

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13 JUNE 2018	6
DESIGN GUIDANCE : CANOPIES AND GLAZED EXTENSIONS			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

A number of planning applications have been presented to Planning Committee in more recent times, which have proposed forward extensions to properties with the objective of providing additional commercial space. Notably, these relate to restaurants, where the use of forecourts can add to the number of covers. In the appropriate place and in the context of the appropriate buildings, well designed extensions of a 'verandah' type can be acceptable.

The use of forecourt areas, can help to 'animate' the frontage providing vitality and interest, enhancing the particular character of localities. However, such structures are not always appropriate. It is essential that if they are appropriate in principle, they are sympathetically designed, especially where they would be attached to prominent, architecturally important buildings.

A request was made by Planning Committee that officers produce guidance that can be applied to and assist in the consideration of this form of development.

The draft Guidance Document is presented for Committee deliberation.

RECOMMENDATIONS

1. The Committee is recommended to approve the Document, Design Guidance: Canopies and Glazed extensions on commercial forecourts for the purpose of public consultation (Appendix 1).
2. That in the meantime and pending formal adoption of the Guidance, the principles contained within the document be applied in the consideration and determination of such forms of development.

SUMMARY OF PREVIOUS DECISIONS

A number of planning applications have been determined to incorporate canopies.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	
Delivering the services that customers expect of an excellent council (Clean and Green)	
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

REPORT

Background

1. As outlined in the Summary section, Planning Committee have been asked to determine applications that propose forward extensions to properties. Traditionally, forward extensions, particularly in Lytham, have taken the form of the 'verandah', essentially a colonnaded, cast iron structure designed as a 'wet weather walk'. Many of these were lost over time although a number remain and during the late 1980's an initiative between this Council and the LSA Civic Society resulted in the restoration and re-introduction of a small number of verandahs.
2. These structures were traditionally Victorian in character, notably in Lytham, and were elegant in nature with fine detailing and glazing to the roofs. They reflected the overall quality of the buildings of this era and as a result, were appropriate to the building with which they sat and the street scene in general.
3. In the case of Lytham, more recently there has been a demand for the introduction of forward extensions. The purpose of these, although not exclusively, is one of providing additional commercial space, typically extra restaurant or café 'covers'. The use of forecourts can bring an element of activity or 'animation' to the building frontage and add to the attractiveness and reputation of a locality. However, in the wrong place, on an inappropriate building and, if the design detailing is not appropriate, such structures either individually or collectively, could be detrimental to the character of a building or street. In being so could undermine the very attractiveness of the area which the developer wished to capitalise on in the first place.
4. Planning Committee have been asked to consider a number of these forward extensions, to listed buildings, to former bank buildings, since converted to restaurants, and in other cases. The Council is also presently faced with a small number of sites where the extension as constructed have not been undertaken in accordance with the approved plans. In these cases action is being undertaken to seek a remedy.
5. Faced with a number of planning issues and the prospects of further proposals, Committee asked officers to draw together a draft guidance document. This is included at Appendix 1. This outlines the background, expanding on this particular report and considers in some depth matters of principle and detailed design criteria.
6. If Committee agree to the content of the draft document, it is suggested that it be the subject of public consultation, with the results of that particular exercise being brought back to Committee for further deliberation, in due course.

Conclusion

7. This document should assist officers and Committee in their determination of any proposals for 'forward extensions' as well as offering guidance to would-be developers and their professional advisors.

IMPLICATIONS	
Finance	None
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None Specific		

Attached documents

Appendix 1 : Copy of the document : Canopies and Glazed Extensions