

Oxford City Council  
Planning Department  
St Aldate's Chambers  
109 St Aldate's  
Oxford  
OX1 1DS

04 February 2021

Our Ref: 21/4209E

Dear Sir/Madam,

**Aldi Stores Limited, Botley Road, Oxford – Planning Application for the Store Refurbishment and Extension**

On behalf of our Client, Aldi Stores Limited, I am pleased to enclose, for your consideration, a full planning application for refurbishment works and a minor extension at the existing Aldi foodstore at Botley Road, Oxford. The application proposal is described as follows:

*“Single storey extension to existing foodstore, external alterations, amendments to the car park layout, and associated works.”*

The following drawings and documents form the application submission in this case:

- Planning Application Forms and Certificates
- 200361-1000-P3-Site Location Plan
- 200361-1050-P2 Site Plan as Existing
- 200361-1100-P1-Existing Floor Plan
- 200361-1300-P3 Site Plan as Proposed
- 200361-1301-P2 Proposed Floor Plan
- 200361-1302-P1 Existing & Proposed Part Roof Plan
- 200361-1400-P2 Existing & Proposed Elevations
- Design and Access Statement by Kendall Kingscott

The application is made via the Planning Portal (PP-09483681) and an online payment has been made to Oxford City Council for £924.00, being the requisite application fee.

**Planning History**

The site has a number of historic planning applications and those listed below are considered most relevant to this application.

**Directors**  
Helen Cuthbert | Stuart Slatter | Claire Temple | Alastair Close  
Dan Templeton  
**Associate Directors**  
Katie Turvey | Heather Vickers | Alan Williams

**Consultant**  
Lorna Byrne  
**Associates**  
Sally Arnold | Rob Scadding | Penny Moss | Sam Deegan | Paul Galgey  
Niall Hanrahan | Phil Marsden | Charlotte Perry | Charlotte Hunter

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- **Ref. No: 18/01238/FUL** - Removal of 5no. parking spaces and insertion of new bollards to match existing. Installation of new shop front glazing, formation of new trolley bay and entrance canopy. **Granted 06 July 2018**

### Proposed Development

The scheme proposes a single storey extension on the north west corner of the Aldi store where the existing trolley bay is currently located. The entrance is to be repositioned, and a new external entrance lobby and glazed canopy around the store entrance will be provided. A new trolley bay between the Aldi and Home Bargains stores is also proposed.

The extension will increase the gross internal area of the store from 1,160 sq m to 1,245 sq m, including an increase in the retail floor area from 1,000 sq m to 1,075 sq m.

The existing canopy at the front of the store will be retained in principal, but raised in height to integrate with the new additional canopy and external lobby. The existing cycle parking hoops will be relocated along the western elevation, with an increase in one hoop for two bicycles. The existing cladding, eaves and roof profiles will be changed to dark grey. The proposed external alterations also involve replacement external plant and plant enclosure.

The existing car park provides 353 customer spaces for the wider retail park, and the proposed alterations reduce the overall provision by 5 to 348 customer spaces. Blue badge holder spaces are re-provided, with the loss of one along the side of the store, and new click and collect spaces are incorporated.

### Assessment of Proposal

The principle of retail use at the site is well established. This application merely proposes to enhance the retail facility within the established location. The proposal is necessary to ensure the store accords with customer expectations and operational requirements, whilst functioning at maximum efficiency.

Oxford Local Plan Policy RE2: Efficient use of land states that planning permission will only be granted where development proposals make efficient use of land. Development proposals must make best use of site capacity, in a manner compatible with the site itself, the surrounding area and broader considerations of the needs of Oxford. It also states that built form and site layout must be appropriate for the capacity of the site.

Oxford Local Plan Policy DH1: High quality design and Placemaking Planning states that permission will only be granted for development of high-quality design that creates or enhances local distinctiveness.

Oxford Local Plan Policy DH6: Shopfronts and signage states that planning permission will only be granted for new or changed shopfronts if the design responds to and positively contributes to the character and design of existing buildings and surroundings.

As set out above, the store entrance is proposed to be repositioned, and a new external entrance lobby glazed canopy will be provided, with a new trolley bay between Aldi and Home Bargains. In addition, the existing canopy at the front will be retained in principal, but raised in height to integrate better with the new canopy and lobby.

The modest extension will take its lead from the form and materiality of the existing building. A flat roof extension, and the building, glazing and cladding heights will align with existing elements of the unit. New high level ribbon windows will be introduced into the retail area along the west elevation to improve the appearance of the unit, and provide more daylight into the heart of the retail space. The new glazed canopy will replicate the form of the existing, which is formed by a single post support with a cantilevered arm to ensure the sheltered area is largely free of supporting structure.



In line with the Home Bargains refurbishment, the existing cladding, eaves and roof profiles will be changed to dark grey such that the buildings better align visually. This colour scheme is in line with Aldi's new-build store format, so ties in well with their brand expectations.

It is therefore considered that the proposals accord with Oxford Local Plan Policy RE2, Policy DH1 & Policy DH6. The alterations to the Aldi store ensure high quality design and the efficient use of land that responds to, and positively contributes to the character and design of existing buildings and surroundings.

Oxford Local Plan Policy M1: Prioritising walking, cycling, and public transport states that planning permission will only be granted for development that minimises the need to travel and is laid out and designed in a way that prioritises access by walking, cycling and public transport.

Oxford Local Plan Policy M3: Motor vehicle parking states that the presumption will be that vehicle parking will be kept to the minimum necessary to ensure the successful functioning of the development.

The existing car park provides 353 customer spaces for the wider retail park, including 12 spaces for blue badge holders and 4 parent/child designated spaces. The proposed alterations reduce the overall provision to 348 customer spaces due to the alterations required for the new entrance lobby and paving, a loss of only 5. Blue badge holder spaces are re-provided along the side of the store with 1 space being lost. New click and collect spaces are also incorporated. The proposed scheme requires the relocation of the sheffield hoops for secure cycle parking, and will increase the provision by 1 hoop (2 bicycle spaces).

The proposed development is considered to be consistent with relevant planning policy, with the site access maintained to ensure safe and efficient access for all modes of transport. The reduction in parking spaces should be considered sustainable and acceptable, and in accordance with Oxford Local Plan Policy M3 as vehicle parking will be kept to the minimum necessary to ensure the successful functioning of the development.

### Flood Risk Assessment

The site is shown to be located in Flood Zone 2. The site is located within the developed area of Oxford, and it is an established commercial destination (the existing Aldi foodstore and other retailers). It is considered that the proposed improvements and changes, therefore, have no impact upon site or the external surrounding area's vulnerability to flooding.

The proposed works are limited to minor alterations and a modest extension totalling 85 sq m (GIA). Therefore, surface water discharge will be maintained as existing and surface run-off will not be increased. It is considered that the potential risks and water usage remains unchanged.

### Noise Impact Assessment

Oxford City Council Policy RE8: Noise and vibration states that planning permission will only be granted for development proposals which manage noise to safeguard or improve amenity, health, and quality of life. Planning permission will not be granted for development that will generate unacceptable noise and vibration impacts.

The proposed external alterations also involve replacement external plant and plant enclosure. The proposed alterations, improvements and extensions will not create any additional noise, and there are no sensitive uses surrounding the site in any event. Therefore, a noise impact assessment is not required, and the proposals are in accordance with Policy RE8.



### Daylight or Sunlight Assessment

The proposed alterations and improvements will not affect the surrounding area with regards to daylight or sunlight. The proposed alteration and improvements are minor amendments to the existing building. Therefore, a daylight or sunlight assessment is not required. Notwithstanding, the proposals will increase the level of natural light into the Aldi store.

### Landscaping Details

The proposed works will not affect any existing landscaping.

### Conclusion

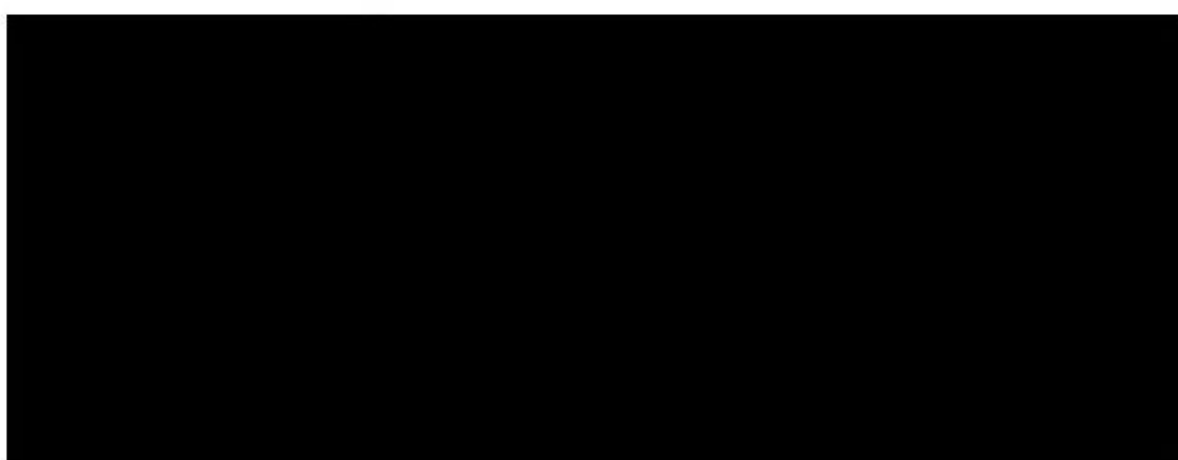
This application proposes to enhance the retail facility at an existing retail destination, and is necessary to ensure the store accords with customer expectations and up to date operational requirements, whilst functioning at maximum efficiency.

We consider that the application proposals are modest and reflect the character of the area, and will not result in any detrimental impact to the aesthetics or operation of the location. Moreover, the proposal is considered to represent improvements to the existing retail unit and the associated offer, and the overall site layout.

The proposals are therefore considered to represent appropriate development and comply with relevant planning policy at all levels, and when assessed against relevant planning policy, the application should be granted permission.

I look forward to receiving confirmation of registration and validation, and discussing the application submission with you further in due course. Should you have any queries at this stage, please do not hesitate to contact me using the above contact details of our Bristol office.

Yours faithfully,



James Tavernor

Planner

**Planning Potential**

Bristol

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