Expires 23/1/07.

Development Control – Delegated Officer Report

Application Number: ADC/0456/06 **Recommendation - Application Permitted**

Site: **1 - 2 Royal George Parade Upper Shoreham Road Shoreham-by-Sea West Sussex**

Proposal: **Roller shutters to existing shopfront**

The Application

The property consists of a large modern brick building which is utilised by the Co-operative Group as a supermarket. The building has a shop front extending approximately 13m across with large window areas surrounded by yellow and blue facia panels and a large awning over. The remaining elevations are brick. Access to the site is from Royal George Parade, which runs parallel to the Upper Shoreham Road and a car parking area is provided to the north of the site and also to the east.

The application proposes to install external shutters across the shop front. The shutters are constructed from 75 x 0.9mm thick galvanised steel, with small 'punched' sections allowing light to pass in and out of the building. The shutters are to be located in two roller shutter boxes located at the top of the shop front, directly underneath the protruding awning and are to be locked down over the shop front when the supermarket has closed for business.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AG2, AB20
West Sussex Structure Plan: DEV1

Planning Assessment

The key planning considerations of this application are the impact of the proposed shutters on the general visual amenity of the area and the character of the shop front.

The surrounding area contains a number of varied developments and land uses with the Royal George Public House located to the east, an adjoining retail use to the west and residential development to the south and also further to the west along Royal George Parade. The shop front faces Royal

George Parade and further to north lies Upper Shoreham Road and the large roundabout off the A270. It is acknowledged that the shutters will have a significant visual impact on the shop front when they are locked over the shop front. Given the nature of the mixed development in the surrounding area however, the shutters are not considered to have an overly detrimental impact on either the character of the area or the character of the building.

The shop itself is large and is only one of two retail units on Royal George Parade. The low number of retail units in the area would suggest that people do not peruse the small retail area during business hours and would be unlikely to be in the area after business hours. It is more likely that customers visit the site specifically for the purposes of grocery shopping. The proposed shutters are to be locked over the shop front only after business hours, noting that the supermarket is currently open from the hours of 7am to 10pm. The shutters would not, therefore have any significant visual impact on either customers using the supermarket during business hours or the general public, considering that people would not generally be passing by the site.

A condition should be included on any approval that the details of the finishes of the shutters and the shutter box be provided for approval to ensure that the shutters and shutter box match the finishes of the existing shop front. A condition should also be included to ensure that the shutters are only locked over the shop front after normal business hours.

It is noted that the proposed shutters will not have any impact on the existing disabled access provision to the supermarket.

Taking into account the location of the site, the nature of the business and its customers, it is considered that the proposed shutters will not have a significant impact on the character of the area and are not inconsistent with the nature of the business or the character of the building. The proposed shutters should be approved.

Recommendation

APPROVE for reason that :-

The proposed shutters would not detract from the character or appearance of the local area or alter existing access provision for people with disabilities. The development can take place without unacceptable detriment to the amenities of neighbouring properties and would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AG2, AB20) and the ~~adopted~~ West Sussex Structure Plan 2001-16 (LOC1, DEV1).

Conditions

1. C1Ci
2. C12Ai '...until details of the colour finish of the shutters and shutter box have been submitted to and...' ... thereafter be retained in such colour as approved.

... AG1 & ADLP ... DEV1 & WSSP.

3. 'The shutters hereby permitted shall be locked in the open position during the normal business hours of the retail unit'.

R as 2.

Case Officer:... [redacted] .....

Date:... 9/1/07 .....

[redacted]

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