

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0344	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	~	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		APPROVED

Development Description:	Proposed extension to create vehicle storage at ground floor level and office accommodation/storage at first floor level. Resubmission of approved application 3/2020/1043.
Site Address/Location:	Automotive Tools, Hambledon View, Read BB12 7PD

CONSULTATIONS:	Parish/Town Council
None received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objections.	

CONSULTATIONS:	Additional Representations.
No representations have been received.	

RELEVANT POLICIES:
<p>Ribble Valley Core Strategy Key Statement DS1 – Development Strategy Key Statement EC1 – Business and Employment Development Policy DMG1 – General Considerations Policy DMG3 – Transport and Mobility Policy DMB1 – Supporting Business Growth and the Local Economy</p> <p>National Planning Policy Framework National Planning Policy Guidance</p>
<p>Relevant Planning History: 3/2020/1043 - Proposed alterations/first floor extension to create additional vehicle storage at ground floor level and office accommodation/storage at first floor level. Approved. 3/2000/0060 - Extension for showroom and offices. Approved. 3/1998/0264 - Demolition of existing vehicle garages and erection of office, reception and toilets. Approved.</p>
ASSESSMENT OF PROPOSED DEVELOPMENT:
<p>Site Description and Surrounding Area: The application site is located in the settlement of Read and Simonstone and close to the settlement’s southern boundary with the designated Green Belt. The site is located in a built-up area characterised by rows of terracing housing. The site forms part of a small cluster of commercial uses including Read and Simonstone Social Club to the north of the site and a number of</p>

commercial/industrial type uses in the warehouse building to the south including Read Motor Body Centre.

The applicant's business is the sale of automobile tools and repair garage equipment. The applicant's premises currently comprise a modern two-storey metal profiled clad unit which includes the main showroom and office with office space at first floor and single storey pitched roof buildings adjoined to the west which provide storage for the business's sales vans.

Proposed Development for which consent is sought:

Consent was granted in early 2021 for the construction of a first-floor extension above the existing single storey elements of the building. The proposed first floor would be used to provide additional office and storage space in association with the existing business.

This application seeks what is considered a relatively modest alteration to increase the height of the extension by 500mm to provide sufficient height within the building to accommodate the first-floor office space.

Principle of Development:

The principle of development has already been established as acceptable under the previously consented application. The main considerations are the design and appearance of the proposed building and its effect on neighbouring residents.

Design and Visual Appearance:

As approved, the proposed extension would match the height of the existing two-storey element of the applicant's building. The proposed amendment would result in a split-level roof with the new first floor section around 0.5m above the existing. However, this arrangement would not result in any harm to the appearance of the building and is considered to be acceptable. The proposed extension would be clad in materials to match.

Effect on Amenity of Neighbouring Residents:

The proposed extension is located to the west of the existing two storey Automotive Tools building and therefore the proposed extension would not result in any greater impact on the occupants on nearby properties than the existing two-storey building.

The slight increase in height would have no greater impact than the already approved development.

It is to be noted that the previous consent restricted use of the approved extension/building to between 08.30 and 18.00 on weekdays, between 09.00 and 12.00 on Saturdays and no operation on Sundays as specified on the application form. However, the nature of the business is such that delivery drivers currently load-up at the existing building at 08.00.

As such, the applicant has requested that hours of use be extended to 08.00 on weekdays to allow this practice to continue. It is considered that permitting collections at this time would be no more harmful than the existing arrangement and, should consent be granted, conditions would be re-worded accordingly.

Highway Safety:

In terms of highway safety, the County Surveyor has re-iterated the comments made for the previous application and raises no concerns.

Ecology:

A protected species survey has been submitted which found no evidence of bats using the property and concludes that the proposed works are unlikely to cause disturbance to bats, result in the loss of

a bat roost or cause injury or death to bats.

Conclusion:

Having regard to the above, it is recommended that the application be approved subject to planning conditions.

RECOMMENDATION:

That planning consent be granted.