DELEGATED DECISION REPORT

SMD/2019/0206 **Valid 17/04/2019**	**139 TELEPHONE EXCHANGE LEEK ROAD ENDON**	**IT IS PROPOSED TO REMOVE GLASS FROM TWO WINDOWS. ONE ON THE SOUTHWEST ELEVATION AND ONE ON THE NORTHEAST ELEVATION. AN ACOUSTIC ALUMINIUM LOUVRE WILL BE INSTALLED AND FIXED TO THE WINDOW FRAMES** **(FULL - MINOR)**

MAIN ISSUES
Impact of the external appearance of the building and any affect on the character and appearance of the area; and impact on the amenity of the neighbours through any potential for raised noise levels.

DESCRIPTION OF SITE
An existing brick telephone exchange building that sits between two dwellings. The elevation on each side of the building is about 2 metres from the boundary shared with the residential neighbour.

Toward the rear of the building there is a run of glazed windows where on the north side there are already two of the windows that have been fitted with acoustic louvre vents.

These elevations are very much concealed from public view and the southwest elevation is screened from the neighbour's rear garden by high boundary treatment.

PROPOSAL
The equipment housed inside the building, necessary to the provision of high speed broad band to the area, requires more ventilation to prevent overheating. The proposal is to replace two of the glazed windows with additional aluminium acoustic louvre vents, one on each side of the building.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)
S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a Larger Village Strategy
DC1 Design Considerations

National Planning Policy Framework
Section(s) 2 Achieving sustainable development; 4 Decision Making; 8 Promoting healthy and safe communities; 12 Achieving well designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
N/A

CONSULTATIONS

Publicity
Each neighbour notified on each side. Neighbour consultation period ends: 23rd May 2019
Press Advert: N/A

Public Comments
None Received

Town / Parish Comments
None

Environmental Health
No objection. Suggested condition to control any raise in noise levels.

OFFICER COMMENTS
The telephone exchange is located in the 'larger village' of Endon where strategy policy SS6a directs the majority of rural village facilities and services to be located. The equipment that provides high speed broad band to the area is housed inside the building. The development would support those services and prevent it from overheating.

The two additional louvre vents, one on each side, would not be visible from the front or any public view they would be concealed by the adjacent properties each side. The vents sit within existing window casements, and on the north east side, between existing vent panels. It is debatable whether the vents would materially affect the external appearance of the building as a whole and certainly they would not be harmful to the character and appearance of the building or the area.

During the site visit the officer placed his ear against the windows and existing vents and had to concentrate quite hard to hear the hum of the equipment inside above the noise of the rain and the road noise. It was not apparent that the noise from the equipment could be audible by neighours or that this would change with the introduction of vents. To be sure however, Environmental Health suggest a condition that would control noise levels audible at the boundary.

CONCLUSION / PLANNING BALANCE
Development essential to the provision of facility will not result in any planning harms.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 17/06/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council