Development Management - Delegated Officer Report

Application Number: AWDM/0566/14 Recommendation – Approve

Site: 4 High Street, Shoreham-By-Sea
West Sussex, BN43 5DA

Proposal: Replacement shop front to facilitate separate access to existing upper floor maisonette

Date of site visit: 19 May 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a ground floor shop with flat above in Shoreham High Street. The existing access to the flat is via an internal staircase from within the shop. The application proposes to provide a separate entrance via a new door to be installed at the western end of the shopfront. A new shopfront would be installed with reduced glazing.

Relevant site history

None

Consultations

Conservation Advisory Group: Approve

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The alterations to the shopfront must preserve or enhance the character and appearance of the conservation area.

Visual amenity and impact on Conservation Area

The proposal has been amended during the course of the application to take account of the Design and Conservation Officer's comments. The entrance to the flat has been recessed so that it appears as being separate to the main shopfront. In addition, the existing shopfront has a number of structural posts which the applicant wishes to retain in their current position. The result of this is an unbalanced shopfront with single pane, three pane, two pane sections. To overcome this, the end, single pane section on the corner by the recessed entrance is to have a glazed return to emphasise the corner feature. This is considered to result in a more successful appearance which preserves the character of the shopfront and the Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Details of door and new glazing at 1:20 scale to be submitted

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

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.

Case Officer: Peter Barnett Date: 27 June 2014

Authorised by: Gary Peck Date: 27 June 2014