Development Control – Delegated Officer Report

Application Number: AWDM/0843/13 **Recommendation – Approve**

Site: **39 - 41 High Street, Shoreham-By-Sea, West Sussex, BN43 5DD**

Proposal: **Alterations to shop front including new entrance and windows**

Date of site visit: 19 July 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a restaurant located in the High Street, within the Shoreham Conservation Area. It occupies a double frontage and currently has two entrances plus a central, recessed entrance to the upper floors. The application is proposing to close the eastern entrance and to install new bi-fold aluminium windows to replace the existing timber windows. At the west side the entrance is to be relocated more centrally with bi-fold windows on either side.

On the pavement in front of the restaurant low level white rendered planters were originally proposed, plus removable canvas advertising banners, to delineate a seating area for 4 tables. Following an objection from the Highway Authority, the planters have been removed from the application.

Relevant site history

ADC/0347/08 - Replacement groundfloor front windows/doors at No's 39 and 41 (to be amalgamated to single restaurant)

Consultations

West Sussex County Council: The footway outside 39/41 High Street is considered to be publically maintained highways and WSCC would therefore not support an application that would enclose or obstruct public highway. It is noted that tables and chairs are shown on the proposed plan. However as they are not listed in the title of the application, it is assumed they are already permitted under licence and not within the scope of the application.

It would be advised that the proposal be modified so that the planters are removed from the application.

With regard to the proposed illuminated signage no concerns would be raised providing the illumination does not exceed 800cd/m2, it would be advised that this is secured via condition.

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AS1
Assessment of Saved Policies against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal involves changes to an existing shop located within the built up area and can be supported in principle. The relevant issues are the effect on the character and appearance of the building and the Conservation Area.

Visual amenity

The proposed changes involve removing the timber windows and doors, closing one entrance and replacing it with new aluminium bi-fold windows and a single entrance door on the west side. The change of material, while resisted in 2008, is not considered to be unduly harmful in the Conservation Area or detrimental to the appearance of the building.

The re-siting of the entrance door further west to be centrally placed within the western frontage, rather than being retained in its current position adjacent to the central pilaster, is regrettable but is not considered to cause sufficient visual harm to warrant a refusal of the application.

The use of the pavement for seating, demarcated by removable banners, is acceptable. The banners would be removed every night and, being temporary structures, do not fall under planning control. The placing of tables and chairs on the highway require a separate licence and an informative is to be added to this decision.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and would preserve the character or appearance of the Conservation Area. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AB4) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit

2. The advertising banners demarcating the outdoor seating area at the front of the building shall be removed every night and not left on the pavement overnight
3. Approved plans

Informatives

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

The applicant is advised to contact the Community Highways Officer, West Sussex County Council (01243 642105) to obtain formal approval and the necessary licence from the highway authority to place the items within the public highway

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

Case Officer: Peter Barnett Date: 20 September 2013

Authorised by: Gary Peck Date: 23 September 2013