There would be 6 panels in front of each door, measuring in total 6m wide and 5.5m high. Three bollards would be placed in front of the panels at each entrance.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AS3, AB20

Planning Assessment

Policies

Policy AG1 of the Adur District Local Plan permits development within the built up area boundary provided it does not detract from the existing local urban environment. Policy AS3 does not permit additions to large retail sites which would in themselves adversely affect the vitality and viability of existing town centres. AB20 permits new shopfronts where they are of a design and use materials which respect the character of the area and the building of which they form a part.

Visual amenity and character

The proposal will have a minimal visual impact on the external appearance of the building. The glazed panels will, by their nature, be light structures which will maintain the modern frontage on this building. They will improve the entrances to the shop by preventing rubbish and leaves from being blown into the store and the proposal is considered to be acceptable.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans:
   Location Plan, Drawing No. 8380-A1-24 A1L (Glass infill details) received 26 October 2011
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 24 November 2011

24/11