Expiry Date - 09/11/2017

Development Control – Delegated Officer Report

Application Number: AWDM/1326/17 Recommendation – APPROVE

Site: The Luxor Centre Station Parade South Street Lancing West Sussex

Proposal: Replacement shopfronts and entrance to flats above to front (west) elevation.

Date of site visit: 12.07.2017 (for AWDM/0969/17)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to the ground-floor of the Luxor Centre (Nos: 9, 10 and 11 Station Parade) located on the east side of South Street opposite the rail station in the centre of Lancing. The building was originally a cinema and then used as a bingo hall from the late 1970s. The auditorium at the rear of the building was demolished in the early 1980s and the ground-floor of the remaining frontage building has subsequently been used as retail shops and latterly a café (at No.11). All the shop units are currently vacant. Unfortunately, the building has not been well-maintained in recent years and its appearance is deteriorating.

Adjoining to the north is Station Parade, a 2-storey commercial terrace with shops on the ground-floor, and offices and flats above. To the south is a private drive providing access to 5-7 South Street, an estate agent's office with self-contained residential flats above. The drive also provides pedestrian access to 1-3 South Street, a 2-storey building occupying a 'backland' position used for many years as a garden centre and hardware store.

Proposal

Permission is sought for the installation of replacement shopfronts to Nos: 9 and 11 in grey-coloured powder-coated metal. [The existing shopfront at No.10 is to be retained.]

Relevant Planning History: Adur Planning Committee has resolved to grant planning permission under AWDM/0969/17 for the conversion and enlargement of the Luxor Centre (including second- floor roof extension and enlargement of rear tower) to provide 12 no. self-contained flats on rear ground, first, second and third floors including associated elevation alterations, balconies and roof terrace together with rear parking, bin and cycle storage, replacement shopfront and new entrance lobby to flats subject to the prior completed of a S106 legal agreement securing infrastructure and

affordable housing contributions, serving arrangements and an EV charging point. The S106 is currently being prepared.

Consultations: Lancing Parish Council has no objection.

Representations: None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AS1
Submission Adur Local Plan as Modified (2016): Policies 9, 15
Lancing Village Vision (2012)
National Planning Policy Framework (CLG 2012
NPPG

Planning Assessment

The existing building has no designated heritage status and there is no objection in principle to replacing the existing shop fronts which are not original. The building as a whole has been poorly maintained over many years and the shopfronts are in clear need of some uplift which it is hoped will help secure new commercial tenants.

The proposed replacement shopfronts to Nos: 9 and 11 are identical to those proposed under AWDM/0969/17 and would consist of grey-coloured powder-coated metal. The shop window and door to the LHS unit (No.9) would be altered to accommodate the creation of a new entrance to the rear and upper floor(s) of the building including a new brick wall pier. It is not is not clear if the stall-riser to this unit is also to be replaced in brickwork (as the existing is not shown on the submitted drawing accurately). If so, it should be carried out in matching materials.

The centre shop unit (No.10) which is recessed into the original opening under the canopy roof appears to be aluminium-framed (natural aluminium colour) and is predominantly glazed with centrally positioned double-leaf doors. There is a concertina-type security shutter in front also recessed into the opening. Unlike AWDM/0969/17, this shopfront is to be retained. This is a shame, although the old-fashioned shutter adds character in-keeping with the age of the building. Even so, some sense of symmetry will be restored to the units on either side which will improve the appearance of this building and is to be welcomed.

No details of the proposed ‘grey’ colour have been provided. It is suggested this is a dark grey (to help the window frames visually recede into the openings) and that the existing retained shop frame in the centre (No.10) is painted to match.

There are no adverse implications for residential amenity.

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Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Matching brick for new stall-riser and brick pier.
4. Metal framework of replacement shopfront to be dark grey in colour and framework of existing retained shopfront to be painted to match.
5. Glazing bars on side panels and new entrance door to be externally planted (i.e. not fitted between or inside the glazing)
6. Existing 'concertina' security shutter retained unless otherwise agreed in writing

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:	Jo Morin	Date: 30.10.2017
Authorised by:	Gary Peck	Date: 31 October 2017