

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 July 2018 10:00
To: Planning Scanning
Subject: FW: BR/143/18/PL

From: Martyn White
Sent: 17 July 2018 16:18
To: Planning.Responses
Cc: Simon Davis
Subject: FW: BR/143/18/PL

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Change of use from vacant arcade (Sui Generis) to include A1 (Shops), A3 (Restaurant & Cafe) & A4 (Drinking Establishment) & outdoor seating area, change of ground floor external facade & installation of external bin store. This application affects the character & appearance of The Steyne Conservation Area

The site is in a prominent location within Waterloo square, and is currently vacant. The previous use was that of an amusement arcade which could be said to support the nearby seaside/tourist destination of the town. Such a use has an impact on the character of the local area.

The current shop front is constructed from power coated aluminium in either dark grey or brown with full height bronze tinted glazing. This, along with the poor appearance of the shop front means that it detracts from the character and appearance of the Conservation Area.

The introduction of a mixture of uses is supported in this particular location, especially those which will hopefully assist with its seaside location and tourist destination. In addition, such a use will encourage a greater number of people to the area, which will help improve the vitality of the area.

The proposal to replace the existing inappropriate shop front with something that is much more in keeping with a conservation area will have a positive impact. It is considered that details of the final design and the proposed colours should be provided to the Council by way of condition.

Repainting of existing canopy, support posts and timber fascia is also supported, provided that the colours etc. can be agreed with the Council.

The application is supported in accordance with Arun Local Plan (2011-31) policies, especially HER SP1 in that it encourages the re-use of a vacant unlisted building in a conservation area. In addition, the application is in accordance with policy HER DM3 in that it proposes to remove unsympathetic design elements and replace them with something more appropriate.

If minded to approve this application, please condition materials and colours to be agreed with the Council.