

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00013/FUL

APPLICANT: Mr Neserasa

WARD AFFECTED: Northwood

DEVELOPMENT: EXTERNAL ALTERATIONS TO PROVIDE 3No. SHOP FRONTAGES AND REPLACEMENT ROLLER SHUTTERS

LOCATION OF SITE: Pine Diy, 10 Old Rough Lane, Northwood, Kirkby, L33 8XB

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

S9 - Shop Fronts and Security Shutters

H5 - Development within Primarily Residential Areas

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

Previous applications have been approved at the site including for change of use from boxing club to convenience store and new shop front and roller shutters (18/00485/FUL - approved 25/10/2018) and installation of signage (18/00112/ADV - approved 17/04/2018).

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 17 neighbours. No comments have been received.

ISSUES AND ASSESSMENT:

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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PROPOSAL

The application is for external alterations to provide 3no shop frontages and replacement roller shutters.

The application has been amended so that the roller shutters are internal (behind the glass) rather than external.

STREET SCENE

UDP Policy S9 states that Proposals for new or altered shop fronts should relate well to the street scene in terms of materials, form and proportions.

The proposed shop front and roller shutters are acceptable in relation to impact on the street scene. The application has been amended to relocate the shutters internally which lessens any harmful visual impact. Although they would be solid shutters due to their internal location, they are a significant improvement over the current external shutters. The external roller shutter housing is due to be recessed. Therefore, the shop front design is now acceptable.

A condition is required to ensure the removal of the existing external shutters.

Overall, the development complies with Core Strategy Policy CS19 and UDP policy S9.

NEIGHBOUR AMENITY

The shop front alterations are minor and would not impact on the amenity of neighbours.

CONCLUSION

The proposal is acceptable and would not cause harm in relation to the street scene or amenity. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Removal of External Roller Shutters

Within 3 months of the decision notice being issued, the existing external roller shutters shall have been removed in their entirety and the Shutter Housing shall be recessed in accordance with the plan (Existing and Proposed Plans – Rev A – received 16/5/22).

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Reason: In order to avoid harm to the street scene.

4) Internal Roller Shutters

The roller shutters shown on plan (Existing and Proposed Plans – Rev A – received 16/5/22) shall be installed internally behind the glass screen and retained hereafter.

Reason: In order to avoid harm to the street scene.

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/05/2022	2	Rev A	Existing and Proposed Plans
16/05/2022	3	Rev A	Proposed Floor Plan
17/01/2022	1	-	Location Plan

Andrew Hunt

18 May 2022

Signed

Mark Quinn

27/05/2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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