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30 August 2013

2013/1919
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Dear Sir/Madam,

**Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2010**

**Site: 59 Station Road, Cuffley, Potters Bar, Hertfordshire, EN6 4HX
Planning application for: Erection of single storey side extension and installation of new shopfront**

On behalf of our clients Tesco Stores Limited, we are pleased to enclose a planning application for the above site. This cover letter is the Planning, Design and Access Statement. The application also consists of the following:

- Planning Application Forms including Certificates of Ownership
- A suite of plans prepared by Factor 9 Design:-
 - Site Plan (F9D12-161 A(00)100)
 - Existing Ground Floor Plan 1 (F9D12-161 A(00)101)
 - Existing Ground Floor Plan 2 (F9D12-161 A(00)102)
 - Existing Front Elevation (F9D12-161 A(00)103)
 - Existing Side Elevation ((F9D12-161 A(00)104)
 - Existing Rear Elevation (F9D12-161 A(00)105)
 - Existing Side Elevation (F9D12-161 A(00)106)
 - Proposed Shopfront and Extension Plan (1:200) (F9D12-161 A(00)107)
 - Proposed Shopfront and Extension Plan (1:100) (F9D12-161 A(00)108)
- Planning Application Fee (£195)

Background

Planning permission S6/1992/0582/FP was granted on 05 October 1992 for *"Alterations to front elevation including formation of new front entrance lobby"*.

The following applications were submitted by Tesco Stores Limited:-

Planning permission S6/2007/0958/FP was granted on 07 August 2007 for *"Installation of air conditioning plant"*.

Planning permission S6/2007/0956/FP was granted on 06 August 2007 for *"Installation of new shop front and alterations to ground floor fenestration"*.

Planning permission S6/2007/1381/FP was withdrawn on 09 November 2007 for "Conversion of upper floor to create three residential units and two storey rear extension to enable access to the units".

Planning permission S6/2007/1452/FP was granted on 13 November 2007 for "Erection of canopy over service yard and enclosure to the service yard".

Planning permission S6/2007/1721/FP was granted on 07 January 2008 for "Conversion of existing first floor to three self-contained flats, erection of a two storey rear extension and various external works associated with the proposed residential use including provision of four designated parking spaces, amenity space and landscaping".

The following applications relate to the land to rear of 59 Station Road, Cuffley:-

Planning permission S6/2010/1052/FP was granted on 2 August 2010 for "Erection of 5 x 2 bedroom and 4 x 1 bedroom flats with associated access and parking".

The planning history search has revealed that the site is a former public house (A4 Use Class). Planning consent was not required for a change of use from A4 to the current A1 use associated with the occupation of the site by Tesco Express as this falls under Permitted Development. The A1 use is therefore not disputed and Tesco Express store has permission to trade as an A1 unit.

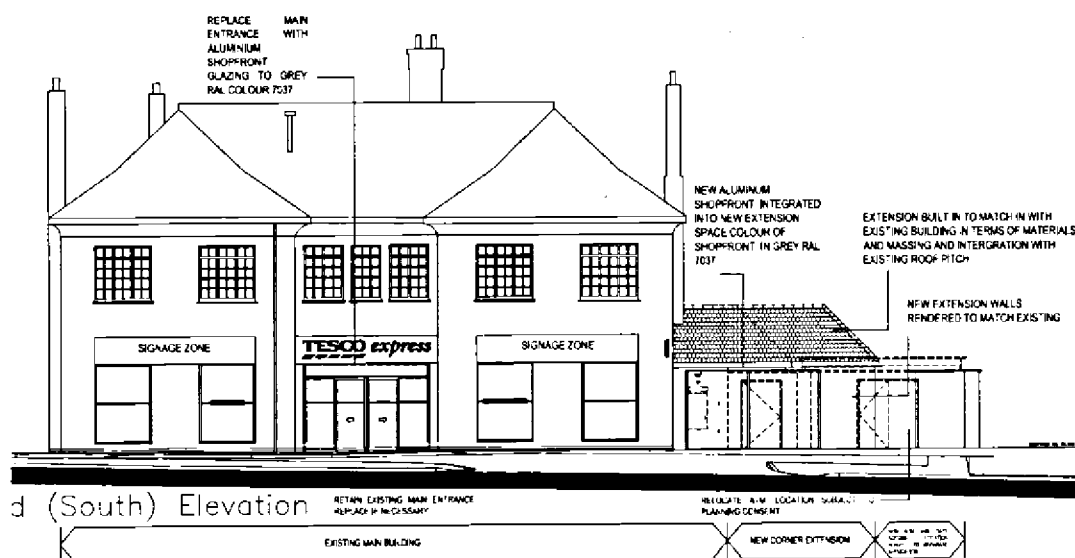
Proposal

The application seeks permission to erect a single storey side extension and install a shopfront in the extension. There is no change to the existing shopfront.

The gross internal floor area of the proposed extension will measure 11.33 square metres (m²).

The proposed extension will be built from brick and render and will be finished with cream paint to match the existing building (convenience store). The proposed extension comprises a pitched standing roof with red clay tiles to match those of the existing building. The proposed extension will be of a high design standard and all materials have been specifically chosen to both match and complement the existing convenience store. Furthermore, locally sourced materials will be used where possible.

The proposed shopfront will be constructed out of aluminium and will be finished in grey (RAL 7037). The new shopfront glazing will also match that of the existing shopfront.



Relevant Planning Policy

The National Planning Policy Framework (published on the 27th March 2012) sets out the Government's planning policies for England and how these are expected to be applied - paying particular regard to achieving sustainable development.

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay (paragraph 14).

Welwyn Hatfield's Development Plan comprises the saved policies from the Welwyn Hatfield District Plan (adopted 2005), the Hertfordshire Waste Core Strategy and Development Management Policies Document (adopted 2012), Hertfordshire Minerals Local Plan (adopted 2007), and the saved policies of the Hertfordshire Waste Local Plan (adopted 1999). The Council's Core Strategy is currently being prepared with no submission date set.

Saved Policy D1 provides guidance on design quality. The Council require the standard of design for all new development to be of a high quality and should be in-fitting with the design principles and policies set out in the District Plan. Key design principles include; character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity.

Saved Policy D2 provides guidance on preserving area character and context. New development should look to complement or enhance the area character of its setting. Encouraging active and where possible continuous street frontages are important considerations.

Saved Policy D7 provides guidance on incorporating safety into design. The Council requires the design of new development to contribute to safer communities, to help with the reduction of the fear of crime.

Saved Policy D9 provides guidance on access and design for people with disabilities. All new development should be designed to allow access to all, particularly the disabled and young children in prams/pushchairs.

Saved Policy SD1 provides guidance on sustainable development. Development proposals will be permitted where it can be demonstrated that the principles of sustainable development are satisfied.

Saved Policy TCR3 provides guidance on out-of-centre retail development. The site is located out-of-centre and proposals for new retail development in out-of-centre locations, including the extension of existing retail stores, will not be granted unless all of the following criteria can be satisfied:

- (i) There is a need for the additional retail floorspace which cannot be met within any of the district's town, village or neighbourhood centres;*
- (ii) The sequential approach has been applied in selecting the site;*
- (iii) It would not harm the vitality and viability of the district's town, village or neighbourhood centres, either on its own or cumulatively taken with other recent similar developments;*
- (iv) It would be accessible by a choice of means of transport;*
- (v) It would not generate unacceptable levels of car traffic nor prejudice road safety;*
- (vi) It would not have an adverse environmental impact on its surroundings;*
- (vii) It would not take land which is designated for other uses in the Plan; and*
- (viii) It would not harm the strategy of the District Plan, in particular the strategies for the town centres.*

Saved **Policy TCR26** provides guidance on Large Village Centres. Cuffley is designated in planning policy terms within the District Plan as a Large Village Centre. Large Village Centres are recognised as being "large enough to provide a good range of everyday shopping facilities". Moreover, the Council recognise that Large Village Centres need to "provide a mix of shopping, services and community facilities, their future viability depends on a predominance of shopping". Therefore the Council "wishes to retain the provision of shopping in these locations, but recognises that it may be appropriate to accommodate some non-retail uses in these centres", with a minimum of 60% of frontages in centres to remain as Class A1 uses.

Welwyn Hatfield District Council's Supplementary Design Guidance document published in 2005 supports District Plan policies. The document provides detailed design guidance criteria related to shopfront applications. Consideration for the guidance has been made.

Planning, Design & Access Considerations

The proposed seeks to erect a single-storey extension and install a shopfront in the extension.

The proposed extension will allow the store layout to be altered to enable a more suitable and effective use, thus creating a better shopping environment for customers. The new shopfront glazing will allow suitable light into the area of the proposed extension.

The proposed shopfront will not alter the existing entrance which will be retained.

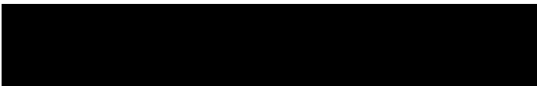
The proposed extension and new shopfront will both be of a high design quality and have been carefully designed to both match and complement the existing convenience store which was permitted on 06 August 2007 (LPA ref. S6/2007/0956/FP). Moreover, the proposed extension and shopfront will appear proportionate in scale and will not be detrimental to the character of the existing building which is already associated with an 'A' Class use.

The extension at just 11.3 sq. m would not require planning permission if it did not include a shopfront, and would have been permitted development. However as the proposed extension includes the shopfront planning permission is required. As such given the design is identical to the existing store and building it is not considered that there should be any reason to refuse this proposal.

The proposed scheme has been prepared with consideration for the impact on residential amenity. In respect to protecting the amenities of the nearby occupiers the scheme has evolved to ensure that any impacts resulting from the development are kept to a minimum in accordance with Policy DP1. There are a number of inhabited windows associated with neighbouring residential flats on Station Road and the residential properties on the eastern elevation, along Tolmers Road.

The development meets the requirements of national, regional and local policy by providing a sympathetic and proportionate form of development that would not appear incongruous within the context of the site and would not adversely impact upon the accessibility, character or identity of the shop or the area.

For the reasons set out in this letter, it is respectfully requested that planning permission is granted. Please do not hesitate to contact me if you have any queries or require any further information.



Paul Manning
Planning Director
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