Development Management - Delegated Officer Report

Application Number: AWDM/1285/23 Recommendation – APPROVE

Site: 2 Queensway, North Road, Lancing, BN15 9AY

Proposal: Part retrospective replacement shopfront from wooden to aluminium double glazed bifolding doors.

Date of site visit: 24.03.2022 ~ Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the east side of North Road, Lancing, and within a branch offshoot of North Road named 'Queensway'. Queensway provides a small enclave of mainly 2 storey development with commercial on the ground floors and residential over. A public car park is sited directly behind the development to the east.

North Road is also a general commercial area, containing predominantly retail uses, Queensway was formerly predominantly retail, but is now predominantly food related.

The application site is Unit 2, and has been vacant for a little while and has now been taken by 'Azul' which is selling coffee and food, with their opening times as shown on the web as being Monday – Saturday 0800 – 1600, and Sunday 1000 – 1400.

Proposal:

The application is for a retrospective permission for a new shopfront. Removal of timber framed shopfront and replace with aluminium framed bifolding doors shopfront.

Consultations: None

Representations: Lancing Parish Council: Resolved to support this application

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 27, 34

National Planning Policy Framework 2021

Planning Assessment

Principle

It is considered that the replacement shopfront will be acceptable within this commercial location.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The history of the Queensway shows that the uses have been retail and a launderette. The ground floor units within the Queensway now are all food related, mainly restaurants or takeaways, although unit 5 appears to have been an ale house for some years.

There is a parking area at the back of the Units, access being gained to the car park between Units 1 -7 and Unit 8, the car park appears to be a pay and display car park.

With regard to the shopfront, the existing one was made up with 4no. panels (excluding the entrance door), and now will be 5no. panels (excluding entrance door) albeit by way of bifolding doors. The existing stallriser below the windows is being removed, and the existing panel to the right of the entrance door which was a fixed pane, with the replacement continuing to be a fixed pane.

The bifold doors, when opened, could result in noise outside of the use, however, this is not dissimilar to the outside table and chairs that are being used for other units within Queensway. Further, the opening hours of the unit are 0800 – 1600 (less on Sundays), meaning that the residential first floor will not be disturbed by this use on evenings.

The other difference between the old shopfront and the new shopfront, is the use of aluminium framing to replace the timber framing. The use of aluminium is considered to be an acceptable material for shopfronts and the character of the area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 23.11.2023

Authorised by: Peter Barnett Date: 23 November 2023