**DELEGATED REPORT**

**Recommendation Made: 1 August 2011**

**Reference:- 11/00422/FUL** **Parish:- Hinckley**

**Applicant:- Mr Steven Price**
**Industrial Estate**
**Ravenstone Road**
**Coalville**
**Leicestershire**

**Location:- 20 Clifton Way Hinckley Leicestershire LE10 0XN**

**Proposal:- FORMATION OF NEW SHOP FRONT TO CREATE ADDITIONAL RETAIL UNIT**

**Introduction:-**

This planning application is seeking planning permission for the creation of a new shop front to serve an A1 shop unit on the defined Clifton Way Shopping Centre. The part of the retail premises where the new shop front is proposed was previously used as additional floor space for a supermarket.

The site serves as ancillary A1 retail space to the rear of the existing convenience food store operated by Sainbury's Local. The site is located on the defined Clifton Way Local Shopping Centre where existing uses include a newsagents, hot food takeaway, a chemists, trophy shop and church hall. There is a large public car park located to the north of the local shopping centre and a public house located to the south.

Relevant Planning History

06/00518/FUL NEW SHOP FRONT, ATM AND ALTERATIONS Approved 27.06.06

**Consultations:-**

No objections have been received from:-

Head of Community Services (Land Drainage)
Director of Environment and Transport (Highways)
Head of Community Services (Pollution)
Planning Policy (HBBC)

A site notice was displayed and neighbours notified. No letters of comment/objection were received

At the time of writing no comments have been received from:-

Neighbours
Ward Members

**Development Plan Policies:-**

Adopted Core Strategy

Policy 1- Development in Hinckley

Policy 14 of the Hinckley Town Centre AAP- Retail Development Outside Hinckley Town Centre

Adopted Local Plan

BE1 - Design and Siting of the Development
RET 7- Local Shopping Centres

**Appraisal:-**

The main considerations in respect of this application are the principle of development and the impact of development upon the character and appearance of the street scene and residential amenity.

Principle

The principle of development is already established as the development relates to retail space which has the benefit of A1 (shop) use. The floor space where the new shop front is proposed was previously used as supermarket floor space prior to it being occupied by the current user, namely Sainsburys. The unit is located on a defined shopping area where new retail development is acceptable in principle under policy RETAIL 7 subject to specific criteria. Therefore the creation of a new shop front to serve an existing retail unit is considered to be acceptable in principle.

Impact on character and appearance of the street scene

The proposals are to create a glazed shop front which will be framed by powder coated aluminium. This choice of materials is representative of a modern shop front and which reflects all of the existing shop fronts located on the Clifton Way shopping centre. Therefore the shop front will harmonise with the existing modern shop fronts within the local shopping parade. The creation of the shop front will break up the mass of brickwork that currently occupies the northern wall of the retail unit to add visual interest onto the south side of this pedestrianised shopping area.

Impact on residential amenity

The physical creation of the shop front will not result in any form of demonstrable loss of residential amenity.

Conclusion

The proposed development consists of a shop front to serve floor space that has planning permission for A1 use. The design of the shop front is reflective of the modern shop fronts that serve existing retail units on the Clifton Way Shopping Centre and thus is considered to be in keeping with the character and appearance of adjacent shop fronts. Furthermore the insertion of the shop front helps to break up the massing of brick work along the southern side of the shopping centre and the development is not considered to be detrimental to highway or residential amenity and it will not conflict with surrounding land uses.

**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 as the creation of the shop front is not detrimental to highway or pedestrian safety or to residential amenity, it constitutes works to existing retail space within the defined Clifton Way Local Shopping Centre and in terms of its design and use of materials is reflective of the modern retail units already established within this shopping centre.

Hinckley and Bosworth Borough Council Local Plan (2001):- Policies BE1 and RETAIL 7

Hinckley & Bosworth Borough Council Core Strategy (2009):- Policy 1

Hinckley Town Centre Area Action Plan (2011):- Policy 14

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

2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: 11026_[02] 00 01_B, 11026_[02] 90 01_A, 11026_[03] 90 01_A, 11026_[03] 90 02_B, 11026_[03] 90 03_A, 11026_[03] 00 01_B received on 17 June 2011.

**Reasons :-**

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

2 For the avoidance of doubt and in the interests of proper planning.

**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 6 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).

**Contact Officer:- Scott Jackson Ext 5929**