

UTT/14/2101/FUL (TAKELEY)

(Referred to Committee by Cllr Cheetham. Reason: loss of amenity to any of the properties that surround the site)

PROPOSAL: Extension of an existing single storey building along the southern boundary of the Weston Group Business Centre to accommodate improved conference centre facilities.

LOCATION: Weston Business Centre, Parsonage Road, Takeley, Hertfordshire

APPLICANT: Miss R Clifford

EXPIRY DATE: 18 September 2014

CASE OFFICER: Madeleine Jones

1. NOTATION

1.1 Within Development Limits. Local Policy 5

2. DESCRIPTION OF SITE

2.1 The site covers 0.66ha on the eastern side of Parsonage Road, near the northern edge of the village. The building comprises 3900m² of existing office space contained within a modern building. There are 94 vehicle spaces and the entrance is gated. To the south and opposite the site are residential properties. To the southern boundary are some outbuildings.

3. PROPOSAL

3.1 The proposal is for a single storey extension to the southern elevation. The extension would be used to accommodate improved conference centre facilities, to include a kitchen area, a bar and storage facilities. 170m² of additional floor space will be created.

4. APPLICANT'S CASE (summary)

The proposed development site has an area of 0.66ha, is located on the east side of Parsonage Road, north of the centre of Takeley and comprises 3900m² of existing office space contained within a building of modern glazed design.

The northern boundary adjoins Skyway House a commercial building, countryside at an elevated level adjoins the eastern boundary, and the sites entrance from Parsonage Road lies to the west.

The site benefits from an existing mechanically controlled barrier gate; this provides access to 94 on-site vehicle parking spaces, and inhibits casual vehicular entrance by persons not associated with the business, outside of normal operating hours.

The proposal is for "Extension of an existing single storey building along the Southern boundary of the Weston Group Business Centre, to accommodate improved conference centre facilities".

The southern boundary of the site adjoins an infrequently used unmade public footpath, the width of which being approximately 2.5m (measurements from the site location plan). Beyond this are rear gardens which serve existing residential dwellings within North Road, these dwellings typically comprise two storey terraced housing.

Numbers 1, 3, 5 and 7 North Road, have gardens in excess of 34m in length (measurements from the site location plan) and are situated nearest to the proposed extension.

An existing retaining wall is set within the boundary and accommodates a reduction in levels of up to approximately 0.8m between the adjoining path at the higher level and application site.

The proposed single height extension to the existing brick finished building along the southern boundary, will retain the pre-existing finished floor level and the shallow pitched mono-roof system will be extended down toward the line of the existing retaining wall.

All materials will be matched to existing and vegetation along the southern boundary retained, as far as is practically possible, to assist in softening the edge of the developed area.

Accesses to the existing business centre are of an inclusive design, incorporating level thresholds and ensure safe usage by everyone.

The proposals do not alter the existing access to and use of the building, by either vehicles or individuals.

5. RELEVANT SITE HISTORY

The site has extensive planning history, the relevant applications are:

UTT/0761/01/OP – Erection of two-storey building to provide offices and new business centre. Siting and access with all other matters reserved - Approved 10th February 2010

UTT/1550/01/FUL- Erection of two-storey building to provide offices and new business centre – Approved 6th August 2002

6. POLICIES

6.1 National Policies

- National Planning Policy Framework

6.2 Uttlesford District Local Plan 2005

- S2 Other Settlement Boundaries
- GEN2 Design
- GEN1 Access
- GEN8 Vehicle Parking Standards
- E3 Access to workplaces
- GEN4 Good Neighbourliness
- GEN7 Nature Conservation
- RS1 Access to retailing and Services
- T3 Car parking associated with development at Stansted Airport
- Takeley Local Policy 5 Safeguarding of Existing Employment Area in Parsonage Road.

6.3 Uttlesford District DRAFT Local Plan

- SP2 Development within Development Limits
- DES1 Design
- SP12 Accessible Development
- SP11 Protecting the Natural Environment
- TA1 Vehicle Parking standards
- ENV1 Pollutants
- TA2 Car parking Associated with Stansted Airport

7. PARISH COUNCIL COMMENTS

7.1 No objections.

8. CONSULTATIONS

Natural England

8.1 Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Environmental Services

8.2 Verbal comments: No objections subject to condition.

9. REPRESENTATIONS

9.1 No representations have been received. Expiry date: 15th August 2014

10. APPRAISAL

The issues to consider in the determination of the application are:

- A Design, scale, impact on neighbour's amenity (ULP policies GEN2, GEN4, Takeley Local Policy 5)
- B Highway safety, parking provision (ULP policies GEN1 and GEN8)
- C Biodiversity (ULP policy GEN7)

A Design, scale, impact on neighbour's amenity (ULP policies GEN2, GEN4, Takeley Local Policy 5)

10.1 The site is identified within the local plan as a key employment site. The extension is quite minor in relation to the existing building. It is single storey and has a footprint of 170m². The site needs to be protected from change of uses to other land uses. The approved plans UTT/1550/01/FUL show the adjacent conference area to be used for presentations. Although the building would be closer to the southern boundary and residential houses, the height of the building would be the same as the existing single storey element already approved. The design is similar to the existing single storey side extension and would be compatible with the character of the area. Visually from the

street scene it would not be materially different. There would be no windows to the side elevation facing the southern boundary, while the existing building has doors in this elevation and as the extension would house a kitchen, bar and store rooms these would provide a buffer between the conference centre and the residential homes. The gardens of the properties adjacent to the southern boundary are some 34m in length and there is a public right of way between their gardens and the boundary of the site. Environmental Health officers have no objections to the proposal and state that they have not received any complaints from neighbouring properties relating to noise/nuisance issues. It is therefore considered, subject to appropriate conditions that the extension would have limited impact on neighbour's amenity. Accesses to the existing business centre are of an inclusive design, incorporating level thresholds and ensure safe usage by everyone

B Highway safety, parking provision (ULP policies GEN1 and GEN8)

10.2 The adopted parking standards would require a maximum provision of 1 space per 30sqm for the proposed extension i.e. a maximum of 5 parking spaces. This application does not provide any additional parking spaces. There are currently 94 spaces provided; however, it is not envisaged that the provision of a bar, kitchen or store rooms will lead to an increase in the need for more parking areas and as such it is not considered to be reasonable to refuse the application on that basis.

10.3 The access to the site is controlled by electronic gates and as such it is not likely that the car park would be used for air passengers of Stansted Airport.

C Biodiversity (ULP policy GEN7)

10.4 The applicant has completed a biodiversity checklist and also submitted a biodiversity statement with the application. Natural England has no objections to the application and it is not considered that the proposal would result in any material detrimental impact to biodiversity.

11. CONCLUSION

The following is a summary of the main reasons for the recommendation:

- A The proposal is acceptable in respect design, scale and amenity issues
- B Parking provision is considered to be acceptable
- C The proposal would not have any detrimental impact to biodiversity

RECOMMENDATION – CONDITIONAL APPROVAL

Conditions/reasons

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Operations for which noise is audible at the site boundary/nearest residential boundary shall only be carried out between 07:30 hours and 19:00 hours Monday to Friday and 08:00 hours and 18:00 hours on Saturdays and at no time on

Sundays, Bank holidays, without the prior written consent of the local planning authority.

REASON: In the interests of residential amenity in accordance with Uttlesford Local Plan (adopted 2005) policy GEN4

3. All plant, machinery and equipment (including fans, ducting and external openings) installed or operated in connection with the implementation of this permission shall be so enclosed and/or attenuated that noise emanating there does not, at any time, increase the ambient equivalent continuous noise level as measured according to British Standard BS4142:1997 at any adjoining or nearby residential property

REASON: In the interests of residential amenity in accordance with Uttlesford Local Plan (adopted 2005) policy GEN4

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Subsequently these works shall be carried out as approved. The landscaping details to be submitted shall include:-

- a) means of enclosure
- b) vehicle and pedestrian access and external circulation areas
- c) hard surfacing other hard landscape features and materials
- d) existing trees hedges or other soft features to be retained
- f) planting plans including specifications of species sizes planting centres number and percentage mix

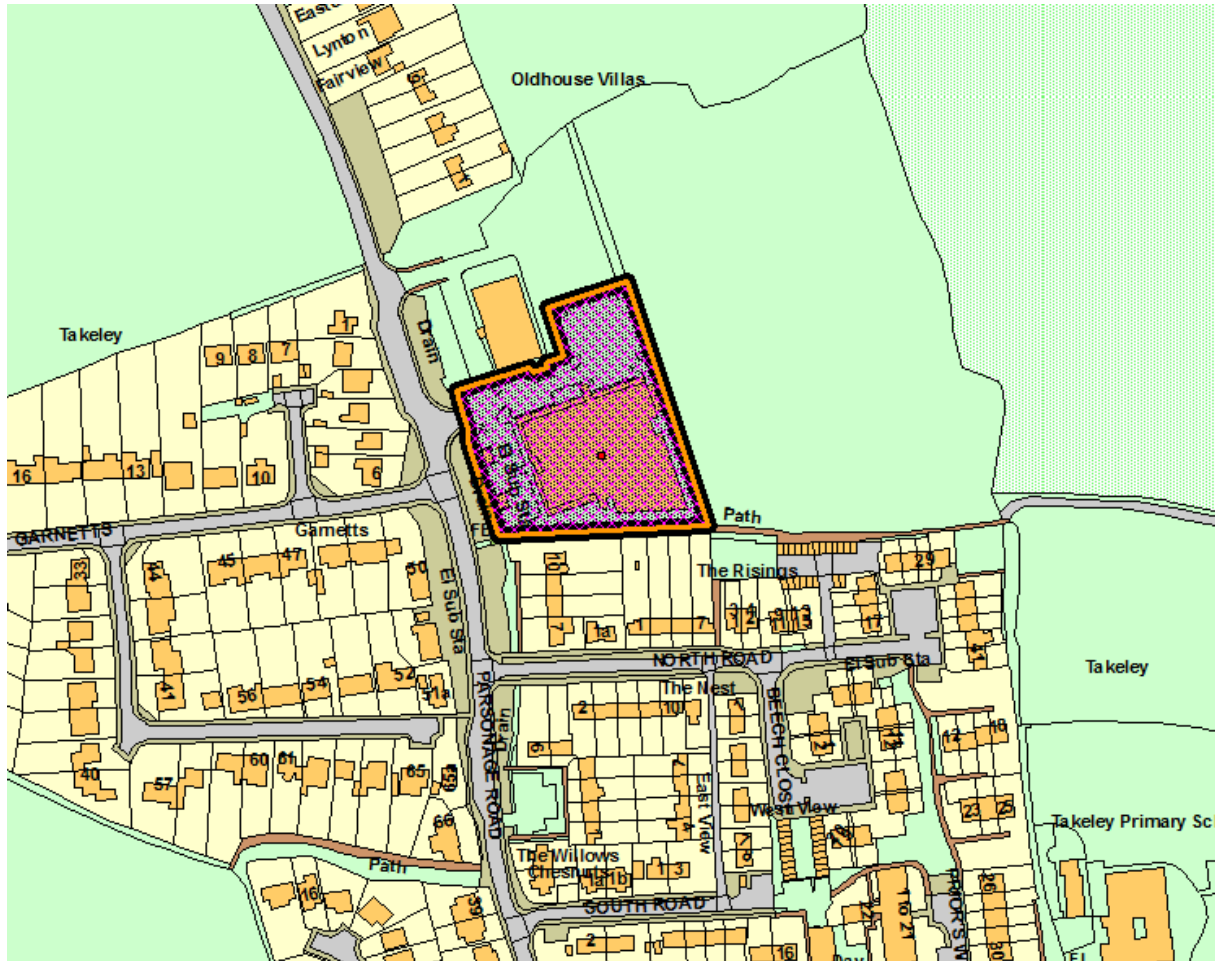
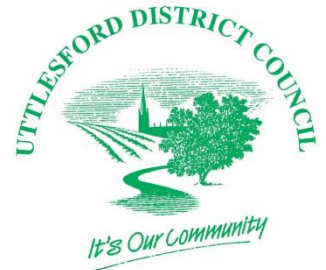
REASON: The landscaping of this site is essential in order to reduce the visual impact of the development hereby permitted and to avoid loss of amenity to housing nearby in accordance with Policies GEN2, GEN7, of the Uttlesford Local Plan (adopted 2005).

- 5 All hard and soft landscape works shall be carried out in accordance with the approved details. All planting seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development whichever is the sooner. Any trees or shrubs which within a period of 5 years from the completion of the development die are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the local planning authority gives written consent to any variation.

REASON: To ensure proper implementation of the agreed landscape details in the interest of the amenity value of the development in accordance with Policies H7 and GEN2 of the Uttlesford Local Plan adopted 2005.

Application no.: UTT/14/2101/FUL

Address: Weston Business Centre
Parsonage Road
Takeley



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Organisation: Uttlesford District Council

Department: Planning

Date: 4 September 2014

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