Expiry Date - 26/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1523/24 **Recommendation – APPROVE**

Site: **33 New Broadway Worthing West Sussex BN11 4HP**

Proposal: **Replacement of existing wooden shop front with aluminium in white**

Date of site visit: 19/02/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the north side of New Broadway and within a Medium Scale Local Shopping Centre. The property comprises an end of terrace, two storey building with a shop on the ground floor and a self-contained flat on the first floor. The building has brick elevations to the first floor and a shop front at ground floor. The ground floor which is the subject of this application is currently occupied as a commercial taxi office. The current shop front consists of a timber framed door and window with fanlights above, painted white.

The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for a new shop front to replace the existing wooden shop front, replicating the same design and proportions but replaced in aluminium with a white gloss finish. There would be very small differences in the size of the frame for the door and fanlight to match the adjacent shop front at No.34.

Relevant Planning History:

93/05761/FULL - installation of new shop fronts to two existing units - Approved

92/00759/FULL - installation of new shop fronts to two existing units – Refused

Consultations:

None required

Representations:

None received

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM6, DM13
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

Planning Assessment

The principle of development can be supported as it upgrades a commercial unit that provides a valuable local service to the community. The matters for consideration are the visual impact of the new shop front on the locality and any impact on the residential amenities of neighbours.

Visual Amenity

The street scene has a wide variety of shop front designs within an established local shopping area. The existing property frontage is split into two shop fronts for separate businesses. The adjacent shop front (No.34) has already been replaced with aluminium under application AWDM/1750/20.

This application seeks to replace the shop front to match that of the adjacent building. The use of aluminium is considered to be acceptable and can be seen on a number of similar shop fronts within the parade.

There would be very little change to the design and appearance of the shop front and the use of aluminium instead of timber will allow for the slim profile to be retained whilst updating the shop front. The character features are to be retained allowing the shop front to remain as a traditional shop frontage. The proportions of the window and fanlights will remain in line with the similar frontage next door. The top light, fan light, stall riser and main window remain in separate panels which are essential to retain the character of the traditional shop front.

There would be no adverse impact on the visual amenities of the locality or the character of the street scene as a result of this application.

Residential Amenity

The proposal would not have any detrimental impact on residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials as specified

Informative

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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.

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

Case Officer:	Amanda Haslett	Date:	07/03/25
Authorised by:	Jo Morin	Date:	11.03.2025