

**PLANNING COMMITTEE:** 19<sup>th</sup> December 2017  
**DIRECTORATE:** Regeneration, Enterprise and Planning  
**HEAD OF PLANNING:** Peter Baguley

**APPLICATION REF:** N/2017/1402

**LOCATION:** Standens Barn Supermarket, Unit 2 Standens Barn Local Centre, Walledwell Court

**DESCRIPTION:** Alteration to shop front with shutters and level access  
**WARD:** Riverside Ward

**APPLICANT:** Mr D Patel  
**AGENT:** A Chhatralia

**REFERRED BY:** Head of Planning  
**REASON:** Council owned land

**DEPARTURE:** No

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#### **APPLICATION FOR DETERMINATION:**

##### **1. RECOMMENDATION**

1.1 **APPROVAL** subject to the conditions as set out below and for the following reason:

The proposed development would have no adverse impact on the street scene or on the amenities of residential occupiers in the vicinity and thereby complies with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

##### **2. THE PROPOSAL**

2.1 The proposal entails the insertion of a replacement shopfront including roller shutters and the provision of a level access ramp.

##### **3. SITE DESCRIPTION**

3.1 The site comprises an established shop unit located within a residential area. The building is single storey and adjoins an existing hot food takeaway.

##### **4. PLANNING HISTORY**

4.1 None relevant.

##### **5. PLANNING POLICY**

5.1 **Statutory Duty**

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 Development Plan for the purposes of this application comprises the adopted West Northamptonshire Joint Core Strategy (2014) and Northampton Local Plan (1997) saved policies.

## 5.2 **National Policies**

The National Planning Policy Framework (NPPF) sets out the current aims and objectives for the planning system and how these should be applied. In delivering sustainable development, decisions should have regard to the mutually dependent social, economic and environmental roles of the planning system. The NPPF should be read as one complete document.

## 5.3 **West Northamptonshire Joint Core Strategy (2014)**

The West Northamptonshire Joint Core Strategy (JCS) provides an up to date evidence base and considers the current Government requirements for plan making as it has been prepared in full conformity with the NPPF. Policy of particular relevance is:

Policy S10 – Sustainable Development Principles

## 5.4 **Northampton Local Plan 1997 (Saved Policies)**

Due to the age of the plan, the amount of weight that can be attributed to the aims and objectives of this document are diminished, however, the following policy is material to this application:

Policy E20 - Design

## 5.5 **Supplementary Planning Documents**

Northamptonshire Shopfront Design Guide SPD 2011  
Planning out Crime in Northamptonshire SPG 2004

## 6. **CONSULTATIONS/ REPRESENTATIONS**

- 6.1 **Police Crime Prevention Design Adviser** - The use of solid shutters creates an undesirable streetscape, reducing light and vibrancy from the shop onto the street and providing a solid surface on which to graffiti. Northants Police do not recommend the use of solid shutters and therefore object to their use in this instance.

## 7. **APPRAISAL**

- 7.1 The issues to consider are the impact on the street scene and any impact on the amenities of neighbouring residents or businesses.
- 7.2 In respect of the visual impact, it can be noted that the existing shopfront at the premises comprises a white metal shopfront together with a roller shutter, which is similar in general terms to the proposed replacement shopfront. In visual terms the new shopfront would improve the appearance of the shop simply by being new, but would otherwise not have a significant visual impact.
- 7.3 The proposed roller shutter would also be of a similar appearance to the existing shutter and also to the existing shutter at the neighbouring premises. However, the shutter would be of a solid design and therefore would result in a very stark appearance when closed. This is contrary to the shopfront design guide and also led to an objection being received from the Police Crime

Prevention Design Adviser as reported above, who has raised the concern that this would be more prone to attracting graffiti as well as producing a less attractive environment, which in itself would encourage anti-social behaviour.

7.4 On this basis, amendments were requested, to instead provide a perforated shutter. In response to this the applicants, through their agent, have confirmed that perforated shutter can be provided and the details could be submitted through the discharge of necessary planning condition.

7.5 Also included in the proposal is the alteration of the ground level to the front of the shop, to provide a level access for disabled customers. It is considered that this would not lead to any adverse visual impact whilst also providing an improved facility for customers.

7.6 No adverse impact on nearby residents is foreseen as a result of the proposals, other than as a result of the visual impact of solid shutters as proposed.

## **8. CONCLUSION**

8.1 In conclusion, it is considered that the proposal would not lead to any adverse visual impact, nor any impact on the amenities of any residential occupiers in the area, subject to an amendment to the shutters.

## **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.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 17BP/01, 17BP/02 A, 15.10.2017 Draft Ver 3.0.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

(3) Notwithstanding the submitted plans, full details of the proposed roller shutter, which for the avoidance of doubt shall be of a perforated design, shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the shutter shall thereafter be installed in accordance with such approved details and retained thereafter.

Reason: For the avoidance of doubt and to ensure that the impact on the street scene is acceptable, in accordance with Policy S10 of the West Northamptonshire Joint Core Strategy, Policy E20 of the Northampton Local Plan and the National Planning Policy Framework.

## **10. BACKGROUND PAPERS**

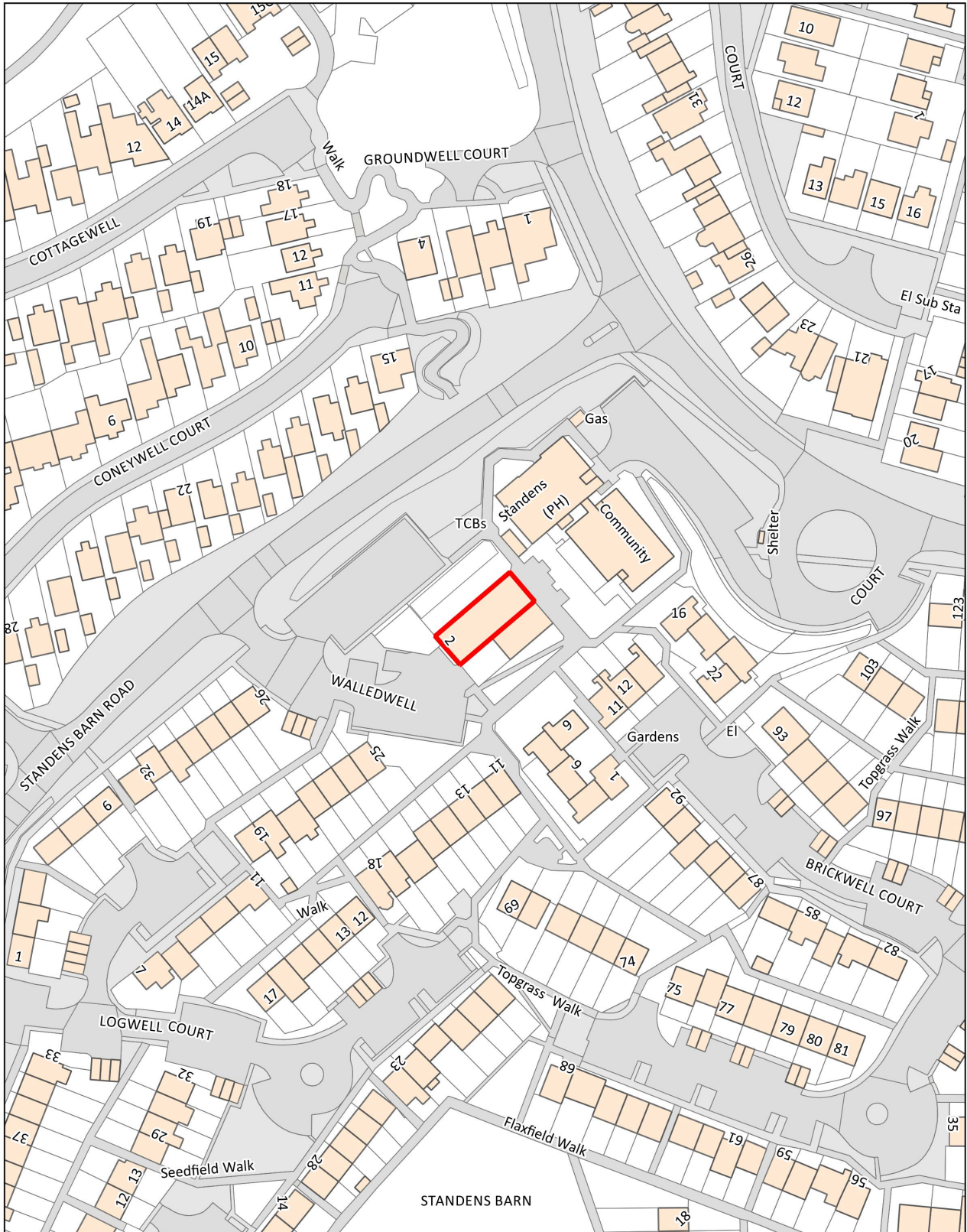
10.1 Application file N/2017/1402.

## **11. LEGAL IMPLICATIONS**

11.1 The development is not CIL liable.

## **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.



Title: **Unit 2 Standens Barn**

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Scale: 1:1,250

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