Development Management – Delegated Officer Report

Application Number: AWDM/1280/23 Recommendation: APPROVE

Site: 2 Salt Marsh Road, Shoreham-by-Sea

Proposal: Replacement of two shop windows with louvre panels

Date of Site Visit: 25 September

Neighbours Checked: Y - site notice only, Residents Association made aware

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the replacement of two shop windows with louvre panels. The internal plan submitted with the application suggests that internal area screened from external view will contain back of house facilities and will not form part of the shop itself.

The application site fronts the Ropetackle North site and has been vacant since the development was constructed. It is set back from Old Shoreham Road with intervening parking between it and the road. The windows in the question are to the north eastern corner, one fronting the road but the other on the side elevation facing a parking area and far less visible from public view.

Planning History:

Advertisement consent was previously granted in 2021 for signage for a previously proposed occupier (AWDM/2088/20) but was not implemented.

Permission to use the store for increase hours over those originally envisaged in the outline consent was granted in 2021 (AWDM/1801/21)

Recently submitted applications for signage to the shop unit and a totem pole respectively have been granted permission (AWDM/1219/23 and AWDM/1222/23)

Consultations:

None undertaken

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework (July 2021)

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.

It appears that the louvre panels are required in association with the internal layout of the shop. While it results in the reduction of 2 windows, there would still be 4 large windows on the front elevation, plus a set of doors, while the northern elevation is little visible from the public viewpoint. Accordingly, it is not considered that the proposal would materially affect the visual character to the area to an extent that would warrant a refusal of the application and therefore the proposal is acceptable.

Recommendation

GRANT permission

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation Y/N

Case Officer: Gary Peck Date: 25 October 2023

Authorised by: James Appleton Date: 25 October 2023