Planning Committee: 12 October 2021 **Item Number:** 5

Application No: W 21 / 0277

Registration Date: 16/02/21
Town/Parish Council: Warwick **Expiry Date:** 13/04/21
Case Officer: Rebecca Compton
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Heritage House, 3 Millers Road, Warwick, CV34 5AE
Part removal/demolition of offices and addition of roller shutter to factory to create a covered loading bay and enlarged dropped kerb and gates. Installation of external cladding. FOR Mr S Thadwal

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This application is being presented to Planning Committee due to the number of objections received.

RECOMMENDATION

Planning Committee is recommended to grant planning permission, subject to the conditions listed at the end of this report.

DETAILS OF THE DEVELOPMENT

The proposal seeks to block up an existing loading bay to the side elevation and to create a new loading to the front of the site. The proposal seeks to widen the existing access to facilitate loading vehicles. Externally the building is to be clad in metal cladding.

THE SITE AND ITS LOCATION

The application site relates to an existing industrial unit within an existing industrial building that comprises of 3 units. Historically the building was one larger unit that has been subdivided into 3 smaller units. The application unit is located on the north side of Millers Road opposite residential properties. Lock Lane runs along the western boundary and serves only industrial units and is a no-through road. The existing loading bay is situated to the side of the application building and is accessed through the neighbouring site. The site also has vehicular access off Millers Road.

PLANNING HISTORY

None relevant.

RELEVANT POLICIES

- National Planning Policy Framework
- Warwick District Local Plan 2011-2029
- BE1 - Layout and Design
- BE3 - Amenity
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets

- TR1 - Access and Choice
- TR3 - Parking
- Guidance Documents
- Parking Standards (Supplementary Planning Document- June 2018)

SUMMARY OF REPRESENTATIONS

WCC Ecology: Recommend informative notes relating to bats and nesting birds.

WCC Highways: No objection.

Public Response: 5 objections have been received raising concerns over parking pressures in the area, increase in traffic and increase in noise.

ASSESSMENT

The main issues in the consideration of this application are:

- Impact on character and appearance of the area
- Impact on living conditions
- Access, parking and highway safety

Design

The proposed loading bay is to be sited to the front of the building within the secure yard of the established industrial unit. The roof will be reduced in height over the covered loading bay. The design is considered acceptable, and the roof will remain in keeping with the existing building. The proposal also seeks to clad the existing building with profiled metal cladding which is considered appropriate for an industrial building that is read in the context of other industrial buildings. It is also noted that the industrial buildings in this area are of varying designs and styles with a range of materials including metal cladding. The building is highly visible in the street scene however in the context of this industrial, mixed use area, the proposal is not considered to be harmful.

Therefore, the design of the development is considered to comply with Local Plan Policy BE1.

Impact on living conditions

The proposed development would not extend the footprint of the existing building and the proposed loading bay will be located within the existing building. The site already has a loading and unloading bay to the side of the building which is to be blocked up and replaced by the proposed loading bay. As the yard is already in use, the impact on adjacent residential properties will be negligible.

Access, parking and highway safety

The proposed loading bay will be sited to the front of the building which is currently laid out to parking. The site currently benefits from 29 parking spaces to the front of the site. The reduction in floor area to the ground and first floor to accommodate

the proposed loading bay will reduce the parking requirement by 1 space. The proposal will result in a loss of one parking space for the application site. Swept path analysis has been provided to demonstrate that the remaining spaces can manoeuvred adequately within the site. Whilst the parking for the application site will be reduced by 1 space, it is also noted that the blocking up of the loading bay that is accessed through the neighbouring site would lead to an increase in parking availability in the neighbouring site. Therefore, across both sites there would be no net loss of parking spaces. The Highways Authority have been consulted and have raised no concerns over parking.

The access off Millers Road is proposed to be widened to facilitate delivery vehicles and to enable cars to enter and exit the site at the same time. In addition, the access gates are to be replaced and set further into the site to ensure vehicles do not obstruct the carriageway when accessing the site. The Highways Authority have raised no concerns in this regard.

A number of local objections have been received raising concerns over increase in traffic, parking problems and noise. The proposal does not seek to increase the size of the industrial unit or the current operations at the site, but rather to relocate an existing loading bay from the side of the building to the front of building to enable the site to operate without having to access through the neighbouring site. As stated above, the proposal will not result in a loss of parking across the two sites. Officers are therefore satisfied that the proposal would not result in any parking or highway safety issues.

Summary/Conclusion

The proposals will not adversely impact on the character of the street scene or surrounding area and would not add to the existing parking pressures in the area. The proposals are therefore considered to be acceptable and in accordance with the policies listed.

CONDITIONS

1 The development hereby permitted shall begin not later than three years from the date of this permission. **Reason:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing(s) 20/049/P02, and specification contained therein, submitted on 12th August 2021. **Reason:** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.