



**REGULATORY
SERVICES
COMMITTEE**

REPORT

15 September 2011

Subject Heading:	P1093.11 – 13 Farnham Road, Harold Hill – installation of shopfront and shutter (Application received:21 July 2011)
Report Author and contact details:	Helen Oakerbee Planning Control Manager (Applications) helen.oakerbee@havering.gov.uk 01708 432800
Policy context:	Local Development Framework The London Plan National Planning Policy Statements/ Guidance
Financial summary:	None

The subject matter of this report deals with the following Council Objectives

- Clean, safe and green borough
- Excellence in education and learning
- Opportunities for all through economic, social and cultural activity
- Value and enhance the life of every individual
- High customer satisfaction and a stable council tax

SUMMARY

The proposal relates to an application for the installation of a shopfront and shutter/shutter box. The site is Council-owned. Staff consider that the proposal would accord with retail and environmental policies contained in the Local Development Framework Core Strategy and Development Control Policies Development Plan Document and approval is therefore recommended.

RECOMMENDATIONS

That planning permission is granted subject to the following conditions:

1. SC04 The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Act 1990.

2. SC32 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

3. NSC01 The proposed shutters shall be fully retracted during business opening hours.

Reason: To protect visual amenity in the streetscene in accordance with Policy DC61 of the LDF Core Strategy and Development Control Policies DPD.

INFORMATIVES

1. INF23 Reason for approval:
The proposal accords with Policies DC16, DC33, DC61 and DC63 of the LDF Core Strategy and Development Control Policies Development Plan Document.

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £85.00 per submission pursuant to discharge of condition.

REPORT DETAIL

1. Site Description

- 1.1 The site comprises a 4-storey mid-terrace commercial property with residential above. Permission was granted earlier in 2011 for a change of use to Restaurant/Cafe. The site is situated within the Retail Core of the Minor District Centre.
- 1.2 The site is within a parade of similar commercial/residential uses with mainly A1 uses but also an A2 Use (Betting Office) and an A3 (café restaurant) Use with flats above and community uses including a Library and Church. The area is otherwise mainly residential with 2-storey terraces and 3-storey flats.

2. Description of Proposal

- 2.1 The proposal is for the installation of a new shopfront, shutter and shutter box.
- 2.2 The proposed shopfront would involve the retention of the doors in their original position (the previous approval - P1796.10 - saw their relocation to a central location) and the provision of two large windows with smaller window to the northern part of the shop front with a stall riser.
- 2.3 The proposed shutter box would be located inside the shop unit and the shutters would extend the full width of the shop unit. The shutters would be designed to have narrow horizontal openings equally spaced from top to bottom.

3. History

- 3.1 There is some planning history, nonetheless the most relevant is:
 - P1796.10 - Change of use from A1 (shop) to A3 (café/restaurant) with extract ducting and alterations to shopfront – approved 23-05-11
 - A0040.11 – Illuminated fascia sign – currently under consideration.

4. Consultation/Representations:

- 4.1 51 neighbouring and nearby properties were notified of the application. No replies were received.
- 4.2 The Metropolitan Police Crime Prevention Design Advisor has written to confirm that he has no objections to the proposal.

5. Staff Comments

- 5.1 The issues in this case are the principle of the development, the impact of the development in the streetscene and on residential amenity and highways/parking. Policies CP17, DC16, DC23, DC33, DC61 and DC63 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are relevant, Policies 4.7, 7.3 and 7.4 of The London Plan (2011) and PPS6.

Principle of development

- 5.2 The proposal is for a new shopfront, shutter and shutter box.
- 5.3 Staff consider that the proposed works associated with the recently approved change of use to a restaurant would be acceptable in principle, subject to detailed consideration below.

Impact in the Street Scene

- 5.4 Visually the proposal would involve a minor change to the existing shopfront to reduce the size of the window to the north of the doors and to insert two smaller windows one above the other at the far end. Staff consider that it would be similar to the existing and would raise no concerns.
- 5.5 The proposed shutter and shutter box would be appropriate located and of similar design to others in the locality.
- 5.6 Providing the shutters are fully retracted during opening hours, Staff consider that the proposal would have an acceptable impact on visual amenity in the streetscene.

Impact on Residential Amenity

- 5.7 There are residential properties on three storeys above the commercial unit and opposite the site, also above commercial units. The proposed development is for changes affecting the front of the shop unit. Staff consider that the proposed shopfront or shutter/shutter box would have an acceptable impact on residential amenity.

Highways

- 5.8 The proposed shopfront and shutters raise no highways or parking issues.

Secured by Design

- 5.9 The Crime Prevention Design Advisor has previously advised that crime levels in the Havering Park Ward are disproportionately high for violence against the person, drug offences and burglary. The CPDA also advises that due to these concerns, a Dispersal Order (under Section 30 of the Anti-

Social Behaviour Act 2003) came into effect at Farnham Road for 6 months from 9th May 2011 to control disorder in the area. The CPDA confirms that the provision of shutters would be acceptable.

6. **Conclusions**

- 6.1 Staff consider that the proposal would be acceptable in principle and, providing conditions are attached to ensure the shutters are fully open during business hours, that the proposed development would be acceptable in terms of its impact in the streetscene, on residential amenity and highways. Staff therefore recommend that planning permission is granted.

IMPLICATIONS AND RISKS

7. **Financial Implications and risks:**

- 7.1 None

8. **Legal Implications and risks:**

- 8.1 This application is considered on its merits independently of the Council's interest as owner of the site.

9. **Human Resource Implications:**

- 9.1 None

10. **Equalities and Social Inclusion Implications:**

- 10.1 None

BACKGROUND PAPERS

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions and Standard Green Belt reason for refusal.
5. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.
6. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
7. The relevant planning history.