

## **OFFICER REPORT**

**Application Number: FUL/2019/1998**

**Peugeot Citroen Automobiles Uk Ltd Pinley House Sunbeam Way**

**Installation of a vehicular shutter door and fire door to the western facing elevation.**

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**WITHIN GREEN BELT? No**

**VISIBLE FROM GREEN BELT? No**

**WITHIN CONSERVATION AREA? No**

**LISTED BUILDING? No**

### **POLICY GUIDANCE**

#### **Local plan**

The Coventry Local Plan 2016 to 2031 has been adopted on 05/12/2017. Policies that are relevant include: DE1, DS3, AC1, JE5

#### **National Policy**

National Planning Policy Framework (NPPF)  
National Planning Policy Guidance (NPPG)

### **ADDRESS AND DATE OF NEIGHBOUR NOTIFICATION**

- Notification letters sent as per the communications report.
- Site notice posted 30/08/19
- No representations received.

### **RELEVANT HISTORY**

- Various none recent/relevant

### **CONSULTATION RESPONSES**

- Highways: No objection
- EP: Further information requested
- Network Rail: No objection

### **SITE DESCRIPTION**

The application site relates to the Peugeot and Citroën Training & Technical Centre, which is a large industrial building located off Humber Road, which extends along both the northeast and northwest boundaries. A railway line is located to the south of the site and residential properties are located to the northwest of the site opposite the elevation where the development is proposed.

### **PROPOSAL DESCRIPTION**

Planning permission is sought for the insertion of a new vehicle shutter and fire exit door within the northwest flank wall of the building. There is an existing fire exit door in this elevation.

### **ISSUES AND ASSESSMENT**

#### **Principle of development**

The development is acceptable in principle; however Policy JE5 states that: proposals for new general industrial and storage/distribution development (including changes of use and the expansion of existing operations) will also be required to demonstrate that the proposed development would not result in significant

harm to the amenities of persons occupying nearby residential property or other land occupied by uses sensitive to environmental pollution.

EP has asked for further information to determine the potential noise impact on nearby residential properties. These properties are located some 30m to the northwest of the relevant elevation. Officers are mindful of the site will generate existing disturbance and comings and goings. In order to ensure that the new doorway does not create any significant additional impact a condition is suggested to require the door to be opened only when vehicles are entering or leaving the building so that the door is not left open exposing residents to internal noise. The scheme, as conditioned, is not therefore considered to create any significant impact upon the amenities of the occupiers of surrounding properties that would warrant refusal.

### **Design and visual issues**

The proposed fire exit door to be installed will be power coated steel in a light grey finish with no glazing. The proposed shutter door will be aluminium sectional shutter finished in light grey with glazed elements to match other existing shutters.

The proposed design and colour coating is acceptable and will not harm the character of the building or the visual amenity of the streetscene.

### **Impact on neighbouring amenity**

Noise and disturbance has already been considered above. The physical alterations are not considered to create any significant impact upon the amenities of the occupiers of surrounding properties.

### **Highways**

Highways have raised no objections to the scheme.

### **Equality Implications**

Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

There are no known equality implications arising directly from this development.

### **CONCLUSION**

In view of the acceptable design and that the scheme is not considered to result in any significant impact upon neighbouring amenity it accords with development plan policies and therefore the application is recommended for approval, subject to conditions.