

DEVELOPMENT CONTROL PANEL

4 January 2023

Item: 3

Application No.:	22/02092/FULL
Location:	Super Vettura London Road Sunningdale Ascot SL5 0DQ
Proposal:	Construction of a replacement two storey car showroom.
Applicant:	Mr Burrows
Agent:	Mr Jason O'Donnell
Parish/Ward:	Sunningdale Parish/Sunningdale And Cheapside
If you have a question about this report, please contact: Katherine Hale on or at katherine.hale@rbwm.gov.uk	

1. SUMMARY

- 1.1 The proposal seeks permission for the erection of a two-storey car showroom following the demolition of the existing building. This is a resubmission of previous planning permission granted in December 2019 under Council reference 19/03059/FULL for the "Construction of a replacement two-storey car showroom". The proposal is exactly the same as that approved in 2019. This previous planning permission expires on 30th December 2022.
- 1.2 Given the proposal is for a replacement building within the same employment generating use, the proposal is considered acceptable in principle in accordance with the Council's Employment policies. In addition, the proposal would not result in any detrimental impact to the character of the surrounding area, nor amenity of the nearby neighbouring buildings or highway safety. The proposal would enhance and modernise the site and allow for its continued use as a car sales showroom.

It is recommended the Committee authorises the Head of Planning:	
1.	To grant planning permission subject to the following: ❑ Submission of an energy statement and completion of Unilateral Undertaking to secure a carbon off-set fund and/or carbon shortfall contribution ❑ The conditions are listed in Section 14 of this report.
2.	To refuse planning permission if an energy statement and unilateral undertaking are not submitted and secured for the reason that the proposed development would not make the fullest contribution towards reducing carbon emissions and tackling climate change in line with policy SP2

2. REASON FOR COMMITTEE DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made by the Committee as the application is for major development.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 Super Vettura is located on the south-east side of the A30 (London Road) and currently benefits from having a dropped kerb access across the front of the site. The surrounding area comprises a mixture of commercial/retail uses and residential uses. The area is categorised as a 'Victorian Village' within the RBWP Townscape Assessment.

4. KEY CONSTRAINTS

- 4.1 There are no constraints within the site.

5. THE PROPOSAL

- 5.1 The proposal seeks permission for the erection of a two-storey car showroom following the demolition of the existing building.
- 5.2 This is a resubmission of the previously approved planning permission granted in December 2019 under Council reference 19/03059/FULL for the "Construction of a replacement two-storey car showroom". The description and proposal is exactly the same as what has been already approved. This previous planning permission is a material consideration in the determination of this application.

6. RELEVANT PLANNING HISTORY

Reference	Description	Decision
19/03059/FULL	Construction of a replacement two storey car showroom.	Approved 30 December 2019
17/03770/DEM	Demolition of existing unlisted car show room and garage accommodation.	Refused 3 January 2018
16/03463/FULL	Construction of a replacement two-storey car showroom.	Approved 19 January 2017
98/77136/ADV	Installation of illuminated and non illuminated fascia signs, hanging signs hanging clock and motif.	Approved 15 September 1998
95/01434/FULL	Change of use of Johnsons shop from retail to car showroom and erection of two new integral showrooms to rear.	Approved 17 January 1996
95/01431/TEMP	Temporary consent for new forecourt layout for increased number of cars displayed for sale together with exclusion throughout the period of preparation and servicing of	Approved 13 November 1996
94/01319/FULL	Andrews of Sunningdale Ltd London Road Sunningdale	Withdrawn 24 August 1995

	Berkshire SL% 0JJ change of use of existing premises to the sale, display and servicing of motor vehicles.	
94/01318/FULL	Change of use of existing premises to the sale, display and servicing of motor vehicles.	Refused 3 August 1994

7. DEVELOPMENT PLAN

7.1 The main relevant policies are:

Adopted Borough Local Plan

Issue	Policy
Spatial Strategy for the Borough	SP1
Climate Change	SP2
Sustainability and Placemaking	QP1
Character and Design of New Development	QP3
Economic Development	ED1
Protected Employment Sites	ED2
Other Sites and Loss of Employment Floorspaces	ED3
Sustainable Transport	IF2

Adopted Ascot, Sunninghil and Sunningdale Neighbourhood Plan

Issue	Policy
Respecting the Townscape	NP/DG1
Density, footprint, separation, scale and bulk	NP/DG2
Good quality design	NP/DG3
Energy efficiency and sustainability	NP/DG5
Retaining and encouraging Employment	NP/E1
Retaining and enhancing retail	NP/E3
Parking and Access	NP/T1

8. MATERIAL PLANNING CONSIDERATIONS

National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development
 Section 4- Decision-making
 Section 6 – Building a strong, competitive economy
 Section 9- Promoting Sustainable Transport
 Section 11 – Making effective use of land
 Section 12- Achieving well-designed places

Supplementary Planning Documents

- RBWM Thames Basin Health's SPA
- Borough Wide Design Guide

Other Local Strategies or Publications

- RBWM Townscape Assessment
- RBWM Parking Strategy
- Interim Sustainability Position Statement
- Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

Comments from interested parties

8 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 15th August 2022 and the application was advertised in the Local Press on 11th August 2022.

No comments were received from neighbouring occupiers.

Consultees

Consultee	Comment	Officer comment
Highways	No objection subject to a condition relating to a construction management plan.	A construction management plan is not considered necessary for this scale of development and it would not be reasonable to impose a condition.
Environmental Protection	No objection subject to conditions relating to site workings hours and collection/deliveries during construction.	It is considered that such conditions are unnecessary and such matters can be controlled by other legislation. Informatives will be applied relating to considerate working

Others (e.g. Parish and Amenity Groups)

Group	Comment
Sunningdale Parish Council	No comments to make

10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i Principle of Development
- ii Design and Character
- iii Impact on Neighbours
- iv Parking and Highways Impacts

v	Sustainability and Climate Change
vi	Other Material Considerations

Principle of Development

- 10.2 This is a resubmission of a previously approved application for the 'Construction of a replacement two-storey car showroom' which was granted in December 2019 under Council reference 19/03059/FUL. The description and proposal is exactly the same as what has been already approved. This planning permission was not implemented and has, at the time of Committee, lapsed, however, it is still a material consideration in the determination of this application.
- 10.3 In addition, Policy ED3 seeks to protect existing employment sites with development proposals for employment on sites currently in employment use will be supported. The proposal seeks to retain and enhance the existing employment use with a modernised replacement car showroom. Policy TR4 also seeks to maintain facilities within District Centres. The site is within a primary shopping area however as the proposal is for the erection of a replacement car showroom, the proposed use of the site is staying the same. The proposal is therefore considered to therefore comply with Policy ED3 and TR4.
- 10.4 As such, the principle of development is considered acceptable.

Design and Character

- 10.5 Section 12 of the NPPF clearly states that the creation of high quality, beautiful and sustainable buildings is *fundamental* to what the planning and development process should achieve. Local Plan Policy QP3 is consistent with these overarching objectives of Section 12 of the NPPF and requires new development to be of a high-quality design and have regard to a range of design based criteria.
- 10.6 The proposed building is of a similar footprint to the existing building, being set no further forward within the street than the existing building and would have a similar ridge height to other retail/residential units within the area (particularly to the northeast). The proposed building would have a Gross Internal Area of 977.6 square metres, this is an increase of approximately 295 square metres compared to the existing building. The proposed size of the roof is considered acceptable. The surrounding buildings do not necessarily have similar sized windows as proposed, particularly given the proportion at first floor level. However this correlates with the use of the proposed building as a car showroom rather than as residential unit.
- 10.7 The proposed building would not appear overly dominant within the street scene or wider area and is not considered to be out of character in terms of its design given the nature of the area which consists of a number of commercial units of varying design. There is no uniformity of building design in the locality that requires this proposal to be subjective to prescriptive design criteria. The design of the building is acceptable and provides a complementary addition to the street scene and general character and appearance of the area.
- 10.8 As with the previously approved application it is recommended that should Councillors be minded to approve the application, that a condition should be attached to the planning permission to ensure materials used on the external surfaces of the development are submitted and approved to the Local Planning Authority. This will ensure the materials are sympathetic to the character of the area.

Impact on Neighbours

- 10.9 The use of the building is not changing and it is not considered that the new building would result in a material increase in noise, fumes or other emissions from the site. It is not considered necessary to control the hours of operation as the site is in a largely commercial area and it is not considered reasonable to do so as the use has operated from this site for many years without control and adverse issues arising. Given the nature of the proposal and the separation distances (16m) involved between the building and existing neighbours, the proposal would not have a detrimental impact on residential amenity. Whilst there may be some noise pollution during the demolition and construction works, this is likely to be minimal and would fall outside the planning remit.
- 10.10 In terms of the impact on neighbouring properties, it is considered that the proposed development would comply with paragraph 130(f) of the NPPF (2021).

Parking and Highways Impacts

- 10.11 The site currently benefits from a dropped kerb access to the front and a second access to the rear via a private access road. The existing access to the rear of the site would be stopped off whilst the access to the front (off London Road) will remain. The existing front access can achieve the required splays of 2.4 x 43m in both directions. The proposal is unlikely to cause a significant increase in vehicle movements to and from the site and would therefore not have a detrimental impact on highway safety in this regard.
- 10.12 With regards to car parking, under current Local Authority standards the site is deemed to be within a sustainable location, being within 250m of Sunningdale train station, therefore the minimum parking standard is deemed to be acceptable. The site, as with a lot of other local businesses does not benefit from on-site vehicle parking. There are, however, several nearby car parks along London Road as well as limited parking within Chobham Road. Parking restrictions operate within the area which will prevent indiscriminate parking within the area. On this basis the parking situation is considered acceptable. The Highways Officer has been consulted and raise no objection to the proposal.

Sustainability and Climate Change

- 10.13 The Council's Interim Sustainability Position Statement (ISPS) and Policies SP2 and QP3 of the Borough Local Plan require developments to be designed to incorporate measures to adapt to and mitigate climate change. This is reflective of the Council's Climate Change Emergency and Corporate Strategy aims and initiatives.
- 10.14 The ISPS requires all development proposals (with the exception of householder residential extensions and non-residential development with a floorspace below 100sqm) to make the fullest contribution to minimising carbon dioxide emissions. These developments should be net-zero carbon and should be accompanied by a detailed energy assessment and a completed Carbon Reporting Spreadsheet to demonstrate how the net-zero target will be met. Where the net-zero carbon outcome cannot be achieved on-site due to feasibility issues, any shortfall should be provided through a cash in lieu contribution to the Boroughs Carbon Offset Fund, which will be

ring fenced to secure delivery of greenhouse gas reductions elsewhere in the Borough. This offset is required unless it is demonstrated that this would undermine the viability of the development. Major development proposals should further seek to reduce potential overheating and reliance on air-conditioning systems and demonstrate this.

- 10.15 At the time of writing the committee report, the Council have requested an Energy and Climate Statement and informed the Applicant/Agent that a legal agreement will need to be entered into in this regard. Subject to completing the receipt of an appropriate energy statement and the securing of a unilateral undertaking, the proposal would be considered to comply with Policies SP2 and QP3 of the Local Plan.

Other Material Considerations

- 10.16 Policy NR2 of the BLP requires applications to demonstrate how they maintain, protect and enhance the biodiversity of application sites, avoid impacts, both individually or cumulatively, on species and habitats of principal importance.

- 10.17 Given the nature of the proposal being the erection of a replacement building for use as a car showroom, there would not be any loss of biodiversity. It is however suggested that biodiversity enhancements should be secured by way of condition, should permission be granted.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 11.1 The development would not be liable to pay CIL.

12. CONCLUSION

- 12.1 The application, would for the reasons set out above, represent an acceptable form of development in accordance with local plan policies and the NPPF, as such planning permission should be granted.

13. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

14. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 No development above slab level shall take place until details of the materials to be used on the external surfaces of the development have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policy Local Plan QP1 and QP3
- 3 No development shall commence until details of all finished slab levels in relation to ground level (against OD Newlyn) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In the interest of the visual amenities of the area. Relevant Policy Local Plan

- QP1 and QP3
- 4 Prior to the commencement of the development above slab level, details of biodiversity enhancements, shall be submitted to and approved in writing by the Council in order to ensure a net gain in biodiversity at the site. The biodiversity enhancements shall thereafter be installed as approved and a brief letter report confirming the enhancements are in situ, is to be submitted to and approved in writing by the Council.
Reason: To incorporate biodiversity in and around developments in accordance with the NPPF and Policy NR2 of the Borough Local Plan
 - 5 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.

Informatives

- 1 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
- 2 The applicant and their contractor should take all practicable steps to minimise dust deposition outside the site boundaries which is a major cause of nuisance to residents living near to construction and demolition sites. All loose materials should be covered up or damped down by a suitable water device, all cutting/breaking is appropriately damped down, the haul route is paved or tarmac before works commence and is regularly swept and damped down, and to ensure the site is appropriately screened to prevent dust nuisance to neighbouring properties. The applicant is advised to follow guidance: the London Code of Practice, Part 1: The Control of Dust from Construction; and the Building Research Establishment: Control of dust from construction and demolition activities.
- 3 The Royal Borough receives a large number of complaints relating to construction burning activities. The applicant should be aware that any burning that gives rise to a smoke nuisance is actionable under the Environmental Protection Act 1990. Further that any burning that gives rise to dark smoke is considered an offence under the Clean Air Act 1993. It is the Environmental Protection Team policy that there should be no fires on construction or demolition sites. All construction and demolition waste should be taken off site for disposal. The only exceptions relate to knotweed and in some cases infected timber where burning may be considered the best practicable environmental option. In these rare cases we would expect the contractor to inform the Environmental Protection Team before burning.
- 4 Due to the close proximity of the site to existing residential properties, the applicant's attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicle parking at the site or making deliveries, and general disruption caused by the works. By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk

22/02092/FULL - Super Vettura, London Road, Sunningdale, SL5 0DQ

Appendix A - Site location plan and site layout





Appendix B – plan and elevation drawings



FRONT ELEVATION (north-west)

Scale 1:100 @ A1



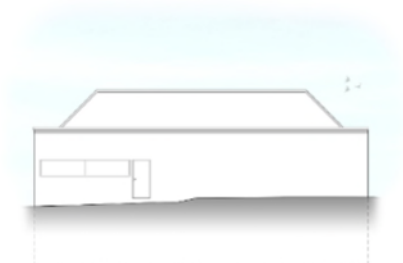
FRONT ELEVATION (north-west)

Scale 1:100 @ A1



SIDE ELEVATION (south-west)

Scale 1:100 @ A1



REAR ELEVATION (south-east)

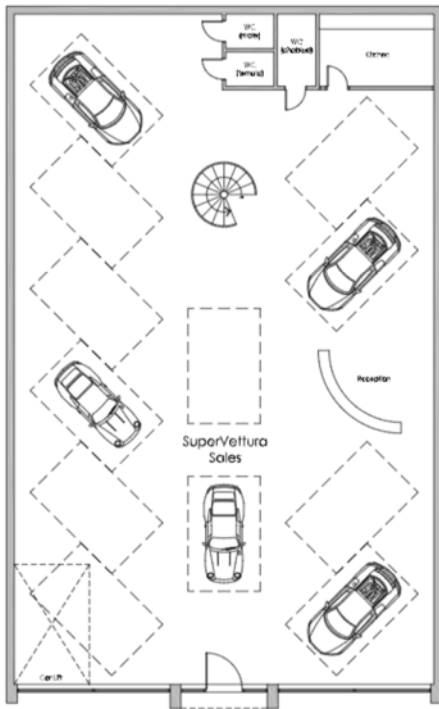
Scale 1:100 @ A1



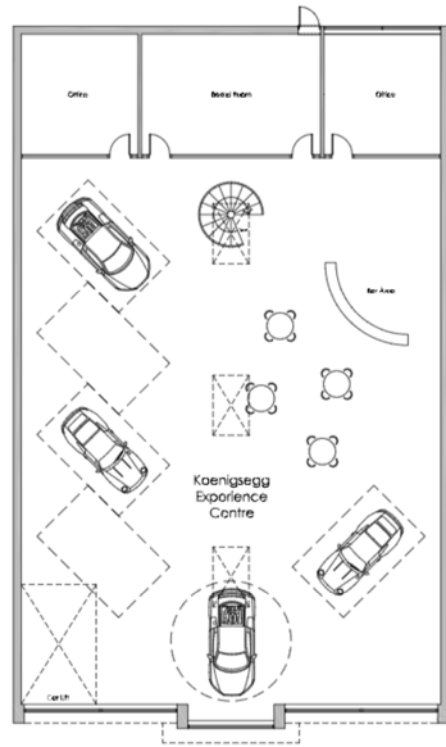
SIDE ELEVATION (north-east)

Scale 1:100 @ A1

Proposed Floor Plans



GROUND FLOOR PLAN
Scale: 1/50 (B A)



FIRST FLOOR PLAN
Scale: 1/50 (B A)

Proposed Street Scene



LONDON ROAD STREET SCENE (north-west facing)
Scale: 1/200 (B A)