

Planning Application: 6/2023/2321/FULL

Main Details	Constraints	Location	Decision	Documents	Consultees	Neighbours	History	NMAs
Application Type	FULL PERMISSION			Status	Under Consultation			
Case Officer	Ms Elizabeth Mugova			Case Officer Email	e.mugova@welhat.gov.uk			
Location	Cuffley Gate Sopers Road Cuffley Potters Bar EN6 4RY			Proposal	Erection of a new steel structure canopy (sheltering) for ventilation and storing goods for the manufacturing process and extension to existing sheltering by the west block for ventilation and storing goods for the manufacturing process			

As the immediate neighbour and owner of Sopers House I object to the development proposed.

Please have a look on site at not only the design of the structures which have previously been built here consisting of corrugated steel sheets and scaffolding right upto my boundary but also the relationship to windows in Sopers House which are sole windows to business units. I attach a photo of the design, which is just corrugated steel sheets and scaffold poles. It is highly detrimental to allow a continuation of this in the light o the Sopers House development.



The proposal to extend the existing building further along the boundary would result in not only a significant loss of light to these business units but also a loss of outlook – the submitted plans do not give the full picture of how this will look. The extension would be a considerable height and built of temporary type materials with no regard to design and its adverse impact on the high quality development of Sopers House its neighbour a few feet away.

The bulk, height and scale would tower over the boundary and adversely impact the sole windows and outlook of new business units in the end elevation of Sopers House who would be facing ugly to look at steel sheeting.

A noise impact statement should also be submitted as there will clearly be noise issues from the new building structure use.

A further point is the lack of parking on the site such that further built development should not be allowed. The previous substantial extensions to the building removed a significant area for parking on the site for which there were officer concerns at the time– the extract from the officers report stated as follows,

It is noted that at some points the developed area to the side and rear of the building were used as parking spaces. However the applicant has stated within the design and access statement that the areas proposed to be covered have been hosting storage of materials for some time now. The issue is whether or not this is a significant reduction in long-term car parking provisions in the vicinity such that it would be contrary to the Policies EMP1 and EMP2 of the District Plan and SADM 10 and SP8 of the Proposed Submission 2016. Having regard to the statement of the applicant and in considering that the covered areas have been used for some time as storage, it is overall not considered likely that the proposed canopy structure would give rise to a significant parking shortage in the vicinity of the site such that it would cause additional inconvenience to people wishing to park within the Employment Area, give rise to overspill parking and congestion on surrounding roads or create inconvenience to other road users. Consequently, the proposed development would not have a significant impact on Employment Area or on the local and strategic transport infrastructure.

There is currently a considerable parking issue on Sopers Road industrial estate and Sopers Road itself. This site has large delivery vehicles and the need for on site manoeuvring and entering and leaving in forward gear and parking and any further built development will exacerbate the problem – a problem which was flagged up in 2019 on the previous application and which exists today.

So to summarise the points of objection,

The design and use of materials is aesthetically poor and harmful to the quality of the area and outlook of occupiers of business rooms in Sopers House whose sole outlook is towards the proposed extension and within a few metres – the proposed extension extends right to the common boundary.

The scale, height, size and bulk of the proposed extension would result in a loss of light to the adjacent business units only a few metres away.

The design quality is poor.

The proposed extension would increase the built area of the site and remove areas for parking and manoeuvring of vehicles on a site and within an area suffering from parking stress and insufficient on site availability to accommodate larger vehicles and car parking.