Expiry: 10/9

Development Management - Delegated Officer Report

Application Number: AWDM/0919/25 Recommendation – Approve

Site: Co-op, 22-26 High Street Shoreham

Proposal: New plant on flat roof to replace existing within new timber enclosure and emergency lighting. Existing roof light to be removed and infilled. New steel CAT ladder up to plant area. New steel security door to Church Street. New di-bond panels to shop front. New non-slip resin floor to shop front. New ventilation. New external LED lighting to replace existing.

Date of site visit: 22/7 and 10/8

Neighbours checked: Y

Additional neighbour notifications: Y -plus additional site notices

Proposal, Site and Surroundings

This application relates to a mid terraced single storey Co-op store on the north side of High Street. The store extends to the full depth of the site and has a Church Street frontage with servicing door. The rear of the store is also visible from Middle Street across an open site where the expressed roof lantern and some equipment is visible on the flat roofs as well as external stairs.

The site is in the Shoreham conservation area and Nos. 9 and 11 Church Street, to the north are Grade II listed buildings. There are no TPO's on the site and the site is not in a flood zone.

Planning permission is sought to locate new plant on the flat roof at the rear of the building. Two existing air conditioning units on the roof are to remain but in a different position with a third proposed. A new DA pack is proposed with the existing one in the yard at ground level removed. Two new gas coolers are also proposed at roof level. All equipment is to be enclosed by 2 metre high hit and miss fencing painted mid grey. This is a revision to the original application which included an unpainted 2.4 metre high fence. A new steel CAT ladder is proposed from the yard and emergency lighting within the compound set at 1 metre high on the fencing is proposed.

A new steel door is proposed for the service area on the Church Street frontage. New di bond panels are proposed for the High Street shopfront and both frontages are to be repainted in 'traffic' grey. Existing ceramic tiles on the frontage are to be replaced with a non slip resin.

Relevant Planning History

AWDM/1060/12 - Replacement of 1 no. air-conditioning unit on roof. Granted.

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ADC/0146/09 - Retention of existing external plant on rear roof (retrospective). Granted.

SU/92/91 - Retrospective application for refrigeration plant room in yard & two condensors on existing flat roof of store. Granted.

Consultations

Health: No objection on noise or lighting grounds.

ADCAG: supports the application.

Representations

One objection received:

One of these proposals is to: 'Install new 2.4m (7.8 foot) high timber hit and miss fence plant surround.' to the Coop's roof exterior in Church Street. This will be clearly visible in Church Street.

Adur and Worthing Council's Shoreham-by-Sea Character Appraisal and Management Strategy states:

'While the majority of buildings within the conservation area are of high visual quality, some examples of unsympathetic extensions, alterations and decoration have been noted. The Council should aim to ensure that all new buildings and extensions in the area are in keeping with the character of the area.'

The council's recommendation for any new planning application states:

'Continued use of the planning application process to resist applications for extensions or new buildings which are unsympathetic to the character of the conservation area.'

My view is that an eight-foot wooden structure dominating the roof of a commercial building in Church Street is unsympathetic to the character of this conservation area.

If the council is serious about its Shoreham-by-Sea Character Appraisal and Management Strategy, then it ought to be doing everything it can to discourage growing disfigurement of this conservation area.

I am also concerned about external ladders to give access at the rear of the building. Very unsightly graffiti is already spreading across this area and youths with spray cans are sometimes to be seen gaining easy access by the ladders that are already present. I can't see that providing better access at the rear of the building is going to discourage this behaviour.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 11,15, 16, 17 and 34
National Planning Policy Framework (December 2024)
Shoreham Conservation Area Appraisal

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Planning Assessment

Principle

The proposal involves upgrading the plant for this store and making changes to the High Street and Church Street frontages. It can be supported in principle. The relevant issues are the effects on the setting of the conservation area and nearby listed buildings, the amenities of neighbouring residential occupiers and the sustainable economic benefits of the development.

Heritage

The loss of the raised rooflight is not considered to be of significance and will not lead to harm to setting of the conservation area.

Given the set back from the Church Street elevation the plant and fencing are unlikely to be visible from the street itself. They will be clearly visible from Middle Street as there is a gap in the Middle Street frontage. However, they are set back from the frontage by 25 metres and the proposed fencing is to be painted a mid grey to attempt to reduce its visual impact.

In the circumstances the harm identified is considered to be less than substantial and, weighed against the public benefits of upgrading the plant of an established high street shop to secure its optimum viable use, it is considered to be an acceptable development.

Residential amenity

Environmental Health has confirmed that the new plant will not lead to noise nuisance or light pollution if the proposed lighting is used at night and only in an emergency. A suitably worded condition is recommended.

The enclosure may be visible from adjoining residential properties but the screen fencing will disguise its commercial appearance in this town centre location.

Visual amenity

The new CAT ladder is accessible from within the store yard only. It will not be harmful to visual amenity. An existing steel door in this location is also to be replaced.

The Church Street frontage has a steel door painted grey which is to be replaced in a like for like manner.

On the main frontage di bond panels are to replace an existing low stallriser. Street tiles immediately in front of the shopfront are to be replaced with a resin surface for safety purposes. Roller shutters are proposed. These are inside the shopfront and so do not need permission.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Fence painted within 7 days of erection
4. Lighting off overnight except in emergencies

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 9/10/25
Authorised by:	Peter Barnett	Date: 9 October 2025