Development Management - Delegated Officer Report

Application Number: **AWDM/0220/12** **Recommendation –** Approve

Site: **3-4 Queensway, North Road, Lancing**

Proposal: **Installation of sliding doors to shopfront**

Date of site visit: 5 March 2012

Neighbours checked: Y

Proposal, Site and Surroundings
The site comprises a café at ground floor with residential flats above which are built out over the overhanging canopy area creating an undercroft walkway in front of the café and neighbouring commercial properties. There is a mix of shopfront designs along the shopping parade.

Permission is sought for the installation of sliding doors to replace the existing shopfront. Six powder coated black aluminium doors would be installed, with a concertina design, allowing the doors to be opened out from the centre of the shopfront and stored at each side when fully open.

Relevant site history
The use of the café is restricted to opening between 8.30am to 10.30pm with all activity ceasing by 11pm daily (planning permission L/68/02/TP refers)

There is planning permission for the use of the covered footway for three tables and twelve chairs (L/86/86/TP refers)

Consultations
Adur and Worthing Councils: The Environmental Health Officer has recommended a condition requiring the doors to be closed after 6pm to ensure that customers do not cause a disturbance to residents living above the shops.

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB20
Design Bulletin No. 2: Shopfronts
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment
Visual amenity
The existing shopfront is not a traditional design with a large single window on each side, the framework to which is painted in differing shades of orange/yellow. Given the variety of shopfront types within the parade, the

proposed sliding doors would not be harmful to the visual amenity of the site or surroundings. The existing fascia would be retained and the use of black would continue the colour scheme from the neighbouring shop units at No.1 and No.2.

Residential amenity

The use of the sliding doors would allow the shopfront to be fully opening which could give rise to additional noise and disturbance for neighbouring residents. The café is restricted to opening only between 8.30am and 10.30pm with all activity ceasing by 11pm. The Environmental Health Officer has recommended a restriction on the doors to be kept closed after 6pm. This is considered to be an appropriate control to limit the impact on neighbouring occupiers.

Recommendation

The proposed development would not detract from the local environment and subject to the condition of planning permission can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AB20) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to:

1. Standard 3 year time limit
2. Other than when required for access, the sliding doors shall be kept closed between 6pm and 8.30 am daily
3. Permission relates to approved plans:
   Drawing No:CDC/2012/16 entitled 'New Shopfront' Date Received: 15 March 2012
   Unnumbered drawings entitled 'Proposed changes to shopfront', 'Site Location plan', and Block Plan received 15 March 2012

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

Case Officer: Rebekah Smith Date: 26 April 2012

Authorised by: Jo Morin Date: 27 April 2012