AWDM/1521/18 DELEGATED REPORT

Expiry: 3/12/18
EOT sought: 1/3/19

Application Number: AWDM/1521/18 **Recommendation – Grant**

Site: **16-18 East Street, Shoreham**

Proposal: **Retrospective application for fascia and retractable canopy.**

Proposal, Site and Surroundings

This application relates to a mid terraced two storey building on the east side of East Street. It is effectively a double fronted building used as a bar/restaurant. The upper floor is in separate occupation by an office firm.

The original building is very modest, cottage in style with a shallow hipped roof and similar in proportions to the building to the north. Buildings to the south are larger with higher eaves and ridge lines.

The site lies within Shoreham Town Centre in the Primary shopping area. It is also identified as a Primary retail frontage. It is within Shoreham conservation area. It is not statutorily listed building but is identified as a positive indicator building within the conservation area appraisal.

Planning permission is sought to retain a fascia and retractable canopy added to this property in the last 12 months.

Relevant Planning History

ADC/0312/10 – Repainting front exterior wall pale blue (retrospective). Granted 29.11.10

ADC/0168/10 - Painting of front exterior wall blue (retrospective). Refused 30.6.10

ADC/0122/10 - 2 storage sheds in rear yard with screening structure in shape of beach hut facade (retrospective). Granted 4.6.10

ADC/0425/06 – Externally-illuminated fascia sign. Approved 5.1.07

ADC/0267/06 - Bi-folding front doors (retrospective). Granted 5.1.07

ADC/0266/06 - Removal of condition 3 of SU/189/05 to enable use of rear patio by customers (10am - 5pm Mon-Sat). Refused 6.10.06

SU/189/05 - Ground Floor Rear Extension (With Rooflights) & Change Of Use From Beauty Salon To Delicatessen, Cafe & Bar/Restaurant. Granted 1.11.05

SU/130/05 - Ground Floor Rear Extension (With Rooflights) And Change Of Use From BeautySalon To Delicatessen, Cafe, Bar/Restaurant And Function Area. Refused 4.8.05

SU/152/85 - Application For Temporary Planning Permission For Covered Storage Area. Refused 8.10.85

SU/225/83 - Internally-Illuminated Fascia Sign And Projecting Box Sign. Refused 31.01.84

SU/224/83 - Conversion Of Ground Floor To Hot-Food `Take-Away'. Refused 31.01.84

SU/16/81 - Change Of Use Of Ground Floor From Greengrocers To Take-Away Hamburger Bar. Refused 10.3.81

Consultations

Adur Conservation Area Advisory Group:

'Whilst the membership of this Group adheres to and supports the tenets applicable to designated Conservation areas, there are occasions when it is almost impossible to comply with them. East Street, it is felt, to be such an example, vis:-

Adur D.C modernized and pedestrianized this area, resulting in a large modern vacuous space, large enough to facilitate a proposed weekly farmers' market. As a direct result, East Street lost its former identity as a small pre- Victorian shopping street, especially nowadays where on the Eastern side there is a plethora of cafes with modern chairs and tables amassed outside each of the premises. East Street now resembles any modern coastal small town area with little or no historical interest.

As far as the foregoing application is concerned, members have noted that there are five premises which have external canopies, three of which are retractable. The remaining two, La Patisserie and La Galleria are not retractable. The latter premises were the subject of a retrospective application to retain the existing canopies which was clearly approved by Adur planners. This of course does create a precedent which would be difficult to ignore.

As a result of the foregoing members feel that there is no other alternative to ***APPROVE*** *the current application.'*

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 policies 1, 2, 11, 15, 16 and 17
National Planning Policy Framework (CLG 2019)
Planning Practice Guidance (CLG 2014)
Shoreham Conservation Area Appraisal

Planning Assessment

The main consideration with this application is whether the fascia and retractable canopy added to it are acceptable in terms of their impacts on the appearance of the building and also more widely on the character of the conservation area.

Adopted Adur Local Plan policy 17 states

'Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Where an application for planning permission or Conservation Area consent is submitted for the alteration, change of use, extension or repair of a building or feature in a Conservation Area, the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features will be sought.'

The current occupiers of this property refurbished the shopfront and added the new fascia and canopy last year.

The previous fascia was considerably less deep and the property did not have a canopy. The previous fascia did not include any advertising. Signage for the previous bar was on the shopfront itself. The shopfront has also been repainted Navy blue with the new fascia matching.

The new fascia is almost twice the depth of the old one and almost extends to the underside of the first floor windows. It is also boxed out from the frontage and protrudes 250mm. It includes unlit advertising and either downlighters or heaters onto an external seating area in this pedestrianized street. In addition to the box fascia the applicant has erected a metal box enclosure for a retractable canopy with metal telescopic mechanism covered with fabric.

The fascia is a lot deeper and projects far more than the previous one. It is also much larger than fascias on the similarly scaled buildings to the north. It is however, not dissimilar in height to the fascias to the south. As such it is considered that the fascia is not having such a harmful impact on the appearance of this building or on the wider conservation area that a refusal is justified.

The retractable canopy is bulkier than others in the street. The canopy at Toast by the Coast is historic and is integral to the shopfront. It is almost impossible to discern when

closed. The canopy at 16-18 adds further bulk to the fascia. No attempt has been made to set the mechanism into the projecting fascia. There are other canopies in the street of varying designs though. The principle of a canopy is not unacceptable. A bespoke canopy set into the boxed out fascia would have been a more sympathetic solution. However, the canopy has been erected and it is not considered that is causing such harm that a refusal could be sustained. It is considered that it preserves the appearance of this conservation area.

Recommendation

Approve subject the following conditions:

1. Approved Plans

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 26/2/19
Authorised and signed by:	Peter Barnett	Date: 26 February 2019