COMMITTEE EXTRACT

Committee Date:

Reference:- 09/00471/FUL **Parish:- Hinckley**

Applicant:- Mr G Pankhania
80 Ashby Road
Hinckley
Leicestershire
LE10 1SN

Location:- 80 Ashby Road Hinckley Leicestershire LE10 1SN

Proposal:- EXTENSIONS AND ALTERATIONS TO SHOP FRONT.

Introduction:-

This application seeks full planning permission for a front extension to a detached shop premises with living accommodation above and to the rear, at 80 Ashby Road, Hinckley. The site is level. The application includes the installation of a perforated roller shutter to the front windows of the proposed extension. The details of the shutter have been submitted as additional information.

The nearest properties are also commercial premises and there is a track to the south side of the site. There is a parking area to the front of the site which will be reduced in size if the development proposed goes ahead. A private parking space to the residential element of the premises will be retained to the side of the building.

The proposal is to provide a projecting 4.8 metre single storey extension to the front elevation which will extend across the existing shop front. The extension will have a hipped roof to match the main roof of the building. The shop windows will match the existing shop front with a central door and windows either side. The shop front will have a low stall riser built of brick.

The Design and Access Statement submitted with the application states that No 80 Ashby Road is located 21 metres back from the highway with paved frontage.

Planning History

97/00415/FUL Extension to shop/post office Approved 25.06.1997
This was for a single storey front extension of the same dimensions as the current proposal.

Consultations:-

No objections received from:

Director of Highways Transportation and Waste Management
Head of Community Services (Land Drainage)

Development Plan Policies:-

BE1 - Design and Siting
T5 - Highway Design and Vehicle Parking Standards

Supplementary Planning Document on Shops and Shop Fronts

Appraisal:-

The main considerations with regard to this application are the design of the proposal, the impact on neighbours and the street scene.

Design, Neighbours and Street scene

The proposed extension is considered to be of a design that is in keeping with the existing property and is to be completed in compatible materials. An identical scheme for the extension was approved in 1997. The design of the extension with two large windows and a central entrance door is similar to the existing shop front and that of the adjacent office unit. The property is sited between a hot food takeaway (Class A5) and an office unit (B1). The takeaway has a blank wall facing the development. The proposed front extension will extend 4.8 metres to the fore of the adjacent office unit at a 1 metre separation. This relationship is considered to be acceptable given the commercial uses of both premises and the single storey hipped roof design of the extension. As the property is set back from the road, the effect the proposal will have on the street scene is not considered to be significant.

Highways

Whilst the proposal would result in the loss of two existing car parking spaces, two spaces will remain and the Director of Highways Transportation and Waste Management has raised no objections.

Security Shutter

Whilst it is accepted that a the applicant may wish to provide a security shutter over the windows to the shop it is not considered that the details submitted are acceptable. The proposed shutters would provide a solid effect finish (given the small perforations within it) and the proposed shutter box would protrude by approximately 285 mm beyond the soffit. It is not considered that such a shutter and box would comply with the SPD on Shops and Shop Fronts and that a better design and colour should be agreed by condition. The agent has confirmed that the applicant would be willing to accept a condition in respect of the design and colour of the security shutters and shutter box.

Conclusion

Subject to agreeing the details for the shutter and shutter box the proposed shop extension is considered acceptable.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies:

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not be to the detriment of visual amenity, neighbours amenity or highway safety.

Hinckley & Bosworth Borough Council Local Plan (2001):- BE1 and T5

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 Before any development commences, representative samples of the types and colours of materials to be used on the external elevations of the proposed extension shall be deposited with and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with those approved materials.

3 Before first occupation of the shop extension hereby approved, the four parking spaces shown on the approved plan shall be provided, kept free from obstruction and be retained for use for the parking of motor vehicles at all times thereafter.

4 Notwithstanding the submitted details and prior to any installation, full details of the security shutters and shutter box shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include details of the colour and type of perforated grille proposed . The scheme shall then be implemented in accordance with the approved details.

Reasons:-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 To ensure that adequate off-street parking facilities are available to accord with policy T5 of the adopted Hinckley & Bosworth Local Plan and the guidance contained within Leicestershire County Council's current highway design guidance, 'Highways, Transportation and Development'.

4 For the avoidance of doubt and to ensure a satisfactory appearance to accord with policy BE1 of the adopted Hinckley and Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 In relation to Condition 4, the security shutter box should not protrude beyond the eaves overhang, the security shutter should be of a more open grille type design rather than solid in appearance and be more sympathetic in colour.

6 List of plans used in the determination of this application:- Drawing Nos. P042009.1; P042009.2; P042009.3.

Contact Officer:- Louise Forman Ext 5682 Date Printed: 28 August 2009