

Planning Committee

Tuesday, 25th April 2023, 6.30 pm

Council Chamber, Town Hall, Chorley and [YouTube](#)

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

Agenda No	Item	
3	Planning applications to be determined	
	The Head of Planning and Enforcement has submitted three planning applications to be determined (enclosed).	
	Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to the current planning applications on our website .	
3a)	22/00864/FULMAJ - Highgrove House, Highfield Road North, Chorley, PR7 1PH	(Pages 3 - 12)
3b)	20/01378/FULMAJ - Formerly Mormon Church, Water Street, Chorley	
	This item has been withdrawn from the agenda.	
3c)	22/00918/REM - Hunters Lodge Motel, Preston Road, Charnock Richard, Chorley, PR7 5LH	(Pages 13 - 20)
3d)	23/00100/FUL - 36 Empress Way, Euxton, Chorley, PR7 6QB	(Pages 21 - 28)

Chris Sinnott
Chief Executive

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APPLICATION REPORT – 22/00864/FULMAJ**Validation Date: 7 September 2022****Ward: Chorley North West****Type of Application: Major Full Planning****Proposal: Extensions and refurbishment of existing residential care facility, including three storey extension to eastern elevation, two storey extension to southern elevation, single storey extension to northern elevation and canopy and access ramp to front entrance, landscaping, parking and associated infrastructure****Location: Highgrove House Highfield Road North Chorley PR7 1PH****Case Officer: Mrs Hannah Roper****Applicant: Unity Homes Limited****Agent: Mr Matthew Dixon****Consultation expiry: 6 October 2022****Decision due by: 9 March 2023**

UPDATE REPORT**The recommendation remains that planning permission be granted subject to conditions.**

1. The application was deferred at the planning committee meeting on 07 March 2023 to allow Members to visit the application site and for revised plans to be submitted to show the relationship between the proposed car parking area levels and the neighbouring property at no.14 Fairway.
2. The applicant has submitted both an updated streetscene plan and a 'Headlight Vehicle Assessment' and 'Headlight Peak Intensity Plan' undertaken by an appropriately qualified lighting consultant. As a result of the findings of the assessment, several minor changes have been made to the proposed layout of the parking and servicing areas to minimise any impact on residential amenity and amended plans have been submitted.
3. As a result of these changes further publicity was carried out and neighbours were notified about the changes. No additional letters of representation have been received.
4. Condition no.1 has been amended to read as follows:
 1. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed Roof Plan	042_PLN_203 Rev B	2 January 2023
Proposed First Floor Plan	042_PLN_201 Rev B	2 January 2023
Proposed Second Floor Plan	042_PLN_202 Rev B	2 January 2023
Proposed Ground Floor Plan	042_PLN_200 Rev B	2 January 2023

Proposed Preston Road & East Centre Elevations	042_PLN_302 Rev B	2 January 2023
Proposed West and East Elevations	042_PLN_302 Rev B	2 January 2023
Proposed North & South Elevations	042_PLN_301 Rev B	2 January 2023
Street Elevations Existing and Proposed	042_SKE_230313_03 Rev A	24 March 2023
Landscape General Arrangement	01 Rev B	24 March 2023
Proposed Parking	042_SKE_230313_02 Rev A	24 March 2023

Reason: For the avoidance of doubt and in the interests of proper planning.

PREVIOUS REPORT

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application relates to Highgrove House, which is an existing care facility located on Highfield Road North in the core settlement area of Chorley. The property is a red brick building with white windows and grey roof tiles that is laid out with a footprint resembling a cross. It is predominantly two storey, with the exception being the front 'wing' that projects towards the access point on Highfield Road North, which is single storey. All elements have dual pitched roofs.
3. Directly to the north of the site is a car park serving Chorley Hospital and to the east is the boundary with Preston Road. To the south and to the west are the side boundaries of residential properties. The site is positioned at a lower level relative to Preston Road.
4. Car parking is currently located in the south west corner of the site to the front of the building with a service road parallel with the side elevation of no.14 Highfield Road North, separated by a small grassed landscaping strip that slopes towards the common boundary. With the exception of the car park area and service road, the area surrounding the building is predominantly grassed with a tree belt running along the northern boundary and a brick wall adjacent to Preston Road. A tree in the north east corner of the site is protected by a TPO.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks planning permission for the extension of the building, including a three storey extension to the eastern elevation adjacent to Preston Road, a two storey extension to the southern elevation, a single storey extension to the northern elevation, a canopy and ramp to the front entrance and associated landscaping and car parking across the site.

REPRESENTATIONS

6. Four letters have been received citing the following grounds of objection:
 - The proposal would be overbearing and detrimental on the property at no.55 Preston Road
 - The proposal extends well beyond the residential building line
 - Would obscure the view and be oppressive
 - The traffic report is inaccurate as there would be extra staff and ambulances
 - There has already been significant noise associated with the hospital development and this would make it worse

- There is a lack of detail on the topography of the site and the raising of the land level to the boundary with no.14 Fairway where parking is proposed
- There would be head lights, pollution and privacy if parking is allowed along this boundary
- The proposal would devalue properties
- There would be additional light pollution
- They care home already has noise events and this would make it worse.

CONSULTATIONS

7. CIL Officers – Comment that the proposal is CIL liable.
8. Lancashire County Council Highway Services – Have no objection subject to a condition relating to secure cycle storage.
9. United Utilities – Have no objection subject to the use of conditions and informative.
10. Greater Manchester Ecology Unit – Have no objection.
11. Council's Tree Officer – Have no objection subject to the production of a Tree Protection Plan and Arboricultural Method Statement.

PLANNING CONSIDERATIONS

The principle of the development

12. The application site is located within the core settlement area of Chorley and so policy V2 of the Chorley Local Plan 2012 - 2026 is applicable and provides a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other policies and proposals within the Plan. Relevant such policies are addressed below.

Design and impact on the streetscene

13. Policy BNE1 of the Chorley Local Plan 2012 -2026 states that planning permission will be granted for new development, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
14. With regard to the proposed development, the main bulk of the scheme would be the three storey, flat roofed extension along the Preston Road elevation. The site is at a lower level than the pavement on this elevation and as such the proposal would appear reduced in height. This element of the proposal would be a red brick and glazed structure that fills almost all this elevation of the site. Whilst it would not necessarily be in direct keeping with the existing materials or design of the property, from this elevation it would screen the existing building. From Highfield Road North, this element of the extension would be located towards the rear of the site and would clearly be read as a modern addition. The surrounding streetscape is dominated by a busy road with no specific design characteristics and no set building line with buildings ranging from traditional residential properties to more modern flats and all of the built form associated with the neighbouring hospital.
15. From Highfield Road North, the proposed extensions would appear more in keeping with the scale of the existing building, albeit they are also more modern in nature. They would be set well within the site and only visible when directly adjacent to the road entrance due to the corner location of the site. The proposed entrance way improvements and landscaping would significantly improve the overall visual appearance of the site when viewed from Highfield Road North.
16. On this basis it is considered that the proposed extensions at the site are considered to be acceptable and would not be detrimental to the streetscene or the surrounding area and as such accord with policy BNE1 of the Chorley Local Plan in this regard.

Impact on residential amenity

17. Policy BNE1 of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses
18. To the north and east the site is not bounded by residential properties with the nearest dwellings being located on the opposite side of Preston Road and beyond the neighbouring car park.
19. To the west, the boundary of the site forms the side elevation of the property at no. 14 Fairway. This property is located at a lower level than the application site. It has a carport to the side elevation and c.2m high fencing along the side elevation of the property. Beyond the rear elevation of the property an outbuilding is located along the common boundary with lower fencing along the boundary.
20. In terms of the built form, this would not protrude closer to this boundary than the existing building and as such there would be no resultant impact with regard to overbearing impacts or loss of privacy. Concerns have, however, been raised regarding the levelling of the bank along the boundary and its use for additional parking, deliveries and the waste storage. The bank is already located adjacent to the parking area, with cars and their associated headlights and comings and goings. The proposed parking spaces would be located to the side elevation of the property where there is a carport and 2m high fencing along the boundary. The proposed delivery area is in an area already predominantly used for deliveries and both this and the waste storage area are adjacent to the side elevation of the neighbouring outbuilding. Therefore, whilst the car park is being brought closer to the boundary, given the orientation and outbuildings at the neighbouring property and the location of the existing car park it is not considered that there would be any detrimental impact as a result of the proposal on this property.
21. With regard to the relationship with the properties on the southern boundary, the proposed extension here would maintain the 5m distance to the boundary, running flush with the existing southern elevation. Windows proposed in the first floor would serve the corridor and a lounge and to maintain the privacy of the neighbouring properties a condition is recommended that these are obscurely glazed. The car park would also be extended adjacent to this boundary, however a distance of 2m would still be maintained. Given the separation distance, the boundary treatment and the slightly elevated nature of the neighbouring property it is not considered that this would result in any impact over and above the existing situation.
22. The three storey extension along the Preston Road elevation would bring the built form closer to the property at no.55 Preston Road. This dwelling has a habitable room window at first floor in the elevation closest to the boundary. During the course of the application the design of the development has been amended such that the three storey element has been reduced to only two storeys adjacent to this boundary to ensure that there is no detrimental or overbearing impact on this property. Due to the difference in levels this element of the proposal would now not exceed the height of the garage at the neighbouring dwelling and would not extend more than 3m where it bisects a 45 degree line drawn from the neighbouring window. On this basis, the relationship is considered to be acceptable and it is considered that the proposal accords with the provisions of Policy BNE1 of the Chorley Local Plan with regard to amenity considerations.

Highway safety

23. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that new buildings and extensions to the buildings will be granted were the cumulative highways impact of the development is not severe and would not prejudice the highway safety, pedestrian safety

and the free flow of traffic or reduce the number of on-site spaces to below highway standards.

24. The existing property has a large area of hardstanding to the frontage, which is currently used for car parking. It is proposed that this would remain with the existing grassed areas being removed to create additional parking and ambulance bays and additional servicing space.
25. Lancashire County Council Highway Services have been consulted on the proposal and have assessed the submitted transport statement. They have raised no objection and consider that the proposal meets the parking standards as set out in Policy ST4 of the Chorley Local Plan and Appendix A. Comment has also been made that they are satisfied that the development could also be accessed sustainably given the location of nearby bus stops. An informative requesting that construction and contractor parking is undertaken considerably, and a condition for a scheme for cycle parking is submitted have been requested and these are recommended. It is, therefore, considered that the proposal is in accordance with policy BNE1 of the Chorley Local Plan with regard to highway safety considerations.

Trees

26. Policy BNE10 of the Chorley Local Plan 2012 – 2026 states that proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character of the landscape, a building, a settlement or the setting thereof will not be permitted. Replacement planting will be required where it is considered that the benefit of development outweighs the loss of some of the trees or hedgerows.
27. The proposal would result in the removal of a small group of mature/early mature trees in the north east corner of the site, including a protected sycamore tree. Due to their visual amenity along Preston Road the Council's arboricultural officer have requested that an appropriate tree protection plan and arboricultural method statement should be produced and approved should the development be approved. It is recommended that these be secured by condition.

Community Infrastructure Levy (CIL)

28. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule

CONCLUSION

29. The proposed extensions to the existing care facility would not have unacceptable impact on the existing building or streetscape and amendments to the scheme have ensured that there would not be an unacceptable impact on neighbouring residential properties. Parking would be provided in accordance with adopted standards and tree protection and cycle parking can be secured via suitably worded conditions. On this basis it is considered that the proposed development accords with the provisions of the Chorley Local Plan 2012-2026 and as such the proposal I recommended for conditional approval.

RELEVANT HISTORY OF THE SITE

Ref: 82/00569/OUT **Decision:** PEROPP **Decision Date:** 22 May 1984
Description: Outline application for 6 detached houses

Ref: 84/00768/FUL **Decision:** PERFPP **Decision Date:** 2 April 1985
Description: Erection of rest home for 36 persons on 0.68 acres of vacant

Ref: 85/00554/FUL **Decision:** PERFPP **Decision Date:** 19 September 1985
Description: 6 detached houses

Ref: 89/00096/FUL **Decision:** PERFPP **Decision Date:** 11 April 1989
Description: Extension to form wardens accommodation

Ref: 14/00938/FUL **Decision:** PERFPP **Decision Date:** 12 December 2014
Description: Proposed two-storey extensions to the north, east and south elevations of the building and internal alterations to create a total of 55 larger bedrooms with en-suite facilities (the home currently has 43 bedrooms) and extended day facility, larger communal lounges and dining areas

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed Roof Plan	042_PLN_203 Rev B	2 January 2023
Proposed Site Plan	042_PLN_210 Rev B	2 January 2023
Proposed First Floor Plan	042_PLN_201 Rev B	2 January 2023
Proposed Second Floor Plan	042_PLN_202 Rev B	2 January 2023
Proposed Ground Floor Plan	042_PLN_200 Rev B	2 January 2023
Proposed Preston Road & East Centre Elevations	042_PLN_302 Rev B	2 January 2023
Proposed West and East Elevations	042_PLN_302 Rev B	2 January 2023
Proposed North & South Elevations	042_PLN_301 Rev B	2 January 2023

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The external facing materials, detailed on the approved plans, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

4. Due to their proximity to the common boundary, all first and second floor windows in the south facing elevation of the proposed extensions shall be obscurely glazed and top hung with the obscure glazing retained at all times thereafter. The obscure glazing shall be to at least Level 4 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

Reason: In the interests of the privacy of occupiers of neighbouring property.

5. Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public surface water sewer, the rate of discharge shall be restricted to 5 l/s;
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution

6. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

7. Prior to the commencement of development, a Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The proposal shall thereafter be carried out in full accordance with the approved details.

Reason: In the interests of securing appropriate tree protection and mitigation

8. Prior to first occupation of the development, hereby approved, a plan detailing the proposed cycling facilities to serve the development shall be submitted and approved in writing by the Local Planning Authority. The scheme shall be installed in accordance with the approved details and should be retained in perpetuity for the life time of the development.

Reason: To allow for the effective use of the parking areas the promotion of sustainable forms of transport and aid social inclusion

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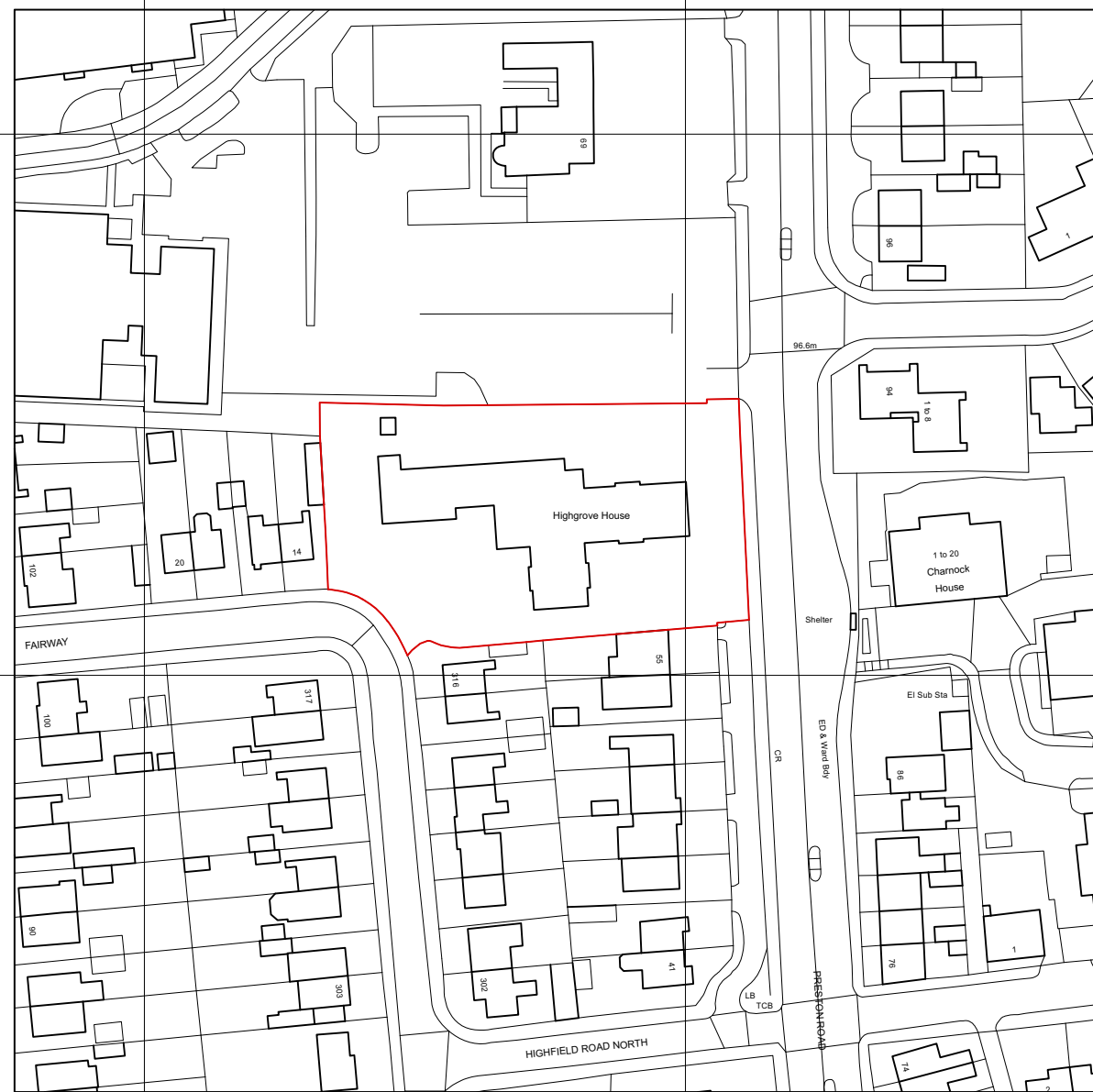
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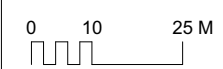
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NOTES:

All dimensions to be checked on site.
 Drawing to be read with all relevant Architectural, Interiors, Structural, M&E, Drainage/Public Health, Landscape, Civils and Interiors drawings and specifications. Any discrepancies between consultant's drawings to be reported to the Architect before any work commences.
 The Contractor's attention is drawn to the Health & Safety matters identified in the Health & Safety plan as being potentially hazardous.
 These items should not be considered as a full and final list.
 The Work Package Contractor's normal Health & Safety obligations still apply when undertaking constructional operations both on and off site.
 Define Architects take no responsibility for the location of legal boundaries indicated on this drawing and advise a separate drawing be completed by a specialist surveyor in order to establish exact boundaries.
 DWG files provided for information only. Refer to PDF record.
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— Site Boundary

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REV
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DATE
01/08/2022

NOTES
ISSUED FOR PLANNING

DRAWN BY
EP

PROJECT
Highgrove House

CHECKED BY
ATW

DRAWING TITLE
Site Location Plan

JOB NO.
042

STATUS
PLANNING

DRAWING NO.
042_PLN_090

REV
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APPLICATION REPORT – 22/00918/REM

Validation Date: 14 September 2022

Ward: Eccleston, Heskin And Charnock Richard

Type of Application: Reserved Matters

Proposal: Reserved matters application detailing access, appearance, landscaping, layout and scale pursuant to outline planning permission ref: 21/01116/OUT (Outline application with all matters reserved for demolition of buildings and residential development for up to nine detached dwellings)

Location: Hunters Lodge Motel Preston Road Charnock Richard Chorley PR7 5LH

Case Officer: Mike Halsall

Applicant: Mr. M. Atkinson, HGG Ltd

Agent: LMP Architects, Mr. Waseem Azam

Consultation expiry: 2 March 2023

Decision due by: 28 April 2023 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that reserved matters consent is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located in the Green Belt as defined by the Chorley Local Plan Policies Map. It is occupied by a motel and restaurant which is mainly single storey with a high pitched roof, although at the rear there is a two storey dormer element to the motel. At the rear of the site there are several outbuildings and storage containers. There are large areas of hardstanding used for parking across the site. There are also several trees on the site, mainly along the southern boundary.
3. To the south of the site is a residential dwelling known as The Oaks, and to the north of the site is agricultural land with a residential property Woodlands further north.
4. Outline planning permission was granted in March 2022, with all matters reserved, for the demolition of buildings and residential development for up to nine detached dwellings. Conditions attached to the outline planning permission restrict the future development to be delivered through a reserved matters application to 9no. dwellings of maximum two storeys in height and a total combined volume of 6766m³.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks approval of the reserved matters associated with the above referenced outline planning permission relating to details of appearance, access, layout, scale, and landscaping.
6. The submitted plans identify 9no. modern detached two-storey dwellings laid out around a central 'hammer-head' access road. Each dwelling would have four bedrooms, and some would benefit from detached garages.

REPRESENTATIONS

7. 3no. representations have been received citing the following grounds of objection:
- Poorly designed development
 - Green Belt harm
 - Inappropriate layout and scale, resulting in dominance
 - Increased volume and footprint goes significantly beyond existing motel footprint
 - Cramped form of development
 - 9no. large dwellings are too large for the plot
 - Overlooking
 - Overbearing
 - Contradicts - NPPF - Section 12, Paragraphs 126, 130, 134, Building for Life - Section 1, 5 and 6, - National Design Guide - Section C1, I1, L2, B2, - Chorley Local Plan - Policy HS9, Policy BNE1, Policy BNE5, Policy BNE9, Central Lancashire Design Guide SPD
 - Low quality design
 - Unsafe and unsuitable access / visibility
 - Insufficient information submitted with the application
 - Ecological harm
 - Increase in traffic
 - Lack of local amenities in the area
 - Insufficient local infrastructure
 - Contradicts other policies and guidance

CONSULTATIONS

8. Lancashire County Council Highway Services (LCC Highway Services): Initially responded to request a 2m wide footway be provided to the site frontage, visibility splays / sight lines of the access point on Preston Road and vehicle tracking of the site access and turning heads. Following a number of revisions to the submitted plans and further comments from LCC Highway Services, they responded with no objection to the proposal. Conditions have been recommended.
9. Charnock Richard Parish Council: Have responded with no objection to the proposal.

PLANNING CONSIDERATIONS

Principle of the development

10. The acceptability of the principle of the development has been established by the grant of outline planning permission for residential development.

Impact on character and appearance of locality

11. The National Planning Policy Framework (the Framework) attaches considerable importance on achieving good design and a high-quality built environment. It states that planning policies and decisions should respond to local character and history and seek to reinforce local distinctiveness. The importance of high-quality design is reflected in the Central Lancashire Core Strategy (policy 17) and the Chorley Local Plan (policy BNE1). It is considered that detached dwellings of the design proposed on this site would be appropriate to the character of the area.
12. There is no streetscene as such on this section of Preston Road as dwellings are spread-out, although the nearest dwellings are of red brick and white render. The proposed detached dwellings are of a modern design and appearance with some interesting features. The materials palette consists of mainly brick elevations, slate/tile roofs with stone window sills. This design is consistent with that of the nearest dwelling to the site, The Oaks, located to the south. Two of the proposed dwellings are of a more traditional design, faced

entirely in stone with timber framed porches. This provides a variety of dwellings across the site, rather than nine 'off the peg' dwellings. The final choice of materials would be agreed through a suitably worded planning condition, as already attached to the outline planning permission.

13. With regard to the density of the development, the application proposes a low-density development of 9no. relatively large detached dwellings. It is not considered that the proposed density is significantly different to other development in the area, on Brook Lane to the south, and is not considered to render the scheme unacceptable.
14. It is considered that the 9no. detached properties in this location would assimilate with the built form of the area. The proposal is considered to be acceptable in terms of character and appearance and complies with policy BNE1 of the Chorley Local Plan 2012 – 2026 in respect of design considerations.

Impact on neighbour amenity

15. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
16. All separation distances between existing and proposed dwellings meets the Council's minimum interface distances. Plots 1 and 8 are identical dwellings and contain habitable room windows at ground and first floor level that would respectively face the front and rear gardens of The Oaks, the nearest dwelling to the south of the site. The separation distances would be 2.5m and 5m respectively and, as such, to protect the privacy of the occupants of The Oak, it is considered necessary to ensure the first-floor windows are obscurely glazed. With regards to ground floor windows, these should not result in any overlooking due to existing and future boundary treatments. There would, therefore, be no unacceptable impact on light, overshadowing, resultant overlooking or loss of privacy on the occupiers of surrounding dwellings as a result of the proposal.
17. The proposed dwellings have been designed in such a way to be compatible with each other without creating an amenity impact of adjacent plots. There would be an adequate degree of screening around the plots.
18. In light of the above, it is considered that the proposal is acceptable in terms of amenity impacts and accords with policy BNE1 of the Chorley Local Plan 2012 – 2026 in this regard.

Highway safety

19. The proposal involves making improvements to the existing site access from Preston Road. Following amendments to the submitted drawings, LCC Highway Services have responded with no objection to the proposal. The changes involved adding a 2m wide footway to the site frontage, visibility splays / sight lines of the access point on Preston Road and vehicle tracking of the site access and turning heads.
20. Full off-site highway works as detailed above are conditioned as part of the outline planning permission and will be subject to a S278 agreement with Lancashire County Council as the Highway Authority.
21. Adequate parking spaces are proposed to serve the development by way of garages, driveway space and parking areas between plots. This would ensure that the proposal complies with the Council's parking standard set out at policy ST4 of the Chorley Local Plan 2012 - 2026.
22. It is considered that the surrounding highway network could accommodate the uplift in traffic associated with the delivery of the dwellings and that the residual cumulative impacts on the road network would not be severe. The proposal is considered to be acceptable with regards to highway safety and parking.

Other issues

23. Issues relating to site levels, final choice of materials, the demolition of the existing buildings, replacement tree planting, protection of existing trees, ground contamination, site access construction, ecology, lighting, dwelling emission rates and site drainage are covered by conditions attached to the outline planning permission.
24. A detailed landscape planting scheme has been submitted in support of the application, which was also submitted with discharge of condition application ref. 22/01138/DIS, to which the Council's ecological advisor have responded with no objection. As boundary treatments and hard landscaping details are not included on the plan, these will be covered by a planning condition to be attached the any Reserved Matters consent.

Community Infrastructure Levy

25. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

26. The submitted details of reserved matters are considered to be acceptable and the application is recommended for approval.

RELEVANT HISTORY OF THE SITE

Ref: 21/01116/OUT **Decision:** PEROPP **Decision Date:** 11 March 2022
Description: Outline application with all matters reserved for demolition of buildings and residential development for up to nine detached dwellings

Ref: 22/01138/DIS **Decision:** PCO **Decision Date:** Pending
Description: Application to discharge conditions no.5 (existing and proposed ground levels), no.8 (replacement planting), no.10 (land contamination), no.11 (details of access and off-site works) , no.13 (lighting), no.14 (biodiversity enhancement plan), no.15 (Reasonable Avoidance Method Statement) and no. 20 (surface water drainage scheme) of outline planning permission 21/01116/OUT (Outline application with all matters reserved for demolition of buildings and residential development for up to nine detached dwellings)

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan & Existing Site Layout	22/035/L01	24 August 2022
Proposed Site Plan	22/035/P01 Rev A	14 September 2022
Proposed House Type (4H2346) - Plots 1 and 8	22/035/P02	13 April 2023
Proposed House Type (4H1834) - Plot 2 (As), 7 (Ha)	22/035/P03	24 August 2022
Proposed House Type (4H2076) - Plot 3	22/035/P05	24 August 2022
Proposed House Type (4H1827) - Plots 4, 9	22/035/P04	24 August 2022
Proposed House Type (4H2125) - Plot 5	22/035/P06	24 August 2022
Proposed Single Garage - Floor Plans & Elevations	22/035/P08	24 August 2022
Proposed Detached Garage - Floor Plan & Elevations	22/035/P07	24 August 2022
Visibility Splay - 152m	7480-ADS-XX-00-DR-C-900 Rev P2	9 February 2023
Visibility Splay	7480-ADS-XX-00-DR-C-901 Rev P2	9 February 2023
Section 278 - New Site Footpath	7480-ADS-XX-00-DR-C-101 Rev P3	9 February 2023
Section 278 - New Site Entrance Standard Details	7480-ADS-XX-00-DR-C-102 Rev P2	9 February 2023
Swept Paths - Refuse Vehicle	380-23-1	10 March 2023
Proposed House Type (4H2346) - Plot 6	22/035/P09	13 April 2023
Landscape Planting Plan (Sheet 1 of 2)	P.1718.22.03	19 April 2023
Landscape Planting Plan (Sheet 2 of 2)	P.1718.22.03	19 April 2023

3. The private car parking and manoeuvring areas shall be marked out in accordance with the approved plans before occupation of the associated dwellings and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas.

4. The car parking area and manoeuvring area the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub base before any development takes place within the site.

Reason: To ensure that provision is made for the storage of materials and contracting staff.

5. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].

Reason: To ensure that provision is made for the future management and maintenance of the proposed streets.

6. The Chorley Council document "Code of Practice for Construction and Demolition" shall be adhered to throughout the construction period.

Reason: To protect the amenities of the nearby residents.

7. Before the development of the site hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel wash facility shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during operation of the site.

Reason: To prevent the tracking of mud and/or the deposit of loose material upon the highway, in the interests of public safety.

8. All windows in the first floor south facing elevations of Plots 1 and 8 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

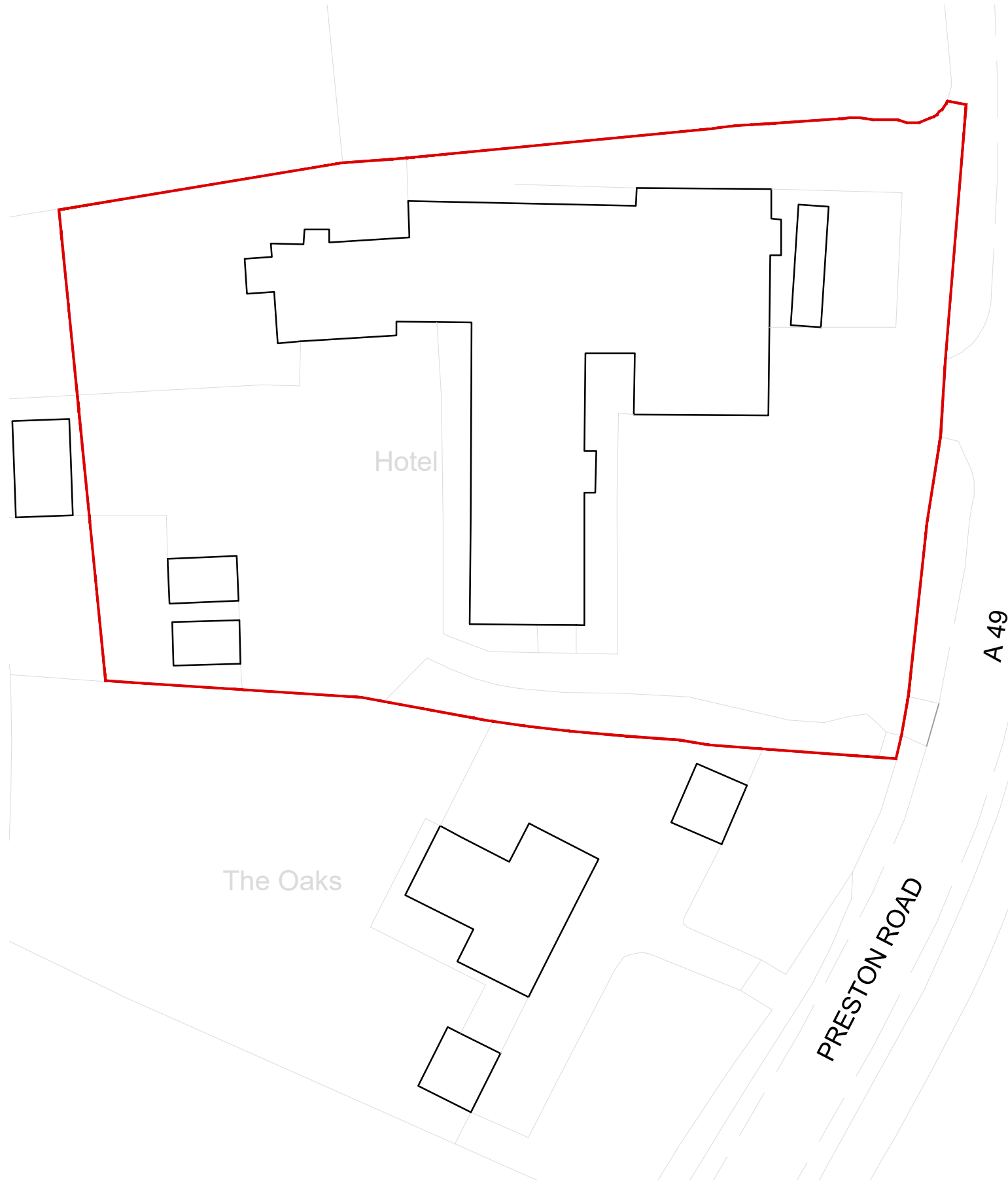
Reason: In the interests of the privacy of occupiers of neighbouring property.

9. Prior to any works taking place above DPC level, the following details shall be submitted to and approved in writing by the Local Planning Authority:

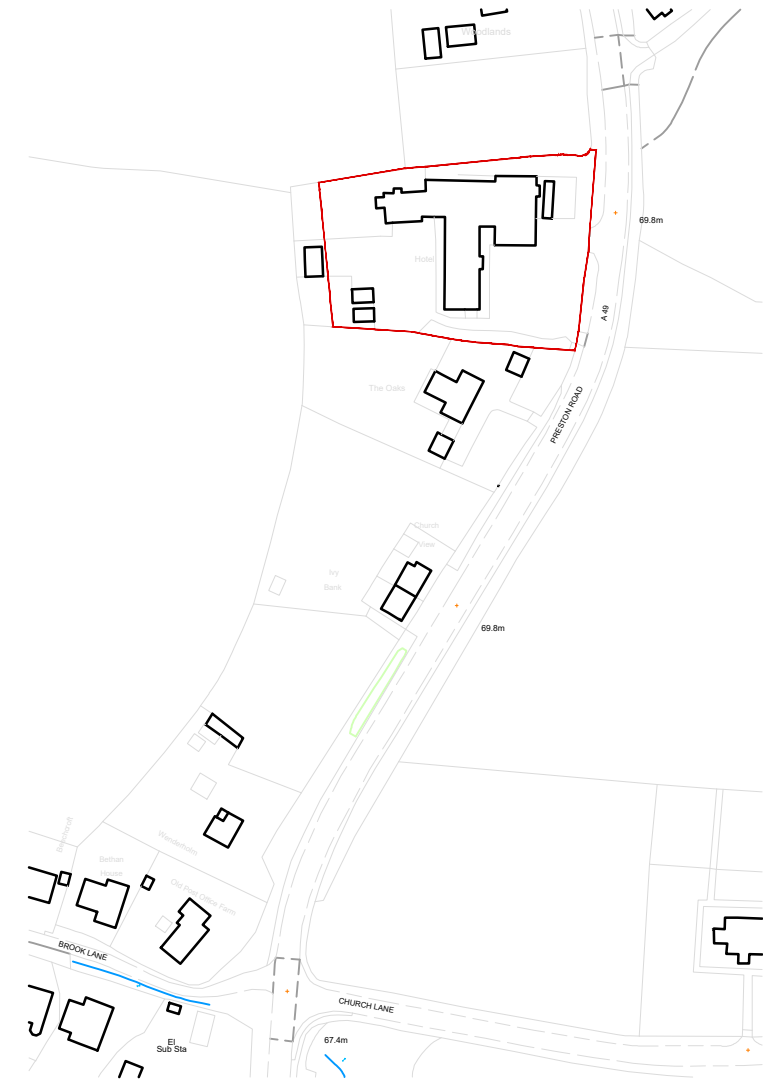
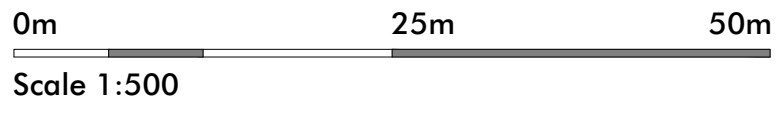
- a) Details of the colour, form and texture of all hard ground- surfacing materials.
- b) Location, design and materials of all fences, walls and other boundary treatments.

Prior to the first occupation of any of the approved dwellings hereby permitted, all fences and walls shown in the approved details to bound its plot shall have been erected in conformity with the approved details.

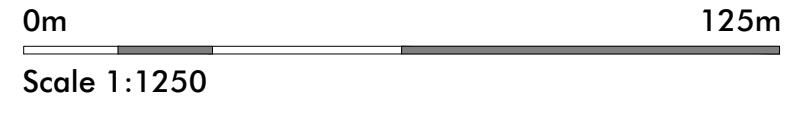
Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to residents.



EXISTING SITE LAYOUT 1:500



LOCATION PLAN 1:2500



Revision Notes:

CLIENT	HGG Ltd				
PROJECT	Proposed Residential Development at Hunters Lodge, Preston Road, Charnock Richard, PR7 5LH				
DRAWING	Location Plan & Existing Site Layout				
DRAWN	WA	DATE	22/08/22	NUMBER	22/035/L01
SCALE	Varies	SHEET	A3	REVISION	-



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APPLICATION REPORT – 23/00100/FUL

Validation Date: 3 February 2023

Ward: Euxton

Type of Application: Full Planning

Proposal: Change of use dwellinghouse (Use Class C3) to residential institution (to accommodate four children, aged 8-17 with carers) (Use Class C2)

Location: 36 Empress Way Euxton Chorley PR7 6QB

Case Officer: Mrs Hannah Roper

Applicant: Mrs Vicky Wilden Northridge Care Group Ltd

Agent: Mr Graham Lea Graham Lea Architecture

Consultation expiry: 14 March 2023

Decision due by: 31 March 2023

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions.

SITE DESCRIPTION

2. The application relates to a link detached property located on Empress way, Euxton. The dwelling is a gable fronted with a garage to the side elevation filling the gap between the dwelling and the neighbouring property. A driveway and garden are located to the front of the property and a garden to the rear.
3. The surrounding area is residential in character, with no.34 located on the corner of Empress Way, having a garage and driveway adjacent to the application dwelling. There are no dwellings directly opposite the dwelling with open grassland and a tree belt.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. This application seeks planning permission to change the use of the property from a dwellinghouse (Use Class C3) to a children's home (Use Class C2). The garage would be converted to habitable accommodation to facilitate the proposed change of use.
5. It has been confirmed by the agent that the property would be registered for a maximum of three children between the ages of 8 and 17 years old with on site staff support over a 24-hour period.
6. The facility would be managed by a Home Manager who would be on site every day between 8.30am and 4.30pm and staffed by up to five full time members of staff who would work on a shift basis with two members of staff on site at all times. Staff would work on a five-week rota working 8am to 10pm for two days and then having three days off. Staff handover would take place at 8.15am and 9.45pm with a handover taking no more than 15 minutes.

REPRESENTATIONS

7. 1no. letter of support has been received
8. 43no. representations have been received citing the following grounds of objection.
 - Increase in traffic on the surrounding roads
 - Lack of parking and the impact this would have with people parking on the road
 - Will generate noise and disrupt residents
 - The property is unsuitable for the proposed use
 - The proposal would impact on local families
 - This is a business in a residential environment
 - There would be a danger to kids playing in the street
 - The proposal would result in air pollution as a result of increased traffic
 - There would be unsightly vehicles blocking paths
 - GDPR would be breached as the property would be linked
 - There would be anti-social behaviour in the local area
 - There is no relationship with the community
 - Extensions at the property have used up all the garden space
 - Staff wont necessarily use the bus
 - Loss of character to the area
 - It would compromise the neighbour's properties
 - The proposed changeover times would impact on children's bedtimes
 - There would be an impact on neighbouring elderly residents
 - The proposal would make the neighbouring property semi detached rather than link detached
 - There would be a loss in property values
 - No one wants to live next door to people with behavioural problems
 - Police will have to intervene
 - 17 year olds are not children
 - No site notice has been erected
 - Should built in an appropriate location for a business
 - Won't be able to park directly to the front of her son's house
 - This proposal is just about money and not about welfare
 - There is already anti-social behaviour locally
 - There will be multi-disciplinary teams visiting which would increase cars
 - The proposal would impact saleability of local properties

CONSULTATIONS

9. Lancashire County Council Children's Homes – No comments have been received.
10. Lancashire County Council Highway Services (LCC Highway Services) – Have no objection subject to additional parking being provided
11. Euxton Parish Council – Have objected to the proposal on the grounds that it has inadequate parking, the property is inadequate and that there would be noise issues. They request that a temporary use is granted if the Local Planning Authority is minded to approve the proposal.
12. CIL Officers – Advise that the proposal is not CIL liable.

PLANNING CONSIDERATIONSImpact on character and appearance of the locality

13. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing

structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.

14. The proposed development includes the conversion of the internal garage to habitable accommodation. This alteration could be undertaken under permitted development as a residential dwellinghouse and would not alter the residential appearance of the property. Matching materials could be secured by condition. It is, therefore, considered that the proposal accords with policy BNE1 of the Chorley Local Plan 2012 -2026 with regard to the impact on character and appearance of the locality.

Impact on neighbour amenity

15. Policy BNE1 of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
16. The application property is located on a housing estate and is surrounded by further residential properties. It is a link-detached dwelling with hardstanding to the front and a private garden to the rear.
17. The supporting information submitted with the application states that the home would operate with a maximum of three children between the ages of 8 and 17, with two staff on site and a home manager. The exception would be at shift changeover where four staff would be on site for a short period of time.
18. The occupation of the property by three young people and three adults would replicate that of a larger family living together in a residential dwellinghouse. Comings and goings would not be dissimilar to those of a family in terms of school runs and visitors and these would take place at fairly common times such as rush hours and early evenings. Similarly, the use of the garden by three young people would reflect that of a family. It is, therefore, not considered that the proposed change of use would result in a detrimental impact on amenity through an unacceptable degree of noise disturbance.
19. The proposed change from the garage door to a window would not adversely impact on any of the occupiers of neighbouring dwellings due to its location within the site.
20. The proposed change of use would not result in additional noise, disturbance or increased levels of general activity over and above the lawful use of the property as a dwellinghouse. The proposal does, therefore, accord with the policy BNE1 of the Chorley Local Plan 2012-2026 in respect of amenity considerations.

Highway safety

21. Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, or reduce the number of on-site parking spaces.
22. The proposal includes the provision of 3no. parking spaces across the frontage of the property through the hard surfacing of the garden. This would be in accordance with policy ST4 of the Chorley Local Plan 2012-2026 and adopted parking standards.
23. LCC Highway Services have raised no objection, subject to a condition, to secure the parking spaces and an informative advising that a legal agreement for an extension of the dropped kerb will be required. The proposal is therefore considered to accord with policy BNE1 of the Chorley Local plan in respect of highway safety considerations.

Other issues

- 24. Issues relating to property values and saleability are not material planning considerations and as such cannot be taken into consideration in the determination of this application.
- 25. With regard to comments relating to the suitability of the property for the proposed use, the applicant has applied on the basis that the property would meet their requirements.

CONCLUSION

- 26. The proposed development would not result in any adverse impact on the streetscene, residential amenity or highway safety. The proposal does, therefore, accord with policy BNE1 of the Chorley Local Plan 2012-2026.

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

- 1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	GL486C/00	6 February 2023
Proposed Plans	GL486C/61	6 February 2023
Elevations	GL486C/21	6 February 2023

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3. All external facing materials of the development hereby permitted shall match in colour, form and texture to those on the existing building and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular.

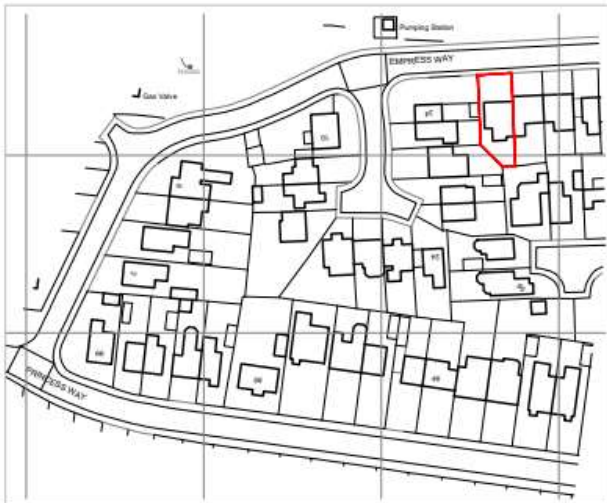
- 4. The parking spaces/hard surfacing shown on the site plan forming part of GL486C/61 - Proposed Plans received by the Local Planning Authority on 06.02.2023 shall be surfaced or paved, drained and made available in accordance with the approved plan prior to the first opening of the use, hereby approved and shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

Reason: To ensure provision of adequate off-street parking facilities within the site.

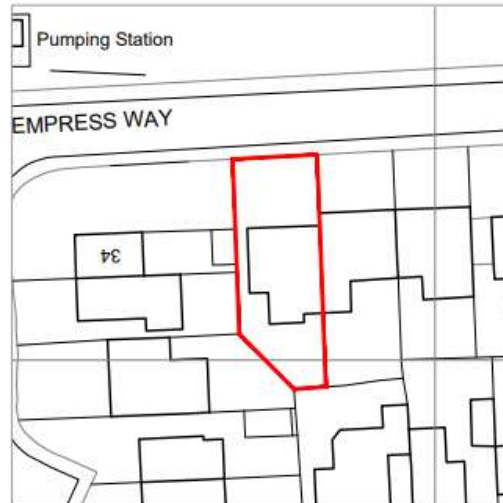
RELEVANT HISTORY OF THE SITE**Ref:** 83/00270/FUL**Decision:** REFFPP**Decision Date:** 31 May 1983**Description:** Kitchen/dining/bedroom extension**Ref:** 84/00697/FUL**Decision:** PERFPP**Decision Date:** 13 November 1984**Description:** Extension to garage

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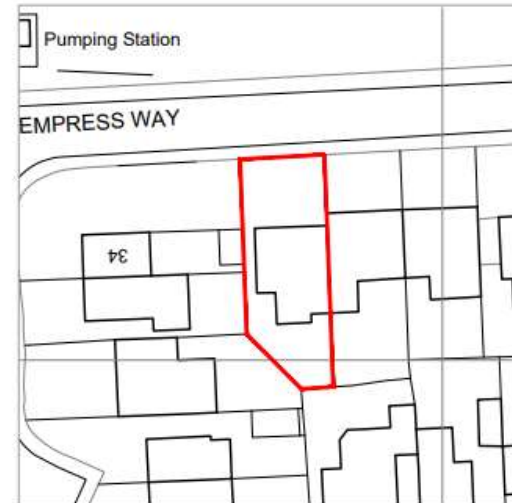
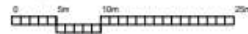
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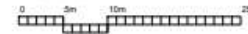
1:1250 Location Plan



1:500 Site Plan Existing



1:500 Site Plan Proposed



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Location Plans

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