

MC/17/1090

Date Received: 22 March, 2017

Location: 1 Main Road, Hoo St Werburgh, Rochester ME3 9AA

Proposal: Installation of security shutters to shop windows and doors

Applicant: Monopoly Property Investments

Agent: Mrs T McFadzean Insight Architects The Joiners Shop The Historic Dockyard Chatham Kent ME4 4TZ

Ward Peninsula

Case Officer Doug Coleman

Contact Number 01634 331700

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**Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 2 August 2017.**

**Recommendation - Approval with Conditions**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with 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 following approved plans:

Drawing numbers 16-118a 001 P1, 16-118a 006 P1 and 16-118 009 P1 received on 20 April 2017

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

- 3 The shutters hereby permitted shall not be installed until details and samples showing the colour of the proposed shutters have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Required before installation of the shutters to ensure that their appearance is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

**For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.**

## **Proposal**

The proposal is to install security shutters to shop windows and doors.

There are four window/door openings to the front of the building that are affected. The main front window opening, below the fascia sign, measures approx. 3.6m wide by approx. 1m deep and is approx. 0.9m above ground level. The secondary opening, below the fascia sign measures approx. 3m by approx. 2.7m and includes a door and window. There are four glass panels in this opening. This opening has a return to the side elevation, measuring approx. 4m by approx. 2m, again with four panels. Finally there is a door to the side serving the first floor flat.

It is proposed to install punch hole security shutters in all of these openings.

## **Relevant Planning History**

MC/16/3244	Advertisement consent for the installation of three externally illuminated fascia sign boards Approved With Conditions 1 December, 2016
MC/16/3243	Change of use of ground floor from A2 (Bank use) to A3/A5 (hot food take away and restaurant use) and installation of cooking extraction flue to rear elevation Approved With Conditions Decided 30 November, 2016
MC/15/2649	Prior notification of a proposed change of use from offices Class A2 to residential Class C3 Prior Approval Not Required 28 September, 2015

## **Representations**

The application has been advertised on site and by individual neighbour notification to the owners and occupiers of neighbouring properties. No representations have been received.

## **Development Plan**

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform.

**The applicant** has written making the following comments in support of the application:

- Alcohol licence requires security measures such as shutters and CCTV are installed
- Previous incidents include a malicious attack on property, where the shop front and refrigeration units were damaged; damage caused to 1 and 2 Main Road after a violent altercation outside the nearby pub; and three people damaged the shop front of 1A and 3 Main Road Hoo.

## **Planning Appraisal**

### *Background*

On 16 November 2016, the Planning Committee resolved to grant planning permission for a change of use of the ground floor from A2 (Bank use) to A3/A5 (hot food take away and restaurant use) and installation of cooking extraction flue to rear elevation. The application, as submitted, included the installation of security shutters to the front elevation.

During discussion at the Committee meeting concern was expressed regarding the proposed shutters and it was considered that these would have a detrimental impact on the visual appearance of the property when it was closed. Members resolved that consideration of the application be deferred and the Head of Planning be granted delegated authority to determine the planning application following consultations with the applicant as to amending the planning application to remove the proposed shutters.

The applicant subsequently agreed to remove the proposed shutters from that application which was then approved, as amended on 30 November 2017.

The removal of the shutters from that application did not prejudice the applicant from subsequently submitting a separate application for the installation of shutters.

### *Design and appearance*

Policy BNE9 of the Local Plan states that any security shutters demonstrated to be necessary, are designed to be an integral feature of the frontage and maintain a shop window display. In addition, Medway Council's Guidance 'Shopfront security' dated September 2015 states that roller shutters of a solid appearance, including those of a pin-hole design and grilles can have a negative impact on the character of buildings and areas.

The following criteria are taken into account when consideration applications for shutters:

- shop front features (i.e the fascia, stall riser and pilasters, etc.) must not be covered by the grille or shutter;
- runners for the shutters must be discreetly located and match the colour of the shopfront;
- the coil housing (roller box) must be concealed behind the fascia (shop sign) or other

feature;

- the shutters are punch lath and in a colour to match the shop.

Roller shutters of a solid appearance are unsightly and not generally acceptable.

The proposed security shutters would be punch hole design, which are generally considered to be acceptable and are the same as those on the adjoining property, 3 Main Road, which were approved on 3 May 2016 (MC/16/0845).

In assessing proposals for new security shutters, the need to secure the property must be balanced against the visual impact of roller shutters in the street scene. In this instance, the punched opening shuttering is considered to be more appropriate in its visual appearance than other types of shutters, solid or pinhole.

The proposed roller shutters would fit into existing openings and would not obscure the entire frontage of the building. The housing would be located behind the proposed fascia sign.

In this instance, the proposed shutters would meet the criteria specified in the Design Guidance, and as such would comply with paragraph 58 of the NPPF and Policies BNE1 and BNE9 of the Local Plan in terms of design and appearance.

#### *Local Finance Considerations*

There are no local finance considerations raised by this application.

### **Conclusions and Reasons for Approval**

The application raise no new matters of principle and is acceptable in terms of design and appearance and Medway Council's Design Guidance on security shutters. Accordingly the application would comply with Paragraph 58 of the NPPF and Policies BNE1 and BNE9 of the Local Plan and is recommended for approval.

The application would normally fall to be determined under Officer delegated powers, but is being referred to Committee for consideration due to the Committee's resolution in respect of application MC/16/3243.

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### **Background Papers**

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>