

<b>Reference:</b> 16/00324/FUL	<b>Site:</b> Fresh Fill 64 Orsett Road Grays Essex RM17 5EH.
<b>Ward:</b> Grays Riverside	<b>Proposal:</b> New shop front including entrance doors and window.

<b>Plan Number(s):</b>		
Reference	Name	Received
1:1250 @ A4	Location Plan	12th April 2016
Existing Photograph DWG: 01.	Existing Elevations	12th April 2016
Trade info DWG: 02 (1 <sup>st</sup> Floor).	Proposed Elevations	12th April 2016
Trade info DWG: 03 (1 <sup>st</sup> Floor).	Proposed Elevations	12th April 2016
Trade info DWG: 04 (Shop Front).	Proposed Elevations	12th April 2016
INFO 1-2-3	General Documents	12th April 2016

The application is also accompanied by:	
- N/A.	
<b>Applicant:</b> Mr Peter Morrish	<b>Validated:</b> 6 May 2016 <b>Date of expiry:</b> 1 July 2016
<b>Recommendation:</b> Approve, subject to conditions.	

This application is scheduled for determination by the Council's Planning Committee because the application is connected with a relative of a member of staff within the Environment and Place Directorate (in accordance with Part 3 (b) Section 2, paragraph 2.1 (c) of the Council's Constitution).

## 1.0 DESCRIPTION OF PROPOSAL

- 1.1 The proposal seeks planning approval for a new shop front including entrance doors and new window [replacement windows are also proposed to the first floor however these do not require planning permission].

## 2.0 SITE DESCRIPTION

- 2.1 The property is situated on Orsett Road forming part of an existing parade of shops in Grays town centre.
- 2.2 The property features a Sandwich Bar (Use Class A1) at ground floor level and offices (Use Class B1) at first floor level.

### **3.0 RELEVANT HISTORY**

- 3.1 None.

### **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/16/00324/FUL](http://www.thurrock.gov.uk/planning/16/00324/FUL)

#### **PUBLICITY:**

- 4.2 The application has been advertised by way of individual neighbour letters and a public site notice has also been displayed. No responses have been received. Members will be advised should any letters be received prior to the meeting.

### **5.0 POLICY CONTEXT**

#### National Planning Policy Framework

- 5.1 The NPPF was published on 27th March 2012. Paragraph 13 of the Framework sets out a presumption in favour of sustainable development. Paragraph 196 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. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.
- 5.2 The following headings and content of the NPPF are relevant to the consideration of the current proposals.
  2. Ensuring the vitality of town centres
  7. Requiring good design
- 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 sub-topics. 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

- 5.4 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in December 2011. The following Core Strategy policies apply to the proposals:

Thematic Policies:

CSTP22 (Thurrock Design)

Policies for the Management of Development:

PMD1 (Minimising Pollution and Impacts on Amenity)<sup>2</sup>

PMD2 (Design and Layout)<sup>2</sup>

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

- 5.5 The Core Strategy has been subject to a focused review for consistency with the (NPPF). The focused review document was submitted to the Secretary of State for independent examination on 1 August 2013, and examination hearings took place on 8 April 2014. The Inspector's report was received in October 2014 and was approved by Council on 28<sup>th</sup> January 2015. Minor changes have been made to some policies within the Core Strategy; the policies affected by the changes are indicated above.

## **6.0 ASSESSMENT**

- 6.1 The principal issues to be considered in this case are:

- I. Plan designation and principle of development
- II. Design and Appearance

### **I. PLAN DESIGNATION AND PRINCIPLE OF DEVELOPMENT**

- 6.2 This application only seeks planning permission for external alterations which would not alter the use of the premises. Consequently, there are no land use objections to the development.

**II. DESIGN AND APPEARANCE**

6.3 The proposed new shop front entrance doors and window would improve the appearance of the property and wider shopping parade.

6.4 There would be no negative impact on the amenity of the adjacent or nearby neighbours or premises. The proposal therefore complies with policies PMD1 and PMD2 of the Core Strategy.

**7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL**

7.1 The proposed new shop front entrance doors and new window would not result in any detrimental impact to neighbouring privacy and amenity and would improve the appearance of the parade. The proposal satisfies policies PMD1, PMD2, CSTP22 of the Core Strategy, and the relevant criteria of the NPPF.

**8.0 RECOMMENDATION**

8.1 Approve, subject to the following conditions:

**Condition(s):**

**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 Purchase Act 2004.

**Materials**

2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the application form and information submitted with this application.

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

**Plans**

3 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.

**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](http://www.thurrock.gov.uk/planning)



