# Development Management - Delegated Officer Report

**Application Number: AWDM/0218/19 Recommendation – APPROVE**

**Site: 17 North Road, Lancing, West Sussex**

**Proposal: Replacement shopfront to provide wider entrance door for disabled access.**

**Date of site visit: 5th March 2019**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is an existing commercial unit within the central shopping area of Lancing. In December 2017 consent was granted for change of use from A1 retail to D1 well-being centre under AWDM/1798/17. The site is within an area of mixed use within the shopping street with retail shops, takeaways, cafes, banks, estate agents, a pottery studio, nail salon and Post Office. There are a variety of shopfront designs with variation in signage, scale of shopfront, materials and entrance positioning.

The shopfront at the application site is currently symmetrical with the entrance centrally positioned. Consent is sought to install a replacement shopfront with wider entrance door to one side for disabled access.

**Adur and Worthing Council: -** Environmental Health: - No adverse Environmental Health comments.

**Lancing Parish Council: -** No comments

**Representations**

None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
Design Bulletin No. 1 Shopfront Design January 2019
National Planning Policy Framework (February 2019)

**Planning Assessment**

**Principle and Impact upon Visual and Residential Amenity**

The replacement shopfront is necessary for disabled access, the shopfront as existing is modern and has no traditional features which are worthy of retention in this case. There is much variation within the street scene and the visual changes

here will not result in any detrimental visual impact to the character of the existing building or the street scene. The changes are also a necessary requirement for access to the building. There will be no adverse impact with regards to residential amenity.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 19.03.19

Authorised by: Peter Barnett Date: 19 March 2019