Expires 18/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0025/08 **Recommendation – Permit Application**

Site: **Woolwich 48 - 50 North Road Lancing West Sussex**

Proposal: **Replacement shopfront and entrance door**

The Application

The application site is the disused former Woolwich unit located on the east side of North road, Lancing. This application seeks permission for a new shopfront as part of the re-instatement of the unit as a Ladbrokes betting shop.
The works will involve the redecoration of the pilasters and side elevations with an off-white paint and the re-installation of the existing windows and entrance door with aluminium framed glazing.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AB20
Design Bulletin No.2- Shopfronts

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Local plan policy AB20 requires new shopfronts to be of a design and material that respects the character of the area and the host building.

Visual Amenity
The proposed shopfront will alter very little from the existing setup. The windows and central doorway features will be replaced by cream aluminium framed toughened glazing whilst the grey brickwork will be repainted with an off white finish. No structural work is proposed. The resultant shopfront will thus look very similar to its previous appearance when it was a financial service shop and will not detract from the appearance of the building or streetscene. It does not conflict with local plan policy AB20.

The proposed shopfront would not prevent people with disabilities, elderly people or those with children in pushchairs from accessing the shop.

Recommendation

APPROVE for reason that :-

The proposed shopfront would not detract from the character or appearance of the building or surrounding shopping area. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB20) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1)

Subject to:

1. C1Ci.

Case Officer:.....

Date: 28/2/08.

PB 29/2/08