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Proposal:	Minor amendment of planning permission TM/04/00091/FL. Refurbishment of existing buildings, including external alterations. Involving enlargement of entrance feature to Currys
Location:	Units 1 To 6 South Aylesford Retail Park Quarry Wood Industrial Estate Aylesford Kent
Applicant:	South Aylesford Retail Park Nominees No's 1 And 2 Ltd

1. Description:

1.1 This application is for a revised entrance for the Currys unit. Members may recall that, as part of the approved refurbishment scheme, each shop unit is to be provided with an entrance feature comprising a projecting flat-roofed canopy, supported by brick columns. The alteration from the scheme approved under planning application TM/04/0091/FL, proposes to increase the width of the Curry's entrance feature from 10.4m to 13.7m. The design and use of materials remains unaltered.

2. The Site:

2.1 The application site lies within the South Aylesford Retail Park, which lies at the front of the Quarrywood industrial area. The site lies to the south of London Road and to the west of the Mills Road roundabout. The Currys store lies on the western grouping of retail units, between Allied Carpets and Comet. A number of these units have already been refurbished as part of the scheme approved under planning application TM/04/00091/FL.

3. Planning History (most relevant):

3.1 TM/04/00091/FL Approved 27.02.2004
Refurbishment of existing buildings, including external alterations.

4. Consultees:

4.1 PC: No objections.
4.2 DHH: No comment.
4.3 Private Reps: 37/0X/0S/0R.

5. Determining Issues:

5.1 The main issue to be considered is whether the proposal will detract from the visual amenity of the locality.

- 5.2 The adjoining units Homebase, Carpet Right and Comet have all been refurbished in the new style and include the new entrance features. These vary in size, there being two 14.8m wide entrances at Homebase, a 10.4m wide entrance at Carpet Right and a 16.8m wide entrance at Comet. The remaining units to be refurbished are Currys, Allied Carpet and BHS at Home (formerly Alders) and the approved entrance features for these units are also of a variety of widths, namely two 16.8m wide entrances at BHS at Home (formerly Alders), a 10.4m wide entrance at Allied Carpets and a 10.4m wide entrance at Currys.
- 5.3 The proposal to increase the width of the main entrance feature from 10.4m to 13.7m will not alter the design or use of material, but replicates the theme and appearance of the approved entrance feature. There is no uniform pattern in terms of the size of the entrance features, as they vary from 10.4m to 16.8m, nor is there any distinct rhythm in the sizes of the entrances. The proposed enlarged entrance is greater in width than Allied Carpet and Carpet Right, but still smaller than the entrances for Homebase, Comet and BHS at Home. The enlarged entrance feature for Currys will not unbalance the frontage of these retail units and will not detract from the visual amenity of the locality.
- 5.4 In light of the above considerations, I find this amendment acceptable.

6. Recommendation:

- 6.1 **Approve Minor Amendment** as detailed by letter dated 7 December 2005 and by plan 0182/PD08 Rev M.

Informative:

- 1 The applicant is reminded that measures need to be taken to reduce noise emissions from the air conditioning plant associated with these premises. You are encouraged to undertake appropriate measures as part of the impending refurbishment works. Any additional structure may require a further planning permission. Advice on this matter may be obtained from the Area Planning Team (contact Aaron Hill 01732 876234). Advice on technical aspects of any noise insulation works may be obtained from the Director of Health & Housing (contact Peter Thomason 01732 876178).

Contact: Aaron Hill