

REPORT SUMMARY

REFERENCE NO - 18/503001/FULL		
APPLICATION PROPOSAL Proposed infill extension to existing automotive repair facility.		
ADDRESS Boxmend Ind. Estate, Cavallino Building, Bircholt Road, Maidstone, ME15 9YG		
RECOMMENDATION – APPROVE subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION The proposed development complies with the policies of the Development Plan and there are no overriding material considerations to indicate a refusal of planning permission.		
REASON FOR REFERRAL TO COMMITTEE - Maidstone Borough Council is the landowner		
WARD Park Wood	PARISH COUNCIL Boughton Monchelsea	APPLICANT Rumpton Properties LLP AGENT David Mills Architect
DECISION DUE DATE 18/09/18	PUBLICITY EXPIRY DATE 14/08/18	OFFICER SITE VISIT DATE 22/06/18
RELEVANT PLANNING HISTORY:		

- 14/500825 - Proposed car showroom extension to front of building and proposed 3 storey car storage extension to rear of building – Approved (permission not implemented)
- MA/09/2185 - Change of use to B1, B2 or B8 uses – Approved

1.0 SITE DESCRIPTION

1.01 The proposal site, known as the Cavallino building, is an industrial building located at the southern end of Bircholt Road close to the junction with Christen Way. This building is occupied by the Ferrari Centre, and is currently used predominantly as a workshop, with the associated showroom currently occupying the front of the building. There is parking on the site, to the north of the building, and the only access into the site is from Bircholt Road. For the purposes of the Local Plan, the proposal site is within the defined urban area and a designated area of Economic Development.

2.0 PROPOSAL

2.01 The proposal is for an infill extension to the existing automotive repair facility, at its eastern end, effectively squaring off the building. The proposal would add some 200m² of extra floor space to the garage/workshop (existing 1,090 m² - proposed 1,290 m²). The existing vehicle access and parking provision would remain unaffected by the proposal.

3.0 POLICY AND OTHER CONSIDERATIONS

- Local Plan (2017): SS1, SP1, SP21, SP22, DM1, DM5
- National Planning Policy Framework (2018)
- National Planning Practice Guidance (2014)

4.0 LOCAL REPRESENTATIONS

4.01 **Local Residents:** No representations have been received.

5.0 CONSULTATIONS

5.01 **Boughton Monchelsea Parish Council:** Raised no objection to proposal.

5.02 **KCC Public Rights of Way Officer:** Commented that PROW KM112 runs along western boundary of site and should not affect the application.

APPRAISAL

Main issues

6.01 As the largest and most sustainable location, the urban area of Maidstone, as defined by the Local Plan, should be the focus for new development. Relevant policies in the Local Plan (as listed above) also seek to ensure the retention, intensification, and regeneration of existing industrial and business estates identified as Economic Development Areas; and that proposals will not result in harm to the character and appearance of the area, or adversely impact upon the amenities of occupiers of residential properties. This is in accordance with the NPPF. This report will set out and consider the visual and residential amenity impacts of the proposal, and then will go on to consider other relevant planning matters.

Visual impact

6.02 The proposal would be noticeably set back from any public vantage point, largely screened by the host building; and it would square off the existing building, whilst respecting the building's height and use of external materials. It is therefore considered that the proposal would not appear visually incongruous or excessive in scale, but very much a development read in context with the character and appearance of the surrounding area.

Residential amenity

6.03 Given the existing industrial use of the site, the context of its industrial estate surroundings and the proposal's separation distance from any residential property, it is considered that the proposal would not have an adverse impact on the living conditions of the occupants of any residential property.

Highway safety implications

6.04 The proposal would not result in a significant intensification of the current use of the site, and it would not put further pressures on parking provision. No objection is therefore raised in terms of highway safety.

Other considerations

- 6.05 The proposal is to extend and refurbish an existing building and so it is not considered necessary to impose any BREEAM standards of build. No objection is raised in terms of land contamination; air pollution; and flood risk.

7.0 CONCLUSION

- 7.01 The proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations such as are relevant. A recommendation of approval of the application is made on this basis.

8.0 RECOMMENDATION – APPROVE subject to following conditions:

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions 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) The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building;

Reason: To ensure a satisfactory appearance to the development.

- (3) The development hereby permitted shall be carried out in accordance with the following plans: M206/P01; P02; P03; and P04 received 04/06/18;

Reason: To ensure a satisfactory appearance to the development.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.