

PLANNING COMMITTEE

17th January 2018

Planning Application 17/01396/FUL

Demolition of the existing storey rear buildings together with external steel stairs to erect single storey rear extension to enlarge the retail unit with a new shop front and new access to first floor.

70 Heathfield Road, Redditch, Worcestershire, B97 5RH.

**Applicant: Mr Kulbir Singh
Ward: West Ward**

(see additional papers for site plan)

The author of this report is Charlotte Stearman, Planning Officer (DM), who can be contacted on Tel: 01527 881608 Email: Charlotte.stearman@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is the Costcutter convenience store and post office that is located at 70 Heathfield Road, Webheath. The store is a detached property, set back from the pavement behind a forecourt area. The retail function is located at ground floor with a garden space to the rear which contains two ancillary outbuildings used for storage and an external staircase which accesses a flat at first floor. The application site is situated in the residential area of Webheath and is surrounded by residential properties.

Proposal Description

Planning permission is sought for the removal of the staircase and outbuildings at the rear of the shop and the erection of a single storey extension that will provide additional retail floor space and ancillary storage. The post office facility is to be retained.

The extension will be constructed from red brick to match the existing building and will be flat roofed. The structure will extend for 8m in length, 7.5m in width and 3m in height. The extension will have rear and side pedestrian access doors and modest windows to the rear elevation.

Relevant Policies

Borough of Redditch Local Plan No. 4

Policy 39: Built Environment

Policy: 41 Shopfronts and Shopfront Security

Policy 40: High Quality Design and Safer Communities

Policy 1: Presumption in Favour of Sustainable Development

Others

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SPG Encouraging Good Design
National Planning Practice Guidance
National Planning Policy Framework

Relevant Planning History

2001/553/FUL	First Floor Rear Access Staircase And Internal Alterations To Shop Area	29.01.2002
1984/507/FUL	Extension and alterations to Shop Front	30.01.1985
1980/223/FUL	Second Floor Extensions Within Existing Roof Space Comprising Additional Bedroom & Bathroom	20.05.1980

Consultations

Highways Redditch

I have no highway objections to the proposed demolition of the existing storey rear buildings together with external steel stairs to erect single storey rear extension to enlarge the retail unit with a new shop front and new access to first floor - no highway implications.

The site is located in a built a built up residential area with a school nearby. The store is a local convenience store which people ultimately walk too. It is noted with a bigger store there could be an increase in foot fall and employees due to the expansion of retail space.

Public Consultation Response

Three representations have been received raising objections which are summarised as follows:

- No vehicular access to the extension to enable construction without using private drive.
- Concerns in the future that rear amenity space will become parking for the retail unit.
- Additional delivery vehicles visiting the site will make it difficult for the residents and emergency vehicles to gain access to the properties.
- Additional noise created by building the extension being disruptive.
- Additional delivery vehicles will make it difficult for residents to park by their home.

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Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Assessment of Proposal

The Borough of Redditch Local Plan No4 seeks to ensure that all development proposals contribute positively to the local character of the area and respond to and integrate with the distinctive features of the environment. The key issues for consideration on this application are therefore; the design of the proposals and any associated impacts on the amenity of immediate neighbours and upon the character arising from the developments.

Design

Whilst the single storey and flat roofed design of the extension does not relate specifically to the host building, any associated impact from public vantage points would be limited by its siting at the rear. Furthermore the form and scale is relatively simplistic and given its limited height the extension will not be overly prominent when viewed from surrounding rear gardens.

The design of the new shopfront uses more extensive areas of glazing than the existing situation. Given the scale and position of the building in the street scene this result is considered to be acceptable and to safeguard the visual amenities of the area. The design of the signage on the principal elevation will be subject to a separate application for Advertisement Consent in due course.

Amenity impacts of the rear extension

To the rear of the retail unit there are currently two outbuildings which are used for storage. Both of these building are located on the boundary which is shared with no.68, the one sited closest to no.68 has a height of 4.3m. Whilst it is noted that there are no windows to habitable rooms in the part of no.68 which runs alongside the application site, the removal of the existing structures and their replacement with the lower extension will improve the general outlook from the rear of no.68.and its attendant amenity space. The removal of the external staircase adds further to this view. There is not considered therefore to be any loss of amenity to the occupants of no.68 with regards to light, outlook and privacy as a result of the development.

The neighbour at no. 70 has a rear facing kitchen window. The proposed extension has been set off from the shared boundary and combined with its setback position in the site this ensures that there will be no loss of amenity to the occupants of no.70 with regards to light, outlook and privacy.

A number of representations raise concerns in relation to the noise impact of the proposal, particularly in relation to vehicles accessing the rear of the site and the timing of deliveries to the site. A number of representations also raise concerns in relation to

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delivery vehicles inhibiting access to and past the store for residents and emergency vehicles as well as traffic and the increase floor space which is associated with the unit.

The existing shop opens Monday to Saturday 06:00am - 21:00pm and Sunday 08:00am - 20:00pm. The store has deliveries provided by way of a small van which are off loaded outside the shop in the front courtyard. Most of the deliveries come early morning or in the evening at 8pm. The applicant does not receive any deliveries during the day time between 6:00am to 20:00pm.

There are no existing planning conditions expressly controlling hours of delivery or opening and these arrangements are not proposed to change as part of the development.

With respect to traffic generation it is noted that the Highway Authority have not raised any concerns and that as a local convenience facility located within a residential area, that a large proportion of customers arrive on foot.

With respect to deliveries, the nature of surrounding roads and access to some extent limits the size of these vehicles. Furthermore the extension is to partially replace existing external storage and to provide additional circulation space within the unit for the post office facility, thus limiting the amount of net increase in retail floor space. It is not considered therefore that it would be reasonable to seek to control deliveries as a part of this development or that the impacts on amenity arising from this proposal alone would be so great as to justify withholding consent.

Conclusion

The proposal is acceptable in terms of appearance and design. It would not have an adverse effect on the neighbour's amenities and the impacts arising from the development are not considered to be so great as to justify the imposition of limiting conditions or the refusal of consent.

The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states that to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. It requires a positive approach to sustainable new development and specifically seeks to promote the development of existing businesses. Paragraph 19 of the NPPF states that significant weight should be placed on the need to support economic growth through the planning system.

Officers, having taken into account the consultation replies and third party representations, consider that the economic, social and environmental aspects of sustainable development would be achieved and that the proposal would therefore represent sustainable development.

RECOMMENDATION:

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That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

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

Reason: - In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the Materials specified in Question 11 of the Application Form and the Approved Plans/ Drawings listed in this notice:

Existing and Proposed Ground Floor and First Floor Plan - Drawing no.17.260 P02 REV D

Existing and Proposed Rear and Side Elevations- Drawing no.17.260 P03 REV E
Site and Location Plan -Drawing no.17.260 P01 REV C

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:

- the impact neighbouring occupiers amenities.
- improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.