Expiry Date - 16/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0393/12 **Recommendation – APPROVE**

Site: **25 North Road Lancing West Sussex BN15 9AH**

Proposal: **Replacement shopfront (retrospective)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a shop on the west side of North Road, close to the junction with Penstone Park. It is occupied by Pound Stretcher and retrospective permission is sought for a new shopfront which was installed late 2009. It has a metal framed shopfront, coloured red, with sliding entrance doors and a large, non illuminated fascia sign. It was formerly occupied by Woolworths.

Relevant Planning History

None

Consultations

Lancing Parish Council:- No objections

Representations

None received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1; AB20; AS1
The National Planning Policy Framework

Planning Assessment

Principle

The site lies within the shopping area of Lancing as defined by the Adur District Local Plan. Policy AS1 supports the extension of existing premises subject to a number of criteria, including that any development is of a scale and design, including construction materials, appropriate to the locality. This advice is echoed in policy AB20. The site is not within a Conservation Area

and the installation of a modern shopfront is therefore considered to be acceptable in principle.

Visual amenity

The shopfront is a bold colour but it reflects the colour scheme used by the former occupants and in the context of the shopping street as a whole it is not considered to be unduly out of keeping. There is a range of shopfronts, colours and materials within the Lancing shopping area and the design and appearance of this unit is considered to be acceptable.

Residential amenity

The new shopfront has no adverse impact on residential amenity.

Accessibility and parking

The shopfront contains sliding doors and a level access to enable access for all. The development therefore accords with the requirements of AB20 which requires shopfronts to be designed to allow access for people with disabilities.

Recommendation

APPROVE for the reason:-
The development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the Adur District Local Plan (AG1, AS1, AB20).

Subject to Conditions:-
None

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 13 April 2012

Authorised and signed by: [redacted] Date: 13/4/12