

2013/1919

PLANNING
DEPARTMENT

03 SEP 2013

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.



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