



## **Supporting Information**

**Dalton Grove, Dalton**

**2020/90464**

## Introduction

AK Planning have been asked to respond to a request for clarification by the planning officer on an application for the erection of office/storage with external storage area. The issue is highlighted in an email reproduced below: -

*In accordance with LP13 offices are main town centre uses and should be located within either a designated town or principal town centre. As the site does not fall within either a sequential test is required to justify the development. If you consider the office to be ancillary and subservient to the storage, I'd require further justification to this effect. Failing to address this concern will lead to concerns that the proposal is in breach of LP13.*

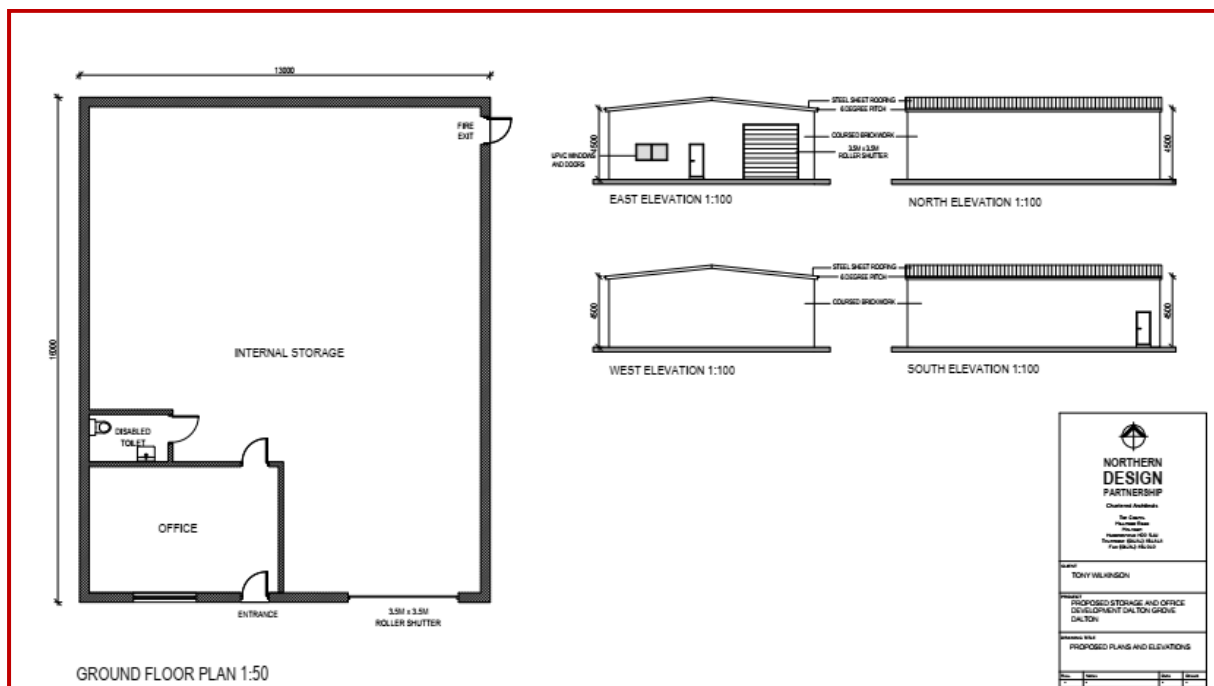
This statement will address the concern.

## Executive Summary

Based on the scale and size of the office proposed it is entirely ancillary to the main use of storage.

## The Proposal

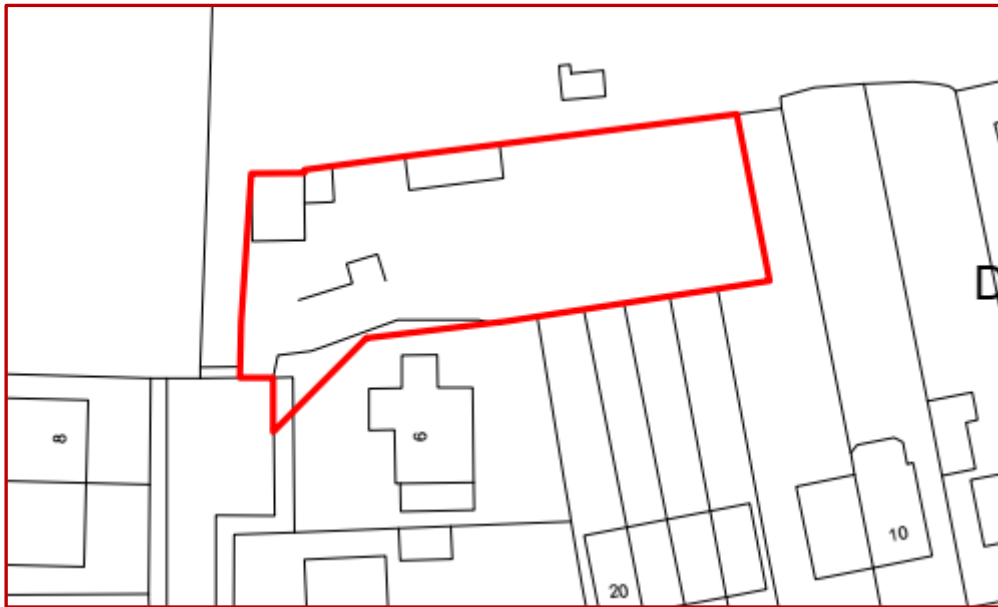
It is proposed to erect a new building with an internal area laid out as shown below: -



There is a single access into the building.

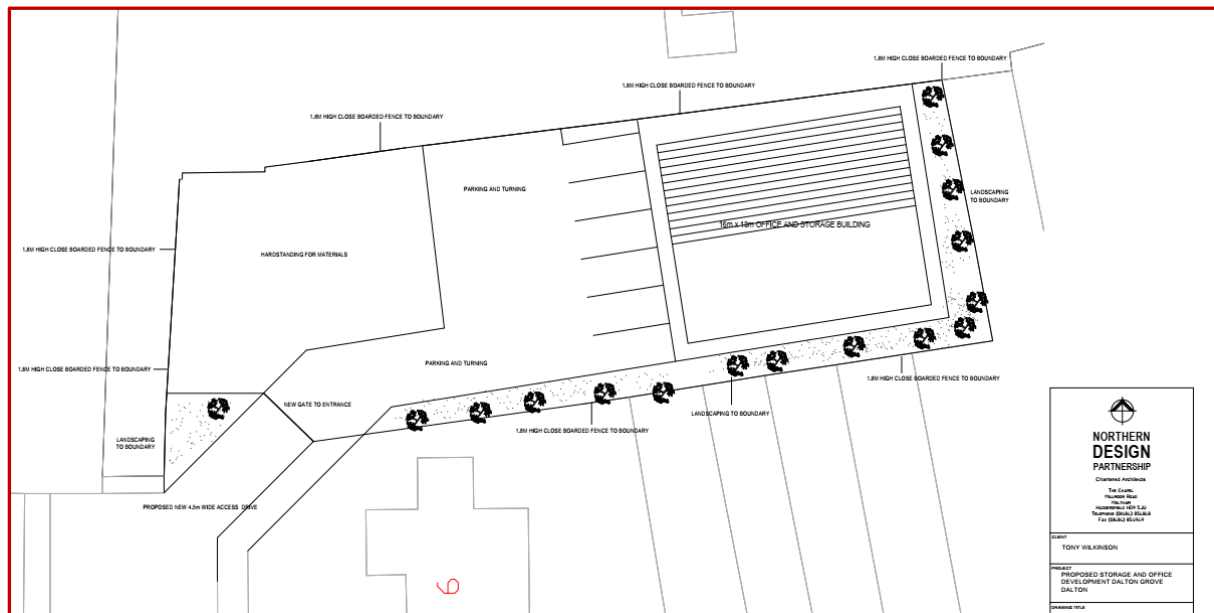
## The Planning Unit

The application site is currently unused and is shown in the red line on the plan below:-



It is our submission that the red line forms the planning unit and is one single use.

It is our assertion that the single use is storage. This is based on the areas that are involved. The site layout is shown below: -



As can be seen it is proposed to build a single building with parking and some outdoor storage.

It is proposed to build a single building, with a single access, its own parking and outside storage.

The office is shown in one corner of the building and takes up around 15% of the overall building floorspace. It is intended to use the office as the administration area for the primary use as storage.

This scale of office is normal as most business uses have administration needs that require a small office for the keeping of records, accounts etc. the office would not form a separate planning unit.

It is therefore our opinion, based on the size of the site, the building, the operational needs of most uses, and the small size of the office that the office space shown would be entirely ancillary to the main storage use.

## Conclusion

We can understand the request from the planning officer regarding the proposed office. However, we can confirm that the intention is to form one planning unit and the office would be entirely ancillary to the main use. If it is of assistance the application description could be changed to: -

*Erection of storage building with ancillary office, parking and outside storage*

Given our conclusion it is not necessary to carry out further work with a sequential test and policy LP13.