Expiry Date – 28/6

Development Control – Delegated Officer Report

Application Number: AWDM/0746/19 Recommendation – Grant

Site: 45 South Street, Lancing

Proposal: New shopfront and ramp to provide level access.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21.6

Site and Surroundings

This application relates to a detached building with a chemist shop at ground floor and a flat over. To the rear is a timber yard in the ownership of the site but let out separately. South and to the rear are residential premises. North is retail with residential over.

The site is within Lancing Town Centre, in a secondary shopping frontage and Block 4. The site is not in a conservation area and is not listed.

Proposal

Permission is sought to replace the shopfront and to contour the open forecourt to provide ramped access to the chemist shop.

Relevant Planning History

L/178/99 – single storey rear extension to provide enlarged shop area. Granted 15.12.99

Consultations

No replies.

Representations

No replies.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 9, 11, 15 and 27.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a shop with the town centre. For consideration is the impact of the proposals on the appearance of the area and access for people with mobility issues.

Character

The new shopfront is the same size and retains the same openings as the existing one. It is to be aluminium, powder coated in white. The existing one is timber painted green. The entrance door will slide, as opposed to hinged at present, for ease of access.

The new shopfront is acceptable.

Access.

The contoured 'ramped' entrance is confined to the private forecourt of the shop and does not intrude onto the public highway. It is modest in its contour and will provide level access to the threshold. Together with the sliding door access for people with impaired mobility or buggies will be improved.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

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: 26.6.19
Authorised and signed by:	Peter Barnett	Date: 27 June 2019