Expiry Date – 14/8

Development Control – Delegated Officer Report

Application Number: AWDM/0851/20 Recommendation – Grant

Site: 20 North Road, Lancing

Proposal: **Installation of new shopfront with bi-fold doors..**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 6/7/20

Site and Surroundings

This application relates to an end of terrace retail unit on the east side of North Road very close to the train station. The shopfront turns the corner into Meadow Lane. It is two storeys with separate residential over. Last used as a hardware store it is currently vacant and in the process of being converted to the proposed use. In the terrace to the south is a sandwich bar and beyond that a double fronted restaurant. To the north is Meadow Lane, which serves houses to the rear, beyond which is a vacant bank building.

The site is within Lancing town centre in a primary frontage, block 2.

It is not in a conservation area and nor is it listed.

Proposal

Planning permission is sought for a new shopfront with bi fold doors on both frontages. This permission is associated with the current application for a mixed mixed A3/A5 use, restaurant and take away.

Relevant Planning History

AWDM/0925 - 2no. externally illuminated fascia signs and 1no. internally illuminated projecting sign. Pending

AWDM/0776/20 - Change of use from shop (Use Class A1) to restaurant and takeaway (Use Class A3/A5) including extraction flue to rear (east) elevation. Pending

ADC/0268/09 - Change of use from retail shop to over 18's gaming centre (amusement arcade). Refused 19.8.09

L/117/99 - Change Of Use From Estate Agents To Bookmakers Offices (Removal Of Condition 2 Of L/123/81). Granted 3.9.99

L/189/81 - Internally-Illuminated Fascia Sign With Integral Projecting Box Sign. Granted

L/166/81 - New Shop Front And Alterations. Granted

L/123/81 - Change Of Use From Retail Shop To Estate Agents. Granted.

Consultations

Highways:

'Summary
This proposal is for the installation of a new shopfront with bi-fold doors. The site is located on North Road, a C-classified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided comments regarding highway matters for this site under application AWDM/0776/20. The LHA raised no objections to this proposal. At time of writing, the planning authority are yet to determine this application.

Content
The applicant must ensure that the proposed doors open inwards into the site, as doors opening outwards onto the publicly maintained highway can pose a form of obstruction. The applicant should be aware that obstructions within the public highway are liable to enforcement by the WSCC local area office. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site.
Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

Lancing Parish: No objection

Representations

No responses received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 , 9, 15, 27 and 34.

Planning Assessment

Principle

The principle of development can be supported as it makes use of a vacant retail shop in the Lancing town centre.

For consideration are the impacts of the proposal on neighbours and the character of the area.

Neighbour amenity

This shop unit is in a very busy part of Lancing town centre, very close to the railway crossing and opposite the Merry Monk pub. There is also a parking bay outside the site. It is not anticipated that the bi-fold doors in association with a mixed A3/A5 use will result in significant nuisance to the flat above if closed by 10pm Monday to Saturday and 9pm Sundays and Bank Holidays.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Bi-folds closed no later than 10pm Monday to Saturday and 9pm Sundays and Bank Holidays.

Informative

1. 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: 11.8.20
Authorised and signed by:	Peter Barnett	Date: 12 August 2020