Expiry Date

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1060/12

Site: **22-26 High Street Shoreham-by-sea**

Proposal: **Replacement of 1 no. air conditioning unit on roof**

Neighbours checked: Y
Additional neighbour notifications: Y

Proposal, Site and Surroundings

The application site is a modern building in the High Street of Shoreham occupied by Co-op. The street is within a Conservation Area.

It is proposed to replace an existing air conditioning unit with a new one. This will be positioned on the flat roof of the building, behind the front parapet wall.

Relevant Planning History None

Consultations

Adur & Worthing Councils: **Environmental Health officer** *raises no adverse comment*

Adur district conservation advisory group: *no objection to this being approved*

Representations
None

Relevant Planning Policies and Guidance
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 AB4
South East Plan (GOSE 2009): CC1, CC6, BE1, BE6

Planning Assessment

Principle

Upgrading commercial premises is acceptable in principle subject to the statutory test of new development in a Conservation Area being fulfilled.

Visual amenity and Conservation Area

The new air conditioning unit is hidden from street view by the parapet wall of the modern building occupied by Co-op.

Because it is hidden, the unit would have a neutral impact upon the established appearance and character of the Conservation Area, which is preserved as a result.

Residential amenity

No greater harm would arise onto the living conditions of nearby residents as the air conditioning unit replaces an existing one. It is likely to be quieter than the existing one also, as it is a more modern version.

Recommendation

APPROVE for the reason:-

The development would take place with detriment to the local environment, including the Conservation Area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 AB4 and South East Plan (GOSE 2009): CC1, CC6, BE1, BE6

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Case Officer signed: Matthew Porter Date: 02 -10-2012

Authorised and signed by: Peter Barnett Date: 8 October 2012