Development Management - Delegated Officer Report

Application Number: AWDM/1181/17 Recommendation – Approve

Site: The Ferry Inn, 1 East Street, Shoreham-By-Sea

Proposal: Replacement dark grey powder coated double glazed aluminium casement windows to ground floor south east elevation

Date of site visit: 31 August 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a three storey building on the corner of East Street and Brighton Road, known as The Ferry Inn. It is proposed to replace the ground floor windows on the east elevation. The site lies in the Shoreham Conservation Area.

The windows are 9 white aluminium double glazed sliding lattice windows which are to be replaced with dark grey powder coated aluminium double glazed windows (non sliding).

Relevant site history

None

Consultations

ADCAG: Not received

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading a commercial property located within the built up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the building and its setting within the Conservation Area.

Visual amenity

The proposed windows will fit within the existing openings. While there is slight variance between existing and proposed frame dimensions, it is not considered that it is sufficient to cause visual harm. The dark grey colouring will match the proposed new colour scheme for the pub and pub signage (see AWDM/1212/17) and is acceptable. The proposal will preserve or enhance the Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

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.

Case Officer: Peter Barnett Date: 22 September 2017

Authorised by: Gary Peck Date: 22 September 2017