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From: Amber Willard <Amber.Willard@arun.gov.uk>
Sent: 17 August 2020 07:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: FP/110/20/PL

Please upload as consultation for FP/110/20/PL
Thanks

Amber Willard
Planning Officer

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 14 August 2020 17:05
To: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: FP/110/20/PL

FP/110/20/PL

Re-fenestration of shop front

The property is outside, but adjoining, the Felpham Conservation area. As such it forms part of the setting of the conservation area. This is especially the case when looking towards St Mary's church (tower) and Church Cottage, which are both identified as listed buildings.

It forms part of the Felpham village centre; an area of retail and food related uses. The building first appears on the OS map for 1932-43 and it would appear that it has been extended in order to provide the retail space at a later date. This shop front is clearly present in the street-scene, and any alterations to this could be significant. The existing shopfront is simple in appearance.

The proposal is for a new shop front which consists of two windows and a bay window, along with a new entrance door. The windows will be UPVC and will replace the existing aluminium shop front. There will also be horizontal composite cladding in the majority of the former opening.

Whilst the replacement shopfront/windows are generally acceptable, the use of materials is unfortunate. It is thought that the proposed development offers the opportunity to provide an enhancement to the elevation of the building and the setting of the conservation area. This is on the basis of more appropriate materials being proposed.

At present, it is considered that the use of materials means that the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer, Planning Ser

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