Expiry Date - 01/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1678/23 Recommendation – APPROVE

Site: Shop Heene Corner 121 - 123 Rowlands Road Worthing

Proposal: Installation of a Medpoint prescription collection machine to the existing pharmacy shopfront window

Date of site visit: 16/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site relates to the ground floor unit of 121-123 Rowlands Road. The site is within Rowlands Road Medium Local centre.

The site is currently in use as a local pharmacy. As such the glazing on the site has an obscure screening covering the glass.

Rowlands Road on the southern side has a number of differing retail units the northern side of the road has large residential properties which have been largely converted to flats.

The proposal relates to the altering of the shop front and the northern panes of glass. This is to introduce a prescription vending machine to the street frontage.

The application originally sought to lower the stallriser under the prescription machine. An amendment has been sought to the proposal to reduce the works on the existing stall riser. To achieve this the machine has been shrunk in size and the stall riser has been retained at its existing height.

Relevant Planning History: None

Representations: None

Consultations:
WSCC Highways –
This application is for the installation of a medpoint prescription collection machine to the existing pharmacy shopfront window. The site is located on Rowlands Road, an unclassified road subject to a speed restriction of 30 mph.

Following an inspection of the submitted application documents, the proposed siting of the medpoint to shopfront is not anticipated to give rise to any adverse highway safety impacts.

In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM10 and DM13
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

Effect on the local centre

Policy DM13 of the local plan refers to the hierarchy of the town centre and the other local centres such as the Rowlands Road medium scale local centre. The medium scale centres are characterised by residential units above those of the retail units on the ground floor. The proposed development does not result in a change that would be contrary to this. Furthermore, the proposed development would not result in an impact that would reduce the ability for foot fall within the local area. Whilst meeting this requirement the proposal also allows for the improved provision of a range of convenience goods and meeting the day to day needs of the local residents. Furthermore, the introduction will retain the level of active frontages in accordance with policy DM13 of the Local Plan

Policy DM10 of the Worthing Local Plan refers to the economic growth and skills. Within this it expresses a requirement for application to "identifying sufficient sites and premises in sustainable locations to meet identified needs of business;" it is considered that the introduction of the Medpoint machine meets a need for the retail unit increasing its efficiency and ability to meet the needs of the local residents.

Visual Amenity

The terrace of shops were all built at the same time, and it is likely that the shopfronts were of a similar style. However, many of the shopfronts have now been changed. The widows on the shop front will largely be retained. The character will be retained with the use not altering and the terrace remaining as a parade of shops on the ground floor.

The introduction of the medpoint will have the greatest impact on the visual amenity of the area. This is due to the amendment resulting in the stall riser remaining the same height. Resultant of this is a harmony within the frontage with new levels not being introduced and lines that flow throughout the

shopfront. The retention of wood is considered to be a desired feature that is encouraged. Matching materials will be required by condition.

The installation of the medpoint machine will alter the appearance of the shop front, however, due to the existing glazing being covered within a film the retention of a film across this section of the shopfront is not considered to be acceptable. With the introduction of a machine to the frontage it is not considered to be a feature that would be out of character. This is due to the character of the area. Within the retail character it would not be an alien feature. As such there is not considered to be any impact that would be demonstrable to the character of the area.

Overall the proposed development is considered acceptable in terms of visual amenity.

Residential Amenity

The replacement shopfront will be in character with neighbouring shopfronts within the terrace. The impact of the amendment to the shopfront to the neighbouring properties is not considered to be demonstrable to the application as the same relationship will remain the same. The use of the shop is not considered to be intensified and therefore is acceptable in terms of residential amenity.

Transport
As noted above, there are not considered to be any transport impacts associated with this proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match

Informative

1. Approved with amendment

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

Case Officer:	Finlay Gardner	Date: 01/03/2024
Authorised by:	Louise Prew	Date: 13/03/2024