Planning Statement

In support of the Full Planning Application for:

Extension of existing B2 Industrial Building consented under application ref: 22/03372/F (revised scheme to that approved under application reference: 26/00601/CLUP).

The Scrapyard, Bunkers Hill, Shipton on Cherwell, OX5 3BA

Applicant:

Mr T Evans

1.0 Site Assessment

1.1 Site

The Application Site is located at The Scrapyard, Bunkers Hill, Shipton on Cherwell.

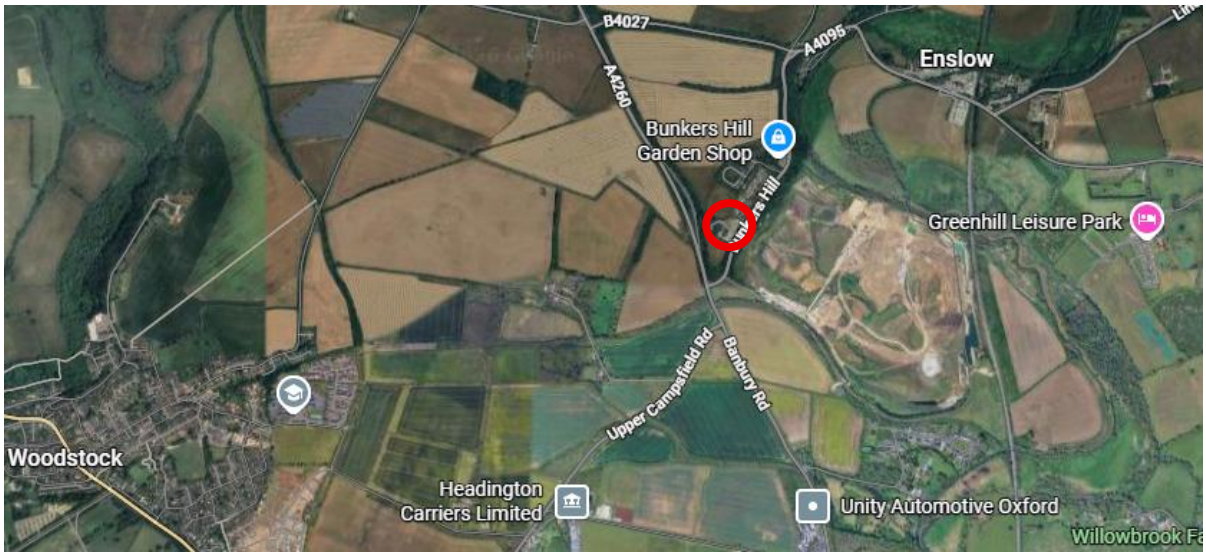

Figure 1: Site Location

1.2 Flood Risk

The application site is in Flood Zone 1 (low probability), it is therefore not vulnerable to flooding.

1.3 Designated Areas and Heritage Assets

It is not located within a Conservation Area, the Green Belt or the Cotswolds Area of Outstanding Natural Beauty (AONB).

There is a Site of Special Scientific Interest to the east of the site, but no part of the application site is on a SSSI.

The building is not listed and there are no listed buildings in close proximity to the application site.

1.4 Planning History

The relevant planning history for the application site is as follows:

21/01702/F. Erection of replacement workshop building for automotive use (B2), alteration to entrance gates, landscaping and demolition of existing buildings. Permitted.

22/03372/F. Variation of Conditions 2 (plans), 3 (alternative scheme), 4 (drainage of parking area) and 5 (landscaping) of 21/01702/F - small changes to the approved plans prior to commencing works. Permitted.

23/00563/DISC. Discharge of Conditions 3 (Turning area specification) and 4 (Landscaping scheme) of 22/03372/F. Permitted.

24/02969/F. Erection of secondary building to north east of existing building. Permitted.

25/01778/DISC. Discharge of Conditions 4 (surfacing and drainage of the turning area), 5 (landscaping), 10 (bin store), 11 (boundary fencing), 12 (lighting), 13 (CEMP), 14 (BNG Enhancement) and 15 (HMMP) of 24/02969/F. Permitted.

26/00601/CLUP. Extension of existing B2 (general industrial) building. Permitted.

2.0 Proposal

It is proposed to replace the extension approved under application ref: 26/00601/CLUP with this revised scheme.

2.1 Justification

The extension that this scheme would replace was approved under Class H Prior Approval. Under Class H(d), the height of the extension is limited to: (i) 5m when it is within 10m of the boundary of the curtilage of the premises, or (ii) in all other cases, the height of the building being extended.

The closest part of the extension was within 10m of the boundary, so the height was restricted to 5m. However, the existing building is 5.2m to eaves and 7.35m to ridge, and the roller shutter doors are 5m high.

For the B2 General Industrial use on site, a height of 5m is not sufficient as it limits the height of the roller shutter to less than 3.5m which is too short for much B2 industrial machinery (including forklifts), which generally requires a door that is at least 4.5m high. Increasing the height of the extension so that it is in line with the existing building will allow the roller shutter doors to be increased to 5m tall as well as give some additional height within the building which makes maneuverability for the machinery within the building easier.

2.2 Design and Layout

The extension will have two roller shutter and personnel doors as approved under application ref: 26/00601/CLUP.

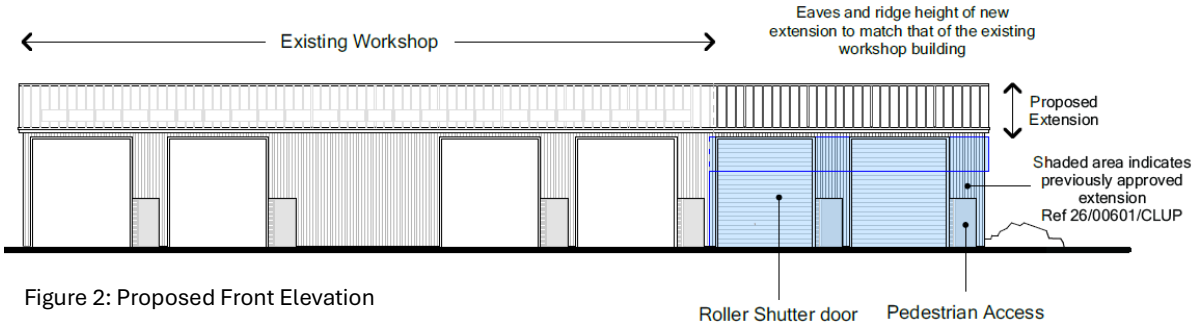

Figure 2: Proposed Front Elevation

It will be located to the north eastern elevation of the existing building in the same location as the extension approved under application ref: 26/00601/CLUP.

Figure 3: Site Layout

Three additional parking spaces are proposed to the rear of the extension, continuing the line of parking spaces approved under application ref: 22/03372/F.

The turning area, drainage, bin storage, fencing, lighting and landscaping details are unchanged from those approved under application refs: 23/00563/DISC and 25/01778/DISC.

2.3 Appearance and Materials

The materials will match those of the existing building and extension approved under application refs: 22/03372/F and 26/00601/CLUP respectively. The walls will be green composite vertical cladding and the roof will be a grey insulated roof panel system.

2.4 Scale

The extension is 12.2m x 13.7m in size, which equates to 167.14sqm. The eaves height of the extension has been increased from 3.5m to 5.2m, and the ridge height will increase from 5m to 7.35m, in line with the existing building's height.

In summary, the proposed extension is the same size, style and appearance as that approved under application ref: 26/00601/CLUP. The only difference is the height which has been increased to 7.35m, to match that of the existing building.

3.0 Planning Policy Considerations

3.1 National Planning Policy Framework (NPPF)

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

The NPPF sets out the three dimensions to sustainable development; economic, social and environmental. These dimensions, which are seen as mutually dependent, give rise to the need for the planning system to perform a number of roles:

- The economic role should ensure that sufficient land to the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.

- The social role supporting strong, vibrant and healthy communities, by providing the supply the housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities needs and support health, social and cultural well-being.

- Lastly the environmental role should contribute to protecting and enhancing our natural, built and historic environment.

Amongst the core principles set out in the NPPF, Local Planning Authorities' are urged to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated

requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.

As the NPPF is the National Policy that all LPAs Policies need to be compliant with, it therefore carries significant weight in planning decisions.
3.2 Cherwell Local Plan Part 1 (2011-2031)

Policy SLE 1: Employment Development. Is supportive of the intensification of existing employment sites. The extension has already been approved under application ref: 26/00601/CLUP, this application is to increase the height of the extension to allow for more efficient use of the space.

Policy ESD 5: Renewable Energy. The proposal includes solar panels on the south eastern roofscape.

Policy ESD 13: Local Landscape Protection and Enhancement. The development respects and enhances local landscape character. Landscaping details are included on the site plan

Policy ESD 15: The Character of the Built and Historic Environment. The development complements and enhances the character of its context through sensitive siting, layout and high-quality design. The appearance of the extension is in keeping with the existing building and will be built to meet high design standards.

3.3 Cherwell Local Plan 1996 (saved policies)

Saved Policy C28: Layout, Design and External Appearance of New Development. The proposed extension is in keeping with the design and external appearance of the existing building and the previous approved Class H extension it is replacing. The choice of external finish materials are sympathetic to the character of the context of the development.

4.0 Conclusions

To conclude, the proposal is policy compliant, and the design of the extension is in keeping with the existing building.

The scheme is similar to that already approved under application ref: 26/00601/CLUP, except for the height increase. The height has been increased to match that of the existing building and the propsoed materials match those of the existing building and the Class H approved extension that it will be replacing.

We therefore respectfully request that this application is granted by the Case Officer.