

## Planning Policies

### Policy DG15 - Security Shutters

Planning permission for security shutters will only be granted where:-

- A This does not detract from the vitality of the streetscene;
- B Internal or other security measures are not possible;
- C The shutters are either of an open lattice type or of a kind which allows an equivalent degree of visibility of the shop interior to be maintained, or are of a design appropriate to the historic character of the street or the individual property; and
- D The shutters are painted or otherwise coloured.

### Policy DG14 - Shopfronts

Planning permission for new shopfronts or alterations to existing shopfronts will be granted where the proposal satisfies the following criteria:-

- A It would not result in the loss of a traditional shopfront or details of architectural or historic interest;
- B It would be well related to and in sympathy with the form and character of the building of which it forms part;
- C It would be in sympathy with the architectural style and materials of the building and/or the predominant architectural style and materials of the surrounding area;
- D All the elements of the shopfront, (including shop shutters, blinds, advertisements and signs) form part of an integrated design; and
- E It would allow access for everyone, including people with disabilities.

## Other Useful Publications

- o Planning Permission - *A Guide for Business* (Published by Central Government)
- o Supplementary Planning Guidance Note 3 *Shopfront Design* (Published by Hastings Borough Council)

### Your Planning Application:

- o Planning Advice 1 *Pre-application Advice*
- o Planning Advice 2 *The Decision Making Process*
- o Planning Advice 3 *Comments and Objections*
- o Planning Advice 4 *General Advice and Information*
- o Planning Advice 5 *Supporting Information* (Published by Hastings Borough Council)

### Regeneration & Planning

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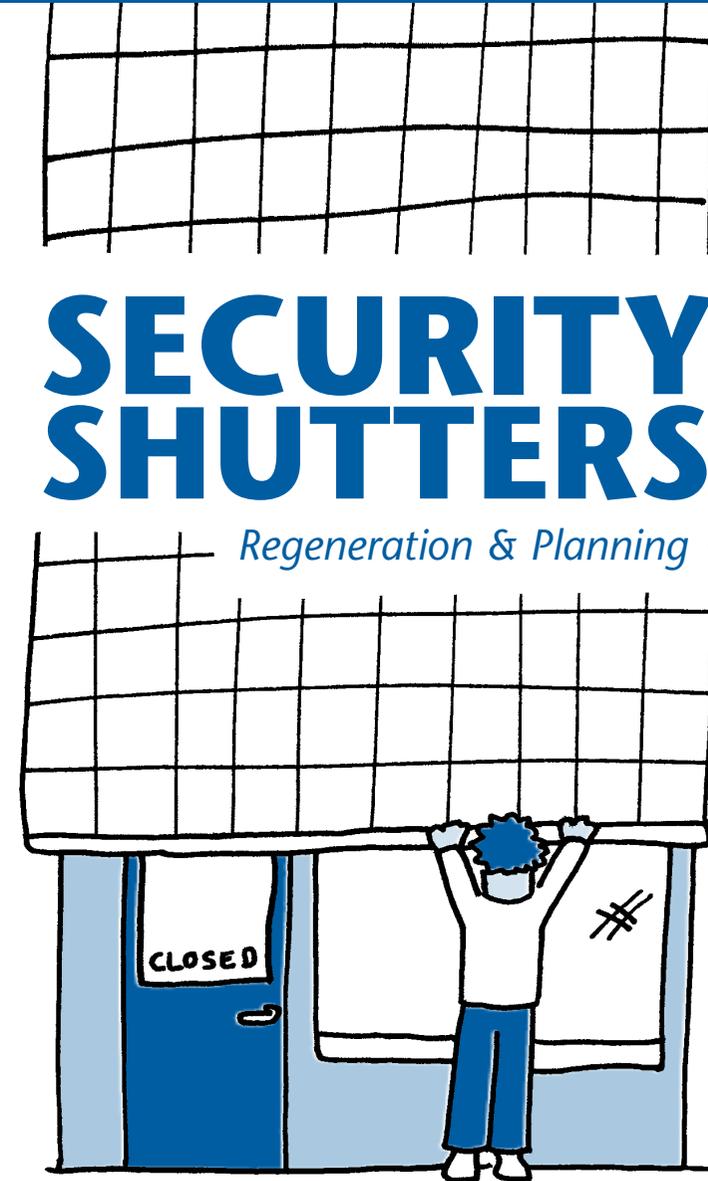
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Large print and audio versions are available. Call 01424 451772



## Introduction

Security is an important consideration for many traders, but the thoughtless installation of crude security shutters can have a very serious impact on the street and may not achieve the desired results.

There are two reasons why solid shutters are not generally acceptable: Security and visual appearance.

## Security

Harsh solid unpainted metal shutters can create an aggressive and unwelcoming appearance and often attract graffiti which worsens the appearance further. Inappropriate shutters can obscure attractive shopfronts and generally detract from the visual appearance of an area.

Where a street appears unwelcoming or even threatening, and where there is nothing to look at because window displays are hidden it is likely that pedestrians will be discouraged from using the street.

Also, solid shutters obscure the view inside the shop, so if someone were to break in from the rear, they would not be seen.

Sussex Police do not recommend the installation of solid shutters

## Visual Appearance

Crudely installed shutters can seriously detract from the visual appearance of a street. In particular the following should generally be avoided:

- External boxes projecting out from the fascia.
- Crudely applied side guides.
- Solid shutters, or shutters that appear solid. Shutters with small perforations rarely look as transparent as might be expected.

## Planning Permission

Planning permission is **ALWAYS** required for externally fixed roller shutters.

Planning permission is not required for shutters installed inside the building behind the window. However, if the property is listed, Listed Building Consent will be required and you should seek advice from the Conservation team at an early stage.

**Conservation & Design:** 0845 274 1092

**Planning Offices:** Century House, 100 Menzies Road

**Email:** [conservation@hastings.gov.uk](mailto:conservation@hastings.gov.uk)

**Website:** [www.hastings.gov.uk/conservation](http://www.hastings.gov.uk/conservation)

There is a Supplementary Planning Guidance Note 3 on shopfront design which will be taken into account as a material consideration when planning applications are determined.

Copies of this document can be purchased from the Forward Planning Team or they can be viewed on the Planning pages of our website.

**For advice or help:**

**Forward Planning:** 0845 274 1098

**Planning Offices:** Century House, 100 Menzies Road

**Email:** [fplanning@hastings.gov.uk](mailto:fplanning@hastings.gov.uk)

**Website:** [www.hastings.gov.uk/local\\_plan](http://www.hastings.gov.uk/local_plan)



## Good Practice

- If external shutters are unavoidable care should be taken to make sure they are installed as sensitively as possible.
- The shutter box should be fitted internally and where possible set behind the fascia.
- Side guides should be integrated into the shopfront where possible.
- The shutter itself should be as open as possible and have a painted finish. Unpainted solid shutters are not appropriate.
- Shutters with small perforations rarely appear as transparent as the advertising would suggest because, like net curtains, where the light levels outside are higher than inside they appear solid.

PLEASE NOTE: Net Curtains do not make good shutters

