Development Management – Delegated Officer Report

Application Number: AWDM/0322/25 Recommendation: Approve

Site: Block 18-20 Southwick Square, Southwick

Proposal: Alteration to front elevation, new shop front, customer entrance doors and new proposed access door to first floor. New fascia to side elevation, rear yard bin store enclosure, new plant equipment and new ventilation opening to rear elevation.

Date of Site Visit: Not visited. Assessment made using prior knowledge of site, Google Maps and applicant's photos

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application property is on the north side of Southwick Square and was previously in use as an oriental food store. There is a shopfront on the ground floor beneath a deep canopy with a blank concrete facade at first floor.

The proposal is for a new shop front in connection with the occupation of the unit as a Little Waitrose store. The shopfront openings are to be enlarged with new sliding entrance doors and windows. Dark grey aluminium frames are proposed.

A new, separate access to the first floor is also to be formed on the south (front) elevation. No information has been submitted about the first floor and its future use. It remains in the landlord's demise and there is no information about what is intended. The application only shows access to the first floor. Anything beyond that will need to be subject of a separate planning application should there be a change in use.

A new bin enclosure is proposed at the rear within an existing service yard. Two new wall mounted condenser units are also proposed within the yard.

A separate application for new signage has also been submitted (AWDM/0323/25).

Planning History:

None

Consultations:

Adur and Worthing Councils: Public Health: No adverse comments

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 12, 15, 27
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed changes to the shopfront are considered to be acceptable in visual terms. The other changes to the building are also not considered to result in visual harm.

Residential amenity

No harm to residential amenity is anticipated. The new plant is not expected to affect any neighbouring residents and the EHO has no concerns.

The opening hours have been confirmed as 7am -11pm but there is no condition or other restriction on the premises and the LPA has no control in this case as the application is for external changes only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 29 April 2025

Authorised by: Louise Prew Date: 29 April 2025