Development Management - Delegated Officer Report

Application Number: AWDM/1613/21 Recommendation – APPROVE

Site: 274 Upper Shoreham Road, Shoreham-by-Sea BN43 6BF

Proposal: Replacement shop front

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the north side of Upper Shoreham Road, in Shoreham, and is a two storey middle of terrace property, with a rear dormer and a rear extension. The ground floor is currently a restaurant and the upper floor appear to be in residential use.

The terrace and nearby properties on this side of the road, have commercial uses on the ground floor and appear to have residential on the upper floors. Many also have extended to the rear.

Proposal:

The proposal seeks permission for a change of shopfront. The current shopfront to the restaurant has 4no. lower glazed sections and 4no. upper glazed sections.

The proposal seeks to have 5no. lower glazed sections and 5no. upper glazed sections, with the upper windows being openable by way of bifold opening.

Consultations:

Env. Health Private Sector Housing: No comment

Env. Health Pollution: No objection: suggest condition to close doors by 22:00 each day (this will be consistent with our pavement licence policy)

Representations: Letter of objection:

- The plans look like windows are being replaced with doors rather than a like for like change as the application says
- Changing the windows to doors would change the look of the shop completely which is not reflected in the application
- It would also bring his entrance nearer to the doorway to the upper flats

- Uncle Sams customers waiting for food will wait near the flat entrance doors and Tides customers would be encouraged to stay near the doors for the flats too and when they are outside smoking
- Doors would also be used for entrance into Tides and for going outside to smoke

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

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 amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposed shopfront will reflect some of the design attributes of the existing shopfront and also the entrance door.

The upper opening bifolding windows will also be appropriate given the pandemic and the requirement for having open windows if inside.

In design terms, the window will not be unacceptable within this location and will not result in any material loss of visual or residential amenities.

From the representation submitted, it would seem that there is an existing problem from customers at a different users property, there is no evidence to suggest the use of bifolding windows within the new shopfront would exacerbate this situation.

Environmental Health have suggested a condition that the windows be closed by 22:00 each day, and that would be reasonable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Opening bifold times

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 01.12.2021

Authorised by: Peter Barnett Date: 2 December 2021