

Planning Committee: 24 July 2012

Item Number: 12

Application No: W 12 / 0269

Town/Parish Council: Leamington Spa
Case Officer: Jo Hogarth

Registration Date: 08/05/12

Expiry Date: 03/07/12

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Retention of an exterior roller shutter on side staff entrance door FOR Amara

This application is being presented to Committee due to an objection from the Town Council having been received.

RECOMMENDATION

Planning Committee are recommended to grant planning permission.

DETAILS OF DEVELOPMENT

The proposal seeks to retain an external roller shutter door over the staff entrance on Cumming Street.

THE SITE AND ITS LOCATION

The site relates to a corner building located on Court Street and Cumming Street. It is located outside the designated Conservation Area, within the Town Centre boundary and is not in a primary residential area. There are a mix of uses within the locality ranging from a Dental Surgery, hair salon and car wash. Opposite is a Council owned pay and display car park.

PLANNING HISTORY

Earlier in 2012 a planning application (ref: W/12/0380) was submitted but subsequently withdrawn for a change of use from a public house (class A4) to a nightclub (Sui Generis). A further application (ref: W/12/0759) has been submitted for a change of use (revised opening hours) but has not yet been determined.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)

SUMMARY OF REPRESENTATIONS

Leamington Spa Town Council : Objection is raised as the roller shutter is ugly and of poor design. It has an adverse impact on the building itself and on surrounding properties especially when it is closed down.

ASSESSMENT

It is considered that the key issue relating to this application is the impact on the streetscene.

Impact on the streetscene

The area comprises of a mixed use and whilst the Council has adopted guidance on shopfront security it is not considered that this could be applied to this building within this particular location. It does not relate to a retail premises and is not within the designated Conservation Area. It is considered that the external roller shutter does not result in wholly unacceptable harm to the character or appearance of the streetscene and it is considered that it would be difficult to sustain a refusal on these grounds. The proposal thereby does not conflict with the objectives of Policies DP1 or DP2 in the Local Plan.

CONCLUSIONS/SUMMARY OF DECISION

For the purposes of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, the following reason(s) for the Council's decision are summarised below:

In the opinion of the District Planning Authority, the development does not adversely impact on the character and appearance of the area. The proposal is therefore considered to comply with the policies listed.
