Expiry Date - 31/10/2011

Development Control – Delegated Officer Report

Application Number: **Recommendation – Permit**
AWDM/0574/11

Site: **12 High Street Shoreham-By-Sea West Sussex BN43 5DA**

Proposal: **Replacement of timber shopfront with UPVC shopfront**

The Application

The application relates to a mid-terrace building on the north side of the High Street facing Coronation Green. The building is in commercial use at ground floor with residential accommodation on the upper floors. The premises is a two storey building with white imitation timber plastic cladding to the upper floors.

It is proposed to replace the shop front including reduction in size of the stall riser and repositioning of the existing recessed door flush with the remainder of the shop front.

The site lies with the Conservation Area.

Consultations and Representations

A.D.C.A.G. raise no objection.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 —2006 (ADC 1996): AG1, AB4, AB20
Supplementary Planning Guidance – DB No. 2 Shopfronts
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)
National Planning Policy Framework (consultation draft) (2011)

Planning Assessment

Policies

The Council has a statutory duty to pay special attention to the need to preserve or enhance the character or appearance of Conservation Areas. It is therefore essential that new development respects the existing historic environment. The relevant policy is A84 and Government policy and guidance is in PPS5.

PPS1 states "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

Visual amenity and impact on character of Conservation Area

The High Street is generally characterised by rendered walls or tile hanging, although No.12 is currently clad in imitation boards which provide a surprising and positive contribution to the Conservation Area.

The removal and replacement shop front is considered to be an acceptable proposal which will preserve the character and appearance of the area. Although contrary to the provisions of DB No.2 the materials match those at adjoining properties and stall riser is maintained. The loss of the very small recessed doorway on a narrow shop front is of negligible consequence.

The proportion and scale will accommodate the proposal without harm to the general area and provide a acceptable form of development and not harmful to the neighbouring properties or area in general.

Residential amenity

It is not considered that the proposal will result in any harm in terms of loss of light, outlook or privacy.

The proposal will have no impact on residential amenity.

Vehicle parking/access

The negligible increase in shop floor space by 0.8 square metres is not considered to have any implications for parking demand.

Recommendation

APPROVE for reason that:

The proposed development would not detract from the local environment or conservation area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB4).

Subject to:

1. time limit
2. plans

Case Officer Nick Bowden Date 8/11/11

PB 9/11/11