

DECISION DATE 2 January 2007	APPLICATION NO. 06/01361/FUL A10	PLANNING COMMITTEE: 22 January 2007
DEVELOPMENT PROPOSED ALTERATIONS TO SHOP FRONT		SITE ADDRESS 219 MARINE ROAD CENTRAL MORECAMBE LANCASHIRE LA4 4BU
APPLICANT: Mr D Barker 3 Morecambe Road Morecambe LA3 3AA		AGENT:

REASON FOR DELAY

Awaiting consultation replies.

PARISH NOTIFICATION

N/A

LAND USE ALLOCATION/DEPARTURE

Within the Conservation Area of Central Morecambe as defined in the Lancaster District Local Plan.

STATUTORY CONSULTATIONS

Access Officer - Recommended addition of a ramp in the central seating area to cater for the change in level from front to rear and enable access to the rear for wheelchair users; door weight should be 20-25 Newtons.

County Highways - No objections.

OTHER OBSERVATIONS RECEIVED

None to date, any comments will be reported to Committee.

REPORT

This application would normally be dealt with under delegated powers as the change of use has already been agreed by Committee in January 2006, however, the application site is part-owned by Cllr Ashworth and the application must therefore be decided by the Planning Committee.

The property is a three-storey Grade II Victorian terraced property located within the Central Morecambe Conservation Area. The property is in a prominent frontage on the corner of Marine Road Central and Northumberland Street adjacent to the Winter Gardens and directly opposite the War Memorial. At first and second floor level the property has three symmetrical bowed windows and a uniformity of design.

The alterations include the introduction of traditional shop front features and a frameless glass entrance screen and the installation of internal security shutters.

This application is in support of a previous planning approval for a change of use of the shop to a café bar that was approved by Planning Committee in January 2006. The shop front has been revised in accordance with the recommendations of the Conservation Team.

There is a joint Townscape Heritage Initiative application for the adjoining J & G Warehouse and coffee shop to re-instate the ground floor façade and improve the terrace's appearance which has recently been approved as a delegated decision.

The re-design of the shop front conforms with the guidance outlined in SPG 7: Shop fronts and Advertisements Design Guide and the objectives of the Townscape Heritage Initiative grant.

The frameless glass shop front is acceptable and will contrast well with the proposed canopy. It is a requirement of the Townscape Heritage Initiative grant that there are no roller shutters installed externally and the internal roller shutters are an attractive solution to any potential security concerns.

The proposed alterations are improvements to the previous approval and have the support of the Conservation Officer, as such the Planning Committee is urged to approve the application in accordance with the recommended conditions.

HUMAN RIGHTS IMPLICATIONS

This application has to be considered in relation to the provisions of the Human Rights Act, in particular Article 8 (privacy/family life) and Article 1 of the First Protocol (protection of property). Having regard to the principles of proportionality, it has been concluded that there are no issues arising from the proposal which appear to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

RECOMMENDATIONS

That **PERMISSION BE GRANTED** subject to the following conditions:-

1. Standard 3 year time limit.
2. Development in accordance with approved plans.