

BOROUGH OF KETTERING

Committee	Full Planning Committee - 17/11/2015	Item No: 5.9
Report Originator	Andrew Smith Senior Development Officer	Application No: KET/2015/0798
Wards Affected	Brambleside	
Location	One Stop Stores, 79 Brambleside, Kettering	
Proposal	s.73A Retrospective Application: Installation of 3 no. air-conditioning units to rear and retention of 3 no. air-conditioning units to side	
Applicant	One Stop Stores Limited	

1. PURPOSE OF REPORT

To describe the above proposals
To identify and report on the issues arising from it
To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall not be carried out other than in accordance with the approved plans referenced as follows: B150083-B101; B150083-B201.

REASON: In the interest of securing an appropriate form of development in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2015/0798

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2015/0587 1no. externally illuminated fascia, 1no. internally illuminated projecting sign, 1no. window graphic, 1no. internally illuminated ATM sign, 1no. ATM frame, 1no. ATM, 1no. window manifestation (Approved subject to conditions)

KET/2003/1114 New shopfront and new plant. Relocate existing ATM (Approved subject to conditions)

KET/2001/0909 Illuminated ATM signage (Approved subject to conditions)

KET/1999/0354 Installation of automate teller machine into retail outlet (Approved subject to conditions)

Site Description

Officer's site inspection was carried out on 02/10/2015.

The site constitutes a single-storey convenience store located within a short parade of 4 no. commercial units that take the form of a Local Centre within the Brambleside area of Kettering. The application site fronts a car park area that serves the Local Centre and is served by a rear amenity area.

Proposed Development

The application is retrospective; therefore the applied-for works have already been undertaken. New air conditioning units (3no.) have been installed at ground floor level to the rear elevation of the building. These extend to a maximum height of 1.5m above surrounding ground level and replace a previous single air conditioning unit that extended to 2m in height.

Furthermore, 3no. air conditioning units have been retained on the northern side elevation of the property at a maximum height of 3.5m above surrounding ground level. These units were already in place prior to the current occupier of the unit being in-situ.

Any Constraints Affecting The Site

None

4.0 Consultation and Customer Impact

KBC Environmental Health: No comment or objection to make.

Neighbours: Notification letters were sent out to close proximity neighbours, 1no. response was received and can be summarised as follows:

8 Copperfield Close: Objection, the noise from the air conditioning units will add noise and smells that already emanate from the neighbouring Chinese takeaway.

5.0 Planning Policy

National Planning Policy Framework

Section 1: Building a strong, competitive economy

Section 7: Requiring good design

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1: Strengthening the Network of Settlements

Policy 13: General Sustainable Development Principles

6.0 Financial/Resource Implications

None

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Design & Visual Appearance
3. Residential Amenity

1. Principle of Development

The proposed units would serve an existing retail operation within the town boundary of Kettering. The scheme would therefore assist in strengthening the network of settlements within the Borough in compliance with Policy 1 of the Core Spatial Strategy. Subject to design and amenity considerations being undertaken, the principle of development is acceptable.

2. Design & Visual Appearance

The units are discreetly located and of a sensible scale so as to not appear unduly prominent in visual terms. As is referenced on the submitted plans, the newly installed units to the rear have replaced previously installed equipment in the same location. The visual impact of development is acceptable and in compliance with Policy 13 (h) of the Core Spatial Strategy.

3. Residential Amenity

The applicant has provided basic specification details of the newly installed units. They create noise of 35dB(A) – 38dB(A) when measured at a distance of 10m. The nearest residential occupiers are located approximately 50m away from the units. The Council's Environmental Health Officer (EHO) has, following a short visit to the site to view the installed units, confirmed no comment or objection to the application. The EHO has also confirmed that no complaints have been received about the plant since it was installed (on 1st September 2015) and that if any noise issues were to become apparent in the future they could be investigated under separate statutory nuisance regulations. The scheme is therefore compliant with Policy 13 (l) of the Core Spatial Strategy; residential amenity would be appropriately safeguarded.

Conclusion

The proposed development would respect the character of its surroundings and would safeguard residential amenity in compliance with Policy 13 of the North Northamptonshire Core Spatial Strategy and the guidance contained within the National Planning Policy Framework.

Background Papers

Title of Document:

Date:

Contact Officer:

Andrew Smith, Senior Development Officer on 01536 534316

Previous Reports/Minutes

Ref:

Date: