

PLANNING STATEMENT

Shopfront Alteration – Repositioning of Entrance Door 23 Station Road, Burgess Hill, RH15 9DE



Figure 1: Street view photograph showing the existing shopfront at 23 Station Road, Burgess Hill, prior to the proposed entrance door repositioning. Source: Google Street View

1. Introduction

This application seeks full planning permission for a minor alteration to the existing shopfront at **23 Station Road, Burgess Hill**, relating solely to the repositioning of the entrance door. The proposal is modest in scale and aims to improve functionality and pedestrian safety while preserving the established character and appearance of the street.

2. Site and Surroundings

The application site forms part of a continuous parade of commercial units along Station Road, Burgess Hill. The street is characterised by traditional shopfronts with recessed entrances and active ground floor uses, with residential accommodation above. The property is not listed and is not located within a conservation area.

3. Description of the Development

The proposed development relates solely to the shop entrance door and involves:

- Retention of the **existing doorway width and overall form**.
- Repositioning of the entrance slightly forward from its current position. The entrance **remaining recessed by approximately 600mm from the principal frontage line**.
- Replacement of the existing **outward-opening door** with an **inward-opening door**.
- No increase in the overall width, height or footprint of the shopfront, no projection beyond the established shopfront line and no encroachment onto the public highway.

The proposal does not involve any change of use, alteration to the building structure, or works beyond the ground floor frontage.

4. Design and Visual Impact

The design approach ensures that the established rhythm and proportions of the shopfront are retained. The recessed entrance remains a characteristic feature of the street, and the slight forward repositioning of the doorway does not alter the perceived building line.

The proposal results in a subtle visual improvement without introducing any dominant or intrusive elements. As such, the development preserves the character and appearance of the existing street scene.



Figure 2: Existing and proposed shopfront layout, with no change to the front elevation.

5. Highway and Pedestrian Safety

The proposed inward-opening door represents an improvement in pedestrian safety by eliminating the potential for conflict with users of the public footway.

As the entrance remains recessed and no elements project into the highway, the development will not obstruct pedestrian movement or adversely affect highway safety.

6. Impact on Neighbouring Properties

The proposed works are limited in scale and confined to the application unit. They will not result in:

- Loss of light, outlook or privacy
- Noise or disturbance beyond the existing commercial use
- Any adverse impact on adjoining commercial units or residential accommodation above

7. Planning Policy Considerations

The proposal accords with relevant local and national planning objectives which seek to:

- Support active and viable town centres
- Encourage high-quality shopfront design
- Protect visual amenity
- Promote pedestrian safety and accessibility

The development represents a proportionate and appropriate alteration within a defined commercial area.

8. Conclusion

The proposed repositioning of the shop entrance door at **23 Station Road, Burgess Hill** is a modest and well-considered alteration.

The development:

- Retains a recessed entrance set back from the frontage
- Improves pedestrian safety through an inward-opening door
- Preserves the character and appearance of the street
- Results in no harm to neighbouring amenity or highway safety

The proposal is therefore considered acceptable in planning terms, and approval is respectfully requested.