

DC/2017/00707

DEVELOPMENT DESCRIPTION: REPAIRS AND ALTERATIONS TO FORMER SHOP UNIT TO NEW RETAIL UNIT INCLUDING ALTERATIONS TO THE SHOP FRONT

LOCATION: 25 MONNOW STREET, MONMOUTH, NP25 3EF

RECOMMENDATION: APPROVE

Case Officer: Jo Draper

Date Registered: 9th June 2017

1.0 APPLICATION DETAILS

- 1.1 The application site is situated within the Primary Shopping Frontage for Monmouth Town Centre. This application relates to the physical changes to the shop front, the user (in this case Specsavers) is A1 and thus no change of use is involved.
- 1.2 The building to which this application relates is located on the main shopping street where the road begins to narrow. The building is grade II listed and is situated within the Monmouth Conservation Area. Most recently 25 Monnow Street has been a large retail premises (Clark's shoe shop) on the ground floor with flats above. The shopfront is modern as is most of the internal fabric to the ground floor.
- 1.3 It is proposed to amend the existing shopfront and replace the signage. There is a concurrent application for listed building consent relating to the external and internal alterations.
- 1.4 The current shopfront is of modern appearance and fabric. This application proposes to remove the recessed doorway, which is not an original feature, and infill this section in a matching design. The existing opening would be in-filled with a plinth and glazed screen to match those adjacent. There is a new entrance lobby proposed with a set-back glazed timber door. The recess would have a ramped approach, 1:12 max gradient to accommodate less ambulant persons.
- 1.5 There have been revisions submitted following discussions with the Council's Heritage Officer to reduce the size of the fascia to be of a more appropriate proportion and to expose the sill of the first floor windows. This has also involved reducing the size of the lettering and the branded sign over the new entrance door.

2.0 RELEVANT PLANNING HISTORY

DC/1983/00996 – Planning Permission for a new shop font – approved 1984
DC/2017/00707- Concurrent Listed Building Application

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S17 - Place Making and Design

Development Management Policies

EP1 - Amenity and Environmental Protection
DES1 - General Design Considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

Monmouth Town Council: Recommends refusal.

The objection is based on the visual attractiveness of the town and the architectural look of the shop front.

4.2 Neighbour Notification

There have been 4 representations received in support of the application, the points raised are as follows:

- Support the application as the building has been vacant for so long.
- The space is so large it is probably only appropriate for a nationwide retailer to occupy, but for that to happen I can fully understand that the frontage will need to be brought more in line with the street to stop people urinating in the recessed doorway, which sadly does happen.
- If the re-designed frontage is aesthetic and in keeping with Monnow Street's appeal, surely there should be great merit in the change.
- The proposed alterations keep the existing windows and preserve the geometry of the existing shopfront preserving the frontage of this shop
- Essential for Monmouth Town Centre that these shops to continue to trade

There has been one representation received objecting to the proposal on the following grounds;

- Changing the shop front in the way proposed affects the whole row to its detriment.

4.3 Other Representations

D. Cummings - Chairman of Monmouth Chamber of Commerce comments that the Chamber very much welcomes the plans that have been submitted for changes to 25 Monnow Street for the prospective tenant Specsavers. The former Clarks store, in our main shopping area, has been empty for several years and has had a negative effect on the appearance of our generally very buoyant retail sector. We welcome the statement of confidence in the town by Specsavers that they have chosen to move to larger premises in Monmouth.

The changes to the frontage, not only bring the appearance of the property into keeping with the rest of the street, but remove a stopping off point for those revellers with full bladders on their way back home from a night out.

5.0 EVALUATION

5.1 Duty to preserve the listed building and impact on the character and appearance of the Conservation Area

- 5.1.1 The proposals do include a smaller recessed doorway within a traditional shop front which is a far more common feature in the high street than the current arrangement. The Council's Heritage Officer has secured changes to the fascia size so that it is better proportioned and the proposed external alterations are considered acceptable. Therefore the proposed changes are not considered to have a detrimental impact on the character or appearance of the building, or is it considered to have a negative impact on

the character and appearance of the Conservation Area. This is considered to be an improvement to the overall shopfront and is welcomed.

5.2 Response to the Representations of the Community/ Town Council (if applicable)

The design issues raised have been addressed above

5.3 Well-Being of Future Generations (Wales) Act 2015

5.3.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions

1. Five years in which to commence development
2. Implementation in accordance with approved plans / table
3. Notwithstanding the approved scheme the trough lighting shown on drawing AL.11 Rev A 'Proposed Floor Plans and Front Elevation as Proposed' is not part of the approved scheme.