

DELEGATED REPORT

DC/2015/01358

APS AUTOMOTIVE, RHIWLINON, TON LANE, RAGLAN

EXTENSION TO EXISTING WORKSHOP.

Case Officer: Andrew Jones

Registered: 20/11/2015

1.0 APPLICATION DETAILS

This application relates to an existing automotive workshop located along Ton Lane to the South of Raglan.

It is proposed to erect a side (North) extension to the workshop. The extension would measure 14.6m in width and stand 6.1m at its highest point. With regard to external materials these would include matching dark green metal sheeting to the walls, goosewing grey coloured sheeting to the roof and a dark green roller shutter door.

2.0 RELEVANT PLANNING HISTORY

DC/2007/01449	Extension to existing workshop.	Approved	18/01/2008
DC/2005/00856	New Building To Extend Existing Repair Business	Approved	07/02/2006

DC/2005/00501 New Building To Extend Existing Repair Business
Refused 07/07/2005

DC/1998/01017 Change Of Use Of Agricultural Building To Use As Ancillary
To The Adjoining Residential Dwelling Approved 15/01/1999

DC/1989/01263 Retention Of New Building To Replace Existing Derelict
Garages For Use As Automotive Engine & Transmission Repairer Approved
01/08/1990

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 – Landscape, Green Infrastructure and the Natural Environment
S17 – Place Making and Design

Development Management Policies

EP1 – Amenity and Environmental Protection
DES1 – General Design Considerations

4.0 REPRESENTATIONS

Consultation Responses

Councillor Penny Jones – Has not responded to date.

Raglan Community Council – Have not responded to date.

Highway Engineer – Has not responded to date.

Environmental Health Officer - Having looked at the information in relation to this application and at any information on our files I have no reason to object to it.

Tree Officer – Provided the following comments:

- There are three mature Oak trees on the western boundary of the proposed extension. The tree nearest the new extension is likely to be most affected however it is felt that the other two trees will come within the site area and also may be affected albeit to a lesser extent. All three trees have a high potential for both bats and nesting birds and all three make a significant visual contribution to the landscape. The applicant made mention of a Tawney Owl nesting in the third tree year after year.

- The required excavation for the project will bring the proposed building and associated retaining wall within approximately 4 metres of the trunk of the first tree. This will be well inside the root protection area (RPA) as defined in British Standard 5837:2012 – *Trees in relation to Design, Demolition and Construction* Recommendations. It is likely therefore that both the above and below ground parts of this tree will suffer damage unless mitigating measures are put in place.

Neighbour Consultation Responses

No responses have been received following the consultation period.

5.0 EVALUATION

Visual Impact

Whilst the proposed extension would substantially increase the footprint of the building, it is not considered to cause unacceptable harm to the wider rural setting. The resulting building would still not be of excessive scale, and the use of matching materials is welcomed.

Residential Amenity

The proposed extension would be positioned away from the nearest neighbouring dwelling to the South. Whilst it would allow for additional activity at the site, the extension is not of such size that it would cause unacceptable additional noise or disturbance. No objections have been received and the Council's Environmental Health Officer has advised there are no grounds to sustain any objection.

Trees

There are three mature Oak trees on the western boundary of the proposed extension. The tree nearest the new extension is likely to be most affected however it is felt that the other two trees will come within the site area and also may be affected albeit to a lesser extent. All three trees have a high potential for both bats and nesting birds and all three make a significant visual contribution to the landscape. The required excavation for the project will bring the proposed building and associated retaining wall within approximately 4 metres of the trunk of the first tree. This will be well inside the root protection area (RPA) as defined in British Standard 5837:2012 – *Trees in relation to Design, Demolition and Construction* Recommendations. Therefore a condition is to be attached to ensure that both the above and below ground parts of this tree will not suffer damage.

6.0 RECOMMENDATION: **APPROVE**

Conditions:

- Standard Five Year Limit
- Development to be carried out in accordance with the approved plans
- No development is to take place until there has been submitted and approved in writing a scheme of tree protection in accordance with British Standard 5837:2012 – *Trees in relation to Design, Demolition and Construction* Recommendations.

Information required is as follows:

- A scaled plan showing the retained trees and their root protection areas.
- An arboricultural method (AMS) statement detailing how excavations within the RPA of the retained trees will be carried out with minimum damage to the root system.
- Details of pruning to facilitate the erection of the building.

Informatives

- None