
Chief Executive's Office

Please ask for: Mrs D Scambler
Direct Dial: (01257) 515034
E-mail address: dianne.scambler@chorley.gov.uk
Date: 12 July 2006

Chief Executive: Donna Hall

Chorley
Borough Council

Town Hall
Market Street
Chorley
Lancashire
PR7 1DP

Dear Councillor

Site Inspection Sub-Committee - Monday, 17th July 2006

You are invited to attend a meeting of the Site Inspection Sub-Committee to be held on Monday, 17th July 2006 for which an agenda is set out below. **Members requiring transport should assemble in the reception office at Union Street Offices no later than 3.30pm.** Members are also requested to wear suitable footwear.

The Sub-Committee is requested to meet at the site of 57, Lancaster Lane, Clayton-Le-Woods at 4.00pm.

The Councillor's representing Clayton-Le-Woods and Cuerden Ward are invited to attend the site.

Please be aware that the suggested time tabled for the visit is an approximate and may vary. It may not be possible to adhere strictly to the times stated.

AGENDA

1. **Apologies for absence**
2. **Declarations of Any Interests**

Members of the Sub-Committee are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda in accordance with the provisions of the Local Government Act 2000, the Council's Constitution and the Members Code of Conduct. If the personal interest is a prejudicial interest, then the individual Member should not participate in a discussion on the matter and must withdraw from the Council Chamber and not seek to influence a decision on the matter.

3. **Minutes (Pages 1 - 6)**

To confirm as a correct record the minutes of the meeting of the Site-Inspection Sub Committee held on 22 May 2006

4. **Planning Application 06/00469/FUL (Pages 7 - 16)**

To visit and inspect the site deferred retrospective planning application for the formation of a pitched roof over an existing first floor flat roof dormer at 57 Lancaster Lane, Clayton-Le-Woods, and to make recommendation on the determination of the application to the Development Control Committee.

The application was deferred at the last Development Control Committee meeting on

Continued....

20 June 2006. A copy of the report of the Development and Regeneration including the representations that were included on the addendum at this meeting have been attached for information.

An enforcement report relating to the works at 57, Lancaster Lane, Clayton-Le-Woods was also included on the agenda at the last Development Control Committee meeting on 20 June 2006 and a copy of this report is also attached for information.

The Ward Councillor who is not a Member of the Site Inspection Sub-Committee is also invited to attend the Site Inspection and take place in the discussion.

5. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Chief Executive

Distribution

1. Agenda and reports to all Members of the Site Inspection Sub-Committee (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Thomas Bedford, Miss June Molyneaux, Daniel Gee and Ralph Snape) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Wendy Gudger (Development Control Manager), Rosaleen Brown (Senior Solicitor) and Dianne Scambler (Democratic Services Officer) for attendance.
3. Agenda and reports to Councillor Mick Muncaster (Ward Representative – Clayton-Le-Woods and Cuerden) for attendance.

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 براہِ مہربانی اس نمبر پر ٹیلیفون
کیجئے: 01257 515823

This page is intentionally left blank

Site Inspection Sub-Committee**Monday, 22 May 2006**

Present: Councillor H Heaton (Chair), Councillor D Dickinson (Vice-Chair) and Councillors T Bedford

Officers in attendance: Wendy Gudger (Development Control Manager), Dianne Scambler (Democratic Services Officer) and Caron Taylor (Planning Officer)

06.SI.16 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors D Gee, J Molyneaux, R Snape and Councillors A Birchall, K Ball (Ward Representatives).

06.SI.17 DECLARATIONS OF ANY INTERESTS

No declarations of interests were declared.

06.SI.18 MINUTES

RESOLVED – that the minutes of the Site Inspection Sub-Committee held on 10 January 2006 be confirmed as a correct record and signed by the Chair.

06.SI.19 PLANNING APPLICATION 06/00099/FUL

The Sub-Committee visited and inspection the location of the planning application that had been deferred by the Development Control Committee that was held on 10 January 2006. The application sought approval to demolish an existing outdoor store/toilets and construct a Sunday school/meeting rooms/kitchen and toilet facilities at the Church Of The Blessed Virgin Mary, Towngate, Ecclestone.

The Development Control Manager reported that the developers were to use a sandstone that it was in keeping with the Grade II listed Church building and that they planned to use as much reclaimed red sandstone from the existing building as was possible. The Council's Conservation Officer is happy with the design and the materials.

Members expressed their concerns over the entrance/exit to the site during the development stage and the case officer pointed out that a number of Tree Preservation Orders have been placed on the trees to prevent the developers from destroying them in the process. They have also promised to protect the surrounding graves.

The application was viewed from various aspects and the views of the Ward Councillor were considered.

RECOMMENDED – That the Development Control Committee grant full planning permission for planning application 06/00099/FUL subject to the following 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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external materials to the proposed building, including mortar mix and the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building (notwithstanding any detail shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.

3. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site is of archaeological importance because of its location in the churchyard of a medieval church and in accordance with Policy No. HT12 of the Adopted Chorley Borough Local Plan Review.

4. Notwithstanding any details shown on previously submitted plan(s) and specification, no fascias or bargeboards are to be used on the approved building.

Reason: In the interests of the character and appearance of the building and in accordance with Policy Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.

5. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the Local Planning Authority, shall be inserted or constructed at any time in the west elevation of the building hereby permitted.

Reason: To ensure privacy to the memorial garden situated to the west of the building and in accordance with policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. All windows in the buildings west elevation shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: IN the interests of the privacy of the memorial garden to the west of the building and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

7. No development shall take place until a scheme of landscaping for the proposed hedging has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have been previously submitted. The scheme shall indicate the size, species, stature, distribution and location of the proposed hedges shown on plan no. 1630-13-SLP1. All planting comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation or completion of the building, whichever is sooner and the hedgerows thereafter retained, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area and in accordance with Policy no. GN5 of the Adopted Chorley Borough Local Plan Review.

8. Before the development hereby permitted is first commenced, full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure property drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

9. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

Reason : *In the interests of the character and appearance of the building and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.*

10. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : *In the interests of the character and appearance of the building and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review*

06.SI.20 PLANNING APPLICATION 06/00210/COU

The application for planning permission to change of use of existing shop (A1) to A3 (Restaurants, snack bars or cafes) at Nevins Ltd, 2, Lawrence Lane, Eccleston had been deferred for a site visit at the last Development Control Committee held on 10 January 2006.

The main concerns from Members related to the lack of car parking facilities for the proposed development. The Development Control Manager reported that although there was a maximum requirement of 46 spaces for a restaurant there was no minimum requirement stated and although they understood the residents concerns the Highways Inspector had no objections to the development going ahead.

RESOLVED – That the Development Control Committee refuse the planning permission of application 06/00210/COU on the grounds of loss of amenity to the surrounding neighbourhood.

06.SI.21 PLANNING APPLICATION 06/00252/FUL

The Site Inspection Sub-Committee visited and inspected the location of the planning application that had been deferred by the Development Control Committee held on 10 January 2006. The application sought approval to build an extension of existing premises and the erection of a new building at Rema Tip Top Ltd, Mill Lane, Coppull, Chorley.

The Members of the Sub-Committee were satisfied that the development would have no visual impact on the surrounding area. The noise from the manufacturing process was restricted to within and around the immediate vicinity of the works

The proposed development was viewed from various aspects and the views of the Ward Councillor were taken into consideration.

RESOLVED – That the Development Control Committee grant planning permission for application 06/00252/FUL subject to the following conditions:

1. No development shall take place until a scheme of landscaping for the site boundaries has been submitted to and approved in writing by the Local Planning Authority. The scheme shall indicate all existing trees and hedgerows along the boundaries; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted and their distribution along the site boundaries, those areas to be hard surfaced; and detail any changes of ground level or landform associated with the provision of the boundary landscaping.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

2. All planting comprised in the approved details of boundary landscaping shall be carried out in the first planting season following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy Nos. GN5 and HT3 of the Adopted Chorley Borough Local Plan Review.

3. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. The tank and polytunnel frame structure currently sited adjacent to the western boundary shall be permanently removed from the site within one year of the date of the permission hereby granted.

Reason: In the interests of the visual amenities of the site and in accordance with Policy Nos. GN5, HT3 and EM3 of the Adopted Chorley Borough Local Plan Review.

5. There shall be no outside storage of products, raw materials, waste materials and associated equipment on any part of the site .All storage of such products and materials shall only take place inside the existing buildings and those approved by the permission hereby granted.

Reasons: In the interests of the visual amenities of the site and locality and in accordance with Policy Nos. GN5, HT3 and EM2 of the Adopted Chorley Borough Local Plan Review.

6. All working activities shall at all times be carried out only within the existing buildings and those approved by the permission hereby granted. There shall be no working activities undertaken outside of these buildings on any part of the site apart.

Reason: To safeguard residential amenity and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.

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

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

Chair

This page is intentionally left blank

Item B. 3	06/00469/FUL	Refuse Full Planning Permission
Case Officer	Miss Lyndsey Cookson	
Ward	Clayton-le-Woods West And Cuerden	
Proposal	Formation of pitched roof over existing flat roof front dormer (retrospective),	
Location	57 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP	
Applicant	P Beswick & C Kettlewell	
Proposal:	<p>This retrospective application proposes the formation of a pitched roof over an existing first floor flat roof dormer. The dormer is centred on the front roof plane, facing onto Lancaster Lane. The roof measures 0.6 metres in height to the pitch, 5.8 metres in width and 3 metres in length from the ridgeline. The roof exceeds the height of the ridgeline by 0.6 metres. It is comprised of timber cladding with a bitumen finish and a felt roof. The cladding will be painted in colours to match the frame and eaves over two front bay windows.</p>	
Background:	<p>The application property was originally a detached bungalow, which has been extended to incorporate dormer windows on the front and rear, a single storey rear extension and rear conservatory. It is set back from the road by approximately 18 metres.</p>	
Policy:	<p>Planning Policy Guidance Note 3: Housing GN1: Settlement Policy – Main Settlements GN5: Building Design HS9: Residential Extensions SPG: House Extension Design Guidelines</p>	
Planning History:	<p>There have been a number of planning applications at the site: 75/00595/FUL - dormer extension for bedroom and shower room. Permitted 75/00838/FUL - dormer bedroom. Permitted 80/00260/FUL - replacement garage. Permitted 92/00176/FUL - first floor dormer extension. Permitted. 03/00637/FUL - single storey extension to side and dormer to front and rear. Withdrawn. 03/01177/FUL - single storey front extension with dormer to side and single storey side extension. Withdrawn. 05/00769/FUL - single storey rear extension, pitched roof over existing rear extension, conservatory to the rear and erection of 1.7 metre boundary wall. Permitted.</p>	
Consultations:	None.	
Representations:	None.	
Assessment:	<p>The application site lies within a main settlement, in which there is a presumption in favour of appropriate development, subject to normal planning considerations and the other policies and proposals of the plan, as stated by policy GN1.</p>	

Design

Policy HS9 states house extensions will be permitted provided that the extension is in keeping with the existing house and the surrounding buildings in terms of scale, size, design and facing materials. The building design must be well related to the surroundings, as stated in policy GN5.

The Council's Supplementary Planning Guidance on House Extension Design Guidelines states that dormer windows and roof extensions have a noticeable effect on the appearance of a house, or the street, because of their prominent position. It will not normally be acceptable for dormers or roof extensions to exceed the height of the roof ridge, as such extensions dominate the house. Dormers should be designed to be subordinate to the original roof of the house.

The dormer window is sited in a prominent position on the dwelling house, on the front roof plane at first floor level. Although the dormer is large in scale, the approved flat roof design did not exceed the roof ridge and was more in keeping with the property. The addition of a pitched roof has increased the bulk, scale and prominence of the dormer.

The bulk and scale of the pitched roof has a harmful effect on the appearance of the dormer, making it an overly large feature which is not subordinate to the dwelling house. The pitched roof exceeds the ridgeline, dominates the front elevation, and has a detrimental effect on the appearance of the dwelling house.

The pitched roof attempts to reflect the design features of the dwelling, by complementing two pitched roofs over the bay windows on the front elevation. However, it contributes to an unnecessarily complex array of roof patterns which clutter the front elevation, and are not in keeping with the simplistic character of the original dwelling.

Impact on street scene

The property is set back from the highway by approximately 18 metres, and relatively well screened by vegetation. However, due to the bulk of the pitched roof and its siting above the ridgeline of the dwelling house, it is clearly visible within the street scene, forming an overly prominent and obtrusive feature which is out of keeping with the character of the dwelling house.

The application property is sited within an area of mixed house types, including bungalows and two-storey properties. The application site is to the north of Lancaster Lane, amongst a row of bungalow properties, none of which have incorporated dormer windows on the front roof plane. Facing the application site is a two-storey property with two dormer windows on the front roof plane, and a bungalow with planning permission for a first floor extension, which includes three dormer windows on the front roof plane. These dormers incorporate pitched roofs which are smaller in scale and bulk, and do not exceed the height of the ridgeline over the dwellings, therefore subordinate and in keeping with the respective properties.

Dormer windows with pitched roofs over which are subordinate to the dwelling house and not overly prominent, are evident within

the vicinity. However, the proposed pitched roof is not subordinate or in keeping with the dwelling in terms of scale and siting, and is overly prominent, having an adverse effect on the appearance of the property within the street scene.

Impact on neighbour amenity

The proposal would not have an adverse effect on the amenities of neighbouring residents.

Conclusion:

The proposed extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The proposed extension is overly prominent, poorly related visually to the existing dwelling and detrimental to the street scene and the area as a whole.

Policy Guidance Note 3: Housing states that in determining planning applications, local planning authorities should reject poor design particularly where the decisions are supported by clear plan policies and adopted supplementary planning guidance. The proposal is accordingly recommended for refusal.

Recommendation: Refuse Full Planning Permission

Reasons

1. The proposed extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The proposed extension is overly prominent, poorly related visually to the existing dwelling, and detrimental to the street scene and the area as a whole.

This page is intentionally left blank

ITEM B3 – 06/00469/FUL – 57 LANCASTER LANE, CLAYTON-LE-WOODS

The applicant has submitted information in support of the application after the committee report was written. The comments can be summarised as follows:

1. The property benefits from a private, secluded location and is not easily seen by neighbouring houses and passers by;
2. Unlike the original flat roof dormer, the pitched roof, which is only 0.6 metres higher than the ridge, reflects the design features of the original property. It is in keeping with the two bay windows in terms of pitch and materials, and creates less roof lines;
3. The property is not clearly seen from the street scene and it is sited within an area of properties that vary in size, style age and character. Two neighbouring properties incorporate dormer windows;
4. Neighbours and estate agents feel the property is visually better.
5. To remove the pitch would subject the applicant to possible problems associated with flat roofs and have financial implications;
6. No additional roof/floor space has been gained, as the primary aim is to improve the visual look of the property. The applicant does not feel that the pitched roof has caused a detrimental effect to the street scene and the area.

Photographs have been submitted showing the property with its previously approved flat roof dormer, as it is now with the pitched roof and the street scene.

I have previously addressed points 1, 2 and 3 in the main report. In response to points 5 and 6, whilst it is acknowledged that the existing flat roof dormer window is not aesthetically pleasing, it is not considered that the addition of a pitched roof enhances the visual impact of the property, by reason of its bulk, scale and siting above the ridgeline. The feature is not subordinate to the dwelling, would be visible from the street, is not reflected on nearby properties, and would have an adverse impact on the area. Point 5 does not justify approval, given the visual impact, and bearing in mind that modern materials and construction techniques have reduced the maintenance liabilities on flat roofs. Whilst sympathy can be given to the applicant in terms of the

cost implications for removing the pitch, this is the inevitable risk for any proposal, which is undertaken without planning permission. All retrospective applications are considered in the same manner as applications for proposed works, and therefore the financial outlay of the applicant should not influence the decision.

The proposal will be out of character and form an unsightly feature in the street scene, contrary to policies in the development plan. After taking into account the above points, this submission does not alter the recommendation on either the planning application or enforcement reports.

This page is intentionally left blank

Report of	Meeting	Date
Head of Development & Regeneration	Development Control Committee	20.06.2006

ENFORCEMENT ITEM

FORMATION OF PITCHED ROOF OVER EXISTING FLAT ROOF FRONT DORMER – 57 LANCASTER LANE CLAYTON-LE-WOODS

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 retrospective planning application for the formation of a pitched roof over an existing flat roof front dormer to property 57 Lancaster Lane, Clayton-le-Woods (application reference 06/00469/FUL), appears on this agenda. My recommendation is for planning permission to be refused. If members agree 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.

COMMENTS OF THE DIRECTOR OF FINANCE

5. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

6. No comments.

RECOMMENDATION

7. 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 the formation of a pitched roof over an existing flat roof front dormer.

- (a) Remedy for Breach



- i. Remove the pitched roof over the dormer, and replace with a flat roof which does not exceed the ridge roof, as permitted in a previous planning application (ref: 9/92/00176/FUL).
- ii. Remove all material resultant from the works carried out under 9(ai) from the land.

(b) Period for Compliance

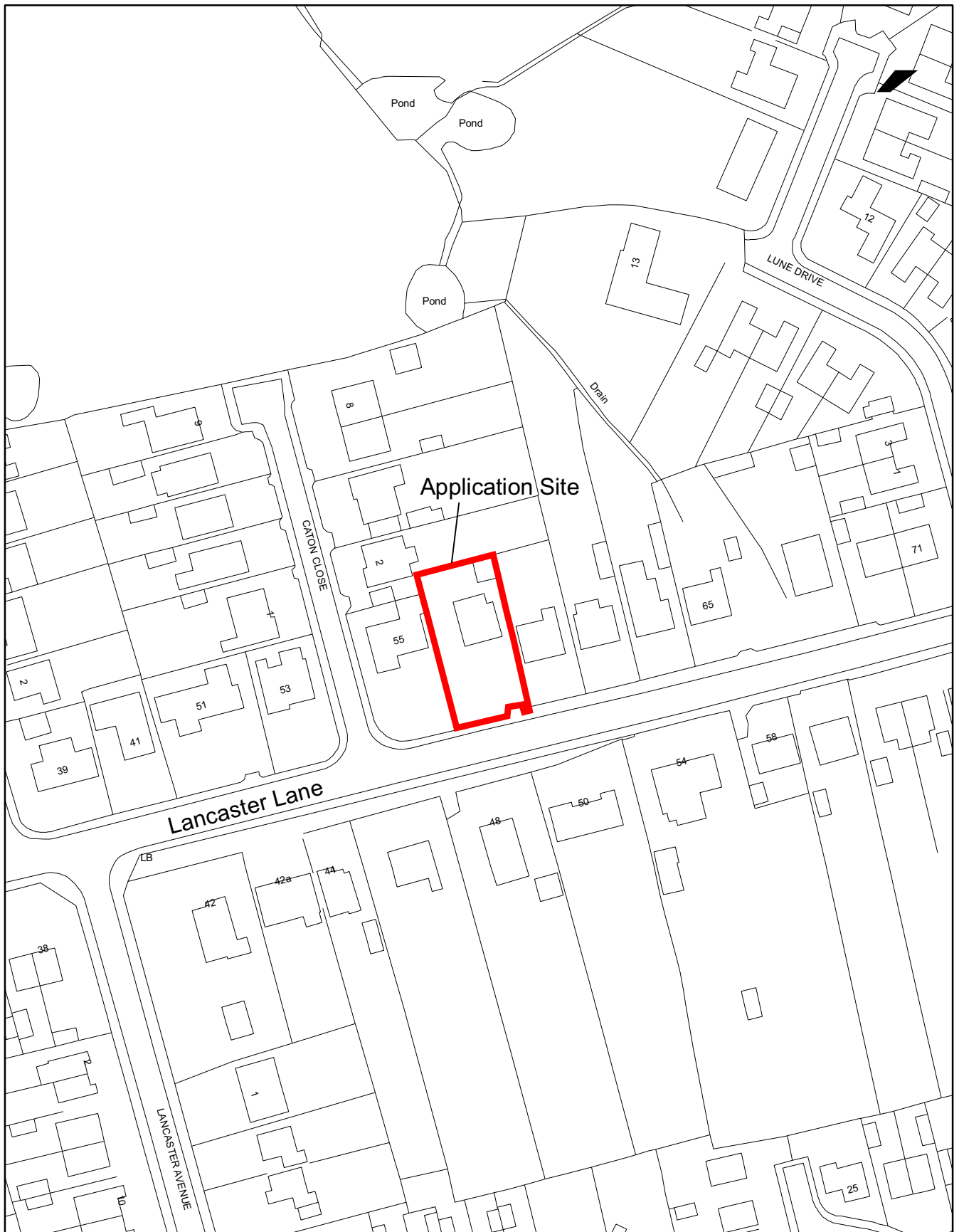
6 months

(c) Reason

The proposed extension is contrary to the Council's approved House Extension Design Guidelines and Policy HS9 of the Adopted Chorley Borough Local Plan Review by reason of its design and external appearance. The proposed extension is overly prominent, poorly related visually to the existing dwelling, and detrimental to the street scene and the area as a whole.

JANE E MEEK
HEAD OF DEVELOPMENT & REGENERATION

Report Author	Ext	Date	Doc ID
Lyndsey Cookson	5230	5 June 2006	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application		06/00469/FUL	Union Street Offices



<p>Jane E Meek BSc(Hons) DipTP MRTPI Director of Development and Regeneration Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509</p>	
<p>Application Number:</p> <p>06/00469/FUL</p>	<p>Grid Ref:</p> <p>E: 356138 N: 422557</p>	<p>Scale:</p> <p>1:1,250</p>	<p>Agenda Item No.</p> <p>B. 3</p>

This page is intentionally left blank