Expiry Date – 20/7, EOT agreed to 20/8

Development Control – Delegated Officer Report

Application Number: AWDM/0828/21 Recommendation – Grant

Site: La Galleria restaurant, 22 East Street, Shoreham

Proposal: Canopies to West elevations

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 24/6

Site and Surroundings

The application site is prominently located within the Shoreham Town Centre Conservation Area being situated on the corner of East Street and New Road. St Mary de Haura Church, which is Grade I listed, is a short distance to the north west and the building is clearly visible from within the churchyard. The site is also within an Area of Special Advertisement Control.

Proposal

Permission is sought to erect 2 retractable canopies on the East Street, west side, frontage. The application originally included two canopies for the north side also but these have been deleted from the drawings as they were considered to be unacceptable.

Relevant Planning History

AWDM/1291/15 Advertisement Consent for the retention of 1 x fascia sign at ground floor level on the northern and western elevations, the removal of illumination serving the central sign on the northern elevation, the removal of an existing sign on the chimney breast and the replacement of existing blue lighting with warm white lighting for La Galleria (part retrospective). Approved.

ADC/0554/07 – New blinds/awnings on New Road elevation. Granted

ADC/0364/07 - New blinds/awnings on New Road elevation. Refused.

Consultations

ADCAG: Support

Representations

One letter of support to support Al Fresco drinking/dining which East Street is synonymous with now.

Relevant Planning Policies and Guidance Support

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2, 11, 15, 16 and 17
Shoreham Conservation Area Appraisal

Planning Assessment

Principle

The principle of development can be supported as it upgrades an established restaurant in the heart of Shoreham town centre. For consideration is the impact of the proposals on the character and appearance of the property conservation area.

Conservation area

The revised application, restricting new canopies to the west elevation is considered to be acceptable. There are canopies at Nos. 16/18 The Tap House and Toast at No. 12.

The new canopies will reflect the appearance of the existing north side canopy approved in 2007.

No harm to the conservation area will be caused.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 13/8/21

Authorised and signed by: Gary Peck Date: 13 August 2021