Development Control – Delegated Officer Report

Application Number: ADC/0364/07 Recommendation - Refuse

Site: 22 East Street Shoreham-by-Sea West Sussex BN43 5ZE

Proposal: New blinds/awnings on New Road elevation

The Application

The application relates to a restaurant 'La Galeria' located on the corner of East Street and New Road within the Shoreham town-centre Conservation Area and also covered by an article 4 direction which removes the permitted development rights of many properties and acknowledges the importance of the character of this part of the Conservation Area.

The proposal is for awnings on the exterior of the building which fronts New Road.

Consultations and Representations

Third Parties - There have been no neighbour objections to the proposals.

Chief Environmental Health Officer - No adverse comments.

ADCAG- No objections.

WSCC Highways – No comments received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE9, CH1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AS1, AE5, AB4.

Planning Assessment

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policies AB3-4 require that the level of traffic flow, or other activity do not have an adverse effect to the character of the Conservation Area, and that the design and construction materials be of a high standard.

The Council's design Bulletin No.2 'Shop fronts' when discussing blinds and canopies states, amongst other things: that in traditional areas Dutch Blinds would not be acceptable, particularly as they are often intended merely to

increase advertising space, either obliterating the fascia or in addition to it; long or large canopies would have an overwhelming effect; large shiny plastic canopies are undesirable and colours should be subdued and blend in with the fascia.

The application has been amended since its receipt and now shows a Dutch blind over the most eastern window, 6.4m in length which would project from the building 0.5m, a replacement retractable blind over the recessed main entranceway 4.7m in width by 2.0m projection, and a smaller retractable blind attached to the buildings chimney stack which would be 1.5m in width by 1.4m projection. The smaller of the two blinds to the west is designed so that it would project level with the larger recessed one. The amended plans show all the proposed awnings to be red canvas to match the existing fascias and woodwork. No advertising has been proposed for any of the blinds.

The proposed Dutch blind although quite long at 6.4m, would not have a particularly dominant or overbearing appearance due to its small projection and height. Its appearance would not have more of an effect than that of the existing fascia and is therefore considered acceptable.

The existing retractable awning which sits in the recess above the main entrance way is tired and need of replacement. The proposed awning would have a similar appearance and would help to preserve or enhance the appearance or character of the Conservation Area.

The pavement in front of the chimney stack and wall to the west of the main entrance widens and tables and chairs are usually placed here on the corner of the street. The original application had a proposed awning on both the chimney stack and on the wall to the west, and it was considered that both would appear incongruous and out of character for the area. The amended plans now show a single awning attached to the chimney stack, which due to the lack of window, architectural detail or structural form requiring an awning is still considered to be out of keeping with the building itself and as a result would form an incongruous feature having an adverse effect on the character and appearance of the Conservation Area.

Recommendation

REFUSE for the reason that:-

B4AR – amended.

The proposed blind on the chimney breast would form an obtrusive and incongruous feature that would be visually out of keeping with the structural form of the building and therefore would conflict with the intention of the Local Planning Authority to preserve or enhance the character or appearance of such areas, and conflict with the policies of the West Sussex Structure Plan (CH4, DEV1) and the Adur District Local Plan (AB4)

Case Officer: [signature] 24/08/07