Design & Access Statement

Proposed storage and vehicle servicing building to replace existing storage shed at the premises of S. Tysoe Installations Ltd, 18 Leeside, Merry Lees Industrial Estate, Desford, Leicestershire, LE9 9FS.

February 2009

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Introduction

This statement is submitted in support of the full planning application for a proposed storage and vehicular servicing building to replace the existing storage shed at the premises of S. Tysoe Installations Ltd, Merry Lees Industrial Estate, LE9 9FS.

Policy Considerations

Key Local Plan: EMP1, EMP2, BE1 & SPG - Vehicle Parking Standards.

Secondary Local Plan: NE5 & NE10

Relevant Planning History

00/00526/FUL	Erection of single storey storage shed	Permitted	07.07.00
00/00188/FUL	Two-storey front office extension	Permitted	03.05.00

Principle & Use

The premises are located on an established and dedicated employment site benefiting from EMP1 status where the Local Planning Authority actively seeks to retain such facilities within the Borough.

The proposal will form an *ancillary* building for storage and to service and maintain the operational vehicles associated with the distribution of goods and services produced by the principal business.

Amount & Layout

The proposal will be located to the south of the main building occupying the same position as the existing structure. The floor area will increase from the existing 62 sqm to 103 sqm to utilise the unproductive space that currently exists along the western and southern boundaries and between the main building. The siting results in a space saving efficiency and ensures that the wider service area remains unaffected.

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Design & Scale

Policy EMP2 gives the policy guidance on the expansion of existing employment use. In terms of scale and design, the subordinate nature of the proposal relates well to the adjacent buildings and the use of matching materials contributes to a coherent and functional built form.

Landscaping & Appearance

The existing hedge that runs along the western boundary will be retained. The use of matching materials will give a continuity of appearance and views into the site from the surrounding countryside will be unaffected.

Access & Parking

The access to the site will remain unchanged. The increased floor area created by the proposal will require an additional parking space in line with the guidance contained in the Supplementary Planning Guidance and vehicle parking standards.

As already noted, the location of the proposal will not encroach on the existing service yard and parking arrangements. However, the increased floor area of the building will allow the miscellaneous equipment that is currently stored externally, to be consolidated internally. This will provide a number of advantages as it improves the appearance of the site, enhances security and allows for the existing and increased parking provision to be efficiently accommodated within the yard.

Conclusion

The granting of the previous approvals is evidence of the LPA s support for local employers within the Borough and the broader Corporate aims of the council to achieve and maintain a thriving economy.

Although the two previous permissions were granted before the adoption of the existing Local Plan, the proposal complies with the key aims of Policy EMP2 and meets current parking standards. The scheme is submitted on this basis and is recommended for officer support and subsequent approval.