Development Management - Delegated Officer Report

Application Number: AWDM/1356/22 Recommendation – APPROVE

Site: 45 South Street, Lancing, BN15 8AN

Proposal: New shop front with level access ramp

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

This application relates to a detached building with a chemist shop at ground floor and a flat over. To the rear is a timber yard in the ownership of the site but let out separately. South and to the rear are residential premises. North is retail with residential over.

The site is within Lancing Town Centre, in a secondary shopping frontage and Block 4.

The site is not in a conservation area and is not listed.

Proposal:

Permission is sought to:-

- Replace the timber shopfront with a new aluminium shopfront;
- Widen the doorway for wheelchair access, and replace with an automatic sliding door access;
- Remove step into shop and replace with slope/ramp.

Representations: Lancing Parish Council: No objection

Relevant History:

AWDM/0735/19 New shopfront and ramp to provide level access.
Approved 28.06.2019

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 2, 11, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework 2021

Planning Assessment

Principle:

The principle of development can be supported as it upgrades a shop with the town centre. For consideration is the impact of the proposals on the appearance of the area and access for people with mobility issues.

Visual & Residential Amenity:

The widened/sliding door will still be fairly central within the shopfront; the stallriser will be as it was, and the shopfront itself will also be visually acceptable for this property and the area.

The slope/ramp will assist wheelchair users and prams, and will look acceptable within the location, and will not intrude onto the public highway.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.10.2022

Authorised by: Peter Barnett Date: 14 October 2022