

<p>Reference: 20/00743/TBC</p>	<p>Site: Star Furniture 10 Defoe Parade Chadwell St Mary Essex RM16 4QR</p>
<p>Ward: Chadwell St Mary</p>	<p>Proposal: Replacement of shop front and electric roller shutter</p>

Plan Number(s):		
Reference	Name	Received
20200422	Existing and Proposed Plans	18th June 2020
No Nos.	Site Layout	18th June 2020

<p>The application is also accompanied by: N/A</p>	
<p>Applicant: Thurrock Council</p>	<p>Validated: 24 June 2020 Date of expiry: 25 September 2020 (Extension agreed with Applicant)</p>
<p>Recommendation: Approve subject to conditions</p>	

This application is scheduled as a Committee item because the Council is the applicant and landowner (in accordance with Part 3 (b) Section 2 2.1 (b) of the Council's constitution).

1.0 DESCRIPTION OF PROPOSAL

- 1.1 This application seeks planning permission for the installation of a new shop front to the currently vacant unit. The new shop front would be constructed from toughened glass, set within black aluminium frames and the entrance would be relocated so that it is central within the shop front. A new sign board panel is also to be installed, to replace the existing, however no advertisements are proposed due to the unit being vacant.

- 1.2 Also proposed is the replacement of the existing shutter with a solid black electric roller shutter.

2.0 SITE DESCRIPTION

- 2.1 The application site is a currently vacant shop unit located within the parade of shops known as Defoe Parade, Chadwell-St-Mary. Prior to the unit being vacant, it was used as a furniture shop known as Star Furniture.
- 2.2 Defoe Parade features a combination of commercial units at ground floor and residential units above. The commercial properties have a variety of uses.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
64/00710/FUL	12 lock up shops and garages	Approved
67/00623/FUL	Shopfront	Approved
69/00179/FUL	Alterations and Roofing over Rear Yard	Approved
89/00041/FUL	Construct pitched roof and alter parapet finishes	Approved

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

PUBLICITY:

- 4.2 The application has been advertised by way of neighbour letters and a site notice erected nearby to the site. No comments were received.

4.3 HIGHWAYS:

No objections.

5.0 POLICY CONTEXT

5.1 National Planning Policy Framework (NPPF)

The revised NPPF was published on 19th February 2019. The NPPF sets out the Government's planning policies. Paragraph 2 of the NPPF 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. The following chapter headings and content of the NPPF are particularly relevant to the consideration of the current proposals:

2. Achieving sustainable development
4. Decision-making
8. Promoting healthy and safe communities
12. Achieving well-designed places

5.2 National Planning Practice Guidance (NPPG)

In March 2014 the former 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. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design;
- The use of planning conditions.

5.3 Local Planning Policy: Thurrock Local Development Framework (2015)

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

Thematic Policies:

- CSTP7: Network of Centres
- CSTP8: Viability and Vitality of Existing Centres
- CSTP22: Thurrock Design

Policies for the Management of Development

- PMD1: Minimising Pollution and Impacts on Amenity
- PMD2: Design and Layout

5.4 Thurrock Local Plan

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. In December 2018 the Council began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has now closed and the responses have been considered and reported to Council. On 23

October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council's website and agreed the approach to preparing a new Local Plan.

5.5 Thurrock Design Strategy

In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new/development in Thurrock. The Design Strategy 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 development
- ii. Design of development and relationship with surroundings
- iii. Amenity Impacts
- iv. Highways

I. PRINCIPLE OF DEVELOPMENT

6.2 The proposed alterations are acceptable in principle given that they are required in association with the operation of the building and there are no changes to the proposed use of the site.

II. DESIGN OF DEVELOPMENT AND RELATIONSHIP WITH SURROUNDINGS

6.3 The unit is located within the parade of shops at Defoe Parade, where a variety of shops fronts exist on the commercial premises and a number of the premises feature roller shutters. The new shopfront would be between other similar units and would not therefore appear uncharacteristic within the immediate context. As a result the proposal would not appear out of character with the parade of shops or wider location. The proposals comply with Policies CSTP22 and PMD2 of the Core Strategy in this regard.

III. AMENITY IMPACTS

6.4 It is not considered that the proposals would have any significant adverse amenity impacts for surrounding residents and the proposals would comply with Policy PMD1 in this respect.

IV. HIGHWAYS

6.5 The Council's Highways officer was consulted and raised no objections to the proposal. It is therefore considered the proposal would result in no impact upon the

highway.

7.0 CONCLUSIONS

7.1 The proposal would be compliant with the relevant Core Strategy policies, as well as relevant chapters of the NPPF and would be acceptable.

8.0 RECOMMENDATION

8.1 Approve, subject to 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 in the interest of proper planning.

MATERIALS AND FINISHES AS DETAILED WITHIN APPLICATION

3 The materials to be used on the external surfaces and roller shutter 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].

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

