

15/11/2005

Item 1.4**Reg. No.** 9/2005/1135/F**Applicant:**

Ms C Leach
2 Main Street
Hilton
Derbyshire
DE65 5FF

Agent:

Philip C Anthony
40 Uttoxeter Road
Mickleover
Derby
DE39GE

Proposal: The retention of a new door and front windows at 46 Main Street Hilton Derby

Ward: Hilton

Valid Date: 23/09/2005

The application is brought to Committee at the request of Councillor Mrs Walton.

Site Description

No 46 Main Street is situated in a prominent position fronting onto the junction of Mill Lane and Main Street, the main road through the village of Hilton. The property is situated at the end of a group of terraced buildings but orientated with the gable end forming the main elevation fronting onto the street. Main Street itself comprises of a mix of residential properties and local facilities including small-scale retail uses and public houses. No 46 Main Street is used as a hairdresser's salon.

Proposal

The proposal is to install a new shop front on both ground and first floor and a new entrance door. Alterations have already been carried out with the installation of a single glazed window stretching from ground to first floor level and alterations to the doorway which have been the subject of an enforcement enquiry and a subsequent planning application (9/2005/0735/F).

Applicants' supporting information

The applicant has amended the scheme to incorporate vertical glazing bars and a rendered middle section to break up the existing expanse of window whilst maintaining the vertical emphasis of the frontage.

Planning History

The property has been used as a hairdressing salon for several years. An application for the use of the first floor for the sale of children's leisurewear was permitted in 1985. A previous application for the retention of the window and doorway in their present form (9/2005/0735/F) was refused in August 2005.

It was considered that the windows, in their installed state, are out of character with the surrounding buildings and area to the detriment of the character of the street scene. The current application seeks to address these issues.

Responses to Consultations

The Parish Council object to the application due to lack of information about the proposed details and that the window in its present form is not in keeping with adjacent properties.

Councillor Mrs Walton objects on the grounds that the proposed door and upper window in particular are totally out of keeping with the street scene.

Responses to Publicity

None

Development Plan Policies

The relevant policies are:

RSS8: None

Joint Structure Plan: None

Local Plan: None

Planning Considerations

The main issues central to the determination of this application are the impact of the proposed alterations on the character of the surrounding area.

Planning Assessment

Main Street is characterised by properties with generally small scale fenestration and a greater proportion of solid to void interrupted only by a few ground floor shop front windows of a larger scale. No 46 Main Street, unlike the surrounding properties, is situated with the gable end fronting onto Main Street forming a prominent elevation within the streetscene.

The previous planning application proposed retaining the two-storey window divided centrally by a large advertising sign. The current application proposed the division of the window into two separate windows with an advertising sign between further divided by a single vertical glazing bar in the centre of each window. The scheme has subsequently been amended to extend the height of the ground floor window and reduce the area of signage with the windows further divided into three sections by two vertical glazing bars in order to give a vertical emphasis to this prominent frontage. It is considered that the introduction of horizontal glazing bars would reduce this vertical emphasis giving the gable end a more squat appearance. Additional information has been received from the agent since formal consultation confirming that the front elevation would be white rendered with a flush white render panel between the ground floor and upper window and with the advertising signage on top. The door would be a solid wood construction with a glazed safety panel. The fenestration in this way is a different treatment to the rest of the terrace.

However, the amended scheme would be of more sympathetic proportions and give the building a more interesting contemporary appearance in this prominent location. The vertical emphasis of the window together with the separation of the windows on each floor would make it difficult to argue that this modern interpretation of the gable end would be so harmful to the character of the locality to warrant refusal of this application.

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above.

Recommendation

GRANT permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91(1) of the Town and Country Planning Act, 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).

2. Notwithstanding the originally submitted details, this permission shall relate to the amended drawing SK No. 190905/1 Rev B received on 1 November 2005.

Reason: For the avoidance of doubt, the original submission being considered unacceptable.

3. Large scale drawings to a minimum Scale of 1:10 of external joinery, including horizontal and vertical sections, precise construction method of cill and lintel details shall be submitted to and approved in writing by the Local Planning Authority before building work starts. The external joinery shall be constructed in accordance with the approved drawings.

Reason: The details submitted are inadequate to determine whether the appearance of the building would be acceptable.

9/2005/1135/F 46 Main St

Hilton

Date

House

The King's Head (PH)

Car Park

THE SITE

MAIN STREET

TO HATTON

Longridge Cottage

Playing Field

Hilton House Hotel

Car Park

Wakelyn Close

HILTON

TO EGGINGTON RD/
DERBY RD

MAIN ST PO

FIELD

DOVE RISE

MILL LANE

Mill Farm

BACKL

Sub Sta



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DISTRICT COUNCIL
CIVIC OFFICES
CIVIC WAY
SWADLINCOTE DE11 0AH

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Date Plotted 31/1/2005
Scale 1:1250

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