Development Control – Delegated Officer Report

Application Number: AWDM/1619/14 Recommendation – APPROVE

Site: 10 - 12 Lisher Road Lancing West Sussex BN15 9EY

Proposal: Installation of new roller shutter and shopfront to No.10 Lisher Road and installation of new roller shutter to No.12.

Date of site visit: 12.03.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a lock-up retail unit occupying part of the ground floor of a 3-storey mixed use building located centrally within a residential housing estate dating from the mid-1970s. The shop occupies 2 units each having its own shop front but linked internally. At present No.12 is used as a stock room with the main retail sales areas within No.10. The shop window at No.12 has been boarded over. There are residential maisonettes above. The ground floor is visually separated from the upper floors by a projecting concrete canopy. The attached ground-floor unit to the south (No.8) appears to be currently vacant. There is a shared public parking area to the west.

Permission is sought for a replacement aluminium shop front (powder-coated in blue) at No.10, and installation of 2 no. perforated lath roller shutters (also powder coated in blue) to the shop fronts at No.10 and 12. The shutter box would be fitted externally at fascia level.

The applicant has confirmed that the existing over-boarding at No.12 will be removed to reveal the shop windows beneath.

Planning History: None relevant

Consultations:

Lancing Parish Council has raised no objection to this application.

Representations: None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The convenience shop provides a valuable resource serving the local community. It closes at 20.30 hrs and the owner does not live locally. There have been break-ins at the premises and the proposed shutters are required as an added security measure. There is no objection in principle to the proposals; key considerations are the effects on the residential and visual amenities of the locality.

Visual amenity

The external shutter box would protrude slightly from the existing face of the shop front. Positioned below the concrete canopy it would not appear as an unduly prominent or visually unsympathetic feature.

The shutters will have a somewhat austere appearance when closed although the perforated design is slightly less stark and utilitarian in appearance than the alternative of a solid shutter. The applicant has stated that the shutters will be open during normal business hours and will only be closed when the premises are shut. A condition to this effect is recommended.

Residential amenity

Opening and closing the electrically operated roller shutters may create some noise although the existing concrete canopy provides an element of physical separation between the ground-floor shop and the maisonettes above. However, the shop does not open late into the evening and it is considered the relatively brief time it takes to open/close the shutters would not result in unreasonable noise or disturbance for the nearest residents.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. Approved plans

3. Unless otherwise agreed in writing by the LPA the roller shutters hereby permitted shall be of a perforated design and with a powder coated finish in blue (RAL 5017).

4. Unless otherwise agreed in writing by the LPA the 2 no. roller shutters hereby permitted shall not be closed and shall remain open at all times that the shop premises is open for business.

<u>Informative</u>

1. Proactive Statement – No Amendments

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

Case Officer: Jo Morin Date: 20.04.2015

Authorised by: Gary Peck Date: 21 April 2015