Expiry Date – 28/8, EOT to 24/9

Development Control – Delegated Officer Report

Application Number: AWDM/1039/19 Recommendation – Approve

Site: Piston Broke, 88 High Street, Shoreham

Proposal: Installation of replacement externally illuminated fascia sign

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1.8.19

Site and Surroundings

The site is a two storey terraced building on the north side of High Street facing the Ropetackle roundabout. It is in the Shoreham conservation area and is identified in Appendix 2 of the adopted Local Plan as an 'Unlisted Building making a Positive Contribution to the Townscape.'

The ground floor is in use as a bar. The upper two floors are occupied by the Conservative Party as their local offices. Either side there is residential accommodation on the upper floors some accessed from the rear. No. 86 is a barbers shop, No. 90 a fish and chip shop.

Proposal

Permission is sought to replace the existing non illuminated fascia sign with a composite panel and a trough light externally applied over.

Relevant Planning History

SU/170/89 – Externally illuminated fascia sign and projecting hanging sign. Refused 3.10.89

SU/194/85 – Change of use from private club to wine bar. Granted 10.12.85

Consultations

Health:

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 11, 15, 16 and 17
Shoreham Conservation Appraisal

Planning Assessment

Principle

The principle of development can be supported as it upgrades a commercial property within Shoreham town centre. For consideration is the impact of the proposals on the character and appearance of the conservation area and town centre

Conservation area impacts

The proposed sign is similar in size and design to the existing signage. The illumination is new. Trough lighting is apparent elsewhere in the high street. It is not considered that harm will be caused to the conservation area.

Recommendation APPROVE subject to the following conditions:

1. Conditions 1- 7
8 Approved Plans

Informative

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 any representations? No.

Case Officer signed: MOK Date: 20.9.19

Authorised and signed by: Peter Barnett Date: 20 September 2019