

**Application Number: FUL/2019/1393**

**Co-op Store 52 Norman Place Road**

**Erection of rear extension and repositioned external staircase, alterations to front elevation of store to include relocation of ATM and repositioning of entrance door, and internal reconfiguration**

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<b>WITHIN GREEN BELT?</b>	<b>No</b>
<b>VISIBLE FROM GREEN BELT?</b>	<b>No</b>
<b>WITHIN CONSERVATION AREA?</b>	<b>No</b>
<b>LISTED BUILDING?</b>	<b>No</b>

**POLICY GUIDANCE**

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DS3, DE1 and R4.

**ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION**

A Site Notice was posted on 16<sup>th</sup> July 2019.  
No representations have been received.

**RELEVANT HISTORY**

S/1970/0206-Cov-Ref.-25230 Approved - 02/07/1970 Installation of new shop fronts  
S/1979/1053-Cov-Ref.-G/C/25230/A Approved - 12/06/1979 Change of use between rail sales area, offices and stock areas in a retail shop  
L/1992/1393-Cov-Ref.-C/25230/B Approved - 06/11/1992 Installation of roller shutters  
R/2002/1806-Cov-Ref.-25230/C Approved - 14/12/2002 Installation of ATM and associated Satellite Dish on roof  
R/2007/0932-Cov-Ref.-25230/D Approved - 19/06/2007 Proposed warehouse extension to store, replacement gates, rear staircase and new shopfront

**CONSULTATION RESPONSES**

West Midlands Police: No objection subject to crime prevention measures.  
Cadent Gas: No objection subject to informatives.

**ISSUES**

The application site relates to a retail unit in Norman Place Road in Bablake Ward, established home to the Cooperative Store. It is part of an area with retail shops and other local facilities, but is not within a defined centre.

The application seeks planning permission for the erection of a rear extension and the repositioning of the external staircase within the rear courtyard area for the store. Furthermore alterations are to front elevation of the store to include the relocation of the ATM and repositioning of the entrance door. Internal reconfiguration is proposed in order to help configure shop to maximise and improve shape and layout of warehouse and retail space, hence the purpose of the extension, which is just approximately 16 sq m.

In terms of principle, while this is an established retail unit, it is out of a defined centre. Policy R4 of the Coventry Local Plan states "Proposals for retail and other Main Town Centre uses (including proposals for the expansion or re-configuration of existing uses and the variation of existing conditions) will not be permitted in out-of-centre locations unless they satisfy the Sequential Assessment and the Impact Test (where appropriate)."

In this particular case, in the 2007 approval for small extensions, which included the retail space increasing from approximately 200 sq m to approximately 240 sq m (planning approval: R/2007/0932), a condition was placed on the approval that the retail area would not go above 250 sq m due to the policy at the time, and this was the level up to which a sequential test was not considered to be required by the policy of the time. It is considered suitable that this application should remain consistent with that, and to place this restriction on this new application again, in which case it will not be considered necessary here to require a sequential or impact test.

Given the small increase in floor space overall, this is not likely to be a problem for the reconfiguration, which intends to make the warehouse and retail space more workable and usable in layout, and is not purposed for the increase of the retail floor area, and while the proposed new configuration has not been confirmed, it has been confirmed in writing that the applicant does not intend to increase the retail area for the sale and display of goods above 250 sq m, and a condition will be added to this effect.

In the same vein, it is intended to echo another of the conditions placed on the same previous approval, to ensure that there would be no storage on any open air area on/outside the site.

The proposed changes to the front which include the repositioning of the entrance doors and ATM are slight, and are considered minor, bearing no material change upon the appearance of the store. Concerning the ATM, due to the minor change in its position, there is little change to the impact on security of the ATM and the bollards are already in place, however the West Midlands Police have detailed some required security measures to include CCTV and individual alarms, and a condition to require details will be placed on the decision.

The proposed extension and rear alterations are acceptable in terms of visual impact and scale given their context, and they are minor, bearing little change upon the existing. It is appropriate in its context, is fairly small scale, and presents a good chance to improve configuration, and the current layout does not make best use of the space.

There is no concern over materially additional impacts to neighbouring properties/occupiers.

## **CONCLUSION**

In view of the design of the proposed extension and alterations it accords with development plan policies and supplementary planning guidelines and therefore the application is recommended for approval.