

Application Number: F/YR14/0439/F

Other

Parish/Ward: Gorefield

Date Received: 6th June 2014

Expiry Date: 1st August 2014

Applicant: Mr & Mrs K & H Patel

Agent: Mr D Broker, David Broker Design Services

Proposal: Erection of a single-storey front extension to existing building.

Location: S & S Stores Limited, 83 High Road, Gorefield.

Reason before Committee: This application is before committee as an elected Member is acting as agent for the scheme. Should this not have been the case it would have been determined under delegated powers by Officers.

1. EXECUTIVE SUMMARY/RECOMMENDATION

This application seeks full planning permission for a single-storey front extension to an existing shop building at S&S Stores, 83, High Road in Gorefield. The site currently houses a dwelling, which has been converted to a local Londis shop to the ground floor. The site is within the main settlement of Gorefield and provides a local shop and post office facility.

The key issues to consider are:

- Health and Well-being
- Economic Growth
- Layout and design
- Highway Safety

The principle of extending the shop is considered acceptable and would bring local and economic benefits to the area. In its current form the Local Planning Authority have concerns over the roof design and scale of the proposal and therefore the Agent has been approached to negotiate on these elements in order to improve the proposal. The key issues have been considered along with current Local and National Planning Policies and the proposal is considered to be acceptable. Therefore the application is recommended for approval.

2. HISTORY

Of relevance to this proposal is:

- | | | | |
|-----|---------------|---|--|
| 2.1 | F/YR05/0131/A | Display of 1 externally illuminated free-standing sign and 1 non-illuminated wall mounted sign. | Granted 24 th March 2005 – Delegated Decision |
| 2.2 | F/YR04/4220/A | Display of 1 internally illuminated free-standing sign and 1 non-illuminated wall mounted sign. | Refused 14 th December 2004 – Delegated Decision. |
| 2.3 | F/YR01/0028/F | Alterations to shop front. | Granted 3 rd May 2001 – Delegated Decision. |

3. **PLANNING POLICIES**

3.1 **National Planning Policy Framework:**

Paragraph 2: Planning law requires that application for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Section 1: Building a strong, competitive economy.

Section 7: Requiring Good Design.

Section 8: Promoting Healthy Communities.

3.3 **Fenland Local Plan 2014**

LP1: A Presumption in Favour of Sustainable Development.

LP2: Facilitating Health and Wellbeing of Fenland Residents.

LP6: Employment, Tourism, Community Facilities and Retail.

LP16: Delivering and Protecting High Quality Environments across the District.

4. **CONSULTATIONS**

4.1 ***Parish Council***

Support the application for an extension to the local shop but feel that the design of the building is not in keeping with the existing street scene.

4.2 ***North Level IDB***

No comments to make with regards to the application.

4.3 ***CCC Highways***

The A1 use class function and tradable area will more than double. FDC parking standards would require 4 parking spaces to be provided for the development. The 2 proposed parking spaces to the side are of an inadequate width for 2 vehicles to park in parallel. Any parked vehicles in this area will then prevent access to the driveway to the south of 83. How will access be maintained to the rear of the site when there are parking spaces blocking the access? Pedestrian visibility splays should also be provided either side of the parking bays. FDC to consider the suitability of the proposed parking arrangement.

4.4 ***FDC Environmental Protection***

No objections as the development is unlikely to have a detrimental effect on local air quality or the noise climate.

4.5 ***Local Residents:***

None received.

5. **SITE DESCRIPTION**

5.1 The site currently forms a local shop and post office. The shop is set back from High Road in Gorefield and is sited within the centre of the village. The area is predominantly residential with a number of different dwelling styles and scales in the area. The shop itself has been converted from a dwelling and still retains the appearance of a dwelling in terms of design. Residential accommodation

has been retained to the rear part of the ground floor and first floor.

6. PLANNING ASSESSMENT

6.1 The key considerations for this application are:

- Health and Well-being
- Economic Growth
- Layout and design
- Highway Safety

Health and Well-being

The extension of this shop will enable the continued provision of a local shop and post office facility for the residents of Gorefield. The shop is located centrally in the village and therefore has the potential to enhance the health and well-being of the residents by retaining an expanding a sustainable local facility that reduces the reliance on the private car and the need to travel further to access facilities.

Economic Growth

The proposed shop extension will enhance the economic growth of Gorefield by allowing the shop to expand and provide more products for the local area. The extension of the shop will provide a viable and sustainable service and as such will be of a benefit to the economic growth of the area.

Layout and design

The proposed shop extension is to be sited to the front of the existing shop. Presently the shop building is set back from the road with the adjacent dwellings forward of this. The proposal seeks to bring a single-storey element forward of the existing building to provide an additional 56.5 square metres of retail floor space. The current design of the extension is a single-storey extension with pitched roof and two shop front windows to the front, either side of an access door. The application includes an access ramp across the frontage.

Whilst the Local Authority are keen to support an extension to the shop to enhance a local facility and the economic growth of the local area it is considered that the proposed scale and design could be improved. The Agent has been approached to consider amendments to the design of the scheme. It has been suggested that the extension be reduced by approximately 1 – 2 metres and the design of the roof be revisited. At present the pitched roof is at odds with the design of the existing dwelling and results in the first floor front windows having their view partially obscured by the roof of the proposed extension. The Local Authority consider the principle of extending the shop to be acceptable and should the required amendments be incorporated into the scheme the application could be supported. The Agent has been notified of this and the progress will be updated to Members.

Highway Safety

The comments made by the Local Highway Authority, as detailed in Section 4 of this report, have been noted and considered and the Agent has been given the opportunity to address these comments along with the scale and design of the proposal. The comments with regards to the loss of the parking area to the

front have been considered, however it is worth noting that the gravelled area to the front of the shop appears to be rarely used for parking. A Londis free-standing sign sits centrally along the frontage of this area which somewhat restricts the access to this area for vehicles already. In addition, the shop is sited centrally within Gorefield, close to a number of residential properties and as such much of the custom that this store receives should be via foot or cycle.

The Local Planning Authority consider that the principle of the extension is acceptable and subject to the amended scale and roof layout the proposal would be considered to be acceptable and is therefore in compliance with the policies listed in Section 3 of this report.

7. CONCLUSION

- 7.1 The proposal has been assessed in accordance with the relevant National and Local planning policies. It is considered that the proposal is acceptable in terms of principle and impacts on residential amenity and the character of the area. Subject to the submission of acceptable amendments the proposal is recommended for approval.

8. RECOMMENDATION

GRANT Subject to:

- i) The receipt of satisfactory amended plans.**

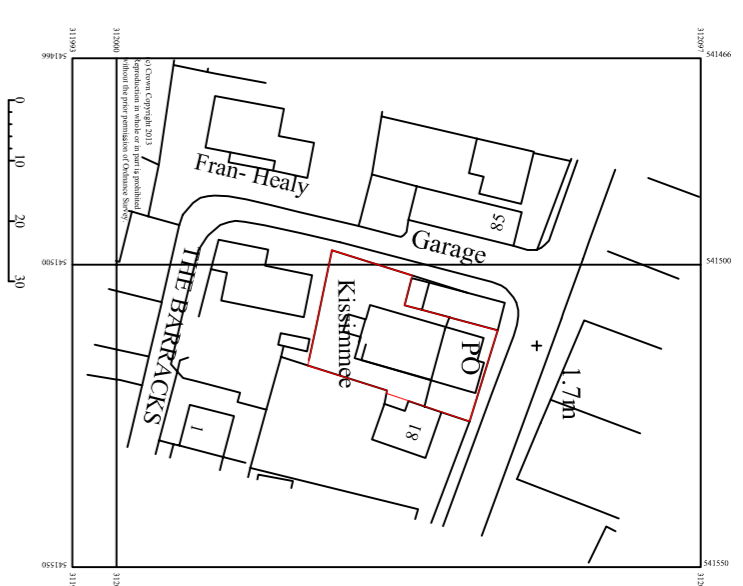
- 1. The development shall be begun before the expiration of 3 years from the date of this permission.**

Reason – To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

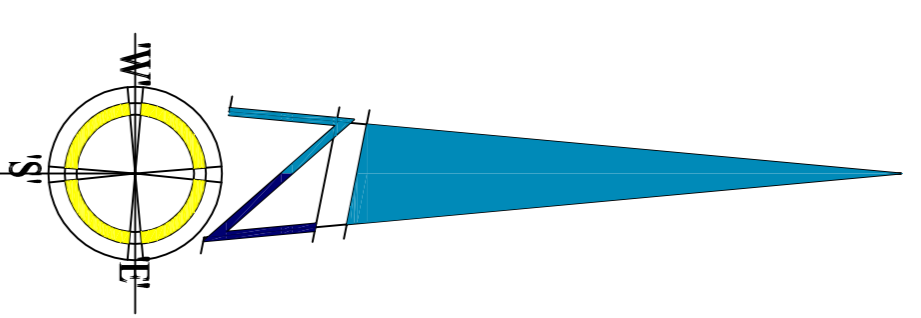
- 2. The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to the commencement of development.**

Reason – To safeguard the visual amenities of the area.

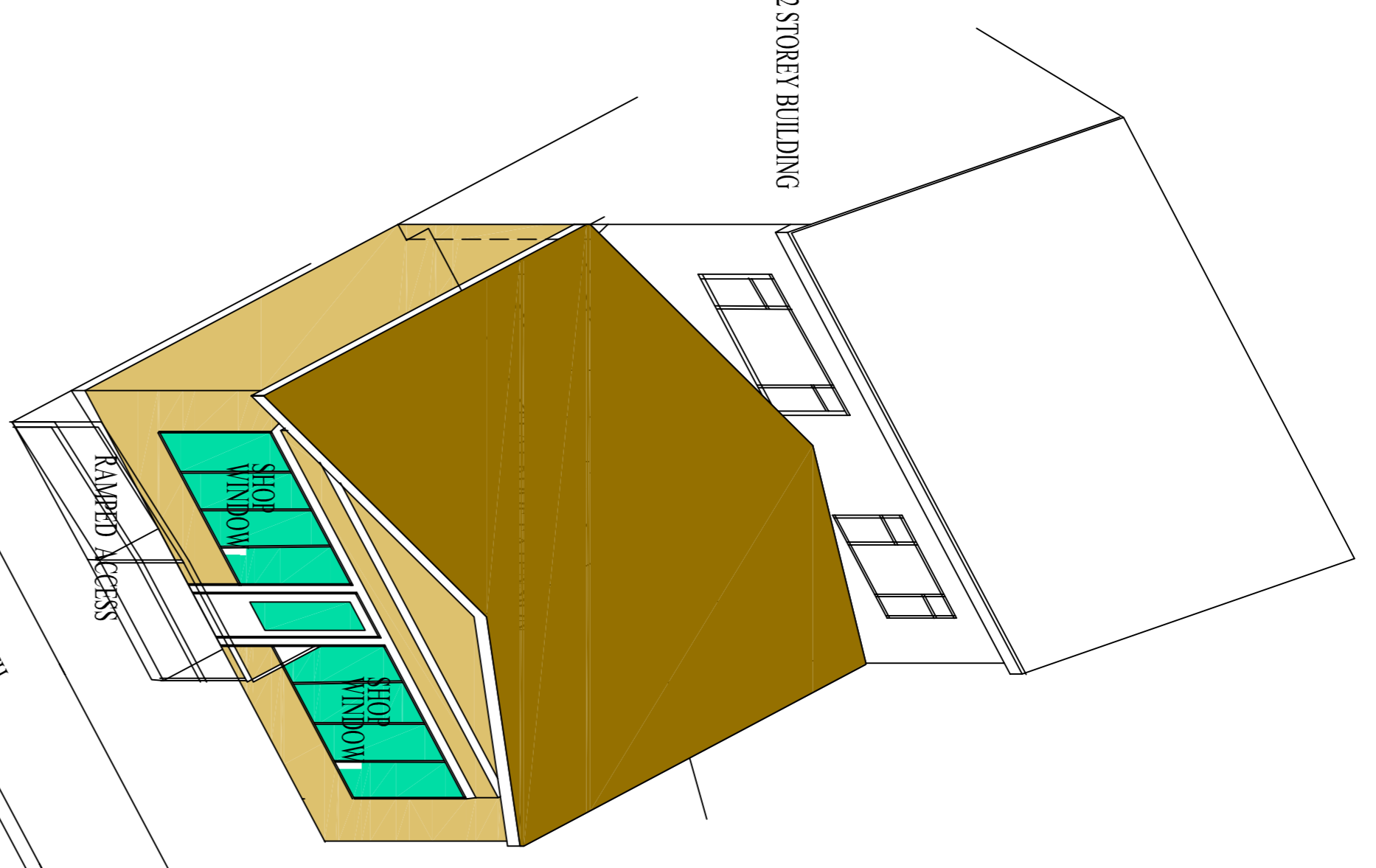
- 3. Any additional conditions requested by Highway Authority.**
- 4. Approved Plans**



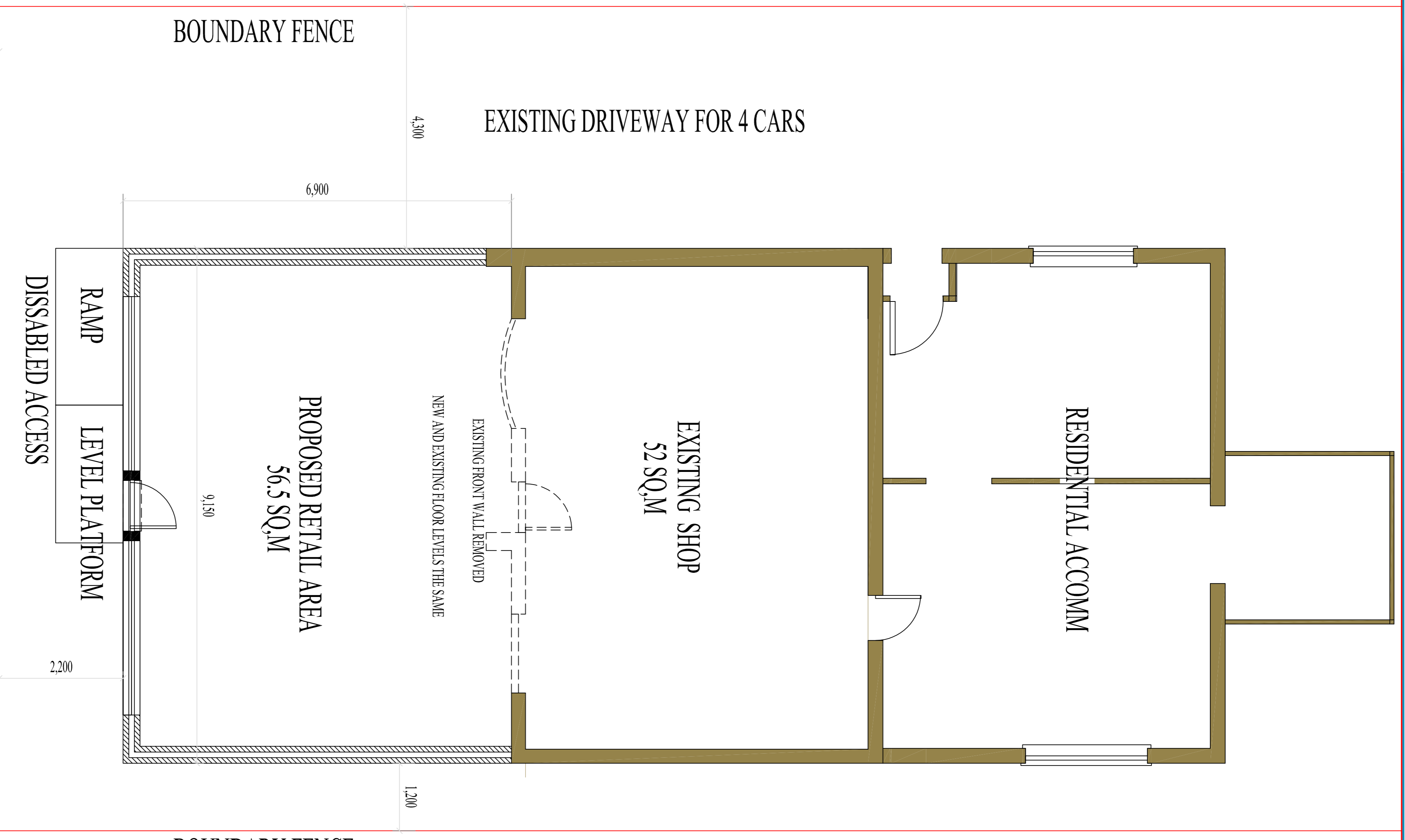
LOCATION PLAN 1:1250



EXISTING 2 STOREY BUILDING



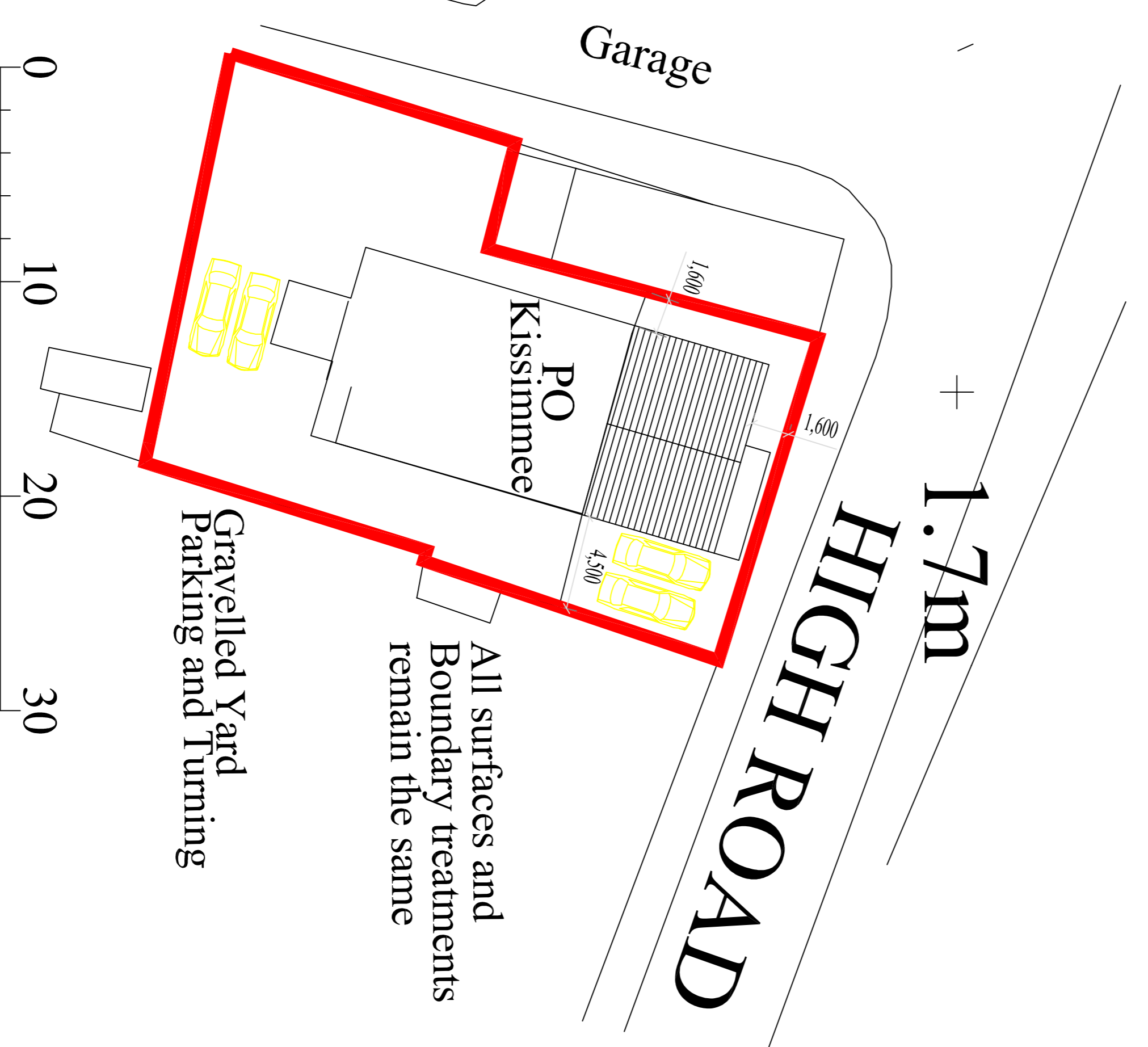
SCHEMATIC ELEVATION N,T,S



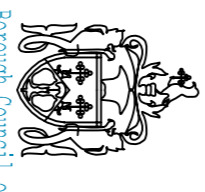
FOOTPATH
2,400

BLOCK PLAN 1:50

HIGH ROAD GOREFIELD



BLOCK PLAN 1:200



LABC
Limerick Architectural & Building Council
Limerick, New Small Scale 2011 housing development
Eligibly commended
Commercial category building
Design and Construction award 2010

Building
for Conservation or Renovation
Eligibly commended
Heritage award 2010
Building Excellence in Ireland
Heritage award New Build 2009

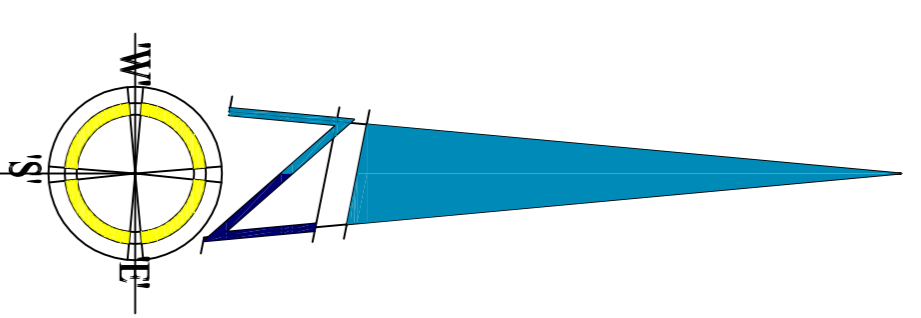
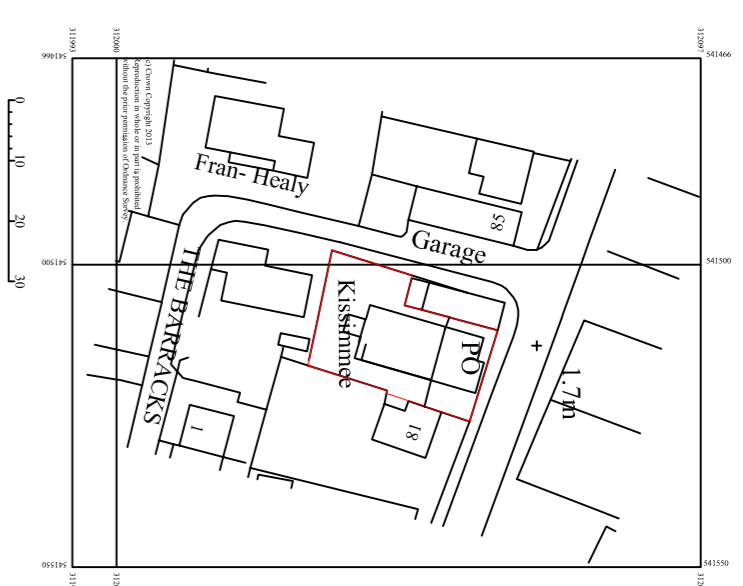
DBDS
DAVID BROKER DESIGN SERVICES ARCHITECTURAL TECHNICIANS
CONCEPT 2000
DESIGN AND DEVELOPMENT
ESTABLISHED 1975

Client: K & H PATEL
Drawing No.: 1773 GA PLAN
Project: PROPOSED EXTENSION TO POST OFFICE AND VILLAGE STORES
Site: GOREFIELD POST OFFICE HIGH ROAD GOREFIELD

Proposed: PE13-4PG
Drawn: DB
Checked:

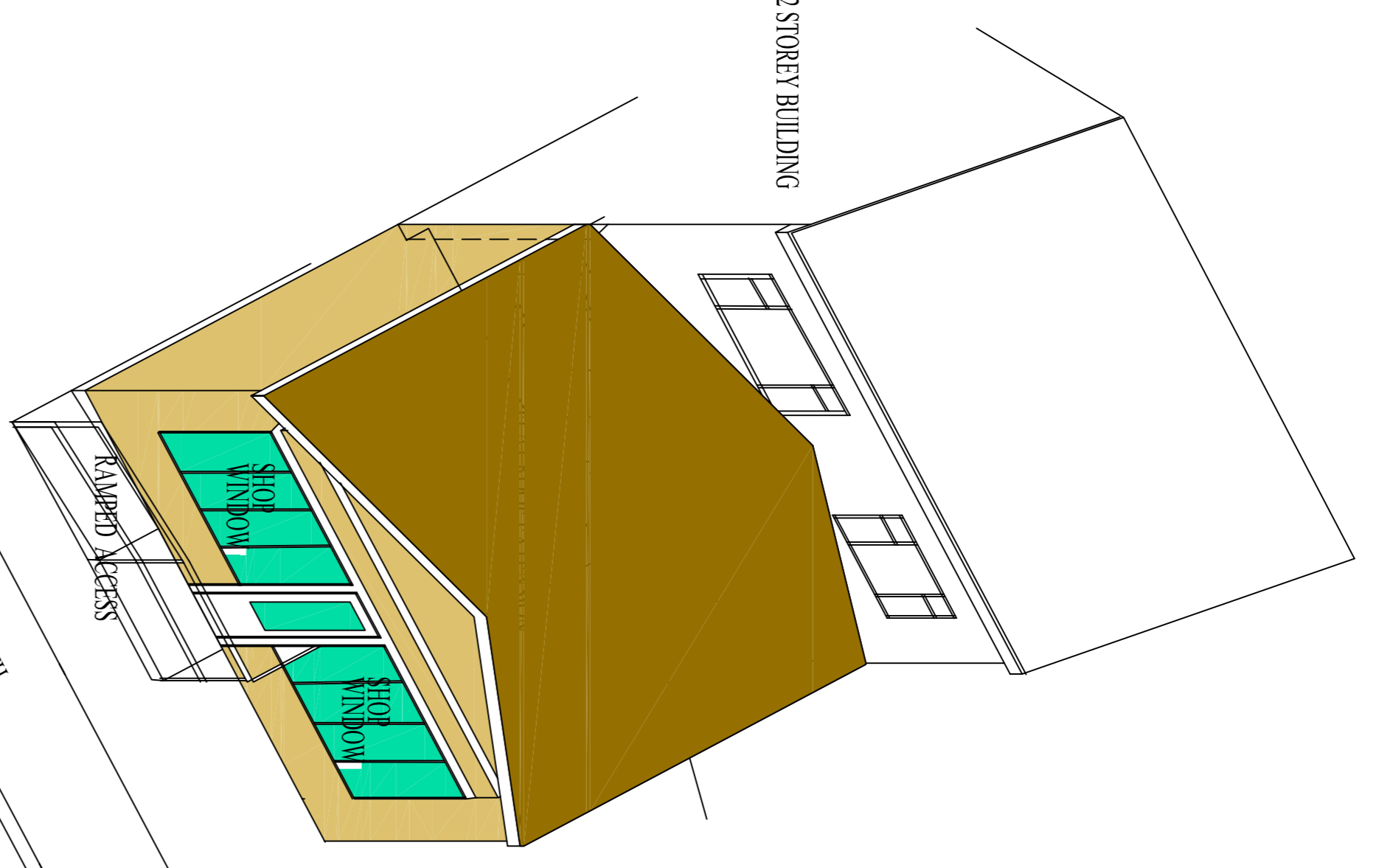
Print Scale: 1:50 @ A1
Date: FEB 14
Revision No.:

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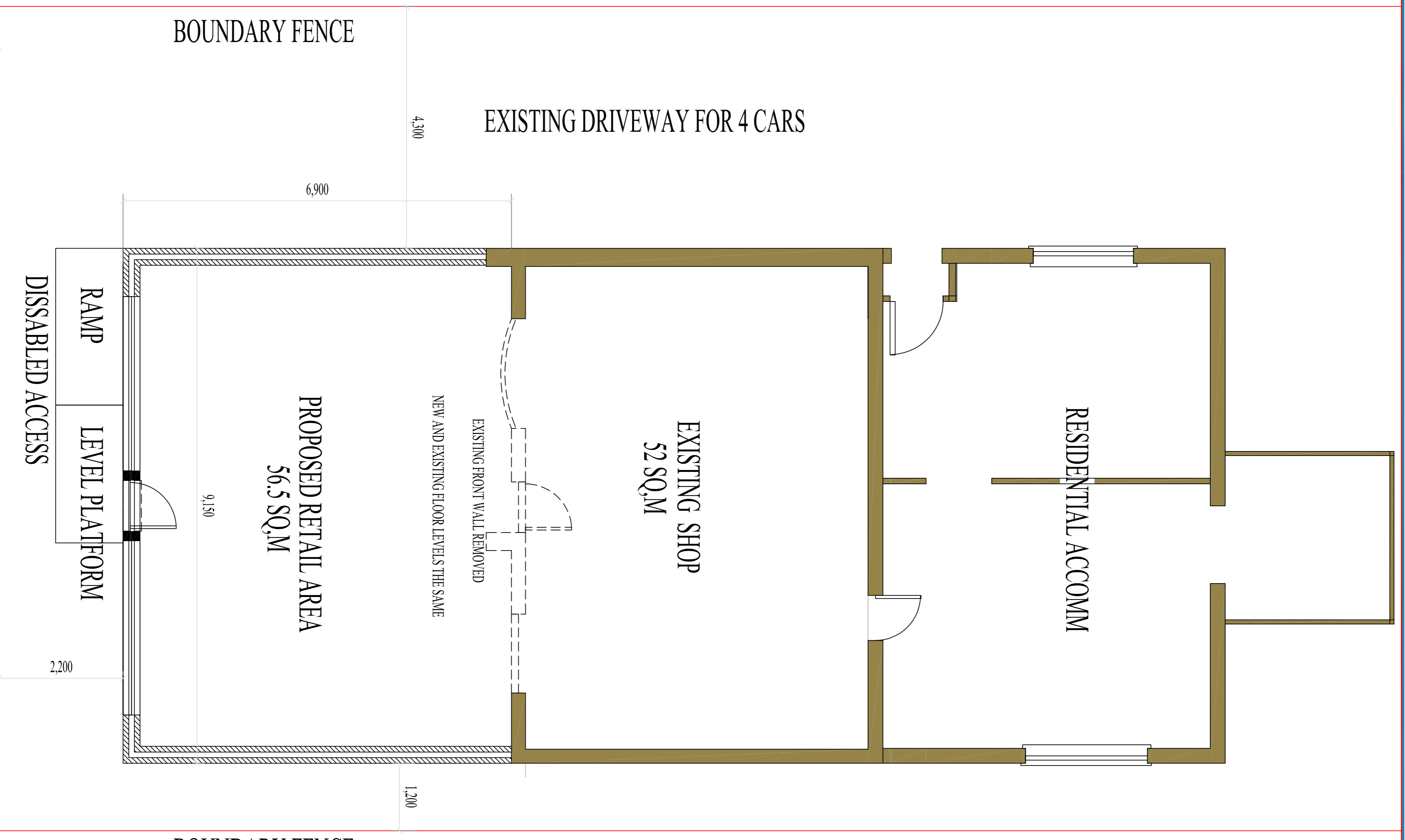


LOCATION PLAN 1:1250

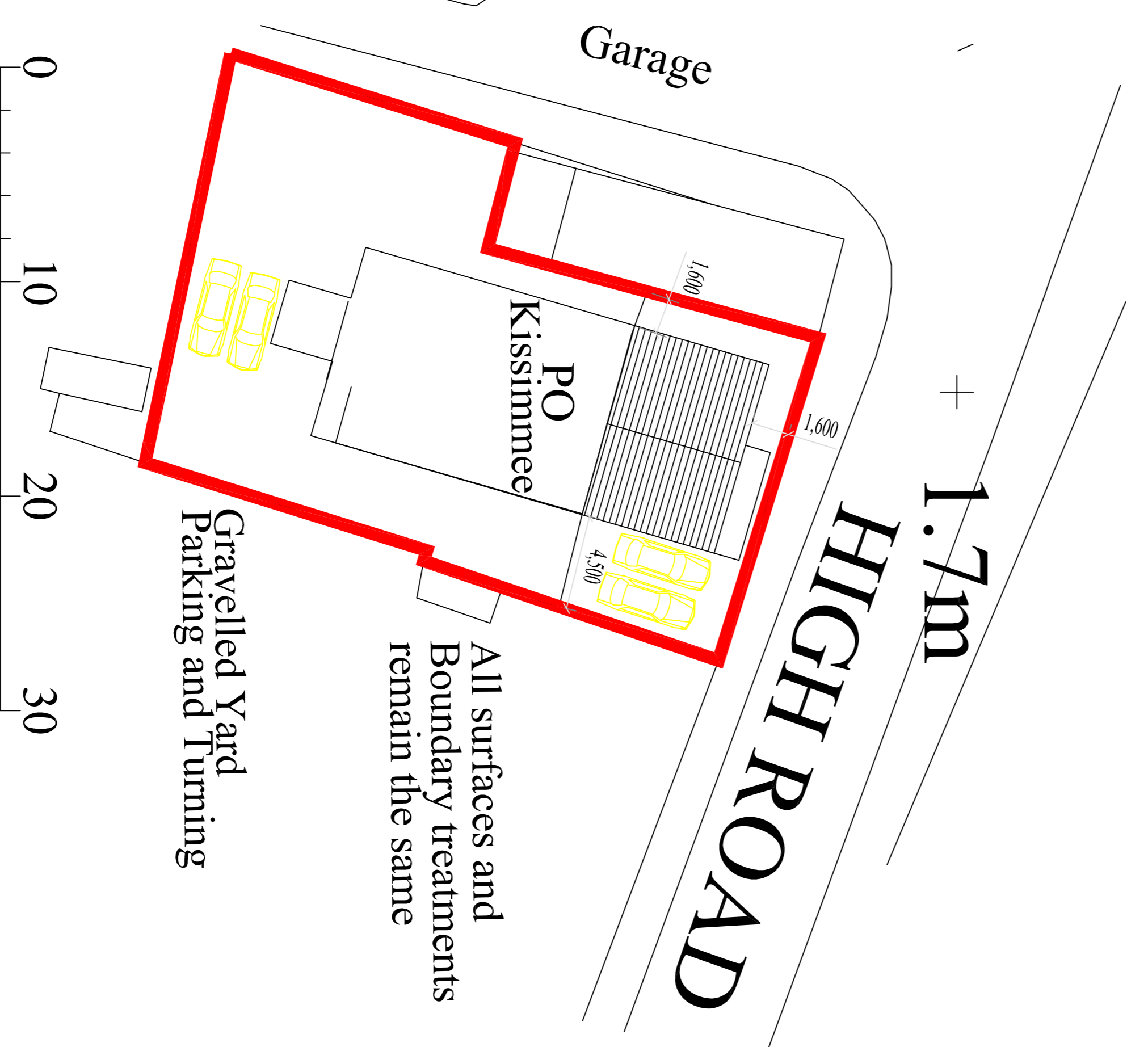
EXISTING 2 STOREY BUILDING



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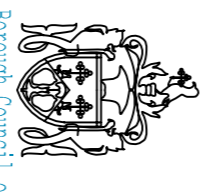


BLOCK PLAN 1:50



BLOCK PLAN 1:200

HIGH ROAD GOREFIELD



LABC
Landscape Architecture
Building
Design Awards
Heritage award 2010
Heritage award 2009

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