



Appeal Decision

Site visit made on 19 August 2024

by A Hickey MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 1st October 2024

Appeal Ref: APP/M2840/W/24/3337825

90 Denington Road, Wellingborough, NN8 2QH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Crosby Composites Limited against the decision of North Northamptonshire Council.
 - The application Ref is NW/23/00540/FUL.
 - The development proposed is erection of storage building.
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Decision

1. The appeal is allowed and planning permission is granted for erection of storage building at 90 Denington Road, Wellingborough, NN8 2QH in accordance with the terms of the application, Ref NW/23/00540/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. I have taken the description of development and site address above from the decision notice. This is because it most closely reflects the appeal site location and proposal. I have also removed superfluous wording and reference to retrospective as it is not an act of development.
3. The appeal proposal is part retrospective in that the storage building is already in situ and is shown on the submitted plans. An alternative roof covering has also been proposed, but this has not yet been erected. I have considered the appeal on this basis.
4. Since the application was determined the National Planning Policy Framework (the Framework) has been revised. Both the main parties have had the opportunity to comment during the appeal process.

Main Issue

5. The main issues are the effect of the development on;
 - the character and appearance of the area; and
 - highway safety.

Reasons

6. The appeal site is located within an existing industrial estate, with the rear of the site backing onto residential dwellings. Within the estate there is variation in terms of the scale, design and layout of the units, including materials, spacing between buildings and distance from the road. The dwellings to the

rear of the site are at a higher level behind an embankment formed of planting and trees.

7. This appeal relates to a large storage building that has been erected in the car park of the appellant's existing business. It is constructed of white panels with a white pvc roof. Other external features include a large roller shutter, plastic rainwater goods, cameras, and doorway. The materials and external features result in the building having a well-constructed and permanent appearance.
8. Many of the units within the industrial estate, including the main building associated with the appeal storage building, are constructed in part brick and part clad walls with metal sheet/clad roofing. This results in many buildings having a two-tone appearance. The appeal building's size, scale and position within the site is generally in keeping given the variety of design styles found within the estate.
9. Additionally, the white colour of the walls and roof of the appeal building had weathered to some degree at the time of my visit. I also observed the building was largely hidden from view except for some limited views on Edmonds Close and Denington Road. Nevertheless, where visible, the building's whole white colour still contrasted awkwardly with the prevailing two-tone design of buildings nearby, which softened their appearance. This awkward appearance was also highlighted further due to the building being set below the residential brick and tiled roofs of properties to the rear.
10. In order to address concerns relating to glare/reflections from the roof of the building on neighbouring properties, the appellant and Council have agreed that a dark grey PVC roof would be acceptable. Subject to a suitably worded condition, the introduction of a grey roof would give the appeal building a two-tone appearance with a darker colour at a higher level matching the main building onsite. The appeal scheme would, therefore, not be unduly intrusive because of the reasonable level of containment arising from the surrounding built form and topography. Moreover, while it would not be constructed of brick, the colour palette would assist in the building integrating with the design of buildings found in the wider industrial estate.
11. For the above reasons and subject to a condition on roofing materials, the development would not be harmful to the character and appearance of the area. Accordingly, the development accords with North Northamptonshire Joint Core Strategy (JCS) Policy 8. This requires, amongst other things, development to respond to the immediate and wider area, including topography and the overall character of the settlement. The development would also accord with the aspirations of the Framework relating to achieving well-designed places.

Highway Safety

12. The evidence before me identifies that the appeal building has resulted in the loss of 32 car parking spaces. At the time of my visit and whilst only a snapshot in time I observed a large number of marked out and available parking spaces within the site.
13. The Council have not disputed that the existing business currently employs 140 members of staff on site. Moreover, it is not disputed that when taking into consideration the additional floor space created, there would be a total

requirement of 126 parking spaces. Based on the submitted evidence, there would be a substantial number of parking spaces remaining. This would match my own observations and the number of free spaces I could see on my visit. In the absence of any substantive evidence to the contrary, satisfactory parking provision is provided across the site.

14. For the reasons above the proposed development would not result in unacceptable harm to highway safety. The development would therefore accord with Policy 8 of the JCS which seeks amongst other things, adequate parking provision.

Other Matters

15. I have given consideration to the objections expressed by some residents who live in close proximity to the site. However, no substantive evidence is presented that subject to conditions on the use and operation times of the building, it would be detrimentally harmful to occupiers of nearby properties through noise or other nuisance. Moreover, there are no existing windows in the building and nearby properties are at a higher level. As such, the building does not have any harmful effects on the privacy of nearby occupiers, as also found by the Council.

Conditions

16. The Council have suggested that 7 conditions be imposed, which I conclude on below. In imposing conditions, I have had regard to the approach in the Framework and the Planning Practice Guidance.
17. I have imposed a condition specifying the approved plans as this provides certainty. To protect the character, appearance, and amenities of the area, it is also necessary to impose a condition requiring details of the external roofing material and colour and have this approved by the Council. Conditions are also necessary regarding times of operation and use of the building given the proximity of nearby residential occupiers.
18. I have not imposed the conditions proposed in regard to a temporary permission or parking plan. This is because I have found the appeal scheme to be acceptable with regard to its effect on the character and appearance of the area and parking provision. I have also not imposed a condition in regard to cctv as the cameras have already been installed.

Conclusion

19. For the reasons given above, and having regard to all other matters, the development would comply with the development plan as a whole. The appeal is therefore allowed.

A Hickey

INSPECTOR

Schedule of conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan, proposed site plan, site sections A4.01, Proposed Storage Building rev 01 and Proposed Storage Building rev 02.
2. Within two months of the date of this decision, full details and samples of the external finish of the rooftop material, along with a timetable of implementation, shall be submitted to the local planning authority. The development shall thereafter be implemented in accordance with the approved timetable.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order with or without modification) the building hereby approved shall only be used for the purposes specified in the application (Use Class B8), with no mechanical ventilation or heating systems and for no other purpose (including any other purpose in Use Class B8; on the Schedule to Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).
4. The development hereby permitted shall only be used between the following hours: 08:00 and 18:00 on Monday to Saturday and at no time on Sundays or Bank Holidays.

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