

**PLANS LIST
ITEM D**

26 Coombe Road, Brighton

**BH2012/03343
Full planning consent**

09 JANUARY 2013

BH2012/03343 26 Coombe Road, Brighton



**Brighton & Hove
City Council**



Scale: 1:1,250

<u>No:</u>	BH2012/03343	<u>Ward:</u>	MOULSECOOMB & BEVENDEAN
<u>App Type:</u>	Full Planning		
<u>Address:</u>	26 Coombe Road, Brighton		
<u>Proposal:</u>	Installation of new shop front.		
<u>Officer:</u>	Chris Swain Tel 292178	<u>Valid Date:</u>	06/11/2012
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	01'01/ 2013
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Rapeed Group Design, 106 Lower Addiscombe Road, Croydon		
<u>Applicant:</u>	Mr Fergus Inglis, Sharps Pharmacy, 26 Coombe Road, Brighton		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **REFUSE** planning permission for the reason set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site relates to a two storey terraced building to the southern side of Coombe Road. There is an A1 retail unit (chemist) to ground floor level with a residential flat above. The retail unit is sited within a parade of shops that continue up to the junction with Riley Road to the east. The road slopes steeply up from west to east.

3 RELEVANT HISTORY

88/2156/F: Single storey rear extension to shop, improvements to first floor flat and new shop front. Approved on 13 December 1988.

4 THE APPLICATION

- 4.1 Planning permission is sought for a replacement aluminium shopfront.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** Six (6) letters of representation have been received from **No.16, Tenantry Road, Nos. 22 and 30 Coombe Road, No. 66 Ewhurst Road, No. 52A Blatchington Road and No. 4 Ladysmith Road** supporting the application for the following reasons:
- A new shopfront is badly needed to keep in line with other modern shops in the area.

Internal:

- 5.2 **Sustainable Transport:** No objection. The proposed shopfront is deemed acceptable and a level threshold is provided to ensure all members of society can access the shop.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- The Regional Spatial Strategy, The South East Plan (6 May 2009);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006);
 - Brighton & Hove Local Plan 2005 (saved policies post 2004).
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.
- 6.5 All material considerations and any policy conflicts are identified in the considerations and assessment section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD5	Design – street frontages
QD10	Shop fronts
QD27	Protection of Amenity
SU13	Minimisation and re-use of construction industry waste

Supplementary Planning Documents:

SPD02	Shop Front Design
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8 CONSIDERATIONS & ASSESSMENT

- 8.1 The main considerations in the determination of this application relate the impact of the proposal upon the character and appearance of the building, the Coombe Road street scene and the wider surrounding area.

Planning Policy:

8.2 Policy QD10 of the Brighton & Hove Local Plan states:

- 'Replacement shopfronts and alterations to existing shopfronts will be permitted provided that the proposed shopfronts and fascia:*
- a. respect the style, proportions, detailing, colour and materials of the parent building and surrounding shopfronts / buildings;*
 - b. retain a visible means of support to the buildings above and do not interrupt any architectural details;*
 - c. are part of an overall design strategy which covers all elements of the shopfront, including shop-shutters, blinds, advertisements and signs; and*
 - d. allow access for everyone including wheelchair users, the visually impaired and other people with disabilities'.*

Design:

- 8.3 The proposal involves the replacement of the existing timber framed frontage with a more contemporary, aluminium framed shopfront. The proposed shopfront would run flush along the frontage of the unit with a centrally located entrance. There would be a full height, glazed panel either side of the door and another glazed panel above the entrance. The existing recessed timber door and frame to the first floor flat would be retained. The aluminium shopfront would be finished in a grey, powder coated finish. The existing fascia board and unsightly box shutter would remain.
- 8.4 The use of aluminium frames is considered an inappropriate material on this building. The existing shopfront is timber framed and there is no justification in design terms to replace with aluminium frames which fail to respect the traditional character of the building or the area.
- 8.5 Other than No.20 Coombe Road, all of the properties in the parade have timber framed shopfronts. The majority of these shopfronts are also traditional in design and make a positive contribution to the appearance and character of the area.
- 8.6 No. 20 Coombe Road has an unsympathetic aluminium shopfront. This was granted permission in 1986 before the current Brighton & Hove Local Plan and the Supplementary Planning Document "Shopfronts" (SPD02) were adopted and does not set a precedent for future unacceptable development in the area. Furthermore SPD02 specifies that replacement shopfronts must offer an enhancement over the existing shopfront and must represent a clear improvement in design quality. The purpose of the policy is to ensure that over a period of time the quality of design of an entire street scene can be improved to enhance the surrounding area.
- 8.7 The proposal clearly fails to provide a clear improvement in the design of the existing shopfront.
- 8.8 QD10 states:
'Many local shopfronts incorporate traditional features such as a recessed doorway, a timber frame and fascia with mouldings and a rendered or brick stall

riser. These features make a valuable contribution and their retention will be sought'.

- 8.9 The failure to incorporate a stall riser or a fanlight detracts from the traditional character and appearance of the shopfront. The stall riser and fanlight are important traditional features that one would expect to be present on a shopfront of this period. Furthermore, the existing recessed doorway forms part of the traditional character of the shopfront and the failure to replicate this feature would further harm the appearance or character of the building.
- 8.10 The bland, featureless proposed frontage has little visual interest, fails to respect the traditional character of the building and would result in an incoherent and incongruous alteration that would be detrimental to the appearance and character of the building and the Coombe Road street scene. The proposed contemporary design and use of aluminium would also jar with the existing timber entrance door and surround of the adjoining first floor flat and would further harm the appearance and character of the building.
- 8.11 Overall, the proposed shopfront is considered to be inappropriate in regards to both the design and proposed materials and would detract significantly from the appearance and character of the property, the Coombe Road street scene and the wider surrounding area.

Impact on Amenity:

- 8.12 The proposed shopfront would not extend beyond the existing building frontage and there would not be any harm to the amenity of neighbouring occupiers.

9 CONCLUSION

- 9.1 The proposal, by reason of design, materials and detailing would result in an unsympathetic and visually harmful alteration that fails to represent an improvement in the design of the existing shopfront and is detrimental to the character and appearance of the existing building, the Coombe Road street scene and the wider surrounding area.

10 EQUALITIES

- 10.1 None.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reason for Refusal:

1. The proposal, by reason of design, materials and detailing would result in an unsympathetic and visually harmful alteration that fails to represent an improvement in the design of the existing shopfront and is detrimental to the character and appearance of the existing building, the Coombe Road street scene and the wider surrounding area. As such the proposal is contrary to policies QD1, QD2 and QD10 of the Brighton & Hove Local Plan and the Supplementary Planning Document on Shop Front Design (SPD02).

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11.2 Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Proposed shop front elevation (1:50)	001		06/11/2012
Proposed shop front elevation (1:25)	001		19/10/2012
Existing shop front elevation	002		01/11/2012
Existing shop front plan	003		01/11/2012
Proposed shop front plan	004		01/11/2012
Proposed shop front section	005		01/11/2012
Site location Plan			19/10/2012

2. In accordance with the National Planning Policy Framework the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.

