

DELEGATED ASSESSMENT

Application no: PA/2025/879

Proposal: Planning permission to replace current shop front entrance from old wooden frame and single glazed to new aluminium double glazed unit and also replace an existing ramp

Location: 6A Ashby Road, Scunthorpe, DN16 1NR

Applicant: Mr William Stafford

Officer: Matthew Gillyon

POLICIES

National Planning Policy Framework:

Part 12: Achieving well-designed places

North Lincolnshire Core Strategy:

CS1: Spatial strategy for North Lincolnshire

CS2: Delivering more sustainable development

CS3: Development limits

CS5: Delivering quality design in North Lincolnshire

CS11: Provision and Distribution of Employment Land

CS19: Flood risk

North Lincolnshire Local Plan:

T2: Access to Development

T19: Car Parking Provision & Standards

DS1: General Requirements

DS16: Flood Risk

Housing and Employment Land Allocations DPD (2016):

PS1: Presumption in Favour of Sustainable Development

Settlement Inset Map: 36 – Scunthorpe

CONSULTATIONS

Lead Local Flood Authority: No comments from a flood risk or drainage perspective

Highways: None of the proposed works are within the limits of the adopted highway. With this in mind Highways have no comments or objections to make on this planning application.

PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 04/09/2025. This is in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

Comments Received: no comments received

PLANNING HISTORY

Ref No: [6/1977/0095](#)

Proposal: Install a new shopfront.

Decision: Approve with Conditions

Decision Date: 19/04/1977

Ref No: [6A/1977/1125](#)

Proposal: Consent to display an illuminated fascia sign.

Decision: Approve with Conditions

Decision Date: 19/04/1977

Ref No: [PA/1999/0560](#)

Proposal: Planning permission to change the use of a ground floor shop unit to a place of religious worship, to create a new access to a first floor flat, and a car park

Decision: Approve with Conditions

Decision Date: 23/07/1999

Ref No: [PA/2001/0715](#)

Proposal: Planning permission to erect railings on boundary, install replacement UPVC windows and door in front elevation and install a 1m diameter satellite dish

Decision: Approve with Conditions

Decision Date: 05/09/2001

MATERIAL PLANNING CONSIDERATIONS

Designations / Constraints

The proposed development is within the development limits of Scunthorpe which is classed as a Major Sub-regional town in the North Lincolnshire Core Strategy (NLCS). The site is within SFRA Flood Zone 1.

RECOMMENDATION:

Site Description / Proposal

The proposal is to replace the existing ground floor wooden framed windows on the front elevation of the building and doors on the front and side elevation. The replacement window and doors will be done in new anthracite grey on white UPVC. The proposal also includes the replacement of the existing ramp on the front elevation allowing to the building to be accessible for all users.

The following considerations are relevant to this proposal:

- Principle of development
- The Impact upon the Character of the Area
- The Impact upon the Residential Amenity
- Ecology

Principle of Development

Policies CS1 and CS2 of the NLCS sets out a sequential approach to development with one of the focus areas, previously developed land and buildings within the Scunthorpe Urban Area.

Policy CS11 of the NLCS states the council will support the continued expansion and improvement of North Lincolnshire's economy.

As an existing development, it is considered the proposal to replace the existing windows, doors and ramp on the existing commercial development that will continue to operate within the same use class is acceptable in principle.

The Impact upon the Character of the Area

Policy CS5 of the North Lincolnshire Core Strategy is also relevant. It states, '...All new development in North Lincolnshire should be well designed and appropriate for their context. It should contribute to creating a sense of place' and 'Design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area will not be acceptable.'

Policy DS1 of the NLLP requires that a 'high standard of design is expected' and identifies that proposals will be considered against two criteria:

- (i) the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area; and
- (ii) the design and layout should respect and where possible retain and/or enhance the existing landform of the site.

The proposal is to replace the existing windows and doors on the commercial unit from timber to uPVC. The proposal also includes the replacement of the existing ramp on the front elevation with a new ramp to allow accessible access for users of the unit. The building is not within a conservation area or a listed building / non-designated heritage asset. The unit 6a for this proposal is attached to unit 6 which is another commercial unit that has a modern appearance.

Unit 6a already benefit from uPVC windows on the first-floor elevation and ground floor rear projection. The current timber doors and windows on the ground floor front elevation and side elevation are in a poor state of repair. The character of the area is dominated by commercial units and dwellings that all benefit from uPVC windows, with all buildings in the immediate area having these developments. It is considered that the replacement windows and doors will not create an impact on the character of the area, and the upgraded windows and doors would represent a betterment and tidy up the shop front.

The Impact upon the Residential Amenity

Policy DS1 of the NLLP are concerned with impacts upon residential amenity and sets out that any unacceptable loss of amenity to neighbouring land uses that should result in terms of noise, smell, fumes, dust or other nuisance would not be acceptable.

The proposal is to replace the windows, doors and ramp on the commercial unit, with no additional apertures proposed, it is considered that the work would not create an adverse impact on the residential amenity.

Ecology

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) provides that every grant of planning permission should be subject to the condition that the biodiversity gain objective is met, further subject to exemptions. This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat.

The Planning Policy Guidance further details of application that are exempt from Biodiversity Net Gain legislation, with this proposal considered to exempt for de-minimis reasons with no onsite habitat.

Conclusion

In conclusion, the application for Planning permission to replace current shop front entrance from old wooden frame and single glazed to new aluminium double glazed

unit and also replace an existing ramp is not considered to have any adverse impact on the character, setting or residential amenity. The proposal is considered to be compliant with policy CS5 of the adopted Core Strategy and policy DS1 of the North Lincolnshire Local Plan, with no comments received objecting to the proposal. The proposal is recommended for approval.

RECOMMENDATION: Grant permission subject to the following conditions