

Member Interest:**Delegated Report**

Application Number: V/2025/0569

Address: 75, Outram Street, Sutton in Ashfield, Nottinghamshire, NG17 4BG

Description of Works: Shop Front Alterations

The Application	Shop Front Alterations
Policy Considerations	<p>Ashfield Local Plan Review (ALPR) (2002)</p> <p>ST1 – Development</p> <p>ST2 – Main Urban Road</p> <p>SH4 – Local Shopping Centre</p> <p>National Planning Policy Framework (NPPF) (2024)</p> <p>Part 12 – Achieving well designed places</p>
Relevant Planning History	<p>V/2016/0698 – Change of use of garage to carbody and tyre repair shop. New access to first floor flat – Refusal</p> <p>V/2017/0032 – New access to first floor flat – Conditional</p> <p>V/2018/0230 – New shop front and new access door to front elevation – Conditional</p> <p>V/2019/0063 – Roller shutter – Refusal</p> <p>V/2021/0333 – Change of use of garage to shop and installation of shop front – Conditional</p>
Summary of comments received	<p>NCC Highways</p> <ul style="list-style-type: none"> - No objections
Comments on above	-
Summary	<p>The Site and Application</p> <p>The application site comprises a retail unit with what is believed to be a flat at first floor located on Outram Street in the main urban area and local shopping centre of Sutton in Ashfield.</p> <p>The application seeks consent for shop front alterations comprising alterations to the shop door.</p> <p>Visual Amenity</p> <p>The premises is located on a prominent corner of Outram Street and North Street. The existing shop currently comprises full height windows with a traditional recessed door. The application seeks to remove the single recessed door and replace it with a double door in line with the shop front windows.</p> <p>Outram Street features a variety of designs and materials including</p>

various architectural features such as headers, cills and traditional shop front features. Over the years the character of Outram Street has been eroded by unauthorised developments and poor-quality designs as such it is important that any forthcoming development is sympathetic to the character of the street scene so as not to erode it further.

The importance of good design is stressed in the National Planning Policy Framework (NPPF) (2024), with the creation of high-quality designs and spaces being a fundamental element of the planning process. This includes the effect of the proposed development on the character and appearance of the surrounding locality. Paragraph 139 of the NPPF (2024) sets out that development that is not well designed should be refused. This stance is supported by policy ST1 of the Ashfield Local Plan Review (ALPR) (2002), which amongst other things seeks to permit development where it will not adversely affect that character, quality, amenity or safety of the environment.

A recessed doorway is a feature often found on a traditional shop front and there are only a couple more examples of this within the street scene of Outram Street. Changing the doorway and bringing it in line with the frontage will erode the traditional character of the shop front by removing a key feature, which in turn will have an impact on the visual amenity of the area and character of the street scene.

It is acknowledged that there are other shop fronts within the vicinity of the site which are similar to the proposal however this does not provide reason to allow a scheme which removes architectural features from a property when ordinarily a scheme would be expected to incorporate features such as a recessed door to provide a well designed scheme.

Residential Amenity

No written representations have been received from residents. Due to the nature of the proposal, it is considered that it would not have any detrimental impacts on residential amenity in terms of overshadowing, overbearing, overlooking and loss of privacy.

Highway Safety

Nottinghamshire County Council Highways have offered no objection. Due to the nature of the proposal, it is considered that it would not have any significant impacts on highway safety or capacity.

Conclusion

Having assessed the submitted information and relevant comments received against all relevant policies and material considerations the proposal is considered to have a detrimental impact on the character of the street scene, character of the existing building and visual amenity of the area. As such the application is recommended for refusal for the reason outlined below.

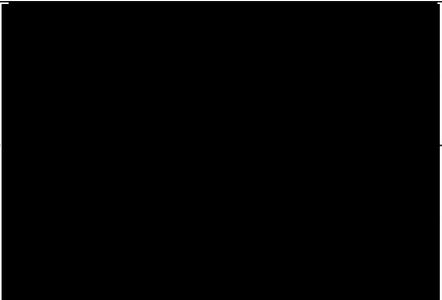
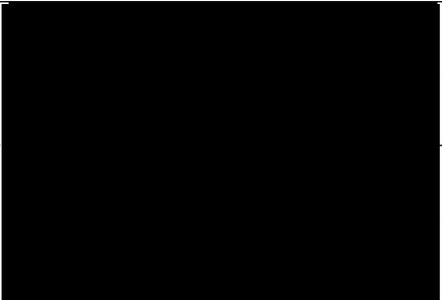
Recommendation

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	Reason Code	Text	Monitor
	1.	The proposed shop front alterations would result in the loss of the recessed door which is a traditional shop front feature. The loss of such feature would have a detrimental impact on the character of the existing building, character of the street scene and visual amenity of the area. The proposal is contrary to policy ST1 of the Ashfield Local Plan Review (2002) and Part 12 of the National Planning Policy Framework (2024).	

Informative	Informative	Informative Text
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Proactive Working	The application is clearly contrary to the Development Plan and other material planning considerations, as detailed within the above reason(s) for refusal. Working proactively with the applicants would not have afforded the opportunity to overcome these problem, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.
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	Signed	Dated
Case Officer		08/12/2025
Development Team Manager		08/12/2025
Determined by Service Director Or on their behalf		08/12/2025