Development Control – Delegated Officer Report

Application Number: AWDM/0057/18 Recommendation – APPROVE

Site: 82 Manor Road, Lancing, BN15 0HD

Proposal: Replacement UPVC shop front, back door, WC and back room windows, removal of mosaic tiles below window ledge to shop front.

Date of site visit: 03.05.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application property is two storey and within a terrace; shops being on the ground floor with residential above. The parade is set back from the road with its own parking area directly to the front, there is also a rear service road area directly to the rear of the parade, being access to the first floor flats.

The neighbour's no.'s 84 and 86 have PVCu shopfronts and first floor windows, indeed most of the parade have PVCu first floor windows. Most of the shopfronts within the parade are timber.

The applications seeks permission to replace the timber shopfront; windows; and doors with white PVCu, to the ground and first floor together with the front and rear of the property.

Relevant Planning History:

AWDM/0724/17 Change of use from use Class A1 (Hairdressers) to Healthy Living Centre to offer consultations on health and fitness with opening hours of 9a.m. to 8p.m. Monday to Friday and 9a.m. to 1pm Saturdays, Sundays and Bank Holidays. **Approved 11.07.2017**

Representations: Support from:- 32 Cokeham Lane, Sompting; 115 Princess Avenue, Worthing; 2 Fairview Gardens, Fairview Road, Lancing; Windlesham Hall, 20A Windlesham Gardens, Shoreham-by-Sea; 3 Elmstone Close, Lancing; 100A Grand Avenue, Worthing; 6 Brighton Road, Lancing; 1A Mash Barn Lane, Lancing

- This will not only enhance the inside but improve the outside making it as smart as the one next door
- Improving the parade
- Will enhance the frontage and add to the shopping area and make it more pleasant to browse and walk by
- Appealing to the public and other business owners

- Will look cleaner and more pleasing to look at
- The Council should help and encourage new business
- Asset to the local community

Lancing Parish Council: No objections

Relevant Planning Policies
Adur Local Plan 2017: Policies 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The change from timber to PVCu will accord with its neighbours and thereby will be in keeping with the visual amenities of the area. Many of the neighbouring shops have retained the mosaic tiles within the stallriser, but not all, and thereby their removal will be acceptable

Residential Amenity

As the neighbouring properties have PVCu windows the replacements will not result in any adverse harm to their residential amenities. The change of the shopfront will also reflect that of nos 84 and 86.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without revision

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

Case Officer: Eve Hearsey Date: 07.06.2018

Authorised by: Peter Barnett Date: 7 June 2018