

Regeneration and Economic Development Department

APPLICATION NO: 21/00820/FUL

APPLICANT: Beer EnGin Micropub

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: INSTALLATION OF ROLLER SHUTTERS TO SHOP FRONT AND REAR

LOCATION OF SITE: Beer EnGin, 9 Greenes Road, Whiston, Knowsley, L35 3RE,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

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

S9 - Shop Fronts and Security Shutters

SHOPFRONT AND SIGNAGE DESIGN – SUPPLEMENTARY PLANNING DOCUMENT – JANUARY 2016

TECHNICAL CONSULTATIONS:

Whiston Town Council - No Comments Received

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 19 neighbours.

There have been 0 letters of objection, 4 letters of support and 0 letters of comment,. The representations are summarised as follows:-

- In keeping with the rest of the businesses on Greenes Road which all have roller shutters.
- Good decision to grant permission for this it will look good for the road and surrounding area.
- Roller shutters enhance the cleanliness of the area.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

This application relates to a retail unit in a shopping parade in Greenes Road, Whiston village. The unit is currently occupied by a micro pub.

It is proposed to install roller shutters to the shop front and rear entrance door.

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The front of the premises currently has painted steel removeable external shutters.

The majority of the premises in this shopping area have external roller shutters with external shutter boxes.

POLICY CONSIDERATIONS

The proposal would not be in full compliance with Saved UDP policy S9 and Key expectation C.8 in the shopfront and signage design SPD however the plans have been revised to hide the roller shutter box to the front behind the fascia sign rather than a projecting external box as originally proposed.

The applicant has stated that the majority of other premises in the shopping area have external shutters with projecting shutter boxes and the current removeable shutters are heavy and difficult to lift and do not offer protection for the entrance door, in addition when the majority of the other premises are closed during the evening the micro pub would be open and shutters open thereby not creating any "dead frontage" as perforated, internal shutters seek to avoid.

Taking the above into account it is considered that the revised proposal is acceptable and would not be detrimental to the street scene.

DESIGN CONSIDERATIONS

The roller shutters would be solid with no perforations, however these would match the majority of the existing roller shutters in the area. In addition to the information above the applicant has stated that internal shutters would result in the loss of space within the premises and also would leave the shop front glazing vulnerable to vandalism.

The plans have been amended from the original submission to ensure that on the front elevation the roller shutter box is hidden behind the fascia. It is not possible to design out the roller shutter box to the rear. As this backs onto a service/parking area and not visible from the street it is considered acceptable to have an external box over the rear door.

On balance provided that the roller shutters are painted a suitable colour they would be acceptable in this instance and would not be detrimental to the street scene or shopping area on Greenes Road.

CONCLUSION AND REASON FOR DECISION.

Whilst not strictly in accordance with the Local Plan policies and guidance in the Shopfront and Signage SPD the amended proposal is considered to be acceptable taking into account the existing roller shutters on adjacent premises and the mitigating factors put forward by the applicant.

RECOMMENDATION:

That Planning Permission be granted subject to the following conditions.

- 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.

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- 3) The roller shutters hereby permitted shall be finished in RAL 7000 or RAL 7001 as confirmed by E mail from the applicant on 06/01/2022.

Reason : For the avoidance of doubt and to ensure the shutters have an acceptable colour finish and to ensure compliance with saved policy S9 in the Knowsley Replacement Unitary Development Plan June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/10/2021	000	-	LOCATION PLAN
21/12/2021	-	-	AMENDED FRONT ELEVATIONS
21/12/2021	-	-	AMENDED SECTION
21/12/2021	-	-	AMENDED REAR ELEVATIONS

Informatives

None

Mark Quinn

7 January 2022

Alan Kilroe
7 January 2022

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