Expiry 6/3/09

Development Control – Delegated Officer Report

Application Number: ADC/0014/09 **Recommendation – Permit Application**

Site: **1 - 2 Royal George Parade Upper Shoreham Road Shoreham-by-Sea West Sussex**

Proposal: **Reposition existing front sliding entrance door in shopfront**

The Application

The application relates to a small branch of CO-OP 'Welcome' supermarket located on the south side of Royal George Parade. The store (No's 1 & 2) is the easternmost of a pair of retail outlets (No's 1 & 2) within the same commercial block.

The retail unit currently has a glazed shop front with a projecting canopy. There is an automatic sliding door centrally located it is proposed to move this door and reposition in to the eastern end of the shop front. This change is required to accompany a shop refit which will allow improved customer flow within the shop.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB20
Design Bulletin No. 2 Shopfronts.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AB20 of the Local Plan states that shop fronts should be of a design and use of materials which respect the character of the area and should be designed to allow access for people with disabilities where it is practicable and reasonable to do so.

Visual Amenity

The main issues in this case are the impact of the proposed re-siting of the door on the general visual amenity of the area and the appearance of the shop front.

The surrounding area contains a number of varied developments and land uses with the Royal George Public House located to the east, an adjoining retail use to the west and residential development to the south and also further to the west along Royal George Parade. The shop front faces Royal George Parade and further to north lies Upper Shoreham Road and the large roundabout off the A270.

The proposed repositioning of the entrance door is a minor alteration to the existing shop front. The materials to be used are to match existing therefore there will be no adverse impact on the visual amenities of the locality and the exiting building.

Recommendation

APPROVE for reason that :-

The proposed entrance door would not detract from the character or appearance of the local area or alter existing access provision for people with disabilities. The development can take place without unacceptable detriment to the amenities of neighbouring properties and would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AG2, AB20) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1).

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Case Officer.....Date.....5/2/09

PB 5/2/09