Expiry Date - 03/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0381/10 **Recommendation – Permit Application**

Site: **5 East Street Shoreham-by-Sea West Sussex BN43 5ZE**

Proposal: **Roller shutter on part of shopfront (retrospective)**

The Application

The application relates to the Olive Tree shop on the west side of East Street, located within the Shoreham Conservation Area. Retrospective permission is sought for the retention of a solid roller shutter that has been erected across the centre of the shopfront. The shutter is set back from the pavement edge by 0.7m and covers only the recess in front of the shop entrance. The display windows on either side of the entrance remain open.

The justification for the shutter, as set out in the Planning Statement, is that the recess was being used as a place to urinate by users of the pub next door. In the interest of decency and public hygiene the shutter was erected and has successfully prevented such activity from continuing.

The shutter is coloured to match the colouring of the shopfront.

Consultations and Representations

Consultations/Comments

Adur District Conservation Advisory Group: Agree

Third Parties

7 letters of support received from the other traders in East Street stating that, as a local business, they wished to support the Olive Tree's application. The shop makes a valuable contribution to the trade and life of East Street. Adequate security is most important and the roller shutter does not detract from the character of the area.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB14, AB20, AB21, AS1.

Design Bulletin No. 2 – Shopfronts
Design Bulletin No.4 – Shop front security
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)
PPS6 'Planning for Town Centres' (ODPM 2005)

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. The site is located within the Conservation Area where the Council has a statutory duty to have special regard to the desirability of enhancing or preserving the character or appearance of the area. Consequently policy AB4 states that development will need to be of a high standard of design and construction materials.

Policies AB20 and AB21 state that new shopfronts should be of a design and use materials which respect the character of the area and the building of which they form a part.

Design Bulletin No. 4 states that solid external roller shutters will not normally be permitted, particularly in Conservation Areas. 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.

Effect on the character or appearance of the Conservation Area.

The shutter is solid and would not normally be considered acceptable in this location. However, it is set back from the pavement edge and does not cover the entire shopfront, ensuring that a shop window display and views into the shop are still possible from the windows either side of the shuttered entrance. While it is not a feature that the Council would wish to encourage, in this instance the shutter is not considered to have a detrimental visual effect on the character and appearance of the Conservation Area. It should not be seen as setting a precedent for similar developments elsewhere and is only deemed to be acceptable by virtue of its particular circumstances.

Recommendation

APPROVE for reason that :-

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2PC (amended) The roller shutter only covers part of the shopfront and retains a shop window display when closed. Consequently, it preserves or enhances the character or appearance of the Conservation Area and accords with policy AB4 of the Adur District Local Plan

Case Officer Peter Barnett Date 24 November 2010