

Item B. 1	06/01337/FUL	Refuse Full Planning Permission
Case Officer	Miss Helen Green	
Ward	Eccleston And Mawdesley	
Proposal	New security roller shutter screens to shopfronts of service station.	
Location	218 The Green Eccleston Lancashire PR7 5SU	
Applicant	Mr E Ishmail	
Proposal	<p>This application proposes the erection of externally fitted security roller shutters to the shop front of Eccleston Green Filling Station. The external shutters are proposed to the part of the premises known as Eccleston Green Filling Station, Eccleston Auto Spares and Eccleston Mobile Communications.</p> <p>The proposes external shutters will be fitted behind the existing projecting signs of the three windows directly facing The Green and one side window adjacent to the main entrance to the petrol station shop. The shutters will be of a 'Brick Bond' lattice style constructed from steel and power coated.</p>	
Policy	<p>GN3 – Settlement Policy – Eccleston GN5 – Building Design and Retaining Existing Landscape Features and Natural Habitats SP10 – Shopfronts Shopfronts and Signs A Design Guide for Chorley</p>	
Planning History	There is no relevant planning history	
Consultations	<p>Architecural Liaison Officer – The Architecural Liaison Officer has commented that in 2006 there were twelve reported incidents of burglary along the Green, six of which targeted commercial premises. One of these incidents was at the filling station where over £4500 of property was taken. The proposed shuttering would have prevented this offence. In the past 6 months (since 1st June 2006) there were 120 incidents of anti social behaviour reported in this location. Many of these incidents involve gathering groups of youths and the filling station is a popular location. This only increases the chance of offences being committed against the building.</p> <p>Parish Council – No comments received</p>	
Representations	<p>There have been no representations received from neighbours.</p> <p>Councillor Caunce has made the following comments:</p> <ul style="list-style-type: none"> • As a result of a break in to the premises on 03/06/06 the insurance company have requested for security grilles to be installed to all openings in the ground floor; 	

- The applicant is not allowed to keep tobacco products on the premises outside of opening hours until the shutters are fitted;
- The petrol station is open between 7.00am and 11.00pm 7 days a week and the shutters would be in operation when the least number of traffic and pedestrians are present;
- When travelling along The Green in a northerly direction the windows cannot be seen;
- There is a security roller shutter currently installed on the Chemist within the Carrington Centre;
- There is a security shutter in operation on the 'One Stop' shop on The Green;
- Internal shutters cannot be fitted as the headroom would be reduced so much as to interfere with the escape door.

Assessment

Eccleston Green Filling Station is located on the eastern side of The Green between New Mill Street and Draper Avenue, within the rural settlement of Eccleston. The application site is located within a predominantly residential area and lies outside of the shopping centre identified in the Chorley Borough Local Plan Review.

The applicant has stated in support of the application that the shutters are required in order to maintain a higher level of security at the premises after vandalism and robbery and also on the advice of the Police and insurance company. The applicant has also stated that the shutters will only be in use out of business hours. The current operating hours are 6.30am to 11.30pm 7 days a week.

In dealing with this application the main issue to consider is that of the impact of the proposed shutters on the external appearance of the premises and the impact on the streetscene and character of the area.

The provision of shutters can have a detrimental effect on both the building on which they are situated and the character and appearance of the streetscene. Policy SP10 of the Chorley Borough Local Plan Review states that proposals for shopfronts and shutters, which are not appropriate within the streetscene, will not be permitted. In addition to Policy SP10 the Council has produced Supplementary Planning Guidance on shopfronts in order to promote better-designed proposals.

The use of external shutters on shop fronts is not normally considered to be appropriate within a rural settlement such as Eccleston as they are visually unattractive and can harm the character of the area. The preferred security measures for shops are those which do not involve external shutters such as grilles, laminated glass, stall risers and internal lattice shutters.

Prior to submission of the current application the applicant entered into pre application discussions with the Local Planning Authority. The Council considered that in this case an exception could be made for the installation of shutters on the part of the premises known as Eccleston Green Filling Station. The frontage of this

property is screened from the road by the petrol station canopy, which in this case would help to reduce the visual impact of the shutters. The fact that this part of the premises is partially hidden from view may add to security problems and this issue has been taken into account as part of the application.

It is considered however that it would not be appropriate to install shutters on the parts of the premises known as Eccleston Auto Spares and Eccleston Communications. These premises are more visually prominent, allowing for greater natural surveillance increasing the visual harm which would be caused by the shutters. The fact that these windows are not used for the display of goods means that an internal means of securing the premises could be used.

The applicant states that as the premises are not separated internally there is a requirement for shutters across all of the premises. Whilst it is considered that an exception could be made for Brick Bond lattice style shutters to Eccleston Green Filling Station it is considered that shutters would not be appropriate across the more visually prominent shop frontages of Eccleston Auto Spares and Eccleston Communications. This would also raise the issue of precedent should further applications be made for external shutters on other premises nearby which would have a cumulative impact upon the visual amenity of the area.

Conclusion

Whilst the Local Planning Authority is mindful of the need to secure the premises and the particular problems associated with this property. The main issues to consider are the impact of the shutters on the streetscene and the rural character of the area. Consideration should also be made for the precedent that would be set by allowing roller shutters across all aspects of the premises. Policy SP10 of the Chorley Borough Local Plan Review and Shopfronts and Signs A Design Guide for Chorley makes it clear that the preferred security measure for shops are those which do not involve external shutters and in the case of the parts of the premises known as Eccleston Auto Spares and Eccleston Communications it is considered that the premises could be adequately secured by internal security measures.

Taking the above points into account the current proposal is not in keeping with the rural character of the area and would have a detrimental effect on the streetscene and would set a precedent for other such applications in the area, contrary to Policy SP10 and Shopfronts and Signs A design Guide for Chorley. It is therefore recommended that the application should be refused.

Recommendation: Refuse Full Planning Permission

Reasons

1. The roller shutters are contrary to Policy SP10 of the Adopted Chorley Borough Local Plan Review and the approved Supplementary Planning Guidance on Shopfronts and Signs: A Design Guide for Chorley which both seek to ensure shutters in keeping with the character of the area and are appropriate in the streetscene context.
2. The approval of the application in its present form would create an undesirable precedent for further applications of a similar nature which would be difficult to refuse and which would result in the diminution of the rural character of the wider area and

would be detrimental to the general amenity of local residents contrary to Policy SP10 and Shopfronts and Signs: A Design Guide for Chorley.
