Expiry: 22/08

Development Control – Delegated Officer Report

Application Number: AWDM/0883/23 Recommendation: Approve

Site: 4 Downlands Parade

Proposal: Installation of replacement shop front.

Date of site visit: 11/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located in the centre of a parade of shops adjoining the access to the car parking to the rear. The shops have a residential unit above, private parking and garages to the rear, as well as layby parking to the front adjacent to the A27. The site currently hosts a male grooming salon on the ground floor. The current shop frontage consists of an unusual concertina-type glass with an access door to the eastern edge.

Proposal

The proposal seeks to alter the existing shop front to a flat glass frontage. The door would remain in the same location with a 0.4m glass pain to the west and then the proposed glass panes will cover the rest of the frontage being equally split along the 4.1m.

Relevant Planning History:

04/01425/FUL – Change of use from hairdresser's (Class A1) to Class B1 (Offices). Application Refused 02/02/2005.

Consultations:
No response from WSCC Highways

Representations:
No representations received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM6

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National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance

Planning Assessment

The application should be considered in the context of relevant Development Plan Policies and the key issues in this case are the impact on the viability of the existing commercial unit; and any impacts on the visual and residential amenities of the area.

Visual Amenity

Due to the location of the proposed development on the shop frontage it will be highly visible from the public realm. The proposed design of the shopfront is considered to be a more traditional and in keeping with the surrounding area than that which is currently there. The proposed new shopfront will result in a design that respects the character of the area and the row of shops that it is a part of.

Residential Amenity

No detrimental impact to the neighbouring dwelling due to the minor scale nature of the proposal and footprint of the existing dwelling not increasing. The proposed new shopfront is considered to be more appropriate to the character of the area and as such in accordance with policy DM6 of the Worthing Local Plan 2023.

As such it is not considered that the alteration would have any impact on the residential property above of those within the direct locality.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

Informative

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.

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

Case Officer: Finlay Gardner Date: 27/07/2023

Authorised by: Jo Morin Date: 27.07.2023

Expiry: 22/08