Expiry Date - 02/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0082/11 Recommendation – Approve

Site: **Shop 2 To 3 Inglecroft Court Cokeham Road Sompting Lancing**

Proposal: **External perforated shutter**

The Application

The application relates to Cokeham Pharmacy which forms part of a parade of neighbourhood shops at the western end of Cokeham Road. It has two window displays with a central, recessed doorway. Planning permission was granted in 2002 for a perforated grille shutter to be installed (S/37/02) but it has not been implemented.

Permission is sought again for a shutter of the same type to be installed following a break-in at the premises in February.

Consultations and Representations

Consultations/Comments

Sompting Parish Council - Object as against policy and will alter street scene. Council states that different internal shutters may be acceptable subject to further consultation.

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS5
Design Bulletin No. 2 – Shopfronts
Design Bulletin No.4 – Shop front security
PPS1 ‘Delivering Sustainable Development’ (ODPM 2005)
PPS6 ‘Planning for Town Centres’ (ODPM 2005)

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Planning Assessment

Policies

Policy AS1 states that permission will be granted provided there will be no loss of amenity to nearby residents, and development is of a scale and design, including construction materials, appropriate for the locality. Policy AS5 relates to neighbourhood shopping facilities and the important role they play towards meeting day-to-day shopping needs.

Design Bulletin No. 4 states that solid external roller shutters will not normally be permitted. They are rarely sympathetic in character or appearance and have a deadening effect on the street scene and can encourage graffiti. They prevent passers-by from seeing into the shop and stop light from shining into the street, thereby making the street feel more threatening. If an external roller shutter is essential, it should generally be an open mesh design.

Visual amenity

The shop has suffered from criminal activity recently and the need for a shutter in security terms is not in doubt. The proposal is for a perforated grille shutter which enables views into the shop when it is closed and provides less of a 'dead' frontage to passers-by. The design will be the same as was approved in 2002 and there has been no change in circumstance or policy since then to justify a different outcome this time.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. The shutter hereby approved shall be of the external perforated type colour-coated silver and of no other kind unless otherwise approved in writing by the local planning authority.
   Reason – In the interests of visual amenity and to comply with policy AG1 of the Adur District Local Plan
3. This permission relates to the following approved plans date stamped received 7 March 2011:
   1:1250 Scale Location Plan, Shutter details
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 20 April 2011