

6d PLAN/2020/0510

WARD: C

**LOCATION:** 86 Walton Road, Woking, Surrey, GU21 5DW

**PROPOSAL:** Proposed front canopy with roller shutters for a temporary period of 3 years.

**APPLICANT:** Mr Khan

**OFFICER:** Claire Bater

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**REASON FOR REFERRAL TO COMMITTEE**

The application was originally brought to the Committee of 29 September 2020 at the request of Councillor Aziz. The decision was deferred in order to verify the boundaries of property so Members had the correct information as it appeared that some produce was encroaching on the highway.

**PLANNING STATUS**

- Urban Area
- Neighbourhood Centre
- Medium Surface Water Flood Risk
- Thames Basin Heaths Special Protection Area (TBH SPA) Zone B (400m-5km)

**RECOMMENDATION**

**REFUSE** planning permission.

**SITE DESCRIPTION**

The application site is a two storey detached building with a retail unit at ground floor and residential accommodation above located on the north side of Walton Road, Woking within the urban area.

**PLANNING HISTORY**

PLAN/2012/0242 - Retention of a temporary timber canopy to front of shop - Refused 30.05.2012 and dismissed at appeal 22.03.2013

PLAN/2013/1126 - Proposed erection of a metal canopy structure to front elevation of shop unit including removal metal shutters - Withdrawn 07.10.2014

PLAN/2019/0474 - Proposed canopy to shop front with roller shutters - Refused 08.08.2019

PLAN/2019/0914 - Proposed canopy to shop front with roller shutters - Refused 21.10.2019 for the following reason:

1. *The proposed canopy with roller shutters due to its position and elevational treatment would fail to harmonise with the appearance of the existing building and would appear incongruous within the street scene to the detriment of the visual amenity of the area. The proposal is therefore contrary to policy CS21 of the Woking Core Strategy (2012) and the National Planning Policy Framework (2019).*

## **PROPOSED DEVELOPMENT**

This is a full planning application for the erection of a metal canopy to the front of the shop with roller shutters. It would have a depth of 2.45m, width of 5.85m and height of 3.2m.

## **CONSULTATIONS**

**County Highway Authority (SCC):** No objection or requirements.

## **REPRESENTATIONS**

None received.

## **RELEVANT PLANNING POLICIES**

### National Planning Policy Framework (NPPF) (2019)

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

### Woking Core Strategy (2012)

CS4 - Local and Neighbourhood Centres and shopping parades

CS5 - Priority Place

CS9 - Flooding and water management

CS21 - Design

### Supplementary Planning Documents (SPD's)

Woking Design (2015)

## **PLANNING ISSUES**

### Impact on Character of the Area

1. Policy CS21 of the *Woking Core Strategy (2012)* states that proposals for new development should “*create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.*”
2. The prevailing character of the street scene is residential with a distinct building line which remains despite the presence of the occasional shop. The proposed canopy structure would essentially be a metal box added to the front of the building and extend out quite a substantial depth almost to the back edge of the footpath. It is proposed that the roller shutters would be used to fully enclose the canopy when the shop is closed. Notwithstanding the addition of signage fascia, the proposal has not been altered from

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that refused under PLAN/2019/0914 and accordingly is not considered to have overcome the previous reason for refusal. It is therefore considered that the proposal would have an unacceptable impact on the character and appearance of the street scene contrary to policy CS21 of the *Woking Core Strategy* (2012) and the *National Planning Policy Framework* (2019).

3. It is worth noting the comments made in the dismissed appeal under application PLAN/2012/0242. Although in the appeal scheme the canopy was to be made from wooden posts with a corrugated pvc roof resulting in an unattractive temporary looking structure whilst the proposed features aluminium roller shutter doors with a membrane roof, they both project a similar distance from the front of the shop. The proposed canopy is taller as it features signage. The Inspector in the appeal stated *"It extends out to quite a substantial depth from the front of the shop to the back edge of the footpath and although not prominent in long views is clearly seen from medium and short distance viewpoints. It is particularly noticeable when seen from the west, notwithstanding being in line with the frontage curtilage of many properties. In part this is because of the large open forecourt of the property directly to the west of the site. Thus even in the context of the varied development nearby on the same side of the road, which includes a small backland retail warehouse, a Red-Cross property and some flat roof flats, the canopy detracts from the character and appearance of its surroundings."*
4. The proposed canopy is taller by virtue of the signage and would have a more solid appearance as a result of the roller shutter doors so would be more prominent than the canopy in the dismissed appeal. The Inspector goes on to state *"In arriving at this view I have taken into account other structures attached to shops in the locality. Almost directly opposite the appeal site is a fairly large store with a canopy forward of it. However, this structure has a more attractive permanent appearance given its deeper fascia and substantial glazed areas. Nor, given its setback from the back edge of pavement does it appear as intrusive in the manner of the canopy on the appeal building...Further east along Walton Road, and referred to by the appellant, is an unattractive flat roof extension at the front of a commercial property. However, this bears little resemblance to the canopy on the appeal premises and I have been given little information on its planning background. It does not justify the additional harm arising from the scheme for which permission is sought. Much further east again along Walton Road are 2 other extensions/canopies forward of shops. However, neither have the same unattractive appearance as the scheme before me."*
5. Following the Planning Committee held on 29 September 2020 officers have investigated the property boundaries. The Land Registry search and SCC Highways records show that the shop produce currently spills over onto highways land and other land not within the property boundaries. Land Registry documents also identified that the incorrect ownership certificate had been completed on the application form, the rectification of which has subsequently delayed the application's return before the Committee.

### Local Finance Considerations:

6. The Council introduced the Community Infrastructure Levy (CIL) on 1 April 2015. As the proposed development would not lead to additional residential floor space it is not liable for a financial contribution to CIL.

### CONCLUSION

7. Overall, it is considered that the proposal would have a detrimental impact on the character and appearance of the area. The proposed development would therefore be

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contrary to policy CS21 of the *Woking Core Strategy* (2012) and the *National Planning Policy Framework* (2019) and is recommended for refusal.

### **BACKGROUND PAPERS**

Site visit photographs (dated 09.09.2020)

### **RECOMMENDATION**

It is recommended that planning permission be REFUSED for the following reasons:

1. The proposed canopy with roller shutters due to its position and elevational treatment would fail to harmonise with the appearance of the existing building and would appear incongruous within the street scene to the detriment of the visual amenity of the area. The proposal is therefore contrary to policy CS21 of the *Woking Core Strategy* (2012) and the *National Planning Policy Framework* (2019).

### **Informatives**

1. The plans hereby refused are numbered L.01, B.01, P.01, P.02, P.03A and P.04 received by the Local Planning Authority on 07.07.2020.