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**2021/0536**

Mr Subi Hussain

Installation of external rollers/shutters to front windows and doors and rear door

148 Sheffield Road, Birdwell, Barnsley, S70 5TD

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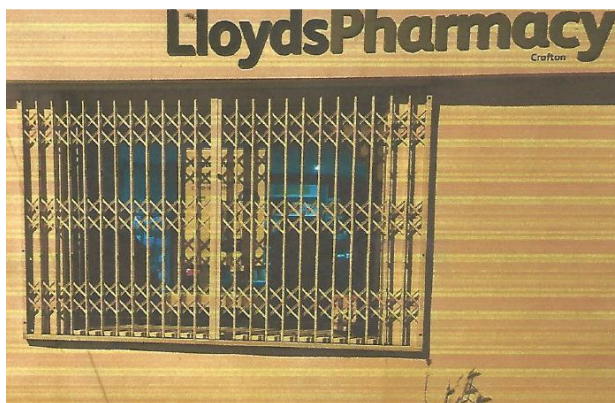
### **Site Location and Description**

The red brick, stone fronted property subject to this application is a substantial detached building occupied by a pharmacy business. The property benefits from a ramped access to the front of the premises and a small yard area to the rear.



### **Proposed Development**

The applicant seeks permission for the installation of mechanised shutters to the front window and front and rear doors of the premises. The shutters are to be perforated similar to the picture below and coloured anthracite grey. The mechanism is to be installed behind the existing fascia signage.



### **Policy Context**

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The new Local Plan was adopted at the full Council meeting held 3rd January 2019 after it was found to be sound by the appointed Planning Inspector following the examination

process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

### Local Plan

The site is allocated as Urban Fabric within the Local Plan Proposals Maps and therefore the following policies are relevant:

Policy D1 High Quality Design and Place Making  
Policy Poll1 Pollution Control and Protection  
Policy SD1 Presumption in favour of Sustainable Development  
Policy GD1 General Development

Supplementary Planning Documents (SPD):

SPD - Shop Fronts. Provides guidance in relation to shop front design and the installation of roller shutters.

### NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

### **Consultations**

Ward Councillors – No comments received

### **Representations**

Neighbour notification letters have been sent to surrounding properties and the application has been advertised by the way of a site notice; no representations have been made.

### **Assessment**

#### Principle of development

The installation of roller shutters to commercial premises are considered acceptable in principle where satisfactory standards of design are achieved, where they do not have a detrimental impact on the character of the street scene and the amenity of neighbouring residents and uses are maintained.

#### Visual Amenity

The applicant seeks permission to install mechanised grille roller shutters to the front windows and front and rear doors of the premises to provide security to the premises.

The premises are used as a chemist where a higher level of security is required due to the nature of goods available.

The shutter box will be located behind the existing fascia signage and is designed as a perforated grille rather than a solid shutter, similar to the picture above. The picture above indicates a fixed sized grille, bolted to the external wall, the authority has been assured that the shutters proposed are to be mechanised.

It is considered that the inclusion of the roller shutter will not give a signal that the area has a vulnerability to crime or be out of character with the area.

It is considered that the proposed extension and shop front would not detract from the character of the street scene and therefore, the installation of the external roller shutters are acceptable and in compliance with Local Plan Policies D1 and GD1

#### Residential Amenity

Whilst there are residential premises in the vicinity of the site, the use of the premises is existing and there are no external alterations proposed which would lead to a detrimental impact on the existing surrounding residential properties, therefore it is considered that the proposal complies with Local Plan Policy GD1 – General Development.

#### Highway safety

The proposed changes do not result in the loss of off street parking or a requirement for additional provision; it is therefore considered that the proposed would not have an impact on highway safety and is therefore acceptable.

#### **Recommendation**

Approve with conditions