

Planning Committee: 27 November 2012

Item Number: 17

Application No: W 12 / 1240

Town/Parish Council: Bishops Tachbrook
Case Officer: Laura Snell

Registration Date: 05/10/12
Expiry Date: 30/11/12

01926 456541 laura.snell@warwickdc.gov.uk

20 Wychwood Close, Bishops Tachbrook, Leamington Spa, CV33 9QU
Installation of roller shutter to shop front (Retrospective Application) FOR Mr I Nagra

This application is being presented to Committee as the Parish Council supports the application and it is recommended for refusal.

RECOMMENDATION

It is recommended Planning Committee refuse the planning application for the reason listed below.

DETAILS OF THE DEVELOPMENT

This is a retrospective planning application for a solid external roller shutter fitted to the shop front of Tachbrook Stores. The external shutter was fitted in April 2011 in response to numerous burglaries that have previously taken place at the premises. When the shop is open, the roller shutter is housed in an external box above the shop window approximately 310mm high and 310mm deep and when the roller shutter is down, it spans 4.4 metres wide. Measured from the ground level, the shutter is 2.4 metres high.

THE SITE AND ITS LOCATION

The application site is at the end of a row of three shops on the western side of the primarily residential cul-de-sac of Wychwood Close, located on the boundary of the Bishops Tachbrook Conservation Area. To the north of the site is St Chads Church and the adjacent highway is Mallory Road, where the conservation area boundary is located approximately 4.3 metres away from the edge of the shop front. Above the premises are maisonettes, and in front of the shops is a parking lay by for shop customers. Opposite the site are semi detached dwellings which continue along the street.

PLANNING HISTORY

In 2005, planning permission was refused for a retrospective application for the erection of 1 externally illuminated sign to the side elevation of the shops facing onto adjacent Mallory Road (application no. W/05/0572).

In 2006, planning permission was granted for the display of 1 gable sign using black lettering (application no. W/06/1321).

In 2012, an application was withdrawn for the erection of an external roller shutter (referring to W/12/0291).

Planning Committee subsequently authorised enforcement action to remove the shutter at its July Committee.

RELEVANT POLICIES

- DP1 - Layout and Design (Warwick District Local Plan 1996 - 2011)
- DP2 - Amenity (Warwick District Local Plan 1996 - 2011)
- DAP8 - Protection of Conservation Areas (Warwick District Local Plan 1996 - 2011)
- Increased Security for Retail Premises (Supplementary Planning Guidance)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

WDC Community Safety Manager: Objection to the roller shutter and has had previous discussions with the shop owner to advise a roller shutter would be unacceptable. In addition, has advised that internal roller shutters would be as effective with less impact on the amenity of the locality.

Bishops Tachbrook Parish Council: In support of the application as local councillors support the reduction in crime and the protection of the only convenience store in the village.

ASSESSMENT

The main issue to consider is the impact of the shutter on the character and amenity of the area, and the character and appearance of the adjacent Conservation Area.

The Council's Supplementary Planning Guidance relating to security for retail premises clearly advises that solid external roller shutters will not be permitted under any circumstances. The reason being is that this method of security to shop premises is considered to be the most detrimental to the character and appearance of the area, particularly in a residential or conservation area. Although the applicant has pointed out that the roller shutter will only be in use at night time, this would cause a blank effect in the streetscene, creating a harsh and hostile feel to the area, detrimental to the visual amenity of the streetscene affecting the perceived character and safety of the area at night thus potentially making the shops more vulnerable. In addition, the guidance clearly advises any external shutter should be housed in a roller box hidden behind the shop fascia sign and any roller guides should be integrated into the shop front. This is to minimise the visual impact of the roller shutter being present during the day. In this case, the roller shutter is not hidden or integrated into the shop front and is therefore also considered to have a detrimental visual impact on the appearance of the property during the day. Similarly, in terms of its impact on the adjacent Conservation Area, the Conservation Architect considers the external shutter is unacceptable due to its impact on the appearance of the area, particularly as there are a number of historic period character cottages on Mallory Road adjoining the site.

Although the Parish Council's supporting comments on the reduction in burglaries since the external shutter has been erected are noted and support is

given for creating safe environments within the National Planning Policy Framework, there are alternatives as set out within the Guidance that would achieve the same objective of reducing crime. Furthermore, referring to the consultation response of the Community Safety Manager, other options for security measures have been discussed but not implemented, such as the viability of introducing an internal grille behind the shop window, which is recognised as an acceptable and less intrusive method of crime prevention for retail premises. This would be of a more suitable design as it would sit behind the glass and give a more open effect to the shop front by allowing views into the shop. Also the glazing would reflect light, giving it a more welcoming appearance and would present a less dominating feature of the streetscene.

CONCLUSION/SUMMARY OF DECISION

It is therefore considered that the proposed development should be refused due to its impact on the character and amenity of the area, and the character and appearance of the adjacent Conservation Area due to its harsh design and appearance contrary to policies DP1, DP2 and DAP8 of the Local Plan and the Council's Supplementary Planning Guidance for Retail Premises.

REFUSAL REASONS

- 1 Policies DP1 and DP2 of the Warwick District Local Plan 1996-2011 state that development will only be permitted which positively contributes to the character and quality of the environment through good layout and design. Local Plan Policy DAP8 state that any development is required to preserve or enhance the special architectural and historic interest and appearance of the conservation area. Supplementary planning guidance on Increased Security for Retail Premises clearly states that solid external shutters will not be permitted under any circumstances.

The solid external shutter will have a detrimental visual impact on the streetscene and the adjacent Conservation Area. In addition, the housing of the external shutter and its roller guides will have a detrimental visual impact on the appearance of the property.

The development is thereby considered to be contrary to the aforementioned policies.
