Development Control – Delegated Officer Report

Application Number: AWDM/0567/14 Recommendation – APPROVE

Site: 3 Seadown Parade, 16 Bowness Avenue, Sompting

Proposal: Installation of replacement shop front

Date of site visit: 01.07.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the northerly side of Bowness Avenue within a small shopping parade. The premises comprises a closed down retail unit situated at the ground floor of a three storey building. The building is brick at the ground floor level and tile hung at the first and second floor levels. The area surrounding the shopping parade is residential in nature with development predominantly comprising semi-detached bungalows.

The proposal seeks planning permission for the installation of a new shop front to the south façade of the building. The proposal would involve the infilling of a small recessed area with brick at the lower level and the glazed shop front with timber frame to match the existing shop front and easterly neighbouring unit. The new entrance door would also be timber.

Consultations:

Sompting Parish Council supports this application.

Representations:

None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB21 and National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The principle of installing a new shop front and infilling the existing recessed area to the front of the building is acceptable providing that the proposal has no adverse impacts on the amenities of the area or neighbouring properties.

Visual amenity

The proposed shop front and new entrance door would incorporate materials which would match the existing shop front which comprises a timber door, brick plinth and a glazed shop front with a timber frame above. It would appear that the neighbouring retail unit has similarly infilled the front recessed section and in supporting information the Agent has advised that the shop front would match the easterly adjacent unit.

The proposed materials and proportions of the shop front would match the existing building and neighbouring retail units within the shopping parade and it is therefore considered that the proposal would not have any negative impact on the visual amenities of the area.

Residential amenity

The proposed infill extension and shop front would sit adjacent to a brick pier separating the application property from the adjacent unit to the east. The proposed shop front would also be well distanced from the neighbouring dwellings on the opposite side of the road to the south. It is therefore considered that the proposed shop front would not cause any adverse impact on the amenities of neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Date received: 20th May 2014.
   Title: Existing & Proposed Floor Plans & Elevations, Drawing No: 214/478/1 Received on 20th May 2014.
   Title: Doc A Photograph, Received on 20th May 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the shop front and door hereby permitted shall be completed to match in colour and texture those of the existing building.

   Reason: *In the interests of visual amenity and to comply with saved policy* AB20 of the Adur District Local Plan 1993-2006 *.*

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 8th July 2014

Authorised by: Jo Morin Date: 09.07.2014