



Chartered Town Planner  
Spindrift  
83 Main Road  
Portskewett  
NP26 5UG



# PLANNING STATEMENT

Campus & Co. Retail Club. High Road, High Cross, Hertfordshire. SG11 1BT

Prepared on behalf of: Fusion Trading (Biggleswade) Ltd.

26 JANUARY 2024

# **PLANNING STATEMENT**

## **PROPOSED REAR CANOPY**

**Campus & Co Retail Club, High Road, High Cross. Hertfordshire. SG11 1BT**

Prepared on behalf of Fusion Trading (Biggleswade) Ltd Mr. Gordon Cooper.

**Prepared by:** Andrew Beard  
**Date:** 26 January 2024  
**Reference:** ABP/0409



## CONTENTS

1. Introduction	1
2. Site Description	2
3. Proposed Scheme	4
4. Key Issues	7
5. Conclusions	10



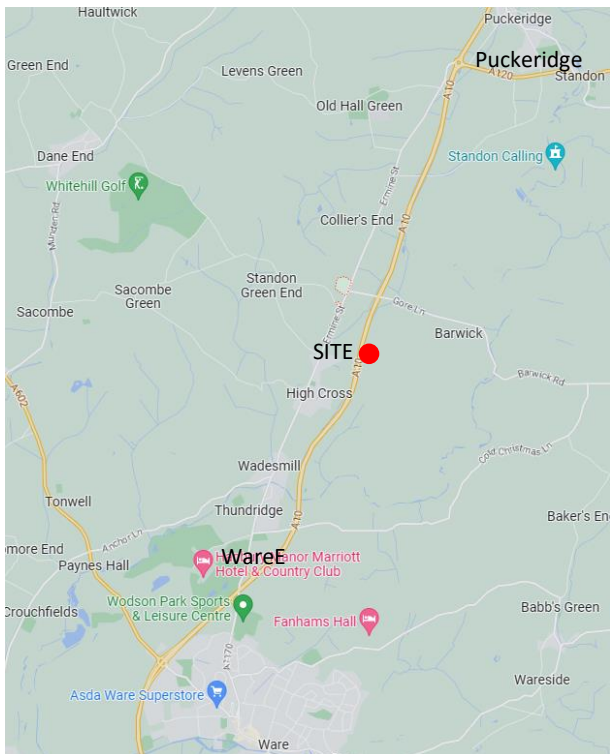
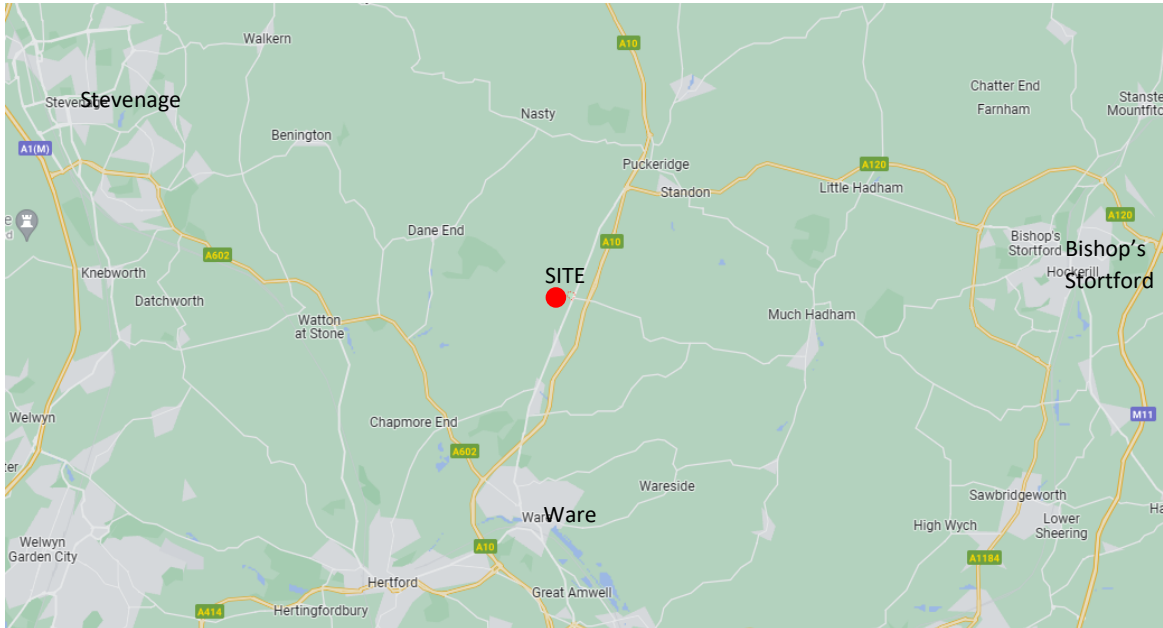
## 1. INTRODUCTION

- 1.1 The Campus store (Members only retail club) [Sui Generis] has been permitted at the former Royal Raj site on High Road, High Cross. It was approved for 5 years by application 3/23/0417/FUL. This was approved on 23<sup>rd</sup> July 2023. The use is now fully operational.
- 1.2 It is now sought to add a rear canopy to protect the rear doors and provide weather protection for staff.
- 1.3 This change is proposed as a full application given the previous refusal of a Non-Material Amendment (NMA) 3/23/2439/NMA as the Council considered the small rear canopy "*materially different from the original planning permission granted under LPA reference 3/23/0417/FUL. Planning permission is therefore required.*"
- 1.4 The new application for planning permission comprises:
- Site Location Plan JJD/2161/02
  - Block Plan JJD/2021-12/02C
  - Canopy general arrangement JJD/2161/07C
  - Existing & Proposed Elevations South & East JJD/2161/12A
  - Existing & Proposed Elevations North & West JJD/13B
  - Planning Report (Andrew Beard Planning)
- 1.5 The application is submitted via Planning Portal reference PP-12763142.
- 1.6 The application fee as operational development is £357.



## 2.0 SITE DESCRIPTION

2.1 The site is located on the former (A10) Ermine Street at its junction with Lowgate Lane. It is central to Stevenage / Ware / Bishop's Stortford. It has been renovated and improved and operational as a retail members club 3/23/0417/FUL (no public trading restricted by condition)



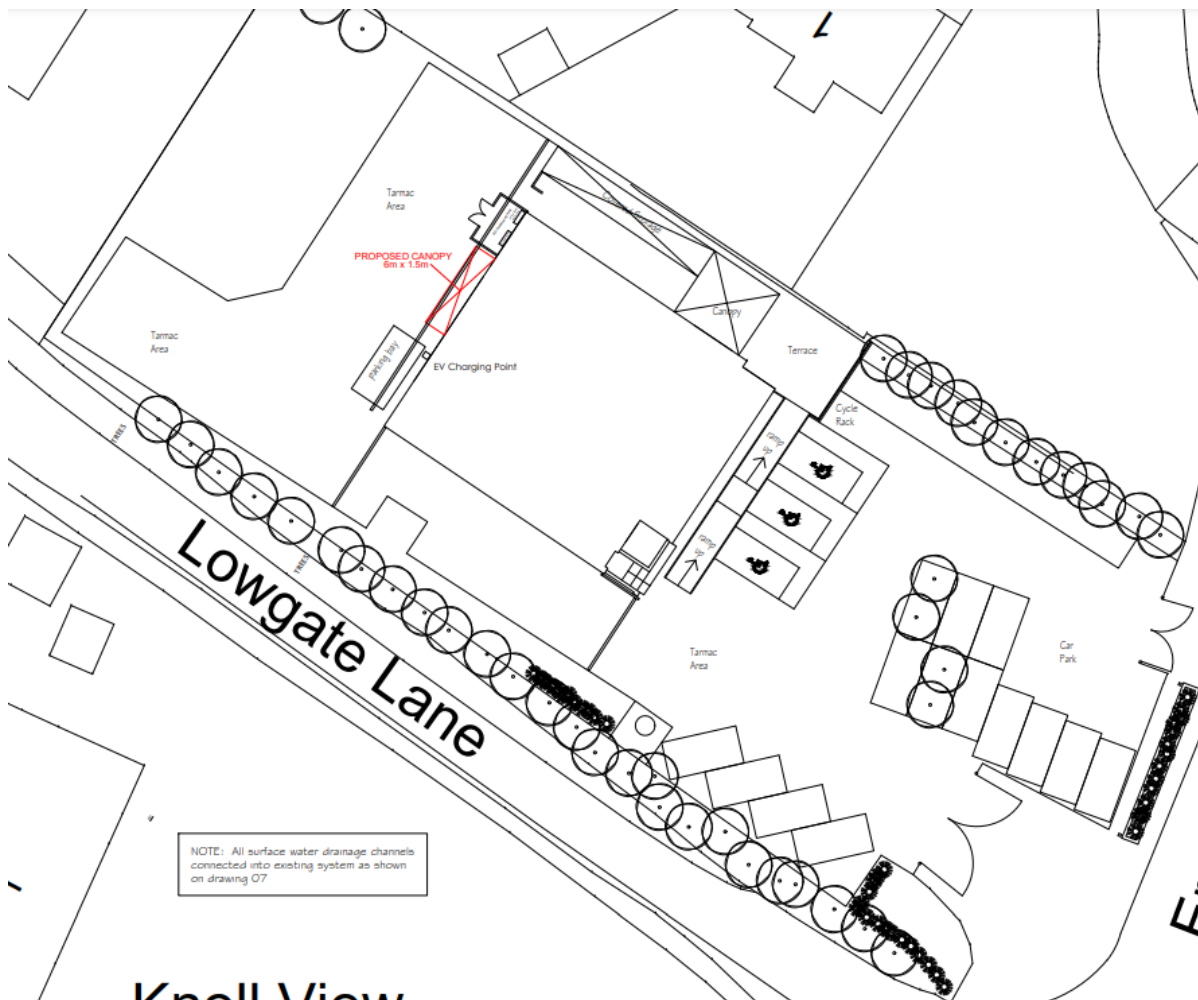


2.2 The site is located on the former A10 now replaced and within a small cluster of properties, with residential adjoining the site.

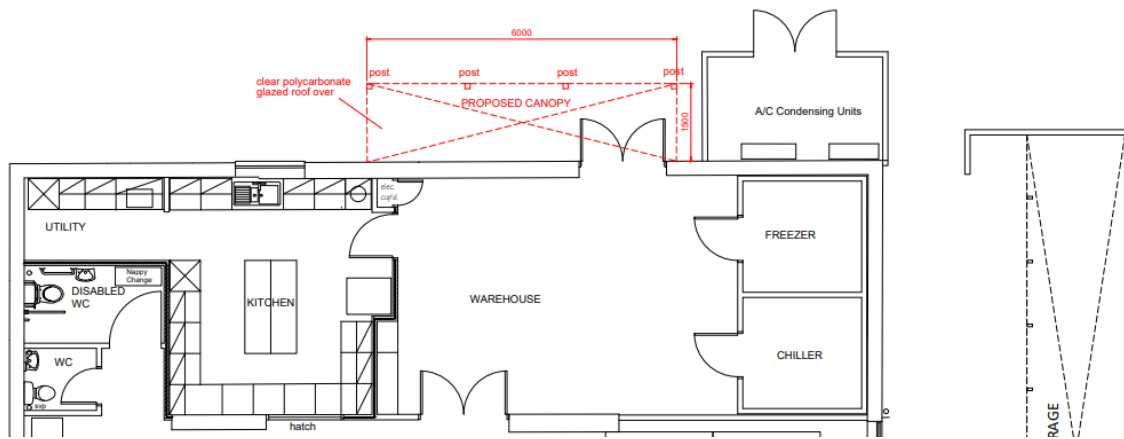
2.3 The application site is located within the rural area beyond the Green Belt. The site is occupied by a detached single-storey building, previously used as a restaurant. The site had been left to disrepair following the closure of the restaurant but has been recently converted to a members only retail club for the Plymouth Brethren Christian Church (PBCC). Approved for 5 years by 3/23/0417/FUL (Class E to Sui Generis), and included the installation of associated works including a ramp, side canopy, open sided store, gates, fencing, lighting, fenestration alterations and car parking.

### 3.0 PROPOSED SCHEME

- 3.1 The existing site layout has been implemented as per the permission but there is now a need to add a rear canopy to sit alongside the rear acoustic enclosure and provide for operational shelter for staff and volunteers at the back door for loading and breaks.
- 3.2 In relation to the site layout, the building and parking is not proposed for further change.
- 3.3 The location of the proposed new canopy is set out below.



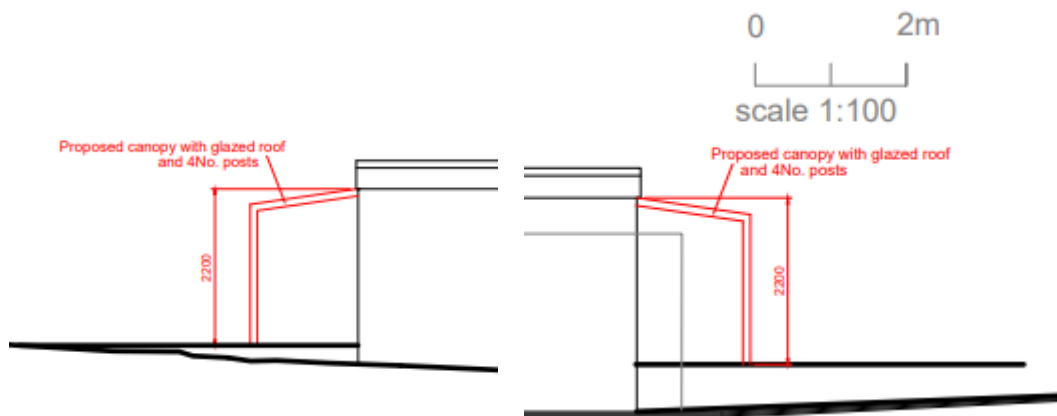
**Knoll View**  
Previous site layout not affected. Just new rear canopy addition.



Canopy added in middle of rear elevation adjacent a/c enclosure.

### ELEVATIONS / HEIGHT

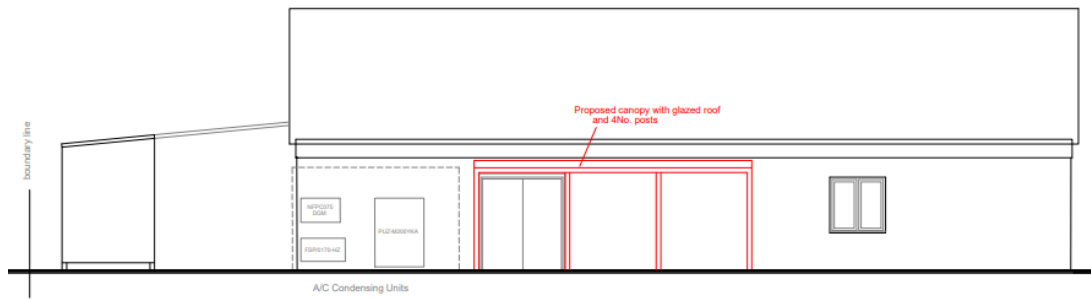
- 3.4 In terms of the elevations, they sit within the existing rear elevation and are lower than the eaves of the existing building.
- 3.5 The height of the structure is 2.2m and occupies 9m<sup>2</sup> but does create floorspace solely weather protection for use in and out and loading through rear doors. The canopy is open sided and is seen wholly within the existing rear elevation.



South side elevation

North side elevation, no change in levels





REAR ELEVATION (West)

- 3.6 The new addition is minor and 'de minimus' and are in context of the existing permitted structures of: side store; entrance canopy; and rear a/c enclosure is wholly subservient.
- 3.7 Importantly, the new addition is lower than the side canopy/store immediately adjacent neighbouring properties.

## 4.0 KEY ISSUES

### VISUAL APPEARANCE

- 4.1 The proposed canopy is at the rear away from the public realm.
- 4.2 The proposed canopy is single storey, glazed and does not create an additional element within the views of the site as it sits on the existing elevation.
- 4.3 The proposed canopy is smaller and lower than the other existing side canopy and store area.
- 4.4 The existence of other permitted canopies, stores and ancillary structures to the main host building means this addition is not out of character with the site and surroundings.



Existing side store and canopy

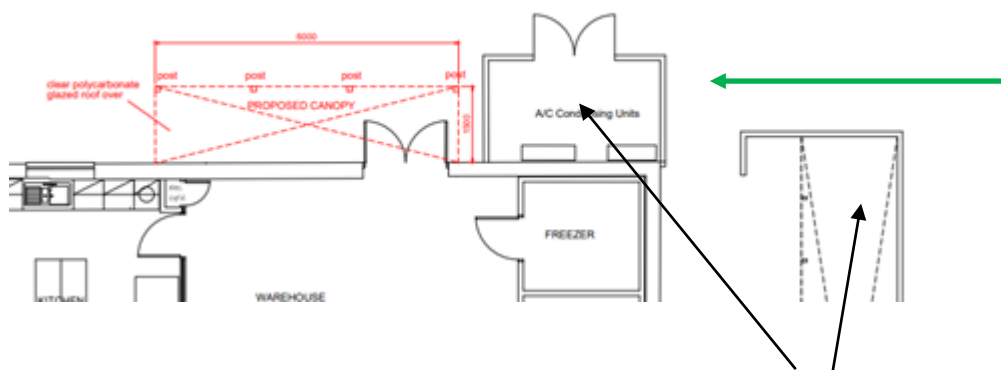
- 4.5 There is no view of the rear and proposed canopy from the main road, and limited views from the side lane.
- 4.6 In the original use permission Policy DES4 was highlighted to deliver good design and this included an assessment that – “the store has a maximum height of 3m, creating a **canopy above the entrance and allowing for external storage**. This addition to the site is considered to be of **an acceptable scale**. As the works have all been completed on the site, the appearance of the development can be seen clearly in the context of the site. All works have been completed to a high standard of design, using materials to complement the area and the existing building. The development is considered to have made best possible use of the available land, complying with policy DES4.
- 4.7 The additional rear canopy is smaller than the existing permitted side elements and screening from neighbours by the side structures.
- 4.8 The canopy does not create a building or a physical impact, it is glazed and “see-through”.
- 4.9 There is therefore no adverse design, visual appearance of character impact within the site and surroundings.



Previous view from Lowgate Lane (Flue now removed) Canopy will be barely visible.

### IMPACT on AMENITY

- 4.10 The new canopy is shielded from the neighbours by both the a/c enclosure and the side store.
- 4.11 The new canopy will have no additional impact on neighbours.
- 4.12 The canopy does not increase activity or use; it is solely a practical element to provide rear weather protection to the rear doors.



Screened from adjacent neighbours by existing approved structures.

- 4.13 It is therefore considered that the development complies with policy DES4[c] in relation to neighbour amenity.



## **5.0 CONCLUSIONS**

- 5.1 The proposed additional rear canopy has minimal increased impact on the use and the impact of activity and structures on neighbouring properties.
- 5.2 The change is minor, and set within existing approved elements.
- 5.3 There is no harmful impact on visual appearance and character.
- 5.4 The canopy will blend as a subservient ancillary structure to the main building.
- 5.5 There are no policy conflicts and DES4 is not compromised.
- 5.6 The canopy should be approved as acceptable scale of operational development within the site.