

## Chief Executive's Office

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Date: 19 December 2005

**Chorley**  
Borough Council

**Chief Executive:**  
J W Davies MA LLM

Dear Councillor

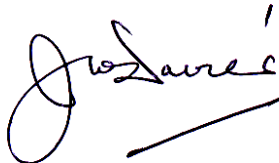
### **DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 20TH DECEMBER, 2005**

I am now able to enclose, for consideration at the above meeting of the Development Control Committee, the following reports that were unavailable when the agenda was printed.

#### **Agenda No    Item**

- d)    Sitchcroft Farm, Brown House Lane, Wheelton (Pages 1 - 4)  
Report of Head of Development and Regeneration (enclosed).

Yours sincerely



Chief Executive

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#### **Distribution**

1. Agenda and reports to all Members of the Development Control Committee for attendance.
2. Agenda and reports to Director of Legal Services, Head of Development Regeneration and Development Control Manager for attendance.
3. Agenda to all remaining Councillors and Chief Officers for information.

**This information can be made available to you in larger print or on audio tape, or translated into your own language. Please telephone 01257 515118 to access this service.**

આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

کیجئے:

Report of	Meeting	Date
Head of Development and Regeneration	Development Control Committee	20.12.2005

## **ENFORCEMENT ITEM ERECTION OF LINK BETWEEN HOUSE AND OUTBUILDING AT SITCHCROFT FARM, BROWN HOUSE LANE, WHEELTON**

### **PURPOSE OF REPORT**

1. To consider whether it is expedient to take enforcement action in respect of the above case.

### **CORPORATE PRIORITIES**

2. This report does not affect the corporate priorities.

### **RISK ISSUES**

3. The report contains no risk issues for consideration by Members.

### **BACKGROUND**

4. A report appears earlier on this Agenda for a retrospective application for the retention of a link extension between the existing house and a recently permitted domestic outbuilding (03/00896/FUL). My recommendation is for planning permission to be refused. Accordingly, if committee agrees with the recommendation, given that the application is submitted in retrospect, then it would be expedient to take enforcement action for the reasons set out in the main report.

### **POLICY**

5. The site is within the Green Belt as defined by Policy DC1 of the Adopted Chorley Borough Local Plan Review. PPG2 (Green Belts) allows for only limited extensions to dwellings in such areas. Policy DC8A is reflective of PPG2 whilst the House Extension Design Guidelines interpret PPG2 by specifying that extensions should not exceed a maximum volume of between 50 – 70% of the original dwelling.

### **ASSESSMENT**

6. The applicant's property has already been extended by approximately 88% of its original volume. The link extension joins the recently permitted outbuilding to the dwelling and now therefore constitutes an extension to the property. Accordingly, the total resultant volume by which the dwelling has been extended is well in excess of the stipulated 70%.

7. The development therefore represents inappropriate development and detracts from the open and rural character of the Green Belt.
8. Members will find a full copy of my report on the proposal earlier in the Agenda whereby the issues are examined in greater detail.

#### COMMENTS OF THE DIRECTOR OF FINANCE

11. No comments.

#### COMMENTS OF THE HEAD OF HUMAN RESOURCES

12. No comments.

#### RECOMMENDATION

13. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control - without planning permission a link extension has been erected joining the main dwelling to an adjacent outbuilding.

(a) Remedy for Breach

Demolish the link extension, make good the areas of the house and outbuilding to which it adjoins and remove all materials from the site.

(b) Period for compliance

2 months.

(c) Reason

The link extension is located on a residential property located within the Green Belt as defined by the Joint Lancashire Structure Plan 2001 - 2016 and the Adopted Chorley Borough Local Plan Review. The link extension has resulted in the recently erected domestic outbuilding becoming an extension to the property, which has already been substantially extended. The resultant dwelling has a detrimental impact upon the open and rural character of the Green Belt. Accordingly, the link extension is contrary to Policy DC8A of the Chorley Borough Local Plan Review, the Council's approved House Extension Design Guidelines and PPG2, which all seek to resist major extensions to existing dwellings located in the Green Belt which significantly increase their impact on the open and rural character and appearance of the Green Belt.

**JANE E MEEK**  
**HEAD OF DEVELOPMENT AND REGENERATION**

Report Author	Ext	Date	Doc ID
David Stirzaker	5223	30 November 2005	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		05/876/FUL	Union Street Offices



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