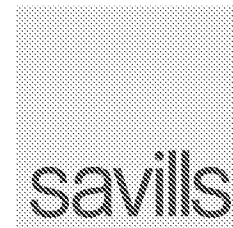


SNPL476063

15 March 2021

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
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BN17 5LF



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Southampton SO14 0TB

Dear Sir/Madam

FULL APPLICATION FOR INSTALLATION OF NEW SHOPFRONT AT 144-146 THE STREET, RUSTINGTON, BN16 3DB

On behalf of the applicants, Store Property Investments Limited (the Applicant), please find attached a full application for the installation of a new shopfront at 144-146 The Street, Rustington, BN16 3DB.

The application comprises the following:

- Savills Covering Letter
- Completed Planning Application Form (PP-09617930)
- CIL Form
- Block & Site Location Plan (Drawing Ref: 9637 002 Rev C)
- Existing Floor Plan (Drawing Ref: 9637 002 Rev C)
- Existing Elevations (Drawing Ref: 9637 002 Rev C)
- Existing Site Plan (Drawing Ref: 9637 002 Rev C)

The planning application fee of £234.00 (exclusive of service charge) will be paid directly via the Planning Portal.

The Site

The site comprises 144-146 The Street, Rustington and is currently occupied by HSBC Bank. The site is located within the Rustington Town Centre and forms part of the designated primary retail frontage. The site falls within the local commercial shopping parade and comprises a two storey mid-terraced ground floor building, with HSBC Bank currently operating on the ground floor, and first floor offices. Specsavers and Jericho's Sweet Store are immediate neighbours to the site. The B2140, The Street abuts the site to the south, which provides both vehicular and pedestrian access, whilst Ash Lane is to the east of the site.

The Proposal

The proposed description of development is as follows:

'Installation of new shopfront'

As set out within the description of development and as shown on the application plans, the proposed development would see the installation of a new glazed shopfront. The proposed shop frontage would consist of retained masonry piers (albeit redecorated white) with new, dark-grey, polyester powder coated aluminium framed entrance and bi-fold doors.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.

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ARUN DISTRICT COUNCIL R/52/21/PL



The floorspace of the premises will not change as a result of this application. The first floor offices and existing access via The Street will be retained as part of the proposals.

Application Rationale

The current occupiers, HSBC Bank, will be vacating the premises in June 2021, and a new tenant is being sought by the landowners. In order to appeal to a broad range of prospective tenants the landowner is seeking consent to modernise the shop front to meet with current industry and market demands and, importantly, to ensure continuity of occupation at the site.

Planning Considerations

Principle of Development

The development is located within the settlement boundary of Arun, where the principle of development is acceptable, provided that the development is in accordance with the policies of the Development Plan and unless material planning reasons indicate otherwise.

Local Plan Policy SD SP1 provides a positive approach to new development that represents sustainable development and also meets the needs of the community. This is equally reflected within Policies of the Rustington Neighbourhood Plan.

Policy RET SP1 outlines that Rustington will maintain its existing role as a centre providing a good range of shops serving the local population, together with a range of other services and facilities. Furthermore, it states that the Council will welcome development and initiatives which add cultural, community and leisure diversity to the centre to aid economic resilience and vitality. This proposal seeks to install a new shopfront in order to increase the appeal of the site to prospective occupiers who, through their occupation, would be providing a service to the benefit of the local community. This would retain both a social and economic benefit to the local area in line with this policy.

Design

Local Plan Policies D SP1, D DM1 and D DM2 consider matters of design, requiring new development to be of a high quality, with an attention to detail. These policies place weight upon the effect of new development on its surroundings having regard to matters of design, scale, materials, siting and layout, as well as the relationship to neighbouring development.

Policy D SP1 draws upon the character of an area and its defining characteristics. The Street and its surroundings have a mixed character with regard to the properties and their uses, but retain strong street patterns with a regular density. Properties within the vicinity of the application site are generally two stories with a mix of materials and finishes visible within the street scene.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. Policies D DM1 and DM4 generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

The proposed shop front alterations are not considered to result in any undue harm to the character of the area, especially given the mixed character of the shopping parade. The visual change resulting from the development is not considered to significantly alter the principal elevation to such a degree that it would result in harm to the amenity value of the host building.

The proposal does not result in an increase in the footprint of the host building; furthermore, the alterations to the openings do not provide any views which are different to those available at present. The impact of the

development upon users and occupiers of nearby properties would not change. There would be no impacts upon sunlight, daylight, privacy or outlook as to affect amenity.

The site is located in an area which is not subject to a risk of flooding from rivers or sea (Flood Zone 1 - EA Flood Map). In addition, the site is classified as 'very low risk' in respect to surface water flooding. There will be no change to the site drainage systems resulting from the application proposals.

Whilst the proposal entails physical external alterations to the shopfront, it will have no adverse impacts to ecology, given there are no sensitive areas in the immediate vicinity of the site, nor do the proposals comprise any alterations to the roof of the property.

Policy T SP1 seeks to ensure that development meets its transport demands and is designed to minimise additional traffic generation, provides for safe and easy movement and meets parking requirements. There is no change to the existing use of the building sought under this application nor is there any change to the size of the unit. As such, the development is considered to be acceptable in terms of highway safety and convenience.

Summary

As outlined in the preceding paragraphs, the proposal seeks consent for the installation of a new shopfront. The current occupiers, HSBC Bank, will be vacating the premises in June 2021, and a new tenant is being sought by the landowners. In order to appeal to a broad range of prospective tenants the landowner is seeking to modernise the shop front to meet with current industry and market demands. Importantly, the proposal will not materially harm the character and amenity of the local area, retaining the existing access via The Street for vehicles and pedestrians alike.

I trust you have everything required to validate and determine this application. If you require any further information, please do not hesitate to contact me.

Yours faithfully

A large black rectangular box used to redact the signature of Jim Beavan.

Jim Beavan
Savills Planning