Adur District Council

Planning, Regeneration and Wellbeing

Mr Wilson
Hilary
Mount Way
Lancing
West Sussex
BN15 0QD

Our Ref: ADC/0274/09
Your Ref: tp657/12

Date: 12 August 2009

Dear Mr Wilson,

RE: Proposed replacement shopfront, 378-380 Brighton Road, Shoreham.

In reference to the above planning application.

I have now had the opportunity to visit the site to view it with respect to the submitted proposals, and I feel that in principle the planning application is acceptable provided a minor change is made.

The site is located outside of the Shoreham Conservation Area, nevertheless this parade of shops is located as part of the eastern gateway into the town centre and the conservation area. Currently the character of the buildings are as they were when originally built, other than the materials used for the shopfronts themselves. The structural elements including the doors and stallrisers are consistent throughout the five shops. All of the doors to the individual units are aligned under the first-floor bay window and the roof dormer above and it is considered that the loss of this symmetry would not be acceptable.

I can appreciate your clients need to maximize the floorspace, but it is evident from my site visit that the door in the eastern window was not impeding the display of furniture. The increased width of doors, contrasting colours and level access is all acceptable. The existing double width fascia has resulted in the loss of the capital between the two premises (this was already done before your clients occupied the building) and with it a little of the character of the parade.

I would advise that the application design be amended to show the retention of two front doors centrally located and the existing stallrisers.

I would be grateful if you could mention my comments to your client, and if you are minded to make some amendments to the submitted planning application then please forward two

copies of the plans for my attention no later than 01.09.09, after which time if none have been received the application will be determined on its current submission.

Yours sincerely,

Carlos Hone
Planning Officer