

Application Recommended for Approval
Gawthorpe Ward

APP/2018/0537

Full Planning Application

Proposed extension to workshop (partial demolition of existing building)
THOMPSON STREET WORKS THOMPSON STREET PADIHAM

Background:

The proposal is to erect a lean-to extension to a former mill building which is used for the manufacture of vehicle parts and accessories.

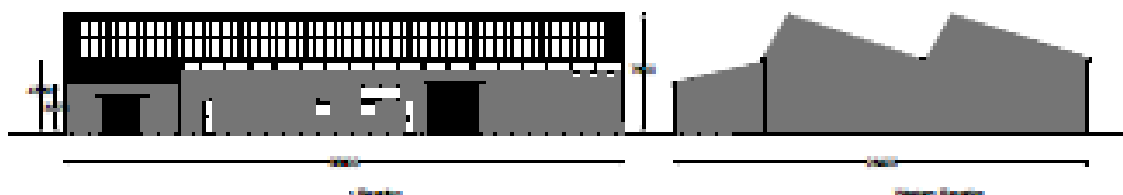


The proposal involves demolishing a small lean-to extension to the north facing elevation and erecting a single storey extension across the full length of this elevation.



The design of the proposed extension has been amended since the application was submitted to reduce the height of the roof at its western side which is closest to the existing terraced houses on Thompson Street.

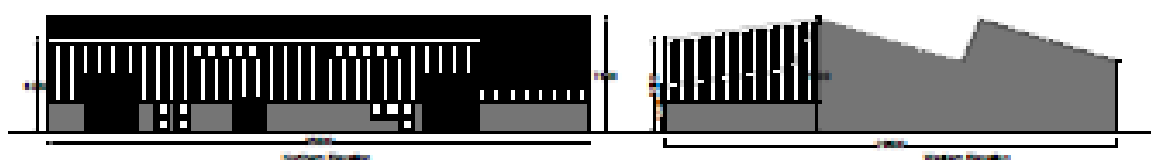
EXISTING



PROPOSED

Rear Elevation (north)

Side Elevation (west)



The proposed extension measures approximately 35.6m long x 10.0m wide up to the existing height of the roof (7.6m high) and lowering to 6.2m with the exception of the north west corner section where the roof would be lowered to an eaves level of 3.2m in order to protect the outlook from the rear of the adjoining terraced houses.

The proposed extension would be constructed with red brick to the lower walls, cladding to the upper walls and roof panels above.

Relevant Policies:

Burnley's Local Plan (July 2018)

SP4 – Development strategy

SP5 – Development quality and sustainability

EMP3 – Supporting employment development

NE5 – Environmental protection

CC4 – Development and flood risk

IC2 – Managing transport and travel impacts

IC3 – Car parking standards

The National Planning Policy Framework

Site History:

None relevant to this building.

Consultation Responses:

LCC Highways

No objection. Recommend a condition to require a car park layout with the car parking spaces and manoeuvring areas marked on.

Environment Agency

No objections. We have reviewed the Flood Risk Assessment (FRA), produced by UK Flood Risk Consultants, referenced QFRA 1164 v1.0 and dated 2 November 2018, and we are satisfied that it demonstrates that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA as part of an amended planning application.

Environmental Health

No objection; recommend a condition to restrict construction working hours.

Publicity

One letter of objection has been received from a neighbouring property which bounds the south side of the site; their comments are summarised below:-

- Already endure noise and vibration
- Sound of revving engines and additional volume of site based activity will make this worse
- An increase in noise and vibration would impact on own personal environment

Planning and Environmental Considerations:

Principle of proposal

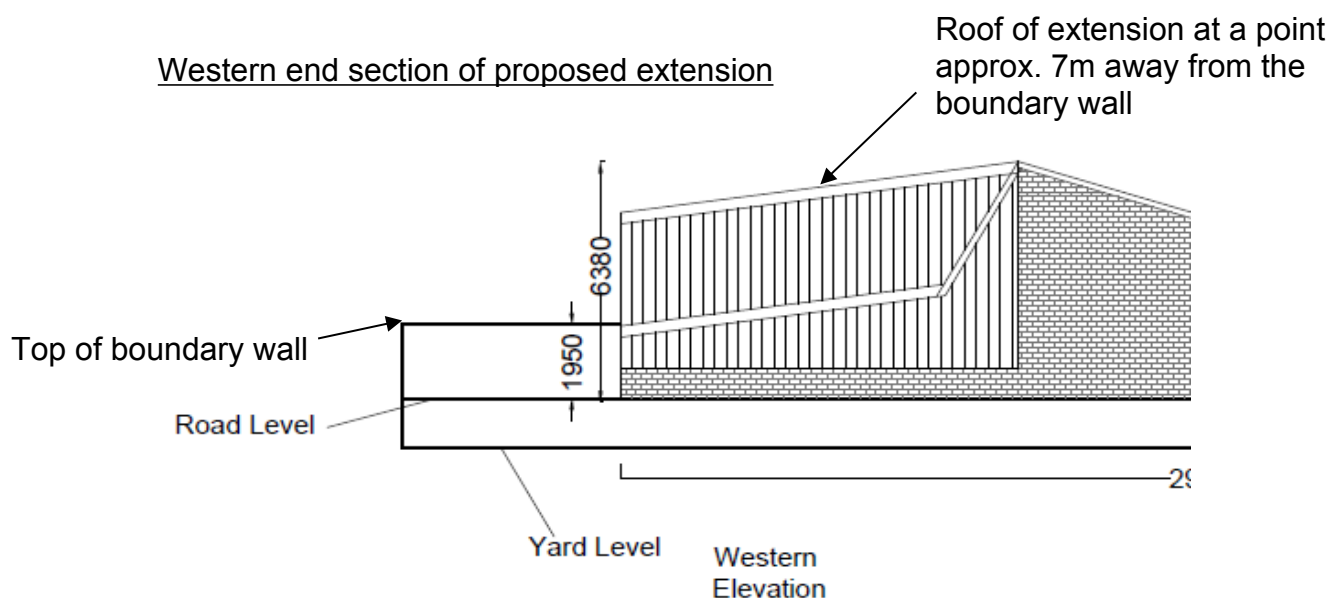
The site is located within the urban area of Padiham and seeks to improve an existing site in which case the proposal would, in principle, comply with the development strategy for locating development in Policy SP4. Policy EMP3 states that the expansion and upgrading or establishment of new business premises within Development Boundaries will be supported where they comply with other relevant policies in the Plan and do not unacceptably affect surrounding uses, amenity or the environment or have an unacceptable impact on the landscape or townscape. The existing premises are part of Mini Sport and comprise a former mill building that is in use for the manufacture of vehicle parts and accessories. The proposal seeks to improve the current premises with an extension that is in proportion to the existing building in order to make improvements to the business. This would accord with Policy EMP3 subject to detailed considerations below.

Impact on residential amenities

In dealing with proposals for improving business premises, Policy EMP3 requires consideration to be given to the impact on residential amenities. Policy SP5 also requires new development to ensure that there is no adverse impact on the amenity of neighbouring occupants or adjacent land users.

The proposed extension would be built up to the site's boundary which bounds Back Thompson Street adjacent to the rear of terraced properties with projecting rear extensions up to the back street.

The applicant has amended the proposals to reduce the height of the nearest 7m of the extension. Notably, the back street is approximately one metre higher than the yard level where the extension would be sited. As such, only a small part of the extension would project above the existing boundary mill wall.



The distance between the higher element of the extension and the rear yard boundary of the adjacent terrace houses would be approximately 7m. This would avoid a dominating side wall and safeguard the immediate outlook from the adjacent properties.

A neighbour objection has been received from a property on the south elevation of the premises based upon an increase in noise and vibration from increased capacity and levels of activity that could potentially be generated by the proposal. The proposal would continue the current use of the premises which is for the manufacture of vehicle parts and accessories, operating during normal working hours. The proposed extension would enable improvements to be carried out internally which may include a new piece of equipment but also includes some storage and office space. Improvements and the use of some new equipment provide the opportunity to reduce internal noise. The amenities of neighbouring occupiers is unlikely to be significantly be affected by the improvements to the premises. The Council's Environmental

Health Officer has no objections to the proposal and recommends a condition to restrict construction hours.

The proposed extension would therefore reasonably safeguard residential amenities.

Access considerations

Policy EMP3 also requires account to be taken of vehicle access arrangements and Policy IC3 requires adequate parking provision. The application building is served by a large yard which is contained within the former mill walls. This provides adequate space for the manoeuvring of large vehicle and the parking of employees' cars. The proposed extension would remove a relatively small proportion of this and as such, to ensure that the space is used effectively, LCC Highways recommends a condition to require a car park layout to be agreed and carried out. With this provision, the proposal would maintain adequate access and parking.

Impact on flooding

Policy CC4 states that the Council will ensure that new development does not result in increased flood risk from any source or other drainage problems, either on the development site or elsewhere. The site falls within Flood Zones 2 and 3 where there is a moderate and high risk of flooding. The Environment Agency has assessed the Flood Risk Assessment submitted by the applicant and is satisfied that the level of risk would be acceptable subject to being carried out in accordance with the details in that statement. A condition is therefore recommended to adequately deal with this.

Conclusion

The proposed extension would support an existing business within the urban area of Padiham and whilst within an area that also sits amongst residential properties, it has been designed to minimise its impact on the outlook of neighbouring properties and is unlikely to lead to any significant increase in noise or disturbance. Consideration has also been given to parking and the risk of flooding but these can be satisfactorily dealt with by conditions. The proposed development complies with the development plan and there are no material considerations which outweigh this finding.

Recommendation: Approve with conditions

Conditions

1. The development must be begun within three years of the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Harper/06Dwg02; and, Harper/06-Dwg09A, Harper/06Dwg05A, Harper/06Dwg07B and Harper/06Dwg06A, received on 31 January 2019.
3. The development shall be carried out and completed in full accordance with all the recommendations contained within the Flood Risk Assessment submitted with the application, prepared by UK Flood Risk Consultants, referenced QFRA 1164 v1.0, dated 2 November 2018.

4. The approved extension shall not be first brought into use until the car park has been laid out with car parking spaces and manoeuvring areas in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. The approved car parking spaces and manoeuvring areas shall thereafter be retained at all times.
5. During the construction phase of the development, no construction work or use of machinery or deliveries to the site shall take place on Sundays and Bank/Public Holidays or outside the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 and 13:00 hours on Saturdays.
6. Prior to any built construction, details and representative samples of the external materials of construction to be used on the walls and roof of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved materials.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
3. To ensure that the development does not pose an unacceptable risk to flooding for occupiers of the development or elsewhere, in accordance with Policy CC4 of Burnley's Local Plan (July 2018).
4. To ensure adequate operational space and parking spaces to serve the needs of the business, in the interests of safety, in accordance with Policy IC3 of Burnley's Local Plan (July 2018).
5. To protect the amenities of local residents, in accordance with Policy NE5 of Burnley's Local Plan (July 2018).
6. To ensure a satisfactory appearance to the development, in accordance with Policy SP5 of Burnley's Local Plan (July 2018).

JF

12.3.2019