



PLANNING COMMITTEE: 1 May 2012
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2012/0159 **Alterations to shop front at 13 Warren Road**

WARD: **Spencer**

APPLICANT: **Mr V Rajartnam**
AGENT: **Mr Ali Ay**

REFERRED BY: **Head of Planning**
REASON: **Borough Council owned property**

DEPARTURE: **No**

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 The statutory consultation period expires the day after the Committee meeting and as such the Council cannot formally determine the application on the day of the Planning Committee meeting. Therefore the recommendation below is made subject to the Council not receiving any further objection to the planning application which raises new material planning considerations (i.e. that is not before the Planning Committee when it considers the application).

1.2 **APPROVAL IN PRINCIPLE** subject to conditions and the matters set out in paragraph 1.1 above for the following reason:

The proposed development would not result in an undue detrimental impact on the appearance and character of the host building, adjacent Conservation Area or street scene and would provide acceptable access for all to comply with Policies E20, E26 and E29 of the Northampton Local Plan, and the aims of the Council's Shopfront Design Guide and of the NPPF.

2. THE PROPOSAL

2.1 Permission is sought for new shop front. The existing shop front would be replaced by a similar one with new entrance door on the right hand

side of the frontage instead of in the centre as existing. The proposed shop front measures 3.3 metres wide and is a maximum of 2.3 metres in height above ground level.

3. SITE DESCRIPTION

- 3.1 The application site consists of a ground floor retail unit on Warren Road. The property is used as a convenience store (use class A1) and is adjacent to another retail unit of a similar character. The site is located in a predominantly residential area surrounded by residential dwellings on all sides. It is adjacent to the Dallington Conservation Area.

4. PLANNING HISTORY

- 4.1 None relevant to the determination of the planning application.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

National Planning Policy Framework

5.3 Northampton Borough Local Plan

E20 – New Development
E26 - Conservation Areas
E29 - Shop fronts

5.4 Supplementary Planning Guidance

Shopfront Design Guide SPD

6. CONSULTATIONS / REPRESENTATIONS

- 6.1 **Built Conservation;** no objection, it is not considered that the proposed shop front has the capacity to impact adversely on the Dallington Village Conservation Area.

7. APPRAISAL

Main issues

- 7.1 The principal considerations are the impact on the appearance and character of the host building, street scene, access for all and whether

the proposed development preserves or enhances the character and appearance of the adjacent Conservation Area.

Policy context

- 7.2 The Council's Adopted Shopfront Design Guide SPD outlines the requirements and considerations for assessing proposals to replace or install new shop fronts.
- 7.3 The 'Design Principles' in the SPD emphasise the importance of incorporating safe and easy access to the premises for everyone and the need for good design taking design cues from existing features and the scale and proportion of doors / windows respecting the established character of the streetscape. Saved Policy E20 of the Northampton Local Plan is also relevant especially part 'a' which encourages good design. Policy E29 relates specifically to shopfronts and stresses that planning permission for new shop fronts will be granted where the quality of design complements the character of the building, materials complement the townscape and the proposal does not detract from the appearance and character of the street scene.
- 7.4 The recently published NPPF also stresses that local planning authorities should promote high quality design and reject poor design in determination of planning applications.

Impact on appearance and character of area and adjacent Conservation Area

- 7.5 The proposed replacement shop front is of modern design replacing a frontage of similar design, the main difference being the position of the entrance door. It is considered that the revised design would still respect the character of the original building and would not detract unduly from the appearance of the wider area. Although a centralised entrance door would be more respectful of the building's general symmetry it is considered that the design is not significantly adverse such as to justify refusal of planning permission.
- 7.6 Regarding the impact on the nearby Conservation Area (the boundary is some 15 metres from the rear of the shop) given the minor scale of the proposal and the extent of impact discussed above, it is not considered that the amended shop front would impact adversely on the nearby Dallington Conservation Area. This complies with advice in the SPD on Shopfronts, Development Plan policy and aims of the NPPF.

Access for All

- 7.7 The Council's Access Officer comments that there is no requirement under Building Control legislation that proposed access should be level threshold. The floor plans submitted show that the internal floor level of the existing shop will be lowered by some 15cm. This would remove an existing step into the shop thereby improving access for all.

8. CONCLUSION

8.1 For the reasons cited the proposed development is considered acceptable and compliant with Development Plan and national planning policy. The proposal is recommended for approval subject to the conditions below.

9. CONDITIONS

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990

10. BACKGROUND PAPERS

10.1 N/2012/0159

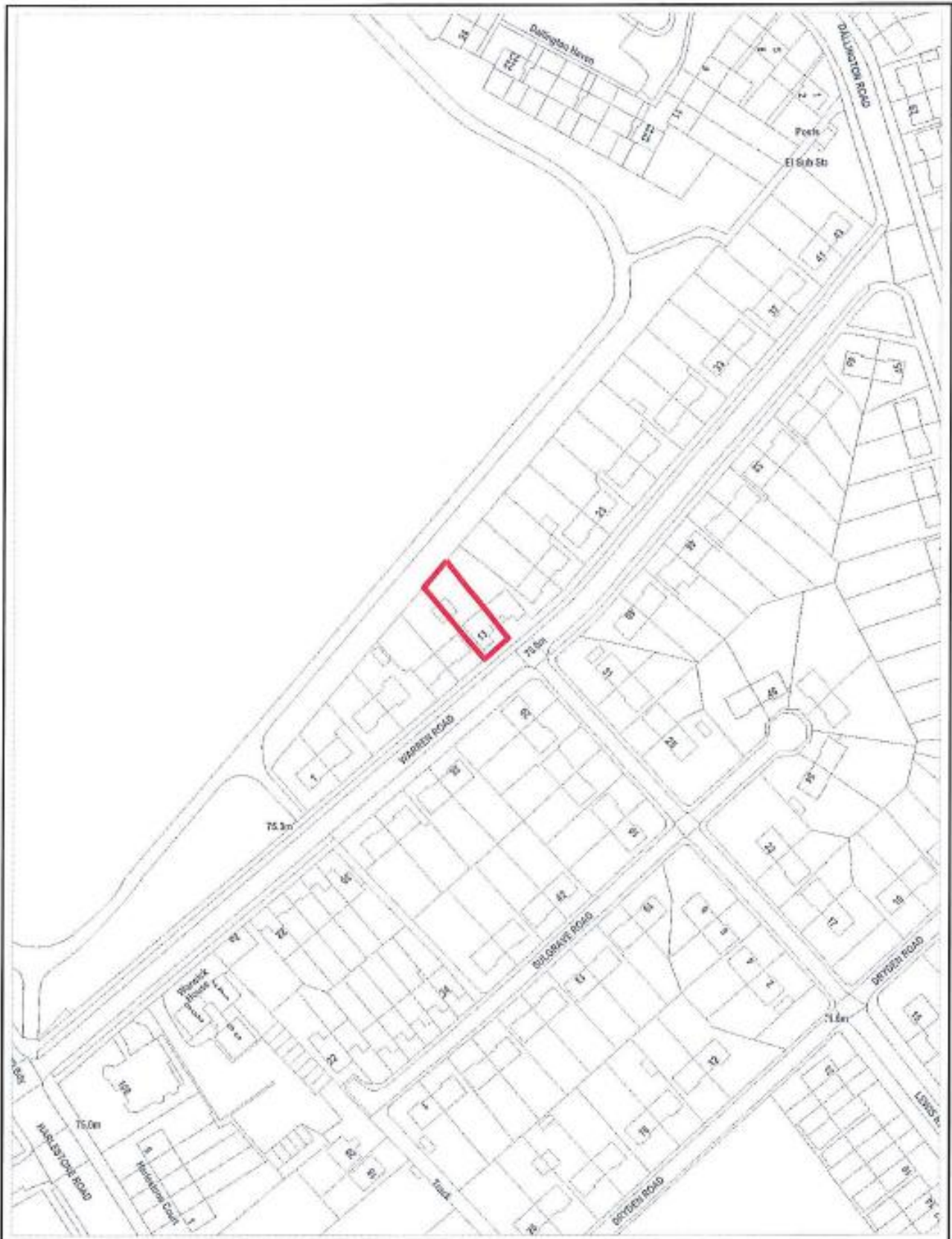
11. LEGAL IMPLICATIONS

11.1 None

12. SUMMARY AND LINKS TO CORPORATE PLAN

12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	Jonathan Moore	12/04/12
Development Control Manager Agreed:	Gareth Jones	20/04/12



Ref: 588
 Date: 20th April 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
13 Warren Road

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