

## Report for Resolution

**Report to** Planning Applications Committee  
10 September 2009

**Report of** Head of Planning and Regeneration Services

**Subject** 09/00569/F 279 Aylsham Road Norwich NR3 2RE

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Item  
**5(5)**

### SUMMARY

**Description:** External alterations including new shopfront.  
**Reason for consideration at Committee:** Objection  
**Recommendation:** Approved subject to conditions  
**Ward:** Catton Grove  
**Contact officer:** Elizabeth Franklin Planner  
**Date of validation:** 11 August 2009  
**Applicant:** Tesco Stores Ltd  
**Agent:** Richard Mabb

### INTRODUCTION

#### The Site

##### Location and Content

1. The site is located on the east side of Aylsham Road, immediately to the south of Mecca Bingo Hall. It is the northern part of a recently subdivided fishing tackle shop and would provide a Tesco Express, with the remaining part of the fishing tackle shop contained in the south part of the building. Parking space is already located on the forecourt of the shop.
2. Immediately to the north of the site is a vehicular access under the southern two storey part of the bingo hall through to car parking for that site. Servicing of the shop will be through that vehicular access to store rooms at the rear.

##### Relevant Planning History

3. 08/01219/CLE – Application for a Certificate of Lawful Use for the continued use of the premises for retail (Class A1) with ancillary storage and offices – Granted 2 February 2009
4. 09/00565/A – Proposed fascia and hanging signs for Tesco Express – Approved 26 August 2009
5. 09/00566/F – Insertion of 2no condenser units – Not yet determined

## The Proposal

6. The proposal is for external alterations to the shop which will include ventilation panels to the bin store, which will be located under the access. A new shop front will be installed as the existing shop front for the angling shop extends across the entire building. The use as retail premises is authorised.
7. Seven car parking spaces which include one disabled parking space, and 4 cycle racks are proposed to the car parking area to the front of the shop, which will be shared by the angling shop.

## Representations Received

8. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received citing the issues as summarised in the table below. The consultation period will expire on 11 September 2009.
- 9.

Issues Raised	Response
Customers of bingo and the angling shop park on the highway and obstruct driveways of residents. Likely to get worse with new shop. Would be overcome with marking roads for residents, dropping kerbs and have more traffic wardens.	See paragraphs 11 and 13-17

## Consultation Responses

10. Transportation – The vehicular access should be clearly signed, and cycle parking provision should be improved for customers and staff from 2 spaces in total to 12.

# ASSESSMENT OF PLANNING CONSIDERATIONS

## Relevant Planning Policies

### Relevant National Planning Policies

PPS1 – Delivering Sustainable Development

PPG13 - Transport

### Relevant Strategic Regional Planning Policies – East of England Plan May 2008

ENV7 – Quality in the Built Environment

### Relevant Saved Local Plan Policies – City of Norwich Replacement Local Plan Adopted Version November 2004

HBE12 – High Quality of Design;

SHO12 – Developments adjacent to District and Local Centres

TRA6 – Parking Standards;

TRA7 - Cycle Parking Standards;

TRA8 – Servicing provision

## **Principle of Development**

### **Policy Considerations**

11. The use of the site is A1 and this will not change. Car parking has been provided on the forecourt of the shop historically but the proposal formalises the arrangement of the car parking and cycle spaces.

### **Design**

12. The changes shown to the shop front are acceptable and have no other implications in respect of amenity or adverse impact in the street scene.

## **Transport and Access**

### **Vehicular Access and Servicing, Car and Cycle Parking**

13. Policies TRA6 and TRA7 require that adequate provision should be made for car and cycle parking for staff and customers to particular standards and TRA8 for servicing in respect of new developments. However, the current proposal represents proposed changes to an existing retail premises and, consequently, it is recognised that the application of the standards for new development proposals may not be appropriate.
14. The access is not within the ownership of the applicants and therefore they are unable to agree to any changes or recommendations made by consultees
15. Car parking proposed is for 6no car spaces and 1no disabled space, with cycle parking provision for 4no spaces for both staff and customers.
16. Parking restrictions on the highway operate Monday to Saturday 8am – 6.30pm which enable additional parking after 6.30pm each day and loading during the day.
17. Whilst the applicants have been advised of recommendations to improve the access and provide additional cycle spaces, they have responded that the frontage parking area is not in their ownership but have increased the cycle parking provision to 4 spaces. They have acknowledged the recommendations but have said that any additional cycle parking stands would result in parking spaces having to be removed from the site to accommodate the additional stands.

## **Conclusions**

18. The use of the shop is not an issue in this case and the shop front proposed is acceptable in terms of design and materials. Parking provision has been considered by the applicant and arranged to accommodate 7 spaces in all with 4 cycle parking spaces. Whilst additional parking provision is desirable it cannot be provided on the site.

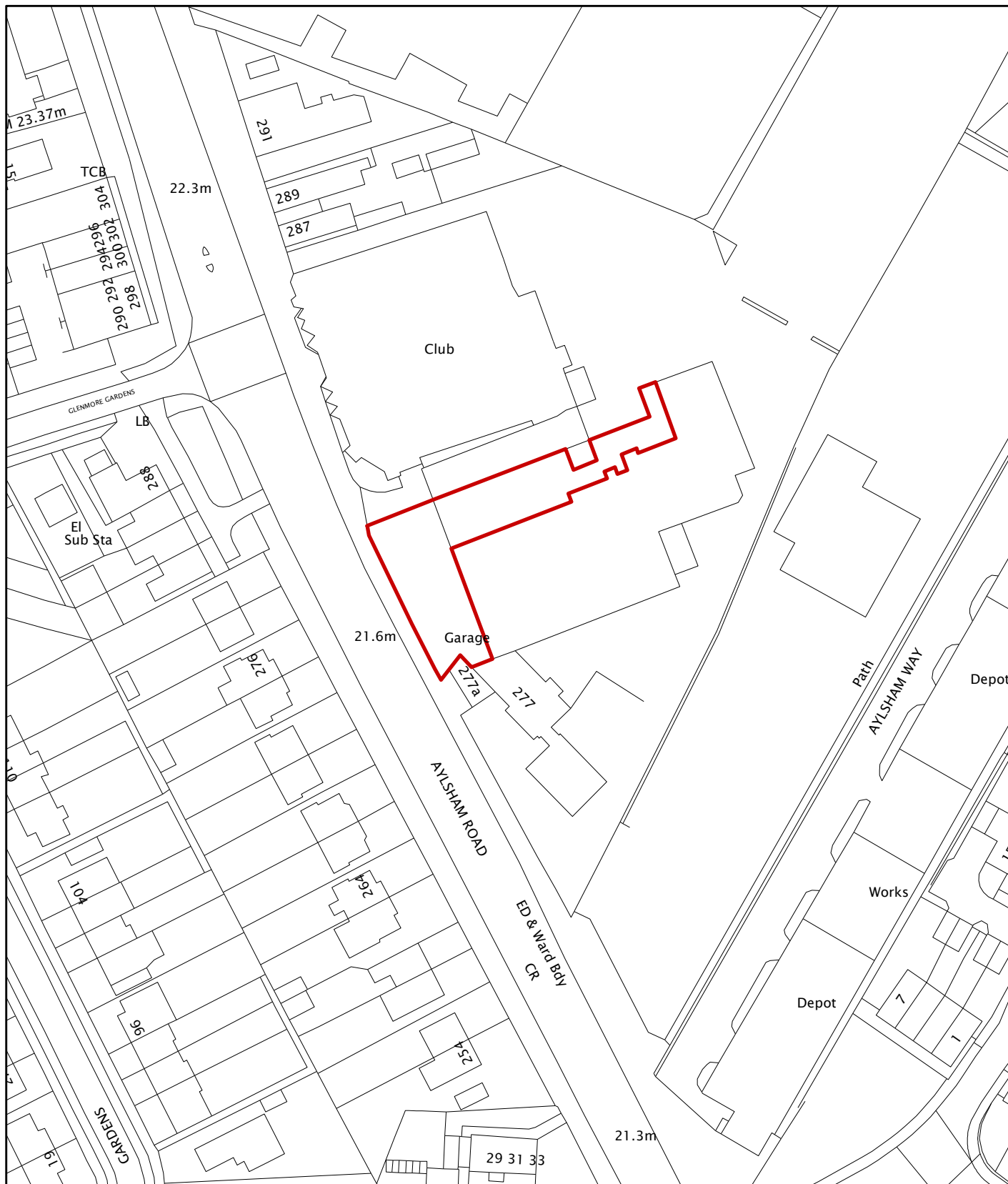
19. The use of the shop (A1) is established and the improvements to the shop front and parking area will make a positive contribution to the area and therefore the application is recommended for approval subject to conditions.

## **RECOMMENDATIONS**

To approve Application No 09/00569/F – 279 Aylsham Road, Norwich and grant planning permission, subject to the following conditions:-

1. Commencement within 3 years.
2. In accordance with submitted plans.
3. Car parking to be laid out and available before use commences.

The decision is made with regard to saved policies HBE12, SHO12, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The change to the shop front and external alterations will not have an adverse impact on the street scene, nor the area as a whole as the existing car parking area will have an improved layout for car and cycle parking, and the shop front will be of a high quality of materials and design.



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Planning Application No - 09/00569/F  
 Site Address - 279 Aylsham Road, Norwich  
 Scale - 1:1000



**NORWICH**  
 City Council

DIRECTORATE OF REGENERATION  
 AND DEVELOPMENT

