

Reference: 18/00979/FUL	Site: For Your Eyes Only 16 Commonwealth House Montreal Road Tilbury Essex RM18 7QX
Ward: Tilbury Riverside And Thurrock Park	Proposal: Replacement of shopfront and shutters

Plan Number(s):		
Reference	Name	Received
16CH	Elevations	9th July 2018
(No Nos.)	Location Plan	9th July 2018

Applicant: Thurrock Council	Validated: 13 July 2018 Date of expiry: 17 September 2018 (extension of time agreed with applicant)
Recommendation: Approve, subject to conditions.	

The application is to be determined by the Planning Committee as the Council's Corporate Property Department is the applicant, in accordance with Chapter 5, Part 3 (b), paragraph 2.1 of the Council's Constitution.

1.0 DESCRIPTION OF PROPOSAL

1.1 The application seeks planning permission to replace the existing shop front and shutters with a new powder coated aluminium storefront, a toughened safety glazing panel, door and roller shutter.

2.0 SITE DESCRIPTION

2.1 The application site is within a streetscene of similar shops and retail establishments, on the west side of Montreal Road. The building has commercial premises on the ground floor and residential units on the first and second floors above.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
17/00575/FUL	Change of use from A1 (retail) to A5 (hot food takeaway)	Refused

4.0 CONSULTATIONS AND REPRESENTATIONS

4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: www.thurrock.gov.uk/planning

4.2 PUBLICITY:

This application has been advertised by way of individual neighbour notification letters and public site notice which has been displayed nearby. No comments have been received.

4.3 CORPORATE PROPERTY:

In support of this application.

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (NPPF)

5.1 The NPPF (revised) was published in July 2018. Paragraph 11 of the Framework sets out a presumption in favour of sustainable development. Paragraph 212 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions.

5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals:

12. Achieving well-designed places

Planning Practice Guidance

5.3 In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains 42 subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design
- Ensuring the vitality of town centres

Local Planning Policy

Thurrock Local Development Framework (as amended) 2015

5.4 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in 2015. The following Core Strategy policies apply to the proposals:

Thematic Policies:

- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)²

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)²
- PMD2 (Design and Layout)²

[Footnote: ¹New Policy inserted by the Focused Review of the LDF Core Strategy. ²Wording of LDF-CS Policy and forward amended either in part or in full by the Focused Review of the LDF Core Strategy. ³Wording of forward to LDF-CS Policy amended either in part or in full by the Focused Review of the LDF Core Strategy].

Thurrock Local Plan

5.5 In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a ‘Call for Sites’ exercise. Consultation on an Issues and Options (Stage 2 Spatial Options and Sites) document will be undertaken in 2018.

Thurrock Design Strategy

5.6 In March 2017 the Council launched the Thurrock Design Strategy (DS). The DS sets out the main design principles to be use by applicants for all new development in Thurrock. The DS is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

6.1 The assessment below covers the following areas:

- I. Principle of the Development
- II. Design and Layout
- III. Impact upon Neighbouring Amenity

I. PRINCIPLE OF THE DEVELOPMENT

6.2 The application site is within a streetscene of similar shops and retail establishments, therefore the development would be acceptable in principle.

II. DESIGN AND LAYOUT

6.3 The proposal would be in keeping with the character of the street scene and would provide much needed modernisation of the property. The proposal would therefore be in compliance with Policies CSTP22 and PMD2, as well as the NPPF.

III. IMPACT ON NEIGHBOURING AMENITY

6.4 The footprint of the property would not be changed as a result of the proposal, nor would any additional windows be introduced. There would therefore be no impact upon neighbouring amenity, in accordance with Policy PMD1.

7.0 CONCLUSIONS

7.1 The proposal would be compliant with Policies CSTP22, PMD1 and PMD2, as well as relevant chapters of the NPPF and would be acceptable.

8.0 RECOMMENDATION

8.1 Approve, subject to the following conditions:

TIME LIMIT

1. The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Act

2004.

PLANS

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

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Reason: For the avoidance of doubt and the interest of proper planning.

Materials and finishes as detailed within application

3. The materials to be used on the external surfaces of the development hereby permitted shall be implemented as detailed within the application.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development [2015].

Informative(s)

- 1 **Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

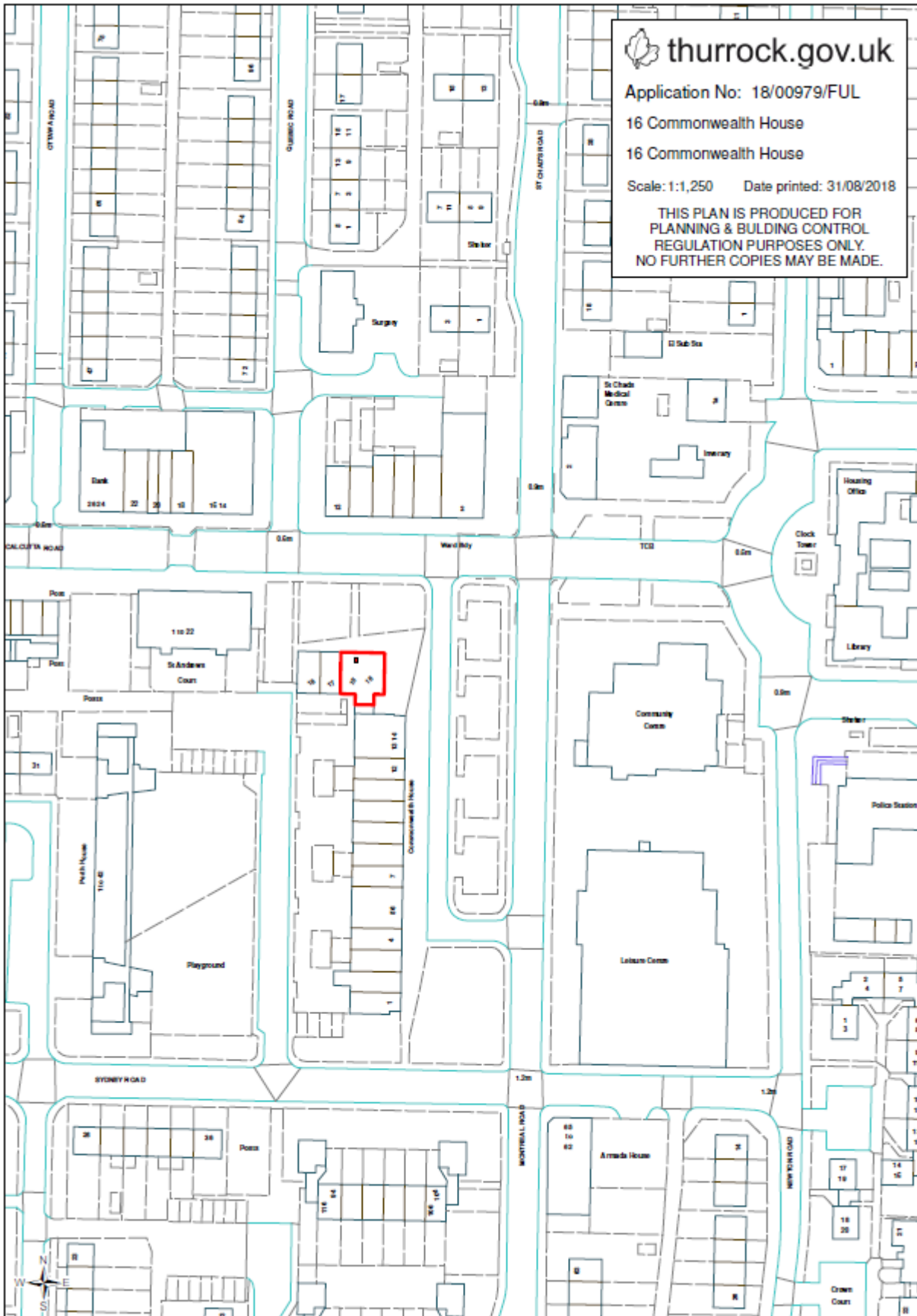
- 2 **Permission for Advertisements / Signage**

This permission does not extend to advertisements or signage. The addition of any such would require additional permissions.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning



 **thurrock.gov.uk**
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