

OFFICERS REPORT

Application No: Y17/0768/SH
Location: 32 High Street Lydd Romney Marsh Kent TN29 9AJ
Proposal Installation of a replacement shop front.

ASSESSMENT

Performance data:-

Date application valid: 29.06.2017

Applicable 8/13/16 week target date: 24.08.2017

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? No

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? No

SITE VISIT

Carried out site visit on 03.07.2017

The site and proposals were assessed from the public highway and key features are noted in the assessment.

SITE

The site is located within a conservation area and within an area of Archaeological Potential.

The application site is an existing building located within the High Street of Lydd. The ground floor shop is currently empty and partly boarded up but has one of the few remaining original shop fronts in the High Street.

HISTORY

92/0561/SH - Erection of ground and first floor additions to form extension to shop and self contained flat. Approved with conditions

93/6011/SH - New shopfront and door. Approved

PROPOSAL

This application seeks planning permission for the installation of a replacement shop front.

Documentation within the application states that the window frames are currently damaged and rotten and therefore they need to be replaced.

The frames are currently 110mm square pine timber and these with gloss paint and these will be replaced like-for-like.

The remaining glass in the windows is 6mm plate glass but this is now unsuitable due to health and safety reasons and so it will be replaced with 6mm laminated glass.

The roof above the window is in good condition and will not be replaced.

The four course brick wall at the bottom is covered in ceramic tiles and it is proposed to remove these tiles and expose the brickwork behind.

CONSULTATION RESPONSES

Lydd Town Council recommends approval.

REPRESENTATIONS

None received

PUBLICITY

Neighbours notified by letter. Expiry date 21.07.2017

Site notice displayed. Expiry date 28.07.2017

Press notice. Expiry date: 03.08.2017

RELEVANT POLICIES

Shepway District Local Plan Review (SDLPR): SD1, BE1, BE4, BE8, BE9

Shepway Core Strategy Local Plan: DSD, SS3

NPPF: Paragraph 12, 132-134

NPPG

APPRAISAL

Design and visual appearance

Saved local plan policy BE1 of the SDLPR seeks a high standard of layout, design and choice of materials and those materials should be sympathetic to those predominating locally in type, colour and texture.

Saved local plan policy BE8 says that alterations and extensions to existing buildings should reflect the scale, proportions, materials, roof line and detailing of the original building.

Saved local plan policy BE4 refers specifically to conservation areas and says that the LPA will require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of the conservation area and also seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of the conservation area.

Further, saved local plan policy BE9 refers specifically to shopfronts and says that shopfronts of aesthetic, architectural or historic merit should be retained and repaired. Only where this is proven to be impracticable will a replacement be acceptable. In all cases a new or replacement shopfront will only be permitted if it related well to the building on which it is to be built taking into account scale, proportions, architectural design, materials and vertical alignment of the upper floors.

The proposal involves the replacement of this shopfront with proportions closely matching the existing, together with the use of sympathetic and matching materials. Having visited the site it was noted that the shopfront is rotten and has been damaged and so whilst repairs (in line with policy BE4 and BE9) would be ideal it is accepted that much of the existing material is beyond repair and no longer suitable for retention. As this scheme proposes an overarching aim of replicating the historic design and materials of the original shop front as far as is reasonably practicable it is considered that the proposal is acceptable in this instance.

Amenities of neighbouring occupiers

The shopfront will be a replica of the original and it is considered that the works will not have any significant detrimental impact upon the neighbouring properties.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

RECOMMENDATION

In light of the above, it is considered the proposal is a sustainable development that complies with development plan policy and the NPPF and is therefore recommended for approval subject to conditions.

Case Officer:

Report and draft decision notice completed and passed to senior officer.

Name: Katy Claw Position: Planning Officer Date: 24.08.2017

Report and draft decision notice amended (if appropriate)

Name: _____ Position: _____ Date: _____

Senior Officer

Report not agreed. Details of further work required as follows:

Name: _____ Position: _____ Date: _____

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: N/A delegated decision Position: Date: