

## ***Report to District Development Management Committee***

***Date of meeting: 1 August 2018***

**Address:** 65 High Street, Epping

**Subject:** EPF/1490/18 - Proposed new shop front

**Officer contact for further information:** C. Brown (Ext 4182)

**Democratic Services Officer:** S. Tautz (Ext 4180)



**Epping Forest  
District Council**

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### **Recommendation:**

**That planning permission is granted subject to the following conditions:**

- 1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.**
- 2. The development hereby permitted will be completed strictly in accordance with the approved drawings no's: S.F.1; S.F.2; Site Plan**

### **Report**

This application is before this Committee since it is an application that is submitted by or on behalf of Councillor C. Whitbread (*Pursuant to The Constitution, Part Two, Article 10(f)*)

### **Planning Issues**

#### **Description of Site:**

No. 65 is a 3 storey property located to the north of the High Street that forms part Epping town centre shopping parade which is set back from the main road by a service road.

The first and second floors are residential, set back from the ground floor front façade.

The ground floor comprises of a ground floor estate agent (A2) known as 'Millers' Estate Agents.

#### **Description of Proposal:**

The proposal seeks planning permission for a replacement shop front involving the re-siting of the front access door to the far right of the shop front so that it creates a larger internal floor area and a more consistent glazed display area.

#### **Relevant History:**

Fascia sign – Approved 2017

#### **Polices Applied**

National Planning Policy Framework, 2012 - Requiring Good Design

### Adopted Local Plan and Alterations (1998/2006)

DBE2 - Impact on Neighbouring Properties  
DBE3 - Design in Urban Areas  
DBE9 - Loss of Amenity  
TC5 - Window Displays

### Local Plan Submission Version 2017

The relevant policies in this case areas follows:

DM9 - High quality design

### **Summary of Representations:**

TOWN COUNCIL: Any comments received will be reported at the Committee.

3 adjoining neighbours were notified on the 21/06/2018 and no representations have been received.

### **Issues and Considerations:**

The main issues for considerations is the design of the shop front in relation to the shopping parade and the impact on the amenities of the adjoining properties.

The proposed new shopfront is considered an improvement on what presently exists involving a fully glazed shopfront display that would not detract from the vitality of the shopping centre and which is considered appropriate to the character and design of shop frontages in the parade.

The development is not considered to result in any material amenity implications presently enjoyed by the occupiers of the adjoining properties.

### **Conclusion:**

In summary, it is considered that the alterations to the shop front are minimal and appropriate in design and form that is not harmful and which would respect the character and appearance of the property and the shopping parade and complies with the relevant policies as set out above.