Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1403/14

Site: **Co-Operative Retail Services 8-16 Southwick Square Southwick**

Proposal: **Installation of 2 no ladders to rear for access to existing mechanical plant with additional safety handrails; existing front and rear elevations of shop to have grey finish**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for 2 no. safety ladders and handrails at rear of existing store, and new shopfront frame.

The application property is a modern purpose built premises with residential flats over.

The surrounding area is a shopping parade, with a commerical character.

Relevant Planning History
SW/15/93/TP
Retention of condenser and air extractor unit at rear (renewal of SW/1/92)
Approved 31-03-93

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Adur Local Plan: AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of commerical premises is acceptable.

Visual amenity

The safety handrail and ladders are discreet elements visually when set against the backdrop of the existing building.
The new shop frame is similar to the modern existing one, in a building with little, almost no architectural merit.

No visual harm would arise from this development.

Residential amenity – effect on existing dwellings

Neighbours in the flats are sufficiently removed from the development, which would only be accessed for maintenance.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time
2. Approved plans

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 any representations? Y

Case Officer
Signed: Matthew Porter Date: 18-11-2014

Authorised and signed by: Peter Barnett Date: 19 November 2014