

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Report No.

Date of Meeting	22 February 2012		
Application Number	N/11/04112/FUL		
Site Address	The Barn, Sodom Lane, Dauntsey, SN15 4JA		
Proposal	Lean to Extension, Generator Shed and Bin Store		
Applicant	Mr B Mansfield		
Town/Parish Council	Dauntsey Parish Council		
Electoral Division	Brinkworth	Unitary Member	Cllr Toby Sturgis
Grid Ref	400363 181376		
Type of application	Full		
Case Officer	Chris Marsh	01249 706 657	Chris.marsh@wiltshire.gov.uk

Reason for the application being considered by Committee

Councillor Sturgis has called the application to Committee in order to consider the impact of increased commercial activity in the countryside.

1. Purpose of Report

To consider the above application and to recommend that planning permission be GRANTED subject to conditions.

2. Main Issues

- Impact on neighbour amenity
- Impact on the character and appearance of the open countryside
- Impact on highways

The application has generated one objection from a local resident and landowner.

3. Site Description

The Barn is a commercial light industrial and storage facility at Sodom Lane, Dauntsey. The site is located in open undesignated countryside adjacent to the classified C road, adjacent to a single detached dwelling but otherwise with little relation to any other built fabric in the immediacy.

Approximately half of the site is occupied by the existing building, which is immediately surrounded by concrete hardstanding and which includes a modest rear access serving as a plant room. The areas to the northeast and southeast of the hardstanding could currently be described as scrubland, which looks particularly sparse due to the failure of hedgerow required by condition on a previous permission around the site boundary, the replanting of which has recently been undertaken.

4. Relevant Planning History		
Application Number	Proposal	Decision
N/08/02824/FUL	Extension to Existing Commercial Premises, Together With Use of Associated Hardstanding	Permission
N/06/02980/CLE	Certificate of Lawfulness for Use of Building as Workshop	Permission

5. Proposal

A certificate of lawfulness was granted in 2006 for the use of the building as a workshop, and the building was subsequently extended under a permission granted in 2008 to increase the capacity of the premises (see below history), which saw the consolidation of a new splayed access onto the highway. Under permitted development rights, the unit was transferred from B2 (industrial) to B8 (storage and distribution) uses.

The proposal seeks permission to further extend the commercial premises by way of a single-storey side extension to the Northwest of the existing building. The extension is to be used as storage space in association with the business, including a rear forklift access, offering an additional 84m² of floor space. Externally, the extension is to be finished entirely in green profile sheeting to match the main building, featuring a mono-pitch roof that follows the existing roof line on this side. The extension will follow the front and rear build lines of the host unit and is to measure 5.8 x 14.4m externally, with a ridge height of 4.4m, with an overhanging canopy at its Northwest edge at a height of 3.2m.

6. Consultations

Dauntsey Parish Council – no comments received at time of drafting report
Highways – no comments received at time of drafting report
Environmental Health – no objection, subject to conditions

7. Publicity

The application was advertised by site notice, press advert and neighbour consultation.

One letter of objection has been received.

Summary of relevant points:

- Noise and odour pollution caused by regular or continuous use of a generator;
- Loss of residential amenity by proximity of generator to neighbours of site;
- Visual and ecological damage of uncontained packaging on site;
- Inadequacy of access arrangements and potential increase in traffic;
- Lack of allocated employee parking on site, particularly during deliveries; and
- General overdevelopment of the site and business.

8. Planning Considerations

The site's only immediate neighbour is situated to the Northwest of the site, adjacent to the position of the proposed extension. As such, issues such as the potential for noise and light pollution, overlooking, overbearing or other loss of residential amenity are key considerations. In this instance, it is not envisaged that the development will incur the unacceptable loss of residential amenity as set out in Policy C3, due to the design and access specifications of the extension. The Council's Environmental Protection team have raised no objection in terms of noise or odour.

Given the relatively constrained siting of the proposed extension, it is not considered justifiable to object to the proposal on the basis of intrusion into, or other detriment to, the open countryside relative to the existing business. Likewise, the proposed use of the extension is such that no direct increase in traffic would be expected, notwithstanding the current access limitations.

It is considered that the proposal is acceptable in planning terms and is supported in principle by planning policy including Policy BD5 of the adopted Local Plan, which allows for the limited expansion of established business uses in the countryside. The proposed extension represents a practical solution to the operational requirements of the business currently operating from the site, rather than an intensification of such use or expansion of the business in what is otherwise open countryside. It is considered that by imposing suitable conditions, any harm posed by the proposal in respect of loss of residential amenity can be mitigated to an acceptable level. Visually, the proposed limited extension is subservient to the existing premises and concealed by the boundary treatments to the North and West of the site, therefore not appearing any more incongruous in the context of the open countryside and acceptable under Policy NE15.

10. Recommendation

Planning Permission be GRANTED for the following reason:

The proposed development, by virtue of its siting, use, scale, massing, design and materiality, will not harm the character or appearance of the site or its setting in open countryside. Extension of the existing business in this way will not adversely affect residential amenity or harm the visual quality of its location. The proposal therefore accords with Policies C3, NE15 and BD5 of the adopted North Wiltshire Local Plan 2011.

And subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

3. The use hereby permitted shall only take place between the hours of 0700 and 1900 from Mondays to Fridays and between 0900 and 1300 on Saturdays. The use shall not take place at any time on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

4. No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

REASON: In the interests of the appearance of the site and the amenities of the area.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), the site shall be used solely for purposes within Classes B1 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987

(as amended by the Town and Country Planning (Use Classes) (Amendment)(England) Order 2005 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

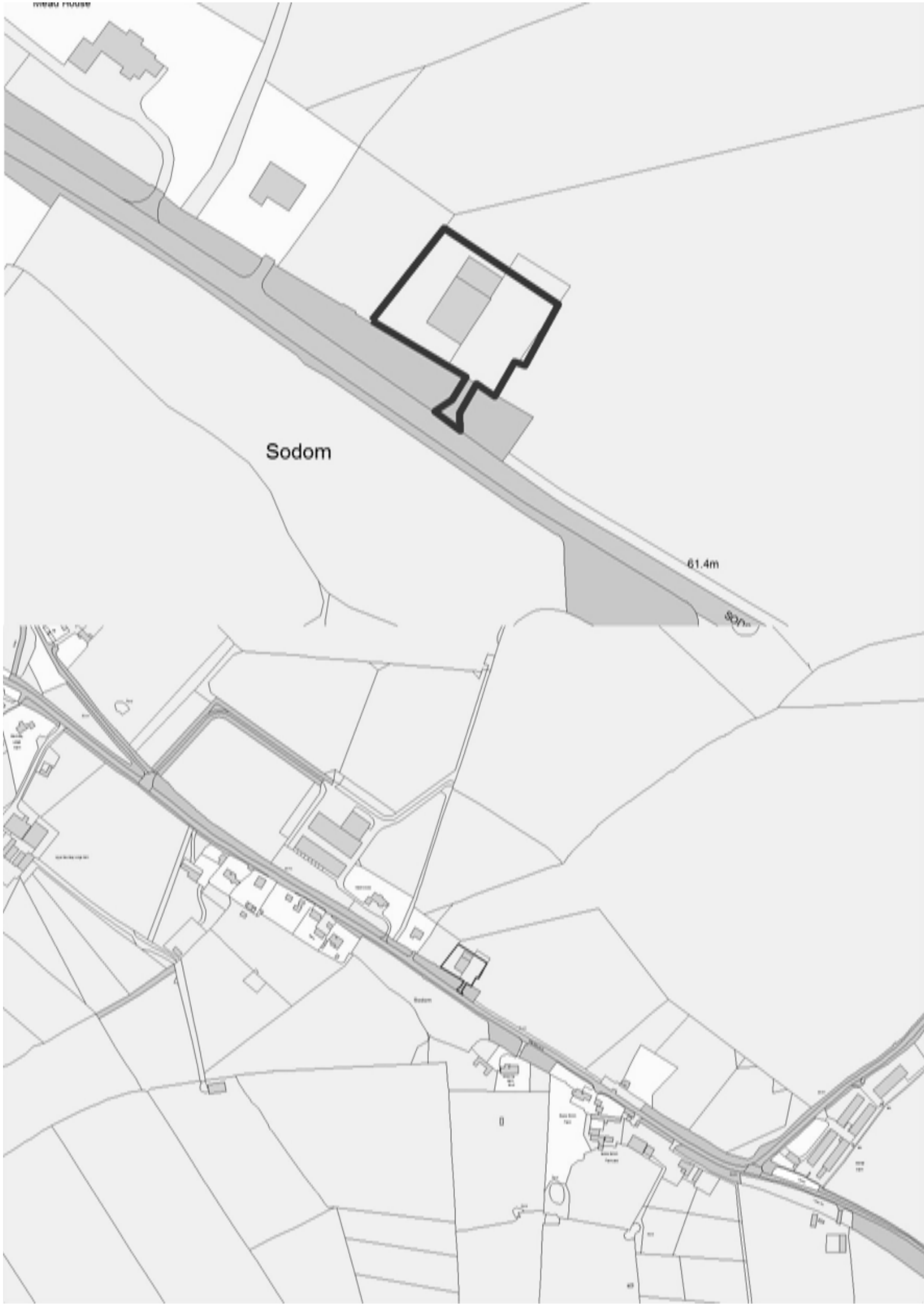
REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same classes, having regard to the circumstances of the case.

6. The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Block Plan
Elevations (rev. A)

Received 20 December 2011

REASON: To ensure that the development is implemented as approved.



Sodom

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