Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0453/16 & AWDM/0455/16

Site: **378- 380 Brighton Road Shoreham-By-Sea West Sussex**

Proposal: **Partial change of use of existing shop (A1) to form 2 separate shop units (A1/A2) with single storey rear extension to unit 378 and new shop frontages, including associated works.**

Internally illuminated fascia signs to units 378 and 380 and window vinyl to unit 378

Date of site visit: 11-04-2016
Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two-storey mid-terraced single ground floor commerical unit with accommodation in the roof. The upper floors are put over to self-contained residential flats above.

The application is to subdivide the existing premises into 2 commerical units (A1/A2 planning use) with single storey rear extension to unit 378 and new shop frontages (the full details are shown on the submitted drawings).

The surrounding area is of a mixed residential/commerical character, to the east of Shoreham town centre on the busy coastal road (A259).

For ease of reference, this application relates to both the change of use and physical works, and the advertisements.

Relevant site history
AWDM/1359/15
APPLICATION TO VARY CONDITIONS OF AWDM/0842/14 INVOLVING THE PROVISION OF AN AIR CONDITIONING UNIT AND EXTRACTOR FAN IN THE REAR YARD, AN ADDITIONAL 30 MINUTES OF USE OF SOUND AMPLIFICATION EQUIPMENT TO ACCOUNT FOR THE TIMING OF FRIDAY AFTERNOON PRAYER IN SUMMER, AND DETAIL OF FLOOD PROOFING/NON-CAR TRAVEL INITIATIVES
Approved Conditionally 24/11/2015

AWDM/0842/14
CHANGE OF USE FROM A1 (RETAIL) TO D1 (MEETING HALL)
Approved Conditionally 02/06/2015

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends full contaminated land condition

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Adur District Local Plan (saved): AG1

Planning Assessment

Principle

Subdivision of the existing unit is not resisted in principle as it retains a commerical use appropriate for this small shopping parade (which is not protected under local plan policies).

Visual amenity

The new shop fronts are of sympathetic design and style, in keeping with the proportion of the host building and the rest of the parade.

The rear extension would be of a basic design but it is situated at the rear within the enclosed yard. Its flat roof means it would not be intrusively visible beyond the immediate yard enclosure. It would be built of material exterior materials/finishes with similar fenestration style and design.

The advertisements are equally in proportion and not visually intrusive.

Residential amenity – existing residents

The level of illuminance for the fascia signs would be discreet and not intrusive onto neighbours.

The rear extension would be single storey and flat roof, so would not adversely overbear or overshadow onto neighbours. The extension is a staff room and back office so would not result in worsened comings and goings through the communal yard.

Overlooking and privacy levels would continue to reflect the communal use of the rear yard, and would not be worsened. Overlooking views from the rooflights would be mutual.

Operating hours and coming and goings arising from the two units would be comparable to the existing shop unit.

The agent has confirmed the installation of a proposed A/C unit will no longer be proceeded with.

Flood Risk

The site falls within Zone 2 for tidal flood risk. However the new uses would be comparable in flood risk terms to the existing use – so human health would be put at no greater risk.

Contamination

The rear of the site falls within the 10m buffer of a builder's yard, identified in the Council's records as potentially contaminated land.

It is prudent to impose the condition suggested by Environmental Health.

Accessibility and parking

The surrounding highway network has limited capacity for additional on-street parking. However vehicular trips arising from occupation of the two smaller units would be comparable to the existing larger shop unit.

Given their discreet illumination, the advertisements would not be distracting to highway users.

Recommendation

APPROVE

In relation to planning subject to the following conditions:-

1. Standard time limit
2. Approved Plans other than as specified otherwise
3. Prior to commencement full contamination condition
4. Exterior materials/finishes to match

In relation to advertisement consent subject to the following conditions:-

1. Standard 5 conditions
2. Approved Plans

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

Case Officer: Matthew Porter Date: 26-4-2016

Authorised by: Peter Barnett Date: 3 May 2016