



Comment

Consultee Mr Michael Abrahams (777853)
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Event Name Development Management Local Plan Proposed Submission
Comment by Mr Michael Abrahams
Comment ID 2
Response Date 19/08/13 08:46
Consultation Point DM Policy 19 Shopfronts, signs and hoardings ([View](#))
Status Submitted
Submission Type Web
Version 0.1

1. Legal Compliance

Do you consider the Development Management Proposed Submission Document is legally compliant? Yes

2. Soundness

Do you consider the Site Allocations Document is sound? No

3. Reasons for Unsoundness

If you answered No to Q. 2 please also answer this question. Otherwise proceed straight to Q.4. Please select below the reasons(s) why you consider the Development Management Local Plan is unsound.

The document is not effective

4. Details of legal non-compliance or unsoundness

Please give details below as to why you consider the document is not legally compliant or is unsound. If you wish to support the document please give reasons.

New shops, particularly below new residential developments, are often built without any frontage - only wooden boarding. This has a negative impact on the streetscape, especially when the shops are not actively marketed and remain empty for years.

5. Changes required to achieve legal compliance/soundness

Please set out your changes you consider necessary to achieve legal compliance or soundness and give your reasons and any suggested re-wording.

A condition should be imposed on any new shops built or renovated such that planning permission is required, that the frontage of the shop should be completed and that basic utilities are available within the shop in line with class uses in the application. I would recommend a new clause 1j in inserted: "Where applications require a new shop front in addition to new residential units, new shopfronts must be completed in line with these policies, and shops available for immediate occupation, prior to the occupation of any residential units"