

PLANNING COMMITTEE: 19th May 2020
DEPARTMENT: Planning Service
DIRECTOR OF PLANNING: Peter Baguley

APPLICATION REF: N/2019/1482

LOCATION: 8 Newnham Road

DESCRIPTION: Alteration of shop front to Ice Cream Kiosk to install counter/service window and new shutters to side window

WARD: St Davids Ward

APPLICANT: Mr Hassan Malik
AGENT: N/A

REFERRED BY: Director of Planning and Sustainability
REASON: Council owned land

DEPARTURE: No

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 due to its siting, scale and design not have an undue detrimental impact on the appearance and character of the host building and wider street scene and security to accord with the aims and objectives of the National Planning Policy Framework, Policies S10 of the West Northamptonshire Joint Core Strategy and E20, E29 and E30 of the Northampton Local Plan and the Council's Shop front Design Guide.

2 THE PROPOSAL

- 2.1 Planning permission is sought for alterations of a shop front to install counter/service windows to the front facade and also shutters to the side of property to cover the existing window for an ice cream kiosk.
- 2.2 The proposed shutters would be perforated and would echo the colour of the existing shutters on the principal elevation which are to be retained in their current position. In terms of the shop front alterations, this would allow service to customers via an opening in the existing window. The proposed shop front alterations also include a wooden surround which would enclose the window on four sides.

3 SITE DESCRIPTION

- 3.1 The site consists of a former betting shop located along a parade of five commercial units that includes a convenience store, a supermarket and a hot food takeaway. There is a separate flat above the application site. The site has recently received planning permission for a hairdressers/ beauty salon at ground floor.
- 3.2 Parking is provided along the street on an unrestricted basis. The site is located in an established residential area and the site comprises Council owned land. The site is opposite to a derelict public house and is not in a conservation area or near any listed buildings.

4 PLANNING HISTORY

- 4.1 N/2019/1041 Permission for Change of Use from Betting Shop (Sui Generis) to Hairdresser/Beauty Salon, incorporating small ice cream kiosk (Sui Generis)

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), Northampton Local Plan (1997) saved policies.

6 National Policies

- 6.1 **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. However, the following section is of particular relevance to this application:

Paragraph 127 Design and residential amenity

6.2 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:

S10 Sustainable Development Principles

6.3 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 policies are material to this application:

E20 Design of new development

E29 Shop fronts

E30 Shutters

6.4 Supplementary Planning Documents

Planning out Crime in Northamptonshire SPG 2004

Northamptonshire County Parking Standards 2016

Northampton Parking Standards 2019

NBC Shop front Design Guide 2011

7 CONSULTATIONS/ REPRESENTATIONS

7.1 **Public Protection (NBC)** No objection to make as long as use conforms to previous permission.

8 APPRAISAL

8.1 The main issues to consider are the impact on the appearance and character of the host building, street scene and security.

8.2 The National Planning Policy Framework (NPPF) requires high standards of design which is also reflected in S10 of the Joint Core Strategy and Policy E20 of the Local Plan. Local Plan Policy E29 states that planning permission for shopfronts will be granted where the:

- The quality of design complements the character of the building
- The quality and use of materials complements the townscape
- The proposal does not detract from the appearance and character of the street scene and
- The proposal would not involve removal of a historic shop front.

8.3 Furthermore, the Council's Shop Front Design Guide 2011 sets down Principles for developers when designing shop fronts and also contains advice in security shutters citing that perforated are preferred and the colour should be sympathetic to the host building. Local Plan Policy E30 provides policy on security shutters too.

8.4 In this instance, the existing shop front is modern appearance as are most of the others along the same parade. The proposed alterations are reasonably modest in scale in the context of the site frontage affecting mainly one window on the principal building elevation and are not considered to detract significantly from the host building and wider area. While it is noted that the wooden surround on the front elevation is unusual but is not considered unacceptable, a condition for further details / colour treatment of this is to be secured on the planning permission.

8.5 Although none of the other shop fronts appear to have a window opening on the front elevation, this is not a reason to justify refusal of planning permission.

8.6 In terms of the proposed shutters, these are proposed to the side facing window with the same colour as the existing front shutters although would be perforated which accords with guidance contained within the Northampton Shop front Design Guide. It is noted that perforated shutters are normally preferred from a Security perspective.

9 CONCLUSION

9.1 The proposal is considered acceptable and would not have an undue detrimental impact on the appearance and character of the host building, street scene and security. Subject to the following conditions, the proposal is recommended for approval.

10 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: Location Plans and floor plans/ site plan, elevations existing and proposed.

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

3) Prior to the first use of the approved unit, details of the external colour treatment and finish of the approved side shutters and the front wooden surrounds enclosing the shop front window as altered have been submitted to and agreed in writing with the Local Planning Authority and the approved details shall be implemented thereafter.

Reason: In the interests of visual amenity to comply with Policy S10 of the Joint Core Strategy and E20 of the Northampton Local Plan.

11 BACKGROUND PAPERS

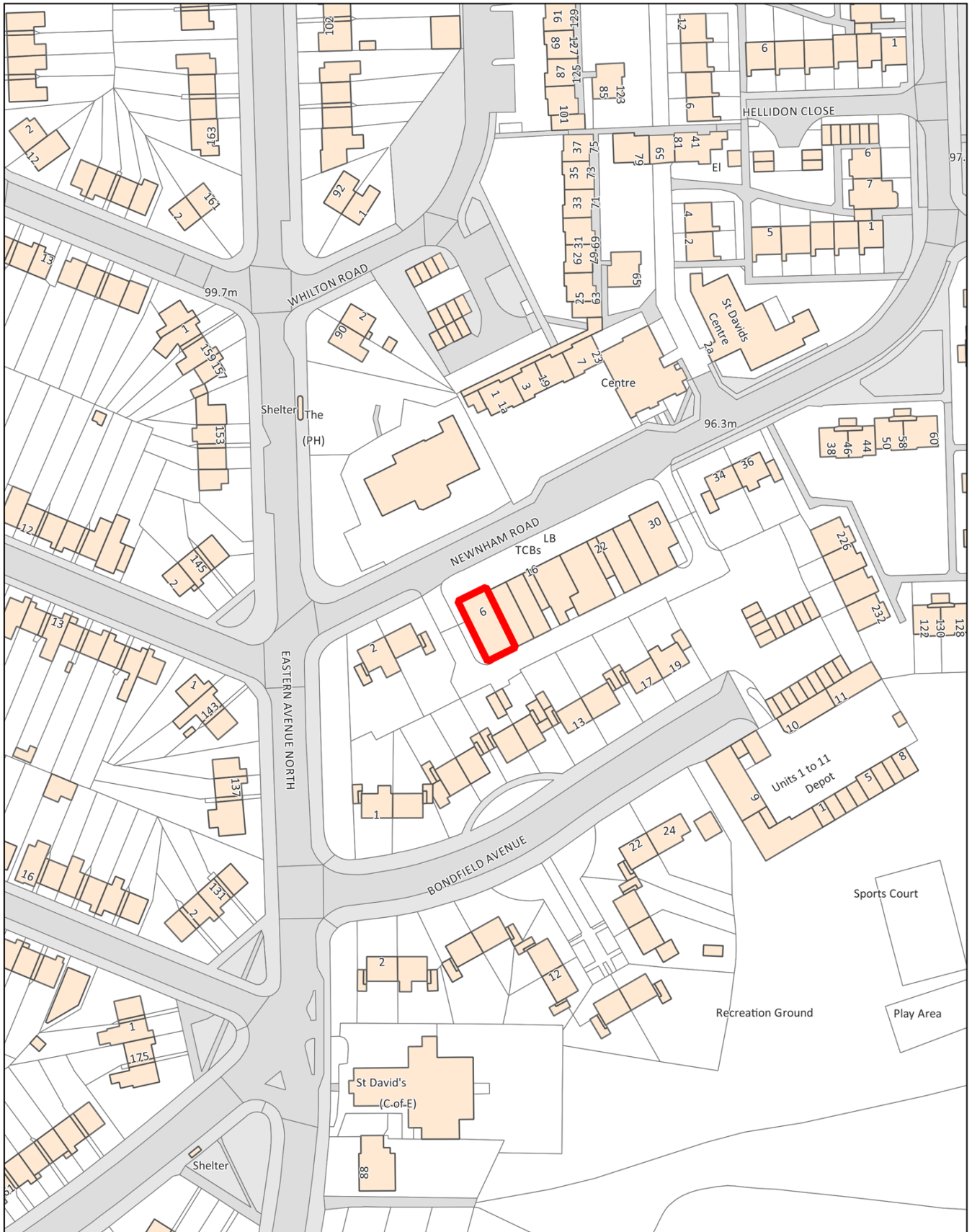
11.1 N/2019/1482.

12 LEGAL IMPLICATIONS

12.1 The development is not CIL liable.

13 SUMMARY AND LINKS TO CORPORATE PLAN

13.1 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: **8 Newnham Road, Northampton**

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Date: 27-02-2020

Scale: 1:1,250

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