

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee

1st June 2005

AUTHOR/S: Director of Development Services

S/0549/05/F - Bar Hill

Insertion of Lift Shaft and Stairwell, Including Associated Roof Alterations Tesco Stores, 15 - 18 Viking Way, for Tesco Stores Ltd

Recommendation: Approval
Date for Determination: 16/5/05

Site and Proposal

1. The site consists of a large, metal clad superstore building, an adjacent shopping mall and associated car parking and infrastructure. Immediately adjacent to the application site is located a number of industrial and office buildings to the north and west along with their associated car parking facilities. A petrol filling station is also located adjacent to the north east of the site.

This full application, registered on 21st March 2004, seeks permission to insert a lift shaft and stairwell within the existing associated offices to the rear of the store and features a small external roof alteration to allow for the full operational height of the lift shaft and stairwell. The applicants describe the development as being sought to enable easier access to service and storage levels within the store.

Planning History

2. Planning permission was granted under reference **S/1617/98/F** for the provision of a new food superstore, mall, a site for a public house, parking and landscaping. These works involved the demolition of the previous supermarket, mall and public house that existed on the site.
3. In the early part of 2005 Tesco Stores Ltd commenced a scheme of work to erect a mezzanine floor within the existing supermarket structure. The scheme involved creating a temporary sales area to the front of the supermarket. These works did not require planning permission.

Planning Policy

4. The Tesco Stores site is located within the village framework for Bar Hill.
5. **Policy SH5** of the South Cambridgeshire Local Plan 2004 states that proposals for the development of new shops, redevelopment or extension of existing shops or the change of use of buildings to top up shops within a village framework will be permitted provided the development would not have an adverse impact on the amenity of nearby residential or other development.
6. **Policy SH9** of the South Cambridgeshire Local Plan 2004 states that the District Council will permit extensions to village shops if the proposal is sympathetic to the general environment in terms of siting, design, layout, materials and parking standards.

Consultation

7. **Bar Hill Parish Council** recommends that the application is refused and states “we object on the grounds that they had not put in [a] planning application for the mezzanine flooring knowing full well that this extension would be needed”.

Representations

8. None

Planning Comments - Key Issues

9. The key issues to consider in the determination of this application relate to:
 - The impact of the development upon the amenity of nearby development; and
 - The visual impact of the development upon the character of the area.
10. Although it is accepted that the mezzanine will lead to a significant increase in the retail floor space available within the superstore, there is currently no provision for it to require the submission of a planning application under current planning legislation. As such, the relative merits of the insertion of the mezzanine floor cannot be considered as part of this application.
11. In the documentation submitted with the application the applicant has stated that the proposal is being sought to enable easier access to service and storage levels within the store. It is further stated that the proposal will result in no extra floor space being created. This was borne out at the time of the officer’s site visit, which confirmed that the lift shaft and stairwell are to be created within the offices/ staff area to the rear of the superstore currently serving as male cloak/toilet facilities.
12. Externally the changes are minimal. The proposal will result in a small roof extension, measuring approximately 1.6 metres high, which would be largely hidden from view at ground floor level. The main roof of the superstore, which covers the retail floor space, is approximately 1.4m taller than the proposed roof and will serve to completely obscure views of it from the public car park that serves the superstore and mall. Partial views would be afforded from the adjacent petrol station and office/industrial units, but these are likely to be minimal given the scale of the proposal in conjunction with its location and form. The applicant is proposing to clad the external structure using the same materials as the existing superstore. As such, combined with the limited views afforded it would difficult to argue that the proposal would have a detrimental visual impact on the character of the area.
13. With regard to the impact of the development upon the amenity of nearby development it would again be difficult to foresee any significant detrimental impact. The lift shaft and associated machinery would be largely contained within the confines of the existing structure. Furthermore the proposal is located some distance from any residential development. As mentioned, the nearest neighbours that could be affected by the development are office/industrial units and in that context such development would not be uncommon.

Recommendation

14. Approval

1. Standard time condition A - Reason A;
2. The external materials of construction for the building works hereby permitted shall be identical to those used for the existing building unless otherwise agreed in writing with the Local Planning Authority. (Reason - to ensure that the appearance of the development blends in with the existing building).

Reasons for Approval

1. The development is considered generally to accord with the Development Plan and particularly the following policies:
 - **Cambridgeshire and Peterborough Structure Plan 2003:**
P1/2 (Environmental Restrictions on Development)
 - **South Cambridgeshire Local Plan 2004:**
SH5 (New Retail Development)
SH9 (Extensions to Shops)

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Refs: S/0549/05/F; S/1617/98/F

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