



# Planning Committee

## 29 September 2015

<b>Planning application no.</b>	15/00872/FUL
<b>Site</b>	270 Newhampton Road East, Wolverhampton WV1 4AW
<b>Proposal</b>	External security shutters to shopfront
<b>Ward</b>	St Peters
<b>Applicant</b>	Mr M Aftab
<b>Agent</b>	
<b>Cabinet Member with lead responsibility</b>	Councillor Peter Bilson Economic Regeneration and Prosperity
<b>Accountable director</b>	Nick Edwards Service Director City Assets
<b>Planning officer</b>	Name Colin Noakes Tel 01902 551124 Email Colin.noakes@wolverhampton.gov.uk

### 1. Summary Recommendation

1.1 Refuse.

### 2. Application site

- 2.1 The application property is in a prominent position on the corner of Newhampton Road East and Paget Street. This two storey end terrace building is located within the Park Conservation Area.
- 2.2 The ground floor of the building is currently a letting agency with residential apartments above. The shopfront consists of a display window and entrance door on the Newhampton Road East frontage with a further two display windows facing Paget Street.

### 3. Application details

- 3.1 The application is for full length external 'punched lath' security shutters to all display windows and the entrance door.

## **4 Relevant Policy Documents**

- 4.1 National Planning Policy Framework (NPPF)
- 4.2 The Development Plan:  
Wolverhampton Unitary Development Plan (UDP)  
Black Country Core Strategy (BCCS)

## **5. Legal Implications**

- 5.1 There are no legal implications arising from this report (LD/02092015/A)

## **6. Appraisal**

- 6.1 The key issues to be considered when determining this application are:
  - Shopfront Design
  - Impact on the conservation area

### Shopfront Design

- 6.2 The Council does not support the use of external security shutters unless there are sufficient extenuating circumstances. This is due to the adverse effect they have on the appearance of the property and the general streetscene. The proposed shutter box and guide rails would appear as a crude addition to this attractive shopfront, even when the shutters were open. When closed the shutters would present a blank and forbidding appearance creating a deadening effect on the streetscene, thus promoting the fear of crime. Consequently the use of external shutters contributes to the negative perceptions visitors have of the City.
- 6.3 Where it can be proven there is a severe and persistent crime problem which could be alleviated by the use of external shutters, then they have been permitted. Although no evidence has been submitted with the application to justify the need for shutters, the applicant has advised that there have been two recent incidents. The first involved the breaking of the glass within the shopfront and the second was an arson attack at the rear of the property. Although the shutters may have prevented the first attack they would not have prevented the arson attack on the property. Consequently, it is not considered there is enough evidence to suggest there is a persistent vandalism problem at the property.

### Impact on the conservation area

- 6.5 The property is within the Park Conservation Area. The Council has a statutory duty under section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 to ensure all proposed development in conservation areas either preserves or enhances the character of the conservation area.
- 6.6 Due to the bulky and crude façade, the external shutters would create, they would fail to preserve or enhance the character and appearance of the conservation area. Therefore, the proposed shutters fail to meet the statutory requirement and would not preserve or enhance the character or appearance of the conservation area.

## **7. Conclusion**

- 7.1 The proposed external shutters are of a poor design and will appear as bulky and crude additions to the shopfront. The shutters when closed would present a blank and forbidding appearance creating a deadening effect on the streetscene, thus promoting the fear of crime. The proposed development also fails to preserve or enhance the features that contribute positively to the character and appearance of the conservation area in which the property sits.

## **8. Detailed Recommendation**

- 8.1 That planning application 15/00872/FUL be refused for the following reason:
- The proposed external shutters are of a poor design and will appear as bulky and crude additions to the shopfront. The shutters, when closed, would present a blank and forbidding appearance creating a deadening effect on the streetscene, thus promoting the fear of crime. The proposed development also fails to preserve or enhance the features that contribute positively to the character and appearance of the conservation area in which the property sits. The proposed development is therefore contrary to Black Country Core Strategy policies ENV3 Design Quality and CSP4 Place Making and UDP policies D3 Urban Structure, D4 Urban Grain, D6 Townscape and Landscape, D9 Appearance and HE5 Control of Development in a Conservation Area.



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