

Development Control Committee

Agenda and Reports

For consideration on

Tuesday, 5th February 2008

In the Council Chamber, Town Hall, Chorley

At 6.30 pm



PROCEDURE FOR PUBLIC SPEAKING AT MEETINGS OF THE DEVELOPMENT CONTROL COMMITTEE

- Persons must give notice of their wish to address the Committee, to the Democratic Services Section by no later than midday, two working days before the day of the meeting. (12 Noon on the Friday prior to the meeting)
- One person to be allowed to address the Committee in favour of the officers recommendations on respective planning applications and one person to be allowed to speak against the officer's recommendations.
- In the event of several people wishing to speak either in favour or against the recommendation, the respective group/s will be requested by the Chair of the Committee to select one spokesperson to address the Committee.
- If a person wishes to speak either in favour or against an application without anyone wishing to present an opposing argument that person will be allowed to address the Committee.
- Each person/group addressing the Committee will be allowed a maximum of three minutes to speak.
- The Committees debate and consideration of the planning applications awaiting decision will only commence after all of the public addresses.

ORDER OF SPEAKING AT THE MEETINGS

1. The Corporate Director (Business) or her representative will describe the proposed development and recommend a decision to the Committee. A presentation on the proposal may also be made.
2. An objector/supporter will be asked to speak, normally for a maximum of three minutes. There will be no second chance to address Committee.
3. The applicant or her/his representative will be invited to respond, again for a maximum of three minutes. As with the objector/supporter, there will be no second chance to address Committee.
4. A local Councillor who is not a member of the Committee may speak on the proposed development.
5. The Development Control Committee, sometimes with further advice from Officers, will then discuss and come to a decision on the application.

There will be no questioning of speakers by Councillors or Officers, and no questioning of Councillors or Offices by speakers.

25 January 2008

Dear Councillor

DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 5TH FEBRUARY 2008

You are invited to attend a meeting of the Development Control Committee is to be held in the Council Chamber, Town Hall, Chorley on Tuesday, 5th February 2008 at 6.30 pm.

A G E N D A

1. **Apologies for absence**

2. **Minutes (Pages 1 - 14)**

To confirm as a correct record the minutes for the meeting of the Development Control Committee held on 8 January 2008 (enclosed)

3. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any personal interest in respect of matters contained in this agenda. If the interest arises **only** as result of your membership of another public body or one to which you have been appointed by the Council then you only need to declare it if you intend to speak.

If the personal interest is a prejudicial interest, you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

4. **Planning applications awaiting decision (Pages 15 - 16)**

Table (enclosed)

Please note that copies of the location plans are included with the agenda. Plans to be considered will be displayed at the meeting or may be viewed in advance by following the links to current planning applications on our website <http://www.chorley.gov.uk/planning>

- (a) **A1:07/01332/FULMAJ - Parcel 9, Land 106m east of 74, Keepers Wood Way, Chorley (Pages 17 - 26)**

Report of Corporate Director (Business) (enclosed)

- (b) B1:07/01384/FUL - Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY (Pages 27 - 34)

Report of Corporate Director (Business) (enclosed)

- (c) B2:07/01385/LBC - Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY (Pages 35 - 42)

Report of Corporate Director (Business) (enclosed)

- (d) B3:07/01386/FUL - Sunday School, Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY (Pages 43 - 50)

Report of Corporate Director (Business) (enclosed)

- (e) B4:07/01387/LBC - Sunday School, Hoghton Methodist Chapel, Chapel Lane, Hoghton, Preston PR5 0RY (Pages 51 - 58)

Report of Corporate Director (Business) (enclosed)

5. **Householder Design Guidance Supplementary Planning Document (Pages 59 - 104)**

Report of Corporate Director (Business), with attached Supplementary Planning Document (enclosed).

6. **Planning appeals and decisions - notification (Pages 105 - 106)**

Report of Corporate Director (Business) (enclosed)

7. **Delegated decisions determined by the Corporate Director (Business), the Chair and Vice Chair of the Committee**

- (a) Delegated Decisions - 8th January 2008 (Pages 107 - 108)

Table (enclosed)

- (b) Delegated decisions - 23 January 2008 (Pages 109 - 110)

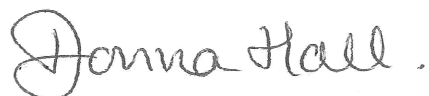
Table (enclosed)

8. **A list of planning applications determined by the Chief Officer under delegated powers between 19 December to 21 January 2008 (Pages 111 - 140)**

Schedule (enclosed)

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

Yours sincerely



Donna Hall

Chief Executive

Dianne Scambler
Trainee Democratic Services Officer
E-mail: dianne.scambler@chorley.gov.uk
Tel: (01257) 515034
Fax: (01257) 515150

Distribution

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Ken Ball, Eric Bell, Alan Cain, Henry Counce, Michael Davies, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, Adrian Lowe, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Paul Whittingham (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services) and Dianne Scambler (Trainee Democratic Services Officer) for attendance.

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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 آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

01257 515823

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Development Control Committee**Tuesday, 8 January 2008**

Present: Councillor David Dickinson, Eric Bell, Alan Cain, Henry Caunce, Michael Davies, Mike Devaney, Dennis Edgerley, Daniel Gee, Pat Haughton, Roy Lees, Adrian Lowe, June Molyneaux, Geoffrey Russell, Edward Smith and Ralph Snape

Officers: Jane Meek (Director of Development and Regeneration), Paul Whittingham (Development Control Manager), Claire Hallwood (Deputy Director of Legal Services), Dianne Scambler (Trainee Democratic Services Officer) and Lyndsey Cookson (Planning Assistant)

08.DC.01 CLAIRE HALLWOOD

The Chair advised the Committee that Claire Hallwood (Deputy Director of Legal Services) would be leaving the Authority shortly and was attending her last meeting of the Development Control Committee.

The Chair, Committee and Officers thanked Ms Hallwood for her work and support to the Committee and wished her all the best for the future.

08.DC.02 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ball and Harold Heaton (Chair).

08.DC.03 MINUTES

RESOLVED – That the minutes of the meeting of the Development Control Committee held on 11 December 2007 be confirmed as a correct record for signing by the Chair.

08.DC.04 DECLARATIONS OF ANY INTERESTS

No declarations of interest were declared.

08.DC.05 PLANNING APPLICATIONS AWAITING DECISION

The Corporate Director (Business), submitted reports on seven planning applications to be determined by the Committee.

RESOLVED – That the planning applications as now submitted, be determined in accordance with the Committee's decision and recorded below.

(a) A3:07/01226/REMMAJ - Barratt Parcel formerly Multipart Distribution Limited, Pilling Lane, Chorley

Application No: 07/01226/REMMAJ
Proposal: Erection of 200 houses with associated roads, footpaths and works
Location: Baratt Parcel formerly Multipart Distribution Limited, Pilling Lane, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Dennis Edgerley and subsequently **RESOLVED** to grant the reserved matters application subject to the receipt of the revised plans and the following conditions:

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 04/00934/OUTMAJ)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 5 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 No GN5 of the Adopted Chorley Borough Local Plan Review.

3. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

4. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans 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 Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans 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 HS4 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

7. Prior to the commencement of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

8. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

9. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

10. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference: A0356-02-R1-1). Upon completion of the remediation works a verification/ completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

11. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

12. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

13. No more than 50 dwellings shall be occupied before the following works on the highway (in accordance with a scheme to be submitted to and agreed in writing by the local planning authority) are installed and operational

- toucan controlled crossing on Pilling Lane
- green arrow right turn aspect at the A6/Pilling Lane junction
- signing and carriageway lining for cyclists surrounding the site
- pedestrian provision at the A6/Pilling Lane junction
- the upgrading of the two closest existing bus stops to the site on Bolton Road to Quality Bus Standard

Reason: In the interests of highway safety and in accordance with Policies TR1, TR4 and HS6 of the Adopted Chorley Borough Local Plan Review.

14. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.

15. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review

16. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

17. Prior to the commencement of the development a schedule for the phased repair/ replacement of the boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The information shall include a structural report of the walls/boundary treatment and details of any retaining structures. The development shall be carried out in accordance with the approved schedule of works.

Reason: In the interests of the structural integrity of the site and the visual amenities of the area. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

19. Prior to the commencement of the development a tree survey of the site shall be undertaken. The survey shall detail the type and location of trees, provide details of the location of trees in respect of new houses, assess the quality of the trees and provide details of which are worthy of retention. This survey shall be submitted to the Local Planning Authority and the site shall be made available to the Local Planning Authority to assess the trees to ascertain which trees are both worthy and capable of retention. The Local Planning Authority will then provide written confirmation of which trees will be retained and which can be removed. The development thereafter shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the site and in accordance with EP9 of the Adopted Chorley Borough Local Plan Review.

20. Prior to commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development.

(b) A4:07/01227/REMMAJ - Formerly Multipart Distribution Limited, Pilling Lane, Chorley

Application No: 07/01227/REMMAJ

Proposal: Construction of access road, public open space, children's play area and associated landscaping

Location: Formerly Multipart Distribution Limited, Pilling Lane, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Roy Lees and subsequently **RESOLVED to grant the reserved matters application subject to receipt of the revised plans and the following conditions:**

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 04/00934/OUTMAJ)

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans 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 of the Adopted Chorley Borough Local Plan Review.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 5 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 No GN5 of the Adopted Chorley Borough Local Plan Review.

4. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

5. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

6. Prior to the commencement of the development a written schedule for the implementation of the equipped play area shall be submitted to and approved in

writing by the Local Planning Authority. The play area thereafter shall be implemented and completed in accordance with the approved schedule.

Reason: To ensure adequate provision for public open space and play area within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.

7. Prior to the commencement of the development a tree survey of the site shall be undertaken. The survey shall detail the type and location of trees, provide details of the location of trees in respect of new houses, assess the quality of the trees and provide details of which are worthy of retention. This survey shall be submitted to the Local Planning Authority and the site shall be made available to the Local Planning Authority to assess the trees to ascertain which trees are both worthy and capable of retention. The Local Planning Authority will then provide written confirmation of which trees will be retained and which can be removed. The development thereafter shall be carried out in accordance with the approved details.

Reason: *In the interests of the visual amenities of the site and in accordance with EP9 of the Adopted Chorley Borough Local Plan Review.*

8. Prior to commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: *To ensure that the existing residents are fully aware of the progress of the development.*

(c) **A5:07/01228/REMMAJ - Redrow Parcel formerly Multipart Distribution Limited, Pilling Lane, Chorley**

(The Committee received representation from an objector the proposal)

Application No: 07/01228/REMMAJ
 Proposal: Erection of 200 houses, with associated roads, footpaths, and works
 Location: Redrow Parcel, formerly Multipart Distribution Limited, Pilling Lane, Chorley

Decision:
 It was proposed by Councillor Adrian Lowe, seconded by Councillor Dennis Edgerley, and subsequently **RESOLVED to grant the reserved matters application subject to receipt of the revised plans and the following conditions:**

1. The proposed development must be begun not later than two years from the date of this permission or not later than five years from the date of the outline planning permission (reference 04/00934/OUTMAJ)

Reason: *Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 5 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 No GN5 of the Adopted Chorley Borough Local Plan Review.

4. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans 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 Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans 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 HS4 of the Adopted Chorley Borough Local Plan Review.

7. Prior to the commencement of the development hereby permitted, a Residential Travel Plan shall be submitted to and approved in writing by, the local planning authority. The measures in the agreed Travel Plan shall then thereafter be complied with unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

8. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

9. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

10. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference: A0356-02-R1-1). Upon completion of the remediation works a verification/ completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

11. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

12. The existing soil levels around the base of the trees to be retained shall not be altered.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

13. No more than 50 dwellings shall be occupied before the following works on the highway (in accordance with a scheme to be submitted to and agreed in writing by the local planning authority) are installed and operational:

- toucan controlled crossing on Pilling Lane
- green arrow right turn aspect at the A6/Pilling Lane junction
- signing and carriageway lining for cyclists surrounding the site
- pedestrian provision at the A6/Pilling Lane junction
- the upgrading of the two closest existing bus stops to the site on Bolton Road to Quality Bus Standard

Reason: In the interests of highway safety and in accordance with Policies TR1, TR4 and HS6 of the Adopted Chorley Borough Local Plan Review.

14. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 of the Adopted Chorley Borough Local Plan Review.

15. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review

16. Prior to the commencement of the development a schedule for the phased repair/ replacement of the boundary walls shall be submitted to and approved in writing by the Local Planning Authority. The information shall include a

structural report of the walls/boundary treatment and details of any retaining structures. The development shall be carried out in accordance with the approved schedule of works.

Reason: In the interests of the structural integrity of the site and the visual amenities of the area. In accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.

18. Prior to the commencement of the development a tree survey of the site shall be undertaken. The survey shall detail the type and location of trees, provide details of the location of trees in respect of new houses, assess the quality of the trees and provide details of which are worthy of retention. This survey shall be submitted to the Local Planning Authority and the site shall be made available to the Local Planning Authority to assess the trees to ascertain which trees are both worthy and capable of retention. The Local Planning Authority will then provide written confirmation of which trees will be retained and which can be removed. The development thereafter shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the site and in accordance with EP9 of the Adopted Chorley Borough Local Plan Review.

19. Prior to commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact/site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The resident's consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development.

(d) **A1:07/01089/FULMAJ - Hall O'th Hill, Chorley Road, Heath Charnock, Lancashire, PR6 9HX**

Application No: 07/01089/FULMAJ
 Proposal: Replacement Poultry Cabin
 Location: Hall O'th Hill, Chorley Road, Heath Charnock, Lancashire, PR6 9HX

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Adrian Lowe, and was subsequently **RESOLVED to grant full planning permission 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 51 of the Planning and Compulsory Purchase Act 2004.

2. There shall be no discharge of foul or contaminated water from the site into either ground water or any surface waters, whether direct or via soakaways.
Reason: To prevent pollution of the water environment and in accordance with Policy EP17 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 buildings (notwithstanding any details shown on the previously submitted plans 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 Nos. GN5 of the Adopted Chorley Borough Local Plan Review

(e) **A2:07/01197/FULMAJ - H M Prison Wymott, Ulnes Walton, Lancashire, PR26 8LX**

Application No: 07/01197/FULMAJ

Proposal: Erection of sixty four-place prisoner block with ancillary soft tarmac multi court exercise area, extension to staff car park and provision of additional visitors car parking spaces.

Location: HM Prison Wymott, Moss Lane, Ulnes Walton, Lancashire PR26 8LX

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Roy Lees, and was subsequently **RESOLVED to grant full planning permission 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 51 of the Planning and Compulsory Purchase Act 2004.

2. 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.

3. Prior to the first use of the new prisoner accommodation block and the car parking spaces hereby permitted, a Travel Plan, as defined by this permission, shall have been submitted to and approved in writing by the Local Planning Authority (in consultation with Lancashire County Council).

The Travel Plan shall provide details of the following: -

- (a) A summary of the prisons particular transport and road safety issues;
- (b) Evidence and results of consultation with staff and visitors and other interested parties;
- (c) Targets and measures to minimize the impact of and a reduction in private car use for the journey to and from the prison by staff and visitors;
- (d) A summary of the prisons current road safety policies and practices and, details of any new and proposed initiatives including a planned timetable of introduction and;
- (e) Proposals for monitoring the progress of the Travel Plan including a timetable for its implementation and review.

The Travel Plan shall be implemented within the timescales set out in the approved Travel Plan document and shall be audited and updated, the details of which shall then be submitted for written approval to the Local Planning Authority (in consultation with Lancashire County Council) at intervals not greater than 18 months after the date of the written approval of the initial Travel Plan document referred to above and prior to the 18 month anniversary of this date thereafter. A Travel Plan is a document setting out a package of measures

for reducing the number of car trips made to the development and the promotion of alternative methods of travel.

Reason: To ensure the safe operation of the car parks, to reduce dependence of private car journeys to and from the prison by staff and visitors, in the interests of road safety and in accordance with Policy No. TR4 of the Chorley Borough Local Plan Review and the Lancashire Parking Standards.

(f) B1:07/01320/REM - Land 130m East of 20, Darwen Fold Close, Buckshaw Village, Lancashire

Application No: 07/01320/REM
 Proposal: Construction of Community Hall, associated car parking, service roads and surrounding Public Open Space.
 Location: Land 130m East of 20, Darwen Fold Close, Buckshaw Village, Lancashire.

Decision:

It was proposed by Councillor Dennis Edgerley, seconded by Councillor Adrian Lowe and was subsequently **RESOLVED to grant full planning permission 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 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building (notwithstanding any details shown on previously submitted plans 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 Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Prior to the commencement of the development full details of the proposed play area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed layout and type and specification of equipment proposed. The development thereafter shall be carried out in accordance with the approved details. The implementation of the play area shall commence at the same time as the development as a whole and shall be completed prior to the occupation of the community centre.

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

4. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review

(g) B2:07/01347/CB3 - Land 7m South of 67, Brown Street, Chorley

Application No: 07/01347/CB3
 Proposal: Erection of 8 metre galvanised column for hosting CCTV Camera
 Location: Land 7m South of 67, Brown Street, Chorley

Decision:

It was proposed by Councillor Adrian Lowe, seconded by Councillor Eric Bell, and was subsequently **RESOLVED to grant the Regulation 3 application subject to the following condition:**

The proposed development must be begun no 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.

08.DC.06 PLANNING APPEALS AND DECISIONS REPORT

The Committee received a report of the Corporate Director (Business) giving the notification of the lodging of two appeals against the refusal of planning permission, one appeal that had been dismissed and one appeal that had been allowed.

The Committee also received notification of one enforcement appeal that had been allowed and three appeals that had been allowed by Lancashire County Council.

RESOLVED – That the report be noted.

08.DC.07 OBJECTION TO TREE PRESERVATION ORDER NO.2 (WHITTLE-LE-WOODS) 2007

The Corporate Director (Business) submitted a report seeking the Committees instructions as to whether to confirm the Tree Preservation Order No.2 (Whittle-Le-Woods) 2007.

An outline planning application had been received for a single dwelling in the grounds of Mount Villa. Although Chorley Rural District Council had made a Tree Preservation Order in 1972, the status of the order had been in doubt, and in light of significant changes that had taken place since, it was considered expedient to place a new Tree Preservation Order on the trees.

A Tree Preservation Order was then placed on a group of nine trees located within the grounds of Mount Villa, 228, Whittle-Le-Woods, Chorley.

One letter of objection had been received from the owners of Mount Villa on the grounds that Tree nine (a Sycamore) should not be protected due to maintenance requirements and the perceived lower intrinsic value of this species. The occupants had also objected to the Order placed on four Sweet Chestnut trees (Tree four, Tree five, Tree seven and Tree eight) due to the danger posed by falling fruit.

The objection to the protection of the Sycamore (T9) was noted. As this tree sat within the middle of the group rather than the edge it was considered that the felling of this tree would not have a detrimental impact on the visual amenity of the area. However it was considered that the Sweet Chestnut trees were of a sufficient distance from the property to warrant their continued protection.

RESOLVED – That the Tree Preservation Order No 2 (Whittle-Le-Woods) 2007 be confirmed subject to the one modification, that the following tree T9 (Sycamore) be removed from the Order.

08.DC.08 DELEGATED DECISIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS) IN CONSULTATION WITH THE CHAIR AND VICE-CHAIR OF THE COMMITTEE

The Committee received, for information, tables listing 15 planning applications for Category 'B' development proposals which had, or were intended to be, determined by the Corporate Director (Business) under the adopted scheme of delegations,

following consultation with the Chair and Vice-Chair of the Committee at meetings held on 11 and 19 December 2007.

RESOLVED – That the reports be noted.

08.DC.09 A LIST OF PLANNING APPLICATIONS DETERMINED BY THE CORPORATE DIRECTOR (BUSINESS)

The Committee received, for information, a schedule listing the remainder of the planning applications that had been determined by the Corporate Director (Business) under delegated powers between 27 November and 18 December 2007.

RESOLVED – That the schedule be noted.

Chair

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Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	05.02.2008

PLANNING APPLICATIONS AWAITING DECISION

Item	Application No.	Recommendation	Location	Proposal
A. 1	07/01332/FULMAJ	Permit Full Planning Permission	Parcel 9 Land 106m East Of 74 Keepers Wood Way Chorley	Erection of 24No Dwellings
B. 1	07/01384/FUL	Permit (Subject to Legal Agreement)	Hoghton Methodist Chapel Chapel Lane Hoghton Preston PR5 0RY	Conversion of former Methodist Chapel building to residential property,
B. 2	07/01385/LBC	Grant Listed Building Consent	Hoghton Methodist Chapel Chapel Lane Hoghton Preston PR5 0RY	Listed Building Consent for the conversion of former Methodist Chapel building to residential property,
B. 3	07/01386/FUL	Permit (Subject to Legal Agreement)	Sunday School Hoghton Methodist Chapel Chapel Lane Hoghton Preston	Conversion of former Sunday School building to residential property,
B. 4	07/01387/LBC	Grant Listed Building Consent	Sunday School Hoghton Methodist Chapel Chapel Lane Hoghton Preston	Listed Building Consent for the conversion of former Sunday School building to residential property,

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Item A. 1	07/01332/FULMAJ	Permit Full Planning Permission
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley South West	
Proposal	Erection of 24No Dwellings	
Location	Parcel 9 Land 106m East Of 74 Keepers Wood Way Chorley	
Applicant	ADACTUS HOUSING GROUP Ltd	
Proposal	<p>The proposal incorporates the residential development of one of the parcels of land which make up the Gillibrand Housing Development (known as Parcel 9). The proposal relates to the erection of 24 dwellings all of which will be affordable housing units.</p> <p>The site is approximately 0.62 hectares in size and forms part of the wider residential development of the area. The development will consist of 9 two bedroom properties, 9 three bedroom properties and 6 four bedroom properties. The two and three bedroom properties will be two storey in height whilst the four bedroom properties will be three storey in height. The development consists of detached, semi-detached and terraced properties.</p> <p>Outline planning permission was granted at the site in 1997 for housing, outdoor play space, education facilities, local shopping and community building (96/00727/CB4)</p>	
Planning Policy	PPS 3. Policy DP1, Policy DP3, Policy UR7, Policy UR9, Policy ER5. (NWRSS). Policy 7, Policy 12, Policy 21, 'Access and Parking' SPG (JLSP). GN1, EP9, EP10, TR1, TR4, TR18 (ACBLPR).	
Planning History	<p>96/00727/CB4- Regulation 4 outline application for housing, outdoor play space, education facilities, local shopping and community building. Approved</p> <p>98/00301/REM- Reserved matters application for site reclamation & erection of 505 houses; incl. garages, roads, sewers, public open space, play areas, landscaping, community centre & shop(s). Amend condition 8 of outline planning permission. Approved</p> <p>07/00998/FULMAJ- Proposed 24 No dwellings. Refused</p> <p>There have been numerous applications relating to the parcels across the whole of the site and in particular other affordable housing parcels:</p> <p>03/01380/FULMAJ- Erection of 13 houses (Phase 12). Approved 03/01381/FULMAJ- Erection of 18 houses (Phase 11). Approved 07/00999/FULMAJ- Proposed 14No Dwellings. (Parcel 8) Approved</p>	
Representations	4 letters have been received raising the following comments:	

- Loss of privacy through 3 storey dwellings and overlooking
- Loss of light
- Increase in noise/ disturbance
- Project is similar to previously refused scheme
- Properties will have an overbearing impact to the properties on Ashwood Court
- Is there a need for affordable housing in terms of the current market?
- Not taken on board the concerns raised by the residents on Ashwood Court
- Reasons for refusal not overcome by this proposal
- Inadequate space between the existing properties and the proposed dwellings
- Highway safety implications

Consultations

Chorley Community Safety Partnership have no comments to make subject to Secure by Design implementation.

The Ramblers Association there is a definitive footpath within the application site. An alternative route has been suggested

Lancashire County Council (Public Rights of Way Officer) have requested that the developers are made aware of the existence of a public right of way

Director of Neighbourhoods:

- Further risk assessment for landfill gas has been undertaken
- It is expected that the current position of the plots will be acceptable. Gas vents will be moved to locations agreed on the basis of the risk assessment

Lancashire County Council (Highways) the driveways should be 6 metres deep from the edge of the footpath

United Utilities have provided standard comments which will be attached to the recommendation as conditions and informatives along with the following points:

- A public sewer crosses the site and building over it will not be permitted.
- An access strip 6 metres wide will be required for repair and maintenance.

The Environment Agency has no objection subject to the submission of information which accompanied the previous application in respect of contamination and has suggested some conditions/ informatives.

Assessment

The application site incorporates one of the remaining parcels of land which form part of the Gillibrand Housing Estate development. The principle of developing the site for housing was established with the grant of planning permission in 1997 (96/00727/CB4) and therefore the development, in principle, is considered to be acceptable.

The proposal incorporates the erection of 24 residential dwellinghouses all of which will be affordable and managed by Adactus Housing Group Ltd who are the applicants for the scheme. It has always been the intention, since the original grant of planning permission, that this site would accommodate

affordable housing units and this site will aid in achieving the Council's affordable housing targets.

Members may recall that an application for this parcel was considered at Development Control Committee in October 2007. The application was refused as it was considered that the proposed dwellinghouses would adversely impact on the neighbours amenities due to the proximity of the proposed houses to the existing houses.

The applicants have taken this into consideration and amended the scheme to achieve the required spacing standards for new housing developments which requires 21 metres window to window distance, 12 metres window to gable distance and 10 metre long gardens.

The majority of the properties along the eastern boundary of the site originally met the required 21 metre spacing distance and the amended scheme has relocated the property on plot 11 half a metre towards the highway to ensure the 21 metres is achieved for all the properties. As such this satisfies the reason for refusal in respect of the previous application. As the required spacing standards are met for all the proposed dwellinghouses it is not considered that the proposed development will adversely impact on the amenities of the neighbours on Lakeland Gardens.

A number of the neighbours also raised concerns in respect of the proximity of the dwellinghouses on plots 17-24 to the existing dwellings on Ash Wood Court, in particular the property on plot 22. The neighbours are concerned that the properties will lead to loss of light and create an overbearing impact.

Although the properties meet the required 12 metre window to gable wall distance set out in the Council's Approved Spacing Standards the neighbours concerns have been taken into consideration and the agents have been advised that the properties on plot 17-24 should be relocated further away from the properties on Ash Wood Court. As such the layout has been amended to retain 12.5 metres from Ashwood Court to the property on plot 22 and 13 metres to the property on plot 21. These distances exceed the required spacing standard from window to gable wall. The agents have also been asked to provide sectional elevations of the side of these properties when viewed from Ash Wood Court.

The amended application has also amended the properties on plots 3 and 4 and now proposes two storey three bedroom properties when 3 storey properties were originally proposed.

The site will be accessed via Keepers Wood Way which is a residential street. The proposal will extend this street to provide additional residential accommodation. The nearest residential property along Keepers Wood Way to the development is 76 Keepers Wood Way. The owner of this property has raised concerns with the development and in particular the proposed dwelling on plot 1. The neighbours concerns relate to the scale of the property on plot 1, loss of amenity, ground stability, the fact that the original plans detailed a strip of land retained between his property and this development, visibility issues and flooding implications.

The proposed dwelling on plot 1 will be a three storey property however this property will be adjacent to 76 Keepers Wood Way incorporating a similar building line. The property will be approximately 1 metre higher than 76 Keepers Wood Way however the side elevations of the properties will face one another and as a similar building line will be retained it is not considered that the proposal will result in loss of amenity to the detriment of the neighbours. There are no first or second floor windows proposed in the side elevation of the proposed dwelling and as such the proposal will not create overlooking to the detriment of the neighbours amenities.

The whole of this parcel was always proposed for residential development. No adverse highway comments have been received in respect of the scheme and in respect of flooding the Environment Agency were consulted on the scheme who have suggested conditions in respect of reducing the potential for flooding. It will be the developers responsibility to ensure the development is stable and does not impact on the stability of the neighbouring properties.

United Utilities have raised concerns in respect of the public sewer which crosses the site. Permission will not be granted to build over this sewer and as such an amendment to the scheme layout may be required or a diversion of the sewer. The agent for the application was made aware of this and it has been determined to divert the sewer. An application has been submitted to United Utilities in respect of this diversion.

Lancashire County Council's Public Rights of Way Officer has raised the fact that a Public Right of Way appears to cross the site and as such a diversion will be required in order to proceed with the application. The grant of planning permission does not constitute the diversion of a public right of way and the correct legal procedures will have to be undertaken to ensure the diversion if carried out. This will be attached as an informative.

In terms of design the proposal incorporates a mixture of two and three storey properties and will consist of detached, semi-detached and terraced properties. The majority of the three storey properties will be sited to the southern boundary of the site and the properties which will be viewed from Lakeland Gardens and Ashwood Court will be mainly two storey although 2 of the properties along the boundary with Lakeland Gardens will be three storey.

There is a slight slope across the site from the west of the site up to the east of the site although this slope is not significant. The properties on Lakeland Gardens are sited at a slightly higher land level than the application site. Due to the slight difference in land levels and the fact that sufficient garden lengths are retained on this element of the site ensures that the proposed development will not adversely impact on the amenities of the occupiers of Lakeland Gardens. There is a mix of dwelling types and sizes located across the Gillibrands Housing Estate and it is not considered the introduction of three storey properties in this location will adversely impact on the character of the area.

The application site is located adjacent to a former landfill site, the Lawnwood Tip, and as such there is the potential for the ingress of landfill gas. A further risk assessment has been carried out at the site in respect of landfill gas. The Council's Environmental Services Section considers that the current position of the plots will be acceptable and the gas vents will be moved to locations agreed on the basis of the risk assessment

The Environment Agency have raised concerns in respect of the fact that the site was formally a landfill and the risk of contamination. To alleviate their concerns a condition will be attached to the recommendation requiring the submission of a contamination survey which will be forwarded to the Environment Agency for comment.

Lancashire County Council Highway Engineers have no objection to the scheme but have requested that 6 metres of driveway space is provided from the edge of the footway. This distance originally was not achieved on all the plots however the agent was made aware that this is required. The amended layout plan detail that 6 metre driveways will be achieved at the majority of the properties apart from the property on plot 13 which still achieves 5.5 metres this is considered to be sufficient to accommodate a car off the highway.

Conclusion

The principle of developing the site for housing was established in 1997 and this parcel was always proposed to accommodate affordable housing. The scheme will achieve additional affordable housing for the benefit of the Borough and as such the scheme is considered to be acceptable. Additionally the scheme has been amended since the previous proposal to ensure that the proposed dwellings are located away from the existing properties to protect the neighbours' amenities.

Recommendation: Permit Full Planning Permission 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. Before the development hereby permitted is first commenced, full details of the measures to be incorporated into the development to prevent the ingress of landfill gas shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only be constructed in accordance with the approved scheme of landfill gas ingress prevention measures.

Reason: To protect occupiers from the ingress of landfill gas and in accordance with Government advice contained in PPS23: Planning and Pollution Control

3. No development shall take place until a scheme for the provision and implementation of a surface water regulation has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme has been implemented in accordance with the approved plans.

Reason: To secure proper drainage and to prevent flooding and in accordance with Government advice contained in PPS25 Development and Flood Risk

4. No development shall take place within 10 metres of the gas vent stacks to the north of the application site.

Reason: In the interests of safety and in accordance with Government advice contained in PPS23: Planning and Pollution Control

5. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

6. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; 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, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

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.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 5 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 No GN5 of the Adopted Chorley Borough Local Plan Review.

8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

9. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.

Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.

10. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

11. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on previously submitted plans 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 Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans 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 HS4 of the Adopted Chorley Borough Local Plan Review.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

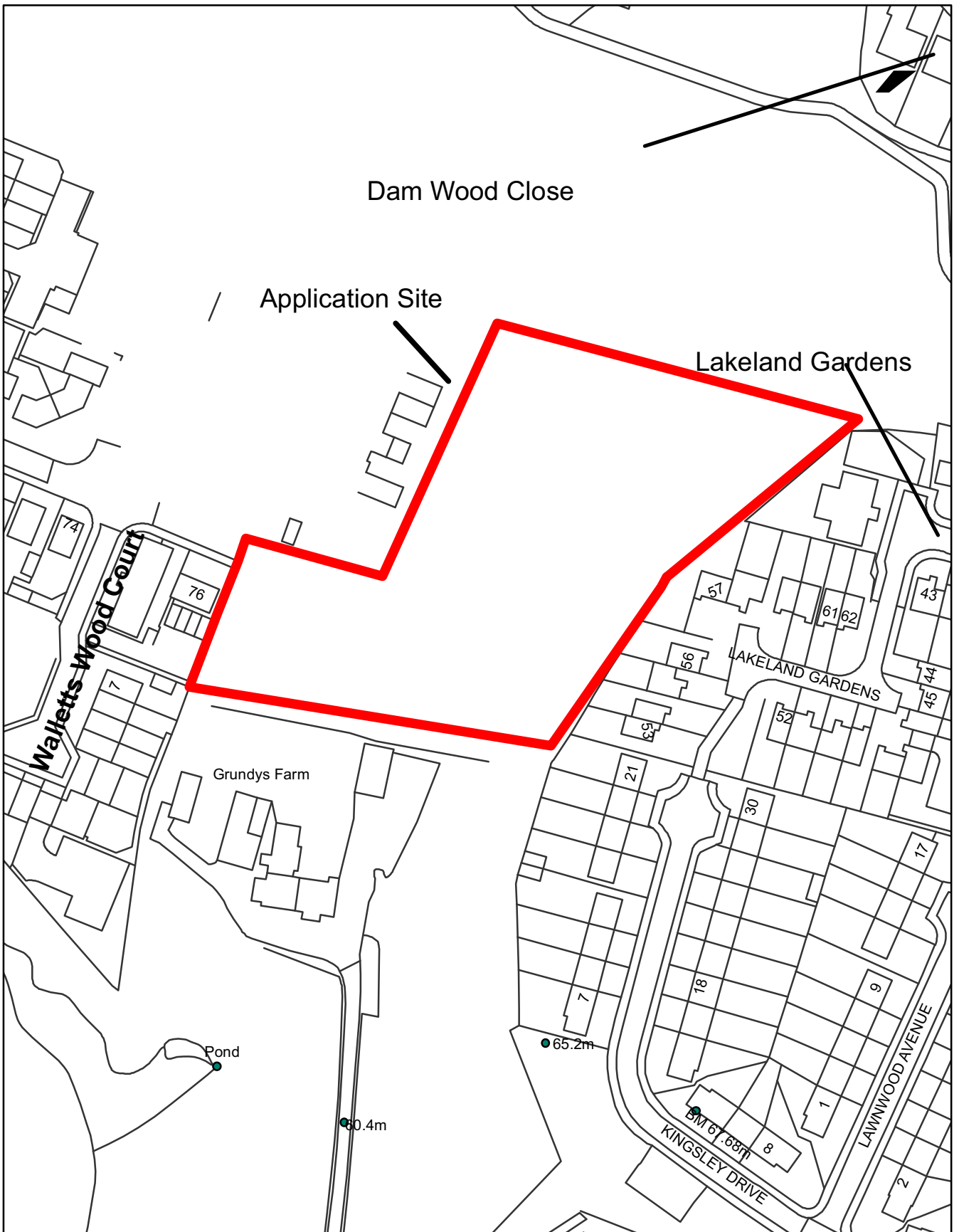
Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

14. No development shall take place until :

- a) a methodology for investigation and assessment of ground contamination has been submitted to and approved in writing by the Local Planning Authority. The investigation and assessment shall be carried out in accordance with current best practice including British Standard 10175:2001 "Investigation of potentially contaminated sites – Code of Practice". The objectives of the investigation shall be, but not limited to, identifying the type(s), nature and extent of contamination present to the site, risks to receptors and potential for migration within and beyond the site boundary;
- b) all testing specified in the approved scheme (submitted under a) and the results of the investigation and risk assessment, together with remediation proposals to render the site capable of development have been submitted to the Local Planning Authority;
- c) the Local Planning Authority has given written approval to the remediation proposals (submitted under b), which shall include an implementation timetable and monitoring proposals. Upon completion of the remediation works, a validation report containing any validation sampling results have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

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Jane E Meek BSc(Hons) DipTP MRTPI
 Corporate Director (Business)
 Chorley Council

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Application Number:
 07/01332/FULMAJ

Grid Ref:
 E: 357181
 N: 416490

Scale:
 1:1,250

Agenda Item No.
 A. 1

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Item B. 1	07/01384/FUL	Permit (Subject to Legal Agreement)
Case Officer	Caron Taylor	
Ward	Brindle And Hoghton	
Proposal	Conversion of former Methodist Chapel building to residential property,	
Location	Hoghton Methodist Chapel Chapel Lane Hoghton Preston PR5 0RY	
Applicant	The Methodist Property Office	
Application No.	07/01384/FUL	
Proposal	This report relates to a planning application and listed building consent for the conversion of the former Hoghton Methodist Chapel to a residential property,	
Background	The building is a Grade II listed building dating from 1794, altered in the 19 th century on Chapel Lane, Hoghton. It should be noted there is also a planning application and listed building consent application to convert the Sunday School also in the churchyard, which is the subject of a separate report.	
Planning History	05/00813/FUL & 05/00967/LBC: Formation of access road and car park and erection of gravediggers store. REFUSED 03/00168/LBC: Application for Listed Building Consent to remove internal fittings consisting of pews and benching; balustrading in stairs to rear balcony; communion rail; pulpit and organ including pipes. REFUSED	
Policy	PPS1: General Policy and Principles PPS3: Housing PPG15: Planning and the Historic Environment DC1: Development in the Green Belt DC7A: Conversion of Rural Buildings in the Green Belt DC10: Community Facilities in Rural Areas GN5: Building Design HT2: Alterations and Extensions to Listed Buildings	
Consultations	<u>Council's Conservation Officer</u> The principle of conversion needs to be considered. Whilst the loss of interior details within the Chapel, including the pulpit, the dais on which it sits and the pews, is lamentable the loss is not sufficient to remove the entire reason for the listed status. The loss is far outweighed by the safeguarding of the buildings future in a sustainable use. PPG15 advises that the most appropriate use for a building is the original use, however it also recognises that where this is not possible an appropriate and sympathetic conversion to an alternative use should be sought. It is considered that this proposal in this situation is acceptable in principle. However, a number of amendments are required before the applications would be considered acceptable: <ul style="list-style-type: none"> • The creation of raised seating areas and balustrade need to be 	

- removed and the floor made level throughout;
- The dais a simple wooden structure that should be capable of easy and non-damaging removal from the structure, will have lost its significance once the pulpit is removed and therefore does not warrant retention;
 - A storage building for refuse and recycling bins will be required as it would be unsightly and inappropriate to leave such items on open view;
 - A domestic curtilage boundary treatment is required particularly as the burial ground is to remain in active use;
 - The new entrance door design needs to be changed to a simple solid vertical boarded timber doors;
 - Recording of the building prior to conversion should be conditioned.

Planning Policy

Local Plan Review Policy DC7A gives preference to the re-use of rural buildings in the Green Belt for commercial uses and Policy DC10 aims to protect rural community facilities. The applicant has not submitted all of the marketing information that is strictly required by the SPG that support these policies when a residential re-use is proposed, but the supporting information provided indicates that the property has been marketed since early 2005 without any serious offers for non-residential use. The property is not well located in terms of the main Hoghton settlement and there is a danger of deteriorating, which is a concern as it is a Listed Building. Therefore, whilst this proposal does not strictly meet the SPG requirements, there is no policy objection in principle.

English Heritage

No objection to the principle of conversion to residential, but have some concerns over the treatment of the interiors, especially no attempt to retain any of the pews or pulpit. The internal fittings are of architectural interest and fundamental importance to the historic interpretation on the building. They also question if two turned timber columns and a Tuscan stone column are to be retained [they are] and treatment of floor surfaces. They recommend a more creative retention and re-use of the existing fittings.

Ancient Monuments Society

Welcome the retention of the organ pipes and bones of early gallery to east and front gallery to north, however, are balcony fronts to be kept, deplore loss of pulpit which came from Clayton Street Wesleyan Chapel in Blackburn and would like to see one example of each variety of seating left in the building. Question the use of the churchyard.

LCC Ecology

The presence of bats should be established before there is any favourable determination of the application.

Hoghton Parish Council

Are concerned that there is very limited parking in this area and the developments could cause problems.

LCC Highways

No objection

Coal Authority
Standing advice

The Georgian Society

Echo the comments of the Ancient Monuments Society. Are concerned about the scope of the internal alteration propose, particularly loss of the font, gallery fronts and box pews and should be retained if at all possible. There are concerns about the detailing of the scheme, and it is felt that the overall success of the proposals could be undermined by the installation of sub-standard joinery, finishes and so forth.

Representations

The planning grounds for objection received can be summarised as:

- Lack of amenity space;
- Contrary to PPS7 and PPS3;
- Loss of a community facility;
- Contrary to DC7A – greater impact on Green Belt than current use;
- Will still be need for grave diggers store and WC in Green Belt;
- It has not been demonstrated that suitable business re-use cannot be secured and a claw back provision has hindered the process;
- Impact on graves and peace and quiet of cemetery, including children playing in graveyard;
- Urbanisation of Green Belt;
- Loss of burial space for future generations;
- Increase in traffic and parking on Chapel Lane causing congestion;
- Bats are believed to inhabit the building;
- Have alternatives uses been explored for the building?

Neighbours have been consulted on the amended plans adding an amenity area to the rear of the property. Any further comments received will be placed on the addendum.

Applicant's Case

The building has been marketed since early 2005 and has had innumerable initial expressions of interest in the building, but virtually without exception the interest has been from individuals and developers interested in residential conversion. No serious offers to purchase have been received despite the fact that it has been indicated any reasonable offer would be considered. 153 sets of sales particulars and over 25 accompanied viewings have taken place and they are drawn to the conclusion that the only sustainable and viable re-use of the building is as a conversion for residential purposes. There was an offer to purchase the Sunday School in isolation from an adjoining property owner but with the interest of converting it for a dependent relative. Whilst the Chapel and Sunday School are redundant from the point of view of worship/religious educational use, the graveyard is still in use and will continue to be used for burials and internments for several decades to come.

Assessment

Principle of Conversion

There is a requirement in the Local Plan and associated SPG to market community buildings in rural areas for a period of nine months before conversion to other uses is considered. Although it is accepted that the marketing may not have been applied to the letter as laid out in the SPG, the building has been on the market for a much longer period than would normally be required, with no

realistic offers to retain a community use of the building being made according to the applicant. In addition, the fact that the building is listed must be given considerable weight, in line with PPG15: Planning and the Historic Environment, if buildings can no longer be used for their original purpose then an alternative use should be sought. Therefore the conversion is considered acceptable in principle.

Green Belt

The proposals do not involve any extension to the building. In terms of Green Belt, the provision of amenity space for a dwelling is an inappropriate use in strict policy terms. Originally, the applications did not propose amenity space for the dwelling conversion, but Officers considered this necessary, especially in terms of bin storage. Therefore, a small amenity area for the dwelling contained entirely within the existing graveyard is considered justified in achieving a suitable re-use for the listed building. It is also considered necessary for the proposed amenity area to be delineated from the rest of the graveyard with a suitable railing, as the graveyard will remain in use. In addition to this, amended plans have been sought requesting a small structure for bins to be included in the proposal to avoid them being on open view. In 2005 applications were refused for a rear access road, car park, gravediggers store and WC. If the building is permitted to be converted to residential use then the LPA would not want a further building erecting in the graveyard for this purpose, and have made it clear to the applicant if one will be required, it should be designed into the current conversion. The applicant has not added it to the application and stated that this will not be needed in future. It has been made clear that if an application were to be submitted for this in the future, it would not be supported.

Design

The external appearance of the Chapel will remain largely unchanged, apart from that discussed above. Internally many more works will be required. Amended plans have been received to address the concerns of the Conservation Officer and some of the concerns of the Amenity bodies but overall the loss of some interior details, although regrettable, on the advice of the Conservation Officer has to be weighed against safeguarding of the building in the long-term.

Neighbour Amenity

The only window in the existing building facing towards the nearest property Chapel House will serve an en-suite. All other windows will face towards the Sunday School building, which is set further back on the site, and the gable end on no. 101 Chapel Lane, which is over 21m away, or towards Chapel Lane. Therefore the proposal will not have an unacceptable impact on neighbour amenity.

Highways

There has been no objection from LCC Highways, and although residents state that congestion will be caused to Chapel Lane by parking on the road, this must be considered in the context of the existing lawful use of the building (and indeed any reuse of the building) and the amount of traffic and parking that could be created if the use was to resume. Therefore it is considered that refusal of the applications could not be a justified on these grounds.

Ecology

A survey to establish whether bats are present on the site has been requested from the applicant, as the Council cannot make a favourable determination of the application without it. This will be detailed on the addendum.

Conclusion

Although there have been a number of objections to the applications, when the arguments for and against the proposals are considered, securing the long-term re-use of the listed building is considered to carry significant weight sufficient to recommend the applications for approval. This is subject to a s106 agreement for a commuted sum towards playspace, and a bat survey being received. Conditions are also proposed in terms of detailing e.g. doors, being approved by Officers and recording of the building prior to conversion.

**Recommendation: Permit (Subject to Legal Agreement)
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. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used.

Reason: To protect the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

3. Before occupation of the dwelling hereby permitted, the amenity area as shown on the approved location plan shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Chapel as converted.

Reason: To provide the occupiers with reasonable amenity space for the storage of bins.

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans, shall have been constructed and thereafter remain freely available for bin storage.

Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan.

5. The window in the first floor of the building's west elevation serving the en-suite bathroom to bedroom 2, as shown on drawing no. P.458.A/02, shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

6. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

7. Unless otherwise agree in writing, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis, which should a photographic record of any internal features that are to be removed in the course of the conversion. The building recording should be

completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

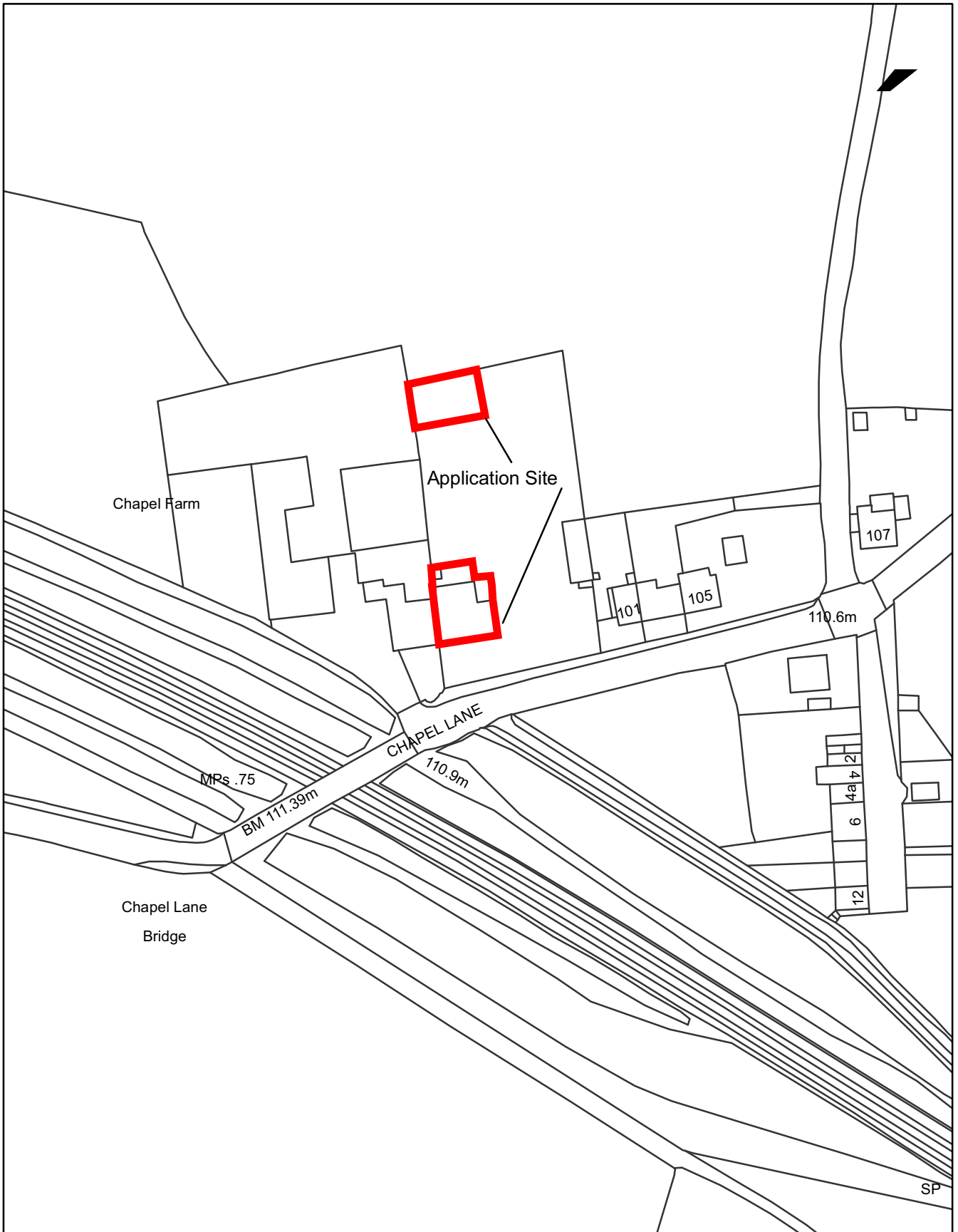
Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no alteration, extension, outbuilding or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E, F, G and H shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

Reason: To protect the appearance of the building and locality and in accordance with Policy No. DC1, DC7A and HT3 of the Adopted Chorley Borough Local Plan Review.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of the dwelling hereby permitted (other than those expressly authorised by this permission) without express planning permission first being obtained.

Reason: To protect the appearance of the building and locality and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.



<p>Jane E Meek BSc(Hons) DipTP MRTPI Corporate Director (Business) Chorley 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 (2007)</p>	
<p>Application Number: 07/01384/FUL</p>	<p>Grid Ref: E: 362141 N: 426861</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 1</p>

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Item B. 2	07/01385/LBC	Grant Listed Building Consent
Case Officer	Caron Taylor	
Ward	Brindle And Hoghton	
Proposal	Listed Building Consent for the conversion of former Methodist Chapel building to residential property,	
Location	Hoghton Methodist Chapel Chapel Lane Hoghton PrestonPR5 0RY	
Applicant	The Methodist Property Office	
Application No.	07/01385/LBC	
Proposal	This report relates to a planning application and listed building consent for the conversion of the former Hoghton Methodist Chapel to a residential property,	
Background	The building is a Grade II listed building dating from 1794, altered in the 19 th century on Chapel Lane, Hoghton. It should be noted there is also a planning application and listed building consent application to convert the Sunday School also in the churchyard, which is the subject of a separate report.	
Planning History	05/00813/FUL & 05/00967/LBC: Formation of access road and car park and erection of gravediggers store. REFUSED 03/00168/LBC: Application for Listed Building Consent to remove internal fittings consisting of pews and benching; balustrading in stairs to rear balcony; communion rail; pulpit and organ including pipes. REFUSED	
Policy	PPS1: General Policy and Principles PPS3: Housing PPG15: Planning and the Historic Environment DC1: Development in the Green Belt DC7A: Conversion of Rural Buildings in the Green Belt DC10: Community Facilities in Rural Areas GN5: Building Design HT2: Alterations and Extensions to Listed Buildings	
Consultations	<u>Council's Conservation Officer</u> The principle of conversion needs to be considered. Whilst the loss of interior details within the Chapel, including the pulpit, the dais on which it sits and the pews, is lamentable the loss is not sufficient to remove the entire reason for the listed status. The loss is far outweighed by the safeguarding of the buildings future in a sustainable use. PPG15 advises that the most appropriate use for a building is the original use, however it also recognises that where this is not possible an appropriate and sympathetic conversion to an alternative use should be sought. It is considered that this proposal in this situation is acceptable in principle. However, a number of amendments are required before the applications would be considered acceptable:	

- The creation of raised seating areas and balustrade need to be removed and the floor made level throughout;
- The dais a simple wooden structure that should be capable of easy and non-damaging removal from the structure, will have lost its significance once the pulpit is removed and therefore does not warrant retention;
- A storage building for refuse and recycling bins will be required as it would be unsightly and inappropriate to leave such items on open view;
- A domestic curtilage boundary treatment is required particularly as the burial ground is to remain in active use;
- The new entrance door design needs to be changed to a simple solid vertical boarded timber doors;
- Recording of the building prior to conversion should be conditioned.

Planning Policy

Local Plan Review Policy DC7A gives preference to the re-use of rural buildings in the Green Belt for commercial uses and Policy DC10 aims to protect rural community facilities. The applicant has not submitted all of the marketing information that is strictly required by the SPG that support these policies when a residential re-use is proposed, but the supporting information provided indicates that the property has been marketed since early 2005 without any serious offers for non-residential use. The property is not well located in terms of the main Houghton settlement and there is a danger of it deteriorating, which is a concern as it is a Listed Building. Therefore, whilst this proposal does not strictly meet the SPG requirements, there is no policy objection in principle.

English Heritage

No objection to the principle of conversion to residential, but have some concerns over the treatment of the interiors, especially no attempt to retain any of the pews or pulpit. The internal fittings are of architectural interest and fundamental importance to the historic interpretation on the building. They also question if two turned timber columns and a Tuscan stone column are to be retained [they are] and treatment of floor surfaces. They recommend a more creative retention and re-use of the existing fittings.

Ancient Monuments Society

Welcome the retention of the organ pipes and bones of early gallery to east and front gallery to north, however, are balcony fronts to be kept, deplore loss of pulpit which came from Clayton Street Wesleyan Chapel in Blackburn and would like to see one example of each variety of seating left in the building. Question the use of the churchyard.

LCC Ecology

The presence of bats should be established before there is any favourable determination of the application.

Houghton Parish Council

Are concerned that there is very limited parking in this area and the developments could cause problems.

LCC Highways

No objection

Coal Authority
Standing advice

The Georgian Society

Echo the comments of the Ancient Monuments Society. Are concerned about the scope of the internal alteration propose, particularly loss of the font, gallery fronts and box pews and should be retained if at all possible. There are concerns about the detailing of the scheme, and it is felt that the overall success of the proposals could be undermined by the installation of sub-standard joinery, finishes and so forth.

Representations

The planning grounds for objection received can be summarised as:

- Lack of amenity space;
- Contrary to PPS7 and PPS3;
- Loss of a community facility;
- Contrary to DC7A – greater impact on Green Belt than current use;
- Will still be need for grave diggers store and WC in Green Belt;
- It has not been demonstrated that suitable business re-use cannot be secured and a claw back provision has hindered the process;
- Impact on graves and peace and quiet of cemetery, including children playing in graveyard;
- Urbanisation of Green Belt;
- Loss of burial space for future generations;
- Increase in traffic and parking on Chapel Lane causing congestion;
- Bats are believed to inhabit the building;
- Have alternatives uses been explored for the building?

Neighbours have been consulted on the amended plans adding an amenity area to the rear of the property. Any further comments received will be placed on the addendum.

Applicant's Case

The building has been marketed since early 2005 and has had innumerable initial expressions of interest in the building, but virtually without exception the interest has been from individuals and developers interested in residential conversion. No serious offers to purchase have been received despite the fact that it has been indicated any reasonable offer would be considered. 153 sets of sales particulars and over 25 accompanied viewings have taken place and they are drawn to the conclusion that the only sustainable and viable re-use of the building is as a conversion for residential purposes. There was an offer to purchase the Sunday School in isolation from an adjoining property owner but with the interest of converting it for a dependent relative. Whilst the Chapel and Sunday School are redundant from the point of view of worship/religious educational use, the graveyard is still in use and will continue to be used for burials and internments for several decades to come.

Assessment

Principle of Conversion

There is a requirement in the Local Plan and associated SPG to market community buildings in rural areas for a period of nine months before conversion to other uses is considered. Although it is accepted that the marketing may not have been applied to the letter as laid out in the SPG, the building has been on the market for a much longer period than would normally be required, with no

realistic offers to retain a community use of the building being made according to the applicant. In addition, the fact that the building is listed must be given considerable weight, in line with PPG15: Planning and the Historic Environment, if buildings can no longer be used for their original purpose then an alternative use should be sought. Therefore the conversion is considered acceptable in principle.

Green Belt

The proposals do not involve any extension to the building. In terms of Green Belt, the provision of amenity space for a dwelling is an inappropriate use in strict policy terms. Originally, the applications did not propose amenity space for the dwelling conversion, but Officers considered this necessary, especially in terms of bin storage. Therefore, a small amenity area for the dwelling contained entirely within the existing graveyard is considered justified in achieving a suitable re-use for the listed building. It is also considered necessary for the proposed amenity area to be delineated from the rest of the graveyard with a suitable railing, as the graveyard will remain in use. In addition to this, amended plans have been sought requesting a small structure for bins to be included in the proposal to avoid them being on open view. In 2005 applications were refused for a rear access road, car park, gravediggers store and WC. If the building is permitted to be converted to residential use then the LPA would not want a further building erecting in the graveyard for this purpose, and have made it clear to the applicant if one will be required, it should be designed into the current conversion. The applicant has not added it to the application and stated that this will not be needed in future. It has been made clear that if an application were to be submitted for this in the future, it would not be supported.

Design

The external appearance of the Chapel will remain largely unchanged, apart from that discussed above. Internally many more works will be required. Amended plans have been received to address the concerns of the Conservation Officer and some of the concerns of the Amenity bodies but overall the loss of some interior details, although regrettable, on the advice of the Conservation Officer has to be weighed against safeguarding of the building in the long-term.

Neighbour Amenity

The only window in the existing building facing towards the nearest property Chapel House will serve an en-suite. All other windows will face towards the Sunday School building, which is set further back on the site, and the gable end on no. 101 Chapel Lane, which is over 21m away, or towards Chapel Lane. Therefore the proposal will not have an unacceptable impact on neighbour amenity.

Highways

There has been no objection from LCC Highways, and although residents state that congestion will be caused to Chapel Lane by parking on the road, this must be considered in the context of the existing lawful use of the building (and indeed any reuse of the building) and the amount of traffic and parking that could be created if the use was to resume. Therefore it is considered that refusal of the applications could not be a justified on these grounds.

Ecology

A survey to establish whether bats are present on the site has been requested from the applicant, as the Council cannot make a favourable determination of the application without it. This will be detailed on the addendum.

Conclusion

Although there have been a number of objections to the applications, when the arguments for and against the proposals are considered, securing the long-term re-use of the listed building is considered to carry significant weight sufficient to recommend the applications for approval. This is subject to a s106 agreement for a commuted sum towards playspace, and a bat survey being received. Conditions are also proposed in terms of detailing e.g. doors, being approved by Officers and recording of the building prior to conversion.

Recommendation: Grant Listed Building Consent 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. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used.

Reason : To protect the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

3. Before occupation of the dwelling hereby permitted, the amenity area as shown on the approved location plan shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Chapel as converted.

Reason: To provide the occupiers with reasonable amenity space for the storage of bins.

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans, shall have been constructed and thereafter remain freely available for bin storage.

Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan.

5. The window in the first floor of the building's west elevation serving the en-suite bathroom to bedroom 2, as shown on drawing no. P.458.A/02, shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

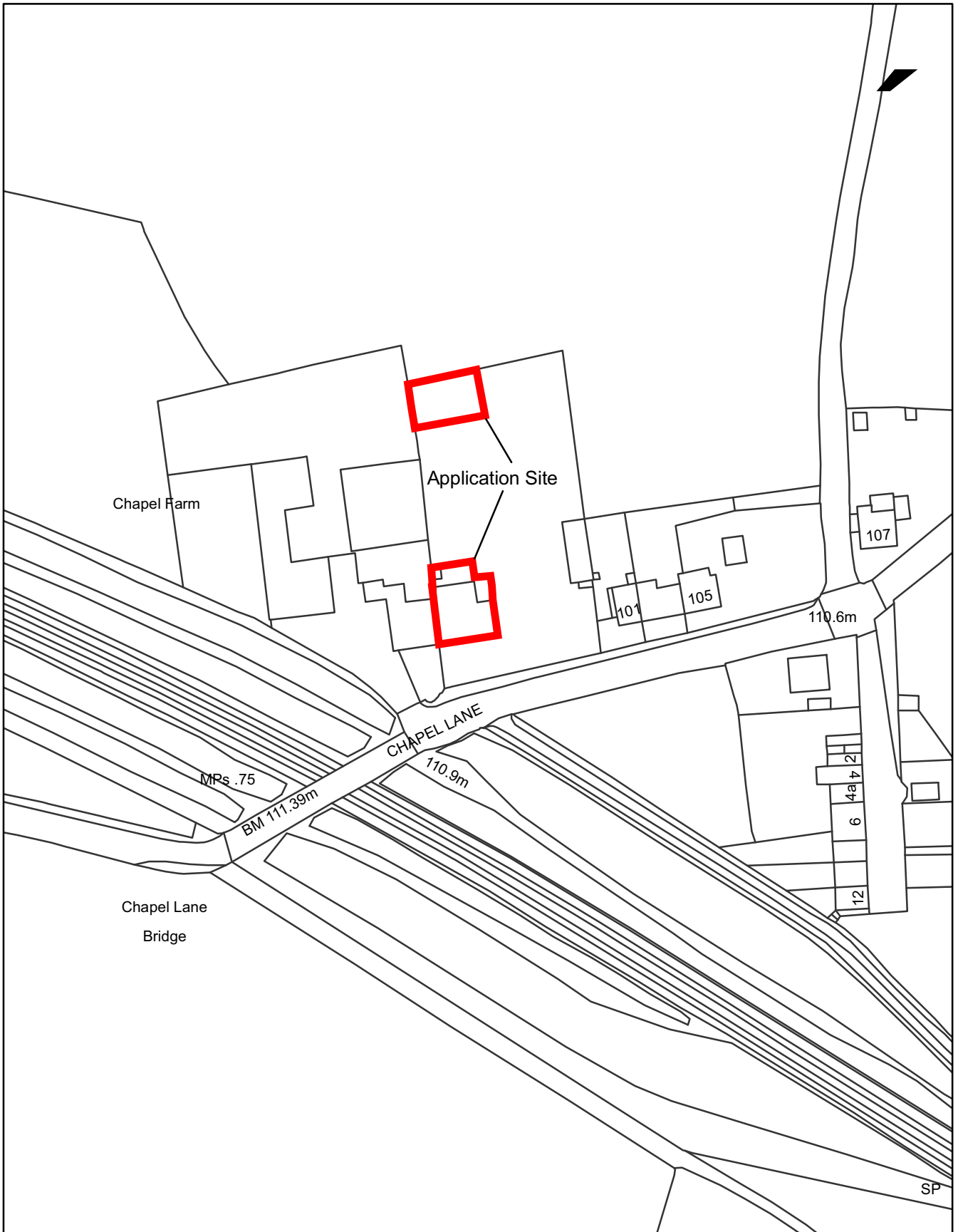
6. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing 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. HT2 of the Adopted Chorley Borough Local Plan Review.

7. Unless otherwise agree in writing, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of

building recording and analysis, which should include a photographic record of any internal features that are to be removed in the course of the conversion. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.



<p>Jane E Meek BSc(Hons) DipTP MRTPI Corporate Director (Business) Chorley 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 (2007)</p>	
<p>Application Number: 07/01385/LBC</p>	<p>Grid Ref: E: 362141 N:426861</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 2</p>

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Item B. 3	07/01386/FUL	Permit (Subject to Legal Agreement)
Case Officer	Caron Taylor	
Ward	Brindle And Hoghton	
Proposal	Conversion of former Sunday School building to residential property,	
Location	Sunday School Hoghton Methodist Chapel Chapel Lane Hoghton Preston	
Applicant	The Methodist Property Office	
Application No.	07/01386/FUL	
Proposal	This report relates to a planning application and listed building consent for the conversion of the former Sunday School next Hoghton Methodist Chapel to a residential property.	
Background	The Sunday School itself is not listed in its own right, but is within the curtilage of Hoghton Methodist Chapel, a Grade II listed building. It should be noted there is also a planning application and listed building consent application to convert the Methodist Chapel itself into a residential dwelling, which is the subject of a separate report.	
Planning History	05/00813/FUL & 05/00967/LBC: Formation of access road and car park and erection of gravediggers store. REFUSED 03/00168/LBC: Application for Listed Building Consent to remove internal fittings consisting of pews and benching; balustrading in stairs to rear balcony; communion rail; pulpit and organ including pipes. REFUSED	
Policy	PPS1: General Policy and Principles PPS3: Housing PPG15: Planning and the Historic Environment DC1: Development in the Green Belt DC7A: Conversion of Rural Buildings in the Green Belt DC10: Community Facilities in Rural Areas GN5: Building Design HT2: Alterations and Extensions to Listed Buildings	
Consultations	<u>Council's Conservation Officer</u> <ul style="list-style-type: none"> • A storage building for refuse and recycling bins will be required as it would be unsightly and inappropriate to leave such items on open view; • A domestic curtilage boundary treatment is required particularly as the burial ground is to remain in active use; • The new entrance door design needs to be changed to a simple solid vertical boarded timber doors; • The altering of the size of one window opening in the Sunday School building is inappropriate. The original dimensions must be maintained in order to retain the buildings original identity; • Recording of the building prior to conversion should be 	

conditioned.

Planning Policy

Local Plan Review Policy DC7A gives preference to the re-use of rural buildings in the Green Belt for commercial uses and Policy DC10 aims to protect rural community facilities. The applicant has not submitted all of the marketing information that is strictly required by the SPG that support these policies when a residential re-use is proposed, but the supporting information provided indicates that the property has been marketed since early 2005 without any serious offers for non-residential use. The property is not well located in terms of the main Houghton settlement and there is a danger of it deteriorating, which is a concern as it is a Listed Building. Therefore, whilst this proposal does not strictly meet the SPG requirements, there is no policy objection in principle.

English Heritage

No objection to the principle of conversion to residential, but have some concerns over the treatment of the interior. Any conversion of the schoolhouse should be approached in a sympathetic manner.

LCC Ecology

The presence of bats should be established before there is any favourable determination of the application.

Houghton Parish Council

Are concerned that there is very limited parking in this area and the developments could cause problems.

LCC Highways

No objection

Coal Authority

Standing advice

The Georgian Society

Echo the comments of the Ancient Monuments Society. The amount of subdivision that is proposed is of concern, which is regrettably visible externally by the floor cutting across the large Sunday School window. Often a less rigid approach to conversion may be a better approach. There are concerns about the detailing of the scheme, and it is felt that the overall success of the proposals could be undermined by the installation of sub-standard joinery, finishes and so forth.

Representations

The planning grounds for objection received can be summarised as:

- Lack of amenity space;
- Contrary to PPS7 and PPS3;
- Loss of a community facility;
- Contrary to DC7A – greater impact on Green Belt than current use;
- Will still be need for grave diggers store and WC in Green Belt;
- It has not been demonstrated that suitable business re-use cannot be secured and a claw back provision has hindered the process;
- Impact on graves and peace and quiet of cemetery, including children playing in graveyard;

- Urbanisation of Green Belt;
- Loss of burial space for future generations;
- Increase in traffic and parking on Chapel Lane causing congestion;
- Bats are believed to inhabit the building;
- Have alternative uses been explored for the building?
- Noise and disturbance;
- Introduction of a first floor will result in overlooking via rooflights to the cottages and patio area and they are inappropriate to the design of the building;
- Rooflights unacceptable on a prominent roof slope;
- Loss of Sunday School balcony;
- If a sewerage treatment plan proposed above ground, this will cause visual intrusion.

Applicant's Case

The building has been marketed (along with the Chapel) since early 2005 and has had innumerable initial expressions of interest in the building, but virtually without exception the interest has been from individuals and developers interested in residential conversion. No serious offers to purchase have been received despite the fact that it has been indicated any reasonable offer would be considered. 153 sets of sales particulars and over 25 accompanied viewings have taken place and they are drawn to the conclusion that the only sustainable and viable re-use of the building is as a conversion for residential purposes. There was an offer to purchase the Sunday School in isolation from an adjoining property owner but with the interest of converting it for a dependent relative. Whilst the Chapel and Sunday School are redundant from the point of view of worship/religious educational use, the graveyard is still in use and will continue to be used for burials and internments for several decades to come.

AssessmentPrinciple of Conversion

The proposals do not involve any extension to the building. There is a requirement in the Local Plan and associated SPG to market community buildings in rural areas for a period of nine months before conversion to other uses is considered. Although it is accepted that the marketing may not have been applied to the letter as laid out in the SPG, the building has been on the market for a much longer period than would normally be required, with no realistic offers to retain a community use of the building. In addition, the fact that the building is listed must be given considerable weight, in line with PPG15 if buildings can no longer be used for their original purpose then an alternative use should be sought. Therefore the conversion is considered acceptable in principle.

Green Belt

In terms of Green Belt, the provision of amenity space for a dwelling is an inappropriate use in strict policy terms. Originally, the applications did not propose amenity space for the dwelling conversion, but Officers considered this necessary, especially in terms of bin storage. Therefore, a small amenity area for the dwelling contained entirely within the existing graveyard is considered justified in achieving a suitable re-use for the listed building. It is also considered necessary for the proposed amenity area to be delineated from the rest of the graveyard with a suitable railing as it will remain in use, and amended plans have been sought requesting this and a small brick structure for bins. In 2005

applications were refused for a rear access road, car park, gravediggers store and WC. If the building is permitted to be converted to residential use then the LPA would not want a further building erecting in the graveyard for this purpose, and have made it clear to the applicant if one will be required, it should be designed into the current conversion. The applicant has not added it to the application and stated that this will not be needed in future. It has been made clear that if an application were to be submitted for this in the future, it would not be supported.

Design

The external appearance of the Sunday School will remain largely unchanged, apart from that discussed above and the addition of rooflights to part of the building. The large window on the west elevation will be altered to allow for the introduction of a first floor, but is considered acceptable. Internally the building is full two-storey height with an existing balcony at the southern end. The proposal includes the introduction of a first floor and partitioning of the internal space. The proposals are considered acceptable subject to amended plans retaining the window in the northern elevation at its current size, a big store being provided and the rear amenity area being delineated from the wider graveyard. The Conservation Officer accepts the loss of the internal balcony and addition of conservation (flush fitting) rooflights.

Neighbour Amenity

The neighbouring properties have objected on the grounds of overlooking. The building forms the boundary with no. 101 Chapel Lane and has two existing windows in its east elevation, which look directly onto their rear garden. These are currently high-level windows as there is no first floor in this part of the building. The introduction of a first floor will mean that these windows will serve a landing and en-suite. However, a condition requiring them to be both obscure glazed and non-opening in perpetuity is considered sufficient to protect the amenities of the neighbouring properties. Objection has also been received in relation to overlooking from new rooflights proposed in the east roof slope. However, these will be 1.8m above floor level a height considered sufficient to protect amenity. However, a condition requiring these to be fixed will be applied to prevent noise and disturbance to neighbouring properties.

Highways

There has been no objection from LCC Highways, and although residents state that congestion will be caused to Chapel Lane by parking on the road, this must be considered in the context of the existing lawful use of the building and the amount of traffic and parking that could be created by them if the use was to resume (or another use). Therefore it is considered that refusal of the applications could not be a justified on these grounds.

Ecology

A survey to establish whether bats are present on the site has been requested from the applicant, as the Council cannot make a favourable determination of the application without it. This will be detailed on the addendum.

Conclusion

Although there have been a number of objections to the applications, when the arguments for and against the proposals are considered, securing the long-term re-use of the listed building

is considered to carry significant weight sufficient to recommend the applications for approval. The application of conditions is considered sufficient to prevent loss of amenity to neighbouring properties. This is subject to a s106 agreement for a commuted sum towards playspace, and a bat survey being received. Conditions are also proposed in terms of detailing to be approved by Officers and recording of the building prior to Conversion.

**Recommendation: Permit (Subject to Legal Agreement)
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. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used.

Reason : To protect the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

3. Before the occupation of the dwelling hereby permitted, the amenity area as shown on the approved location plan shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Sunday School as converted.

Reason: To provide the occupiers with reasonable amenity space for the storage of bins.

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans, shall have been constructed and thereafter remain freely available for bin storage.

Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan Review.

5. All windows in the first floor of the building's east elevation serving the hall/landing and en-suite bathroom as shown on drawing no. P.458.A/11 shall be fitted with non-opening windows with obscure glass, and non-opening obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

6. The rooflights in the rear (east) roof slope of the Sunday School as shown on drawing no. P.458.A/11 shall be fixed non-opening rooflights and shall be retained as such at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

7. 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 with the local planning authority, shall be inserted or constructed at any time in the dwelling hereby permitted.

Reason: To protect the amenities and privacy of the adjoining property and in the interests and character of the building.

8. 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. HT2 of the Adopted Chorley Borough Local Plan Review.

9. Unless otherwise agreed in writing, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

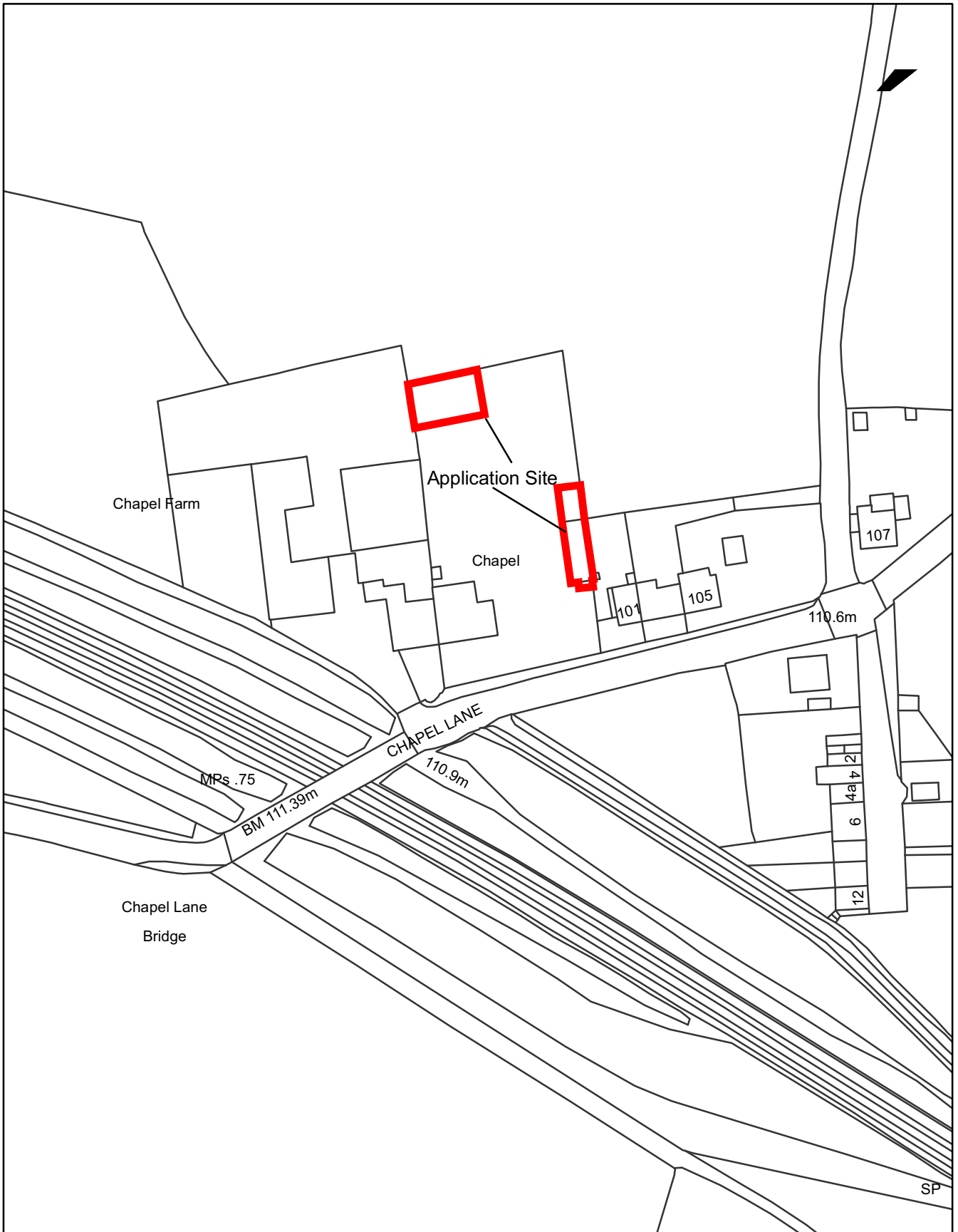
Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no alteration, extension, outbuilding or other works permitted by Schedule 2, Part 1, Class A, B, C, D, E, F, G and H shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy Nos. DC1, DC7a and HT3 of the Adopted Chorley Borough Local Plan Review.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HT3 of the Adopted Chorley Borough Local Plan Review.



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<p>Application Number: 07/01386/FUL</p>	<p>Grid Ref: E: 362141 N:426861</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 3</p>

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Item B. 4	07/01387/LBC	Grant Listed Building Consent
Case Officer	Caron Taylor	
Ward	Brindle And Hoghton	
Proposal	Listed Building Consent for the conversion of former Sunday School building to residential property,	
Location	Sunday School Hoghton Methodist Chapel Chapel Lane HoghtonPreston	
Applicant	The Methodist Property Office	
Application No.	07/01387/LBC	
Proposal	This report relates to a planning application and listed building consent for the conversion of the former Sunday School next Hoghton Methodist Chapel to a residential property.	
Background	The Sunday School itself is not listed in its own right, but is within the curtilage of Hoghton Methodist Chapel, a Grade II listed building. It should be noted there is also a planning application and listed building consent application to convert the Methodist Chapel itself into a residential dwelling, which is the subject of a separate report.	
Planning History	05/00813/FUL & 05/00967/LBC: Formation of access road and car park and erection of gravediggers store. REFUSED 03/00168/LBC: Application for Listed Building Consent to remove internal fittings consisting of pews and benching; balustrading in stairs to rear balcony; communion rail; pulpit and organ including pipes. REFUSED	
Policy	PPS1: General Policy and Principles PPS3: Housing PPG15: Planning and the Historic Environment DC1: Development in the Green Belt DC7A: Conversion of Rural Buildings in the Green Belt DC10: Community Facilities in Rural Areas GN5: Building Design HT2: Alterations and Extensions to Listed Buildings	
Consultations	<u>Council's Conservation Officer</u> <ul style="list-style-type: none"> • A storage building for refuse and recycling bins will be required as it would be unsightly and inappropriate to leave such items on open view; • A domestic curtilage boundary treatment is required particularly as the burial ground is to remain in active use; • The new entrance door design needs to be changed to a simple solid vertical boarded timber doors; • The altering of the size of one window opening in the Sunday School building is inappropriate. The original dimensions must be maintained in order to retain the buildings original identity; 	

- Recording of the building prior to conversion should be conditioned.

Planning Policy

Local Plan Review Policy DC7A gives preference to the re-use of rural buildings in the Green Belt for commercial uses and Policy DC10 aims to protect rural community facilities. The applicant has not submitted all of the marketing information that is strictly required by the SPG that support these policies when a residential re-use is proposed, but the supporting information provided indicates that the property has been marketed since early 2005 without any serious offers for non-residential use. The property is not well located in terms of the main Houghton settlement and there is a danger of it deteriorating, which is a concern as it is a Listed Building. Therefore, whilst this proposal does not strictly meet the SPG requirements, there is no policy objection in principle.

English Heritage

No objection to the principle of conversion to residential, but have some concerns over the treatment of the interior. Any conversion of the schoolhouse should be approached in a sympathetic manner.

LCC Ecology

The presence of bats should be established before there is any favourable determination of the application.

Houghton Parish Council

Are concerned that there is very limited parking in this area and the developments could cause problems.

LCC Highways

No objection

Coal Authority

Standing advice

The Georgian Society

Echo the comments of the Ancient Monuments Society. The amount of subdivision that is proposed is of concern, which is regrettably visible externally by the floor cutting across the large Sunday School window. Often a less rigid approach to conversion may be a better approach. There are concerns about the detailing of the scheme, and it is felt that the overall success of the proposals could be undermined by the installation of sub-standard joinery, finishes and so forth.

Representations

The planning grounds for objection received can be summarised as:

- Lack of amenity space;
- Contrary to PPS7 and PPS3;
- Loss of a community facility;
- Contrary to DC7A – greater impact on Green Belt than current use;
- Will still be need for grave diggers store and WC in Green Belt;
- It has not been demonstrated that suitable business re-use cannot be secured and a claw back provision has hindered the process;
- Impact on graves and peace and quiet of cemetery, including children playing in graveyard;
- Urbanisation of Green Belt;

- Loss of burial space for future generations;
- Increase in traffic and parking on Chapel Lane causing congestion;
- Bats are believed to inhabit the building;
- Have alternative uses been explored for the building?
- Noise and disturbance;
- Introduction of a first floor will result in overlooking via rooflights to the cottages and patio area and they inappropriate to the design of the building;
- Rooflights unacceptable on a prominent roof slope;
- Loss of Sunday School balcony;
- If a sewerage treatment plan proposed above ground, this will cause visual intrusion.

Applicant's Case

The building has been marketed (along with the Chapel) since early 2005 and has had innumerable initial expressions of interest in the building, but virtually without exception the interest has been from individuals and developers interested in residential conversion. No serious offers to purchase have been received despite the fact that it has been indicated any reasonable offer would be considered. 153 sets of sales particulars and over 25 accompanied viewings have taken place and they are drawn to the conclusion that the only sustainable and viable re-use of the building is as a conversion for residential purposes. There was an offer to purchase the Sunday School in isolation from an adjoining property owner but with the interest of converting it for a dependent relative. Whilst the Chapel and Sunday School are redundant from the point of view of worship/religious educational use, the graveyard is still in use and will continue to be used for burials and internments for several decades to come.

Assessment

Principle of Conversion

The proposals do not involve any extension to the building. There is a requirement in the Local Plan and associated SPG to market community buildings in rural areas for a period of nine months before conversion to other uses is considered. Although it is accepted that the marketing may not have been applied to the letter as laid out in the SPG, the building has been on the market for a much longer period than would normally be required, with no realistic offers to retain a community use of the building. In addition, the fact that the building is listed must be given considerable weight, in line with PPG15 if buildings can no longer be used for their original purpose then an alternative use should be sought. Therefore the conversion is considered acceptable in principle.

Green Belt

In terms of Green Belt, the provision of amenity space for a dwelling is an inappropriate use in strict policy terms. Originally, the applications did not propose amenity space for the dwelling conversion, but Officers considered this necessary, especially in terms of bin storage. Therefore, a small amenity area for the dwelling contained entirely within the existing graveyard is considered justified in achieving a suitable re-use for the listed building. It is also considered necessary for the proposed amenity area to be delineated from the rest of the graveyard with a suitable railing as it will remain in use, and amended plans have been sought requesting this and a small brick structure for bins. In 2005 applications were refused for a rear access road, car park, gravediggers store and WC. If the building is permitted to be

converted to residential use then the LPA would not want a further building erecting in the graveyard for this purpose, and have made it clear to the applicant if one will be required, it should be designed into the current conversion. The applicant has not added it to the application and stated that this will not be needed in future. It has been made clear that if an application were to be submitted for this in the future, it would not be supported.

Design

The external appearance of the Sunday School will remain largely unchanged, apart from that discussed above and the addition of rooflights to part of the building. The large window on the west elevation will be altered to allow for the introduction of a first floor, but is considered acceptable. Internally the building is full two-storey height with an existing balcony at the southern end. The proposal includes the introduction of a first floor and partitioning of the internal space. The proposals are considered acceptable subject to amended plans retaining the window in the northern elevation at its current size, a big store being provided and the rear amenity area being delineated from the wider graveyard. The Conservation Officer accepts the loss of the internal balcony and addition of conservation (flush fitting) rooflights.

Neighbour Amenity

The neighbouring properties have objected on the grounds of overlooking. The building forms the boundary with no. 101 Chapel Lane and has two existing windows in its east elevation, which look directly onto their rear garden. These are currently high-level windows as there is no first floor in this part of the building. The introduction of a first floor will mean that these windows will serve a landing and en-suite. However, a condition requiring them to be both obscure glazed and non-opening in perpetuity is considered sufficient to protect the amenities of the neighbouring properties. Objection has also been received in relation to overlooking from new rooflights proposed in the east roof slope. However, these will be 1.8m above floor level a height considered sufficient to protect amenity. However, a condition requiring these to be fixed will be applied to prevent noise and disturbance to neighbouring properties.

Highways

There has been no objection from LCC Highways, and although residents state that congestion will be caused to Chapel Lane by parking on the road, this must be considered in the context of the existing lawful use of the building and the amount of traffic and parking that could be created by them if the use was to resume (or another use). Therefore it is considered that refusal of the applications could not be a justified on these grounds.

Ecology

A survey to establish whether bats are present on the site has been requested from the applicant, as the Council cannot make a favourable determination of the application without it. This will be detailed on the addendum.

Conclusion

Although there have been a number of objections to the applications, when the arguments for and against the proposals are considered, securing the long-term re-use of the listed building is considered to carry significant weight sufficient to recommend the applications for approval. The application of conditions is considered sufficient to prevent loss of amenity to neighbouring properties. This

is subject to a s106 agreement for a commuted sum towards playspace, and a bat survey being received. Conditions are also proposed in terms of detailing to be approved by Officers and recording of the building prior to Conversion.

Recommendation: Grant Listed Building Consent 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. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof light(s) to be used.

Reason : To protect the character and appearance of the building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

3. Before the occupation of the dwelling hereby permitted, the amenity area as shown on the approved location plan shall have been created and delineated from the rest of the graveyard and thereafter remain freely available for use by the occupants of the Sunday School as converted.

Reason: To provide the occupiers with reasonable amenity space for the storage of bins.

4. Before occupation of the dwelling hereby permitted, the bin store, as detailed on the approved plans, shall have been constructed and thereafter remain freely available for bin storage.

Reason: To protect the setting of the listed building and in accordance with policy HT3 of the adopted Chorley Borough Local Plan Review.

5. All windows in the first floor of the building's east elevation serving the hall/landing and en-suite bathroom as shown on drawing no. P.458.A/11 shall be fitted with non-opening windows with obscure glass, and non-opening obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

6. The rooflights in the rear (east) roof slope of the Sunday School as shown on drawing no. P.458.A/11 shall be fixed non-opening rooflights and shall be retained as such at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

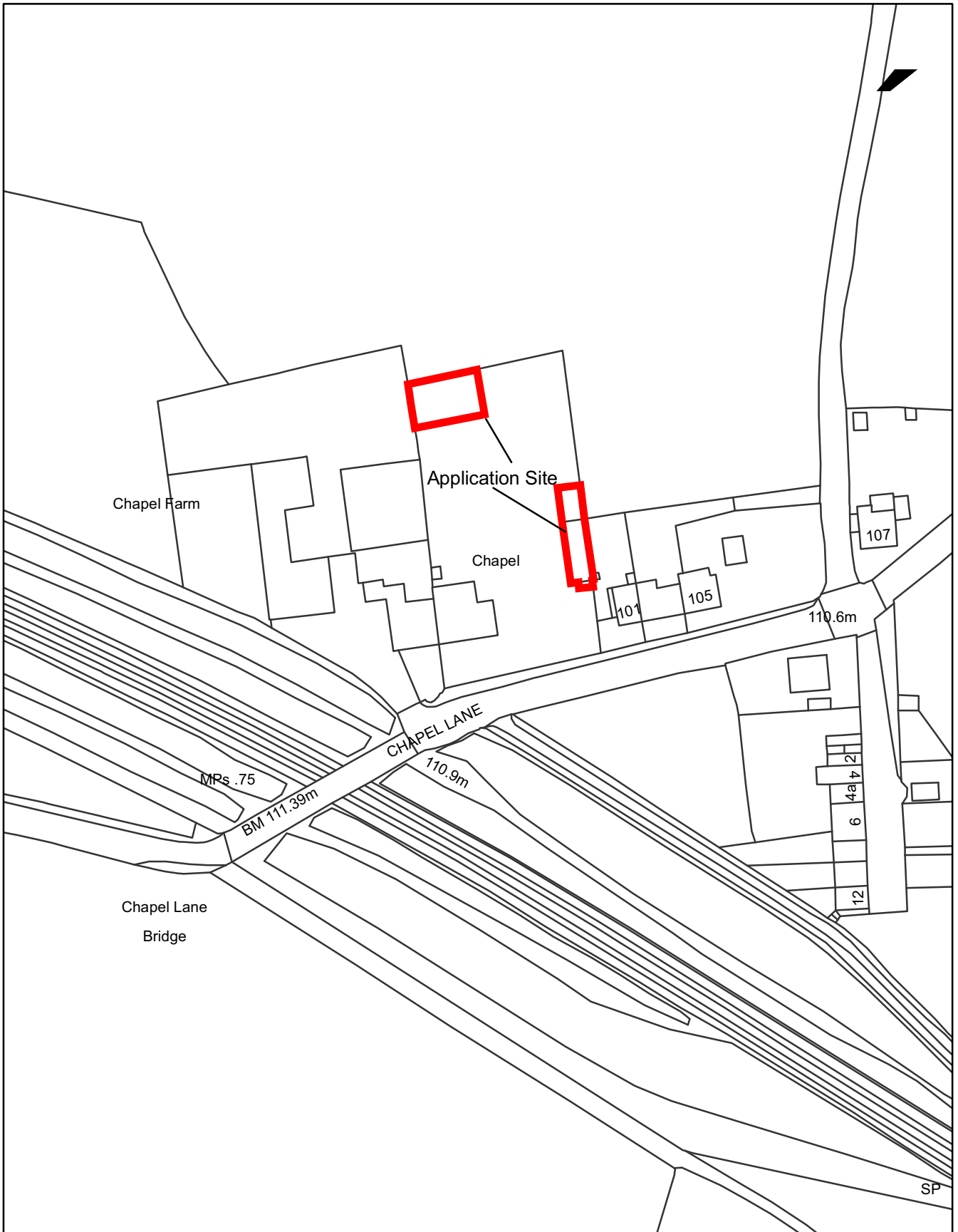
7. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing 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. HT2 of the Adopted Chorley Borough Local Plan Review.

8. Unless otherwise agreed in writing, no works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. The building recording should be completed to the standard as defined by the Royal Commission on the Historical Monuments of England (RCHME) at level 4. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning

Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the building and in accordance with Policy No. HT6 of the Adopted Chorley Borough Local Plan Review.



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<p>Application Number: 07/01387/LBC</p>	<p>Grid Ref: E: 362141 N:426861</p>	<p>Scale: 1:1,250</p>	<p>Agenda Item No. B. 4</p>

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	5 February 2008

HOUSEHOLDER DESIGN GUIDANCE SUPPLEMENTARY PLANNING DOCUMENT

PURPOSE OF REPORT

1. To inform members about the responses received in relation to the public consultation carried out on the further draft of the Householder Design Guidance Supplementary Planning Document (SPD), and to seek endorsement of the recommendation to adopt the document as amended in Appendix B.

RECOMMENDATION(S)

2. That the Executive Cabinet endorse the adoption of the Householder Design Guidance Supplementary Planning Document with any minor textural amendments delegated to the Corporate Director (Business).

EXECUTIVE SUMMARY OF REPORT

3. The community involvement consultation resulted in some comments. Most of these were helpful and have prompted improvements to the document proposed for adoption. It is anticipated that the guidelines will help to improve the quality of the built environment across the District by encouraging good design and by improving a clear basis for negotiation and consistent decision making.

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

4. To adopt the supplementary planning document and thereby put in place positive guidance to promote high quality design.

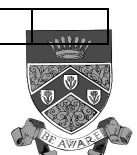
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. The only other alternatives would be to delay adoption for further consultation or to withdraw the document. However these options are unwarranted because the document can be adopted with appropriate amendments.

CORPORATE PRIORITIES

6. This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional		Develop local solutions to climate
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economic development in the central Lancashire sub region		change	
Improving equality of opportunity and life chances		Develop the character and feel of Chorley as a good place to live	√
Involving People in their Communities	√	Ensure Chorley is a performing Organisation	√

BACKGROUND

7. The Householder Design Guidance Supplementary Planning Guidance will replace the existing House Extensions Guidelines adopted in June 1998. The new guidance is intended to provide more positive and comprehensive guidance and will form part of the Local Development Framework for Chorley.
8. The Council has:
 - Consulted informally with a range of stakeholders in May 2006;
 - Published a draft version of the SPD and Sustainability Appraisal Report for public consultation for 6 weeks between 29 September and 10 November 2006;
 - Held a consultation workshop for agents who regularly submit householder type planning applications in November 2006;
 - Formally consulted under Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations 2004 for 4 weeks between 7 November and 5 December 2007 following further modifications to the document approved by Executive Cabinet on 26 June 2007.
9. As part of the consultation your Officers prepared a Habitats Regulation Assessment Screening Report to determine whether the SPD would have a significant effect upon European sites in neighbouring authority areas. There are no sites of European importance for habitats and species known as Special Areas of Conservation (SCA) and Special Protection Areas (SPA) in Chorley. The Habitat Regulations Assessment Screening Report gave screening information for three European sites within 15km of the Borough’s boundaries - Martin Mere SPA and Ramsar sites, Ribble and Alt Estuaries SPA and Ramsar site and Sefton Coast SAC. It concluded that the SPD is not likely to have a significant effect on any of the European sites, alone or in combination with other plans or projects.

REPRESENTATIONS AND RESPONSE

10. During the 4-week consultation between 7 November and 5 December 2007, 11 formal representations were received. Of these 2 had no comments to make, 2 supported the document; the North West Regional Assembly confirmed the SPD is in general conformity with the adopted Regional Spatial Strategy (March 2003) and Natural England confirmed they are satisfied with the Habitats Regulations Assessment Screening Report Assessment and conclusion.
11. Most of the representations generally seek minor changes and clarification, while others suggest some additional matters that might be included within the document. Textual changes are proposed in response to the representations along with some editorial amendments to make the document more comprehensible and to enhance its effectiveness. The individual representations and proposed responses are summarised in Appendix A.
12. Insertions to the SPD are shown in bold and underlined text in Appendix B. Deletions are shown as strikethroughs. The main changes are:
 - Information and guidance to explain the Council have a Duty to have regard to the conservation of biodiversity in exercising their function and the key principles of

Planning Policy Statement 9: Biodiversity and Geological Conservation. (paras 1.16 - 1.22 of the SPD)

- Information and guidance on Protected Species (paras 1.20 – 1.22)
- Information on the Habitats Regulations Assessment Screening Report and conclusion (paras 1.23-1.25);
- Add amendment to para 6.12 to indicate if 1 metre gap cannot be achieved for two storey side extensions a reduction may be considered where a substantial set back from the front elevation is provided (minimum of 2 metres). Also add an insert at 3rd key bullit point; this addition gives greater flexibility to householders trying to incorporate a side extension with limited space to the side boundary. Stepping it back to this extent will still retain a visual separation between the dwellings.

13 The Sustainability Appraisal Report that will accompany the SPD will also be amended to reflect minor changes required by Natural England (see response at Appendix A).

IMPLICATIONS OF REPORT

14 This report has no implications.

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		No significant implications in this area	√

**JANE E MEEK
CORPORATE DIRECTOR (BUSINESS)**

Background Papers			
Document	Date	File	Place of Inspection
Householder Design Guidance Supplementary Planning Document	22 February 2007		Civic Offices, Union Street
Householder Design Guidance Supplementary Planning Guidance	26 June 2007		Civic Offices, Union Street

Report Author	Ext	Date	Doc ID
Alison Marland	5281	11 January 2008	***

Appendix A

Representations Received and Proposed Council Response

Name	Comments Received	Council Response
North West Regional Assembly	The SPD is in general conformity with the adopted Regional Spatial Strategy (March 2003)	Noted
Natural England	Overall satisfied with the Habitats Regulations Screening Document assessment. Conclude the proposed SPD is not likely to have a significant effect on any of the European sites, alone or in combination with other plans or projects	Noted
Natural England	<p>Biodiversity is a new duty for Local Authorities and would expect to see a reference to it in the Sustainability Appraisal Report and SPD and how the Duty is applied to this SPD. Disappointed that the draft SPD does not explore and exploit more opportunities to conserve and enhance biodiversity through design.</p> <p>Concerned that there is no reference to the possible presence of protected species such as bats and nesting birds (all species of bats are protected under the Conservation (Natural Habitats, &c.) Regulations 1994, birds are protected under the Wildlife and Countryside Act 1981 (as amended)). The SPD should include a reference to the likely presence of these species, together with guidance on their protection and a statement of the legal requirements. Very concerned that did not include the standard paragraph concerning protected species as suggested in their letter dated 7 November 2006. Require suitable text to be included in the SPD to highlight the law concerning protected species, and to draw attention to householders that these species commonly inhabit dwellings. Welcome cross-referencing, but appropriate text must be included, along with inclusion of EP4 in the list of Local Plan Policies in Appendix 1.</p> <p><u>Sustainability Appraisal Objectives</u>: References to 'endangered species' have not been omitted in favour of 'Protected Species'.</p> <p>Appendix 5, Consider that there is a link between Objective 11 and the guidance in this SPD.</p> <p>Baseline: There is no data included for species</p> <p>SA Framework: Landscape (and townscape) indicators are still lacking.</p> <p>References to founder bodies have still not been replaced with 'Natural England'.</p> <p>Do not consider that any of their previous comments made concerning the Sustainability Appraisal have been considered.</p>	<p>Comments are noted. Insert text and guidance on Biodiversity Duty, Planning Policy Statement 9, and Protected Species (paras 1.16-1-1.22). Cross-reference protected species to para 2.7. Insert reference to Policy EP4 at para 1.13 and in list of Policies at Appendix 1 of the document.</p> <p>Amend Sustainability Appraisal Report to omit "endangered species" in preference for "Protected Species". Insert reference that there is a link between Objective 11 and the guidance in the SPD. Include data for species. Insert landscape (and townscape) indicators in Sustainability Appraisal Framework. Refer to "Natural England" where relevant in the text.</p>
Brindle Parish Council	No Comments	Noted
Hoghton Parish Council	No Comments	Noted

Name	Comments Received	Council Response
Government Office for North West	It appears previous representations by English Nature have been overlooked. These comments include, but are not limited to, the requirement for a standard paragraph concerning protected species and a clear reference to the provisions of Planning Policy Statement 9: Biodiversity and Geological Conservation	Noted and insert text on Planning Policy Statement 9: Biodiversity and Geological Conservation (paras 1.16 – 1.19). Insert text and guidance on Protected Species (paras 1.20- 1.22).
Tony Lang	Supports para 4.7 regarding the removal of the 50% increase in volume limit. This is a forward thinking move, as the limitation gave no consideration to the original volume of the property. To treat each application on its' merit makes common sense.	Support is noted.
Environment Agency	Support the emphasis on sustainability within the document. However, section 2.11 lists a number of matters assisting in the site appraisal. One of these is flood risk but no information is given in the document to assist the developer to do this. Point developers to the website: www.environment-gency.gov.uk or to flood risk standing advice at www.pipernetworking.com .	Support is noted. Insert Environment Agency websites in para 2.11.
Roger Latham	Objects to para 6.12 regarding the requirement to leave a 1m gap between a single storey side extension & the side boundary as this effectively rules out garages to semi-detached properties built without garages (typically 1930s semis) with average distance of 2.4m to the side boundary. Any garage (or extension) constructed would be of inadequate width to be usable. Proposes that single storey side extensions should be permitted constructed up to the side boundary subject to suitable heights & roof detailing to limit over bearing or massing. Agrees with the guidance on two storey side extensions and supports all other requirements/guidance given in the SPD	Amendment to wording of para 1.2 so that the one metre gap expressly relates to two storey extensions. Support for guidance on two storey side extensions and other requirements/ guidance in the SPD is noted. Note amendment to para 6.12 to indicate if 1 metre gap cannot be achieved for a two storey side extension a reduction may be considered where a substantial set back from the front elevation is provided (minimum of 2 metres). Add also to 3 rd key point.

Name	Comments Received	Council Response
<p>Lancashire County Council</p>	<p>Provide further guidance in addition to para 2.7 in respect of protected species and the implications of determining planning applications and cross-refer elsewhere for further details.</p> <p>Current guidance on Natural Heritage and Diversity including protected species is provided in the adopted Landscape and Heritage SPG accompanying Policy 21 of the joint Lancashire Structure Plan.</p> <p>Householders should be made aware there are different levels of protection for species and the implications should be outlined e.g. bats and newts and that certain information will be needed to accompany a planning application. Other species may be appropriately covered by planning conditions or obligations; further information should be provided.</p> <p>Expansion of the SPD to provide further information over the implications of protected species will increase the value of the SPD for users.</p> <p>Habitat Regulations Assessment Screening Report – the SPD will not have a significant impact upon any sites of European importance i.e. SPAs or SACs in the neighbouring districts. However it is non-the less that the SPD is deficient in dealing with this matter.</p>	<p>Insert text on Biodiversity Duty, Planning Policy Statement 9, and Protected Species (paras 1.16 – 1.22).</p> <p>Insert text on Habitat Regulations Assessment Screening Report information (paras 1.23-1.25). Conclude the proposed SPD is not likely to have a significant effect on any of the European sites, alone or in combination with other plans or projects.</p>
<p>English Heritage</p>	<p>Welcomes the SPD and supports the First Principles (Section 2) which, emphasises the importance of context when designing alterations and extensions to residential property. Welcome Section 3 on Listed Buildings and Conservation Areas. There may also be occasions where dwellings are located in or close to Registered Parks and Gardens or Scheduled Monuments and suggest referred to in Section 3. Add Listed Building Consent and Scheduled Monument Consent to the other consents and regulations in Section 1.</p>	<p>Add Listed Building Consent and Scheduled Monument Consent to para 1.6 and cross-reference with Section 3. Add reference to Registered Parks and Gardens' and Scheduled Monuments in Section 3</p>



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~~FURTHER DRAFT~~ Householder Design Guidance

Supplementary Planning Document

~~November 2007~~

Adopted February 2008



Chorley Borough Local Development Framework

**This information can be made available to you in larger print
or on audio tape, or translated into your own language.
Please telephone 01257 515281 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 515823

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون کیجئے: 01257 515823

On-Line An electronic version of the document can be found on the Council's website at www.chorley.gov.uk/planning

Jane E Meek BSc (Hons) DipTP MRTPI
Corporate Director (Business)

Tel: (01257) 515282/515295/515281

Fax: (01257) 515478

E-mail: planning.policy@chorley.gov.uk

www.chorley.gov.uk/planning



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Appendix 1 Local Planning Policies
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Contact Details:

**Chorley Council
Civic Offices
Union Street
Chorley
Lancashire
PR7 1AL**

Tel: 01257 515151
Fax: 01257 515297
Email: dcon@chorley.gov.uk
Web: <http://www.chorley.gov.uk/planning>



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1. Introduction

- 1.1 Chorley is a Borough of considerable variety in terms of both natural landscape and settlement. Stretching from the flat west Lancashire plain to the western fringes of the West Pennine Moors, it is a predominantly rural area, with distinctive villages, hamlets and farmsteads. The town of Chorley itself is a market town, with a significant industrial heritage. Housing is equally varied, from historic farmhouses to rows of terraced houses, from Victorian and Edwardian villas to modern residential estates, each with its own particular characteristics.
- 1.2 The purpose of this document is to assist those who wish to alter, improve or extend a residential property. Although such “householder developments” are generally small in scale, each will have an impact on the character and appearance of the property, on the locality and environment and/or on the living conditions enjoyed by neighbours.
- 1.3 Badly designed alterations or extensions spoil the appearance of a building. They can also have an adverse effect upon the surrounding landscape or streetscape. Any building affects the wider community and enjoyment of the environment. A well designed scheme makes a positive impact and is also likely to add value to a property. A poorly conceived change or addition can make a property more difficult to sell.
- 1.4 This guide promotes a high standard of design at the micro-scale, by explaining how planning policies will be applied to householder developments.
- 1.5 The guide can be used to help develop or firm up ideas about altering a property and will, if formal permission is required, hopefully help prevent the disappointment of submitting proposals that are, ultimately, rejected. This guide does not seek to impose rigid conditions, or stifle creative and innovative

architecture. The focus is on good design and how that can be achieved. There may be circumstances in which the advice given cannot or should not be followed. In such a case, clear justification should be established to support a case for departing from the guidelines.

Other Consents and Regulations

- 1.6 It must be emphasised that this guide relates to planning issues only.

You should also be aware that a range of other consents may be required before works are undertaken. These can include, for example:

- **Building Regulations** - These cover the technical aspects of construction and are entirely separate from the planning system. Advice should be sought on (01257) 515245.
- **Land Owner** – You may need consent from previous or adjoining land-owners depending on the nature of the works proposed. Planning permission or any similar consent does not override rights derived from ownership or other sources.
- **Listed Building Consent and Scheduled Monument Consent - Section 3 covers this in detail.**
- **Party Wall Act** – This controls works that are close to, or on, the boundary of your property, or affect an existing boundary or party wall. A leaflet is available from the Council and advice can be obtained from an appropriately qualified person, but it is not a matter that is controlled by the Council.
- **Water, Waste and Pollution Controls** - Advice on these matters should be sought from the Environment Agency, from whom consent may also be required.



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All of these should be taken into account when designing your project. Matters other than Building Regulation issues should be discussed with a suitably qualified and experienced professional, such as a Solicitor or Surveyor.

Objectives

- 1.7 The importance of good design is recognised at a national level. General principles are set out in the government's Planning Policy Statement 1: *'Delivering Sustainable Development'* (PPS.1) which states that 'good design should contribute positively to making places better for people' and that 'good design is indivisible from good planning'.
- 1.8 The objectives of this guidance document are therefore:
- To assist in the interpretation and ensure the consistent delivery of design objectives held within national policy guidance and in the Development Plan;
 - To encourage high quality design which has positive impact on the environment and protects the residential amenity of neighbours;
 - To maintain local distinctiveness and local character in order to enhance the built environment of Chorley Borough and maintain its diversity;
 - To encourage sustainable building practices, which minimise waste and promote the use of sustainable energy resources.
- 1.9 The document supersedes the House Extension Design Guide adopted in June 1998. It will be applied to all **planning** applications submitted after its adoption. If properties have, historically, been altered in a manner that conflicts with this guidance, such changes will not set a precedent for future decisions, where **planning** permission is required.

Sustainability Appraisal

- 1.10 ~~In From 11 November 2005 to 16 December 2005~~ a Sustainability Appraisal Scoping Report for the Householder Design Guidance SPD was sent out for consultation **for a 5 week period** to the four statutory bodies nominated for this purpose (English Nature, English Heritage, Environment Agency and Countryside Agency) and other bodies considered appropriate. The Scoping Report sets out a framework to test options and includes sustainability objectives. The options were:
- Do nothing (retain guidelines in the existing House Extensions Design Guide SPG)
 - Produce a new SPD that will reinforce policies by:
 - Containing more transparent guidelines;
 - Providing greater certainty to applicants regarding the Council's design requirements and aspirations;
 - Covering a wider range of issues than the existing SPG including replacement dwellings in the countryside and curtilage extensions.
- 1.11 Testing of the options was carried out in April 2006 to identify how each performed against social, economic and environmental objectives in the Sustainability Appraisal framework. The most sustainable option for this document was then selected. This was option 2 **to prepare a new SPD, and the draft SPD was then prepared.** The draft SPD was tested further in the Sustainability Appraisal process in order to predict and evaluate its effects **and documented in Sustainability Appraisal Reports (September 2006 and November 2007 produced to accompany deposit consultation periods.**



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~~1.12 The draft document was placed on public deposit for a six week consultation period, from 29 September until the 10 November 2006. During that period a workshop was held for local agents who regularly submit householder planning and other applications on behalf of local residents and householders. Amendments have been made to the guidance in response to the representations made.~~

Planning Policies

1.12 The Council determines planning applications after assessing development proposals against relevant planning policies. At local and regional level, these are held in the Development Plan. There are four documents which comprise the Development Plan:

- (a) Regional Planning Guidance for the North West March 2003 (RPG13): soon to be replaced by the Regional Spatial Strategy (RSS).
- (b) The Joint Lancashire Structure Plan 2005 to be replaced by the RSS once adopted and provided that Policy W3 of the draft RSS is amended and a new policy for Gypsies and Travellers is introduced.
- (c) Lancashire Minerals and Waste Local Plan 2006.
- (d) Chorley Borough Local Plan Review 2003.

1.13 The adopted Local Plan Policies were automatically saved for three years following the introduction of the Local Development Framework process. In September 2007 the Government informed the Council which policies in the Local Plan Review were saved indefinitely. There are 10 saved policies contained in the Local Plan, which expand upon Policy DP3 of RPG13 on "Quality in New Development". These detailed policies (see Appendix 1) relate to the design and impact of

householder schemes and include:

- GN5** *Building Design and Retaining Existing Landscape Features and Natural Habitats*
- DC8A** *Replacement Dwellings and Extensions in the Green Belt*
- DC8B** *Replacement Dwellings and Extensions in Safeguarded Land and Area of Other Open Countryside*
- DC9** *Landscape Character Areas*
- EP4** ***Species Protection***
- EP9** *Trees, Woodland and Hedgerows*
- EP10** *Landscape Assessment*
- HT7** *Development in Conservation Areas*
- HT10** *Locally Important Buildings*
- HS9** *Residential Extensions in Settlements Excluded from the Green Belt*
- TR4** *Highways Development Control Criteria*

1.14 The Local Plan policies: HT2 Alterations and Extensions to Listed Buildings and HT3 The Setting of Listed Buildings, have not been saved in the Chorley Borough Local Plan Review. This is because they relate to policy areas fully covered by Planning Policy Guidance Note 15 Planning and the Historic Environment 1994 (PPG15). PPG15 provides a full statement of Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment. The PPG15 will be cited in committee and delegated planning application reports and appeals.

1.15 It is worth bearing in mind, however, that there may be other relevant policies. Also, this guidance does not override other considerations that may constrain the scale or detailing of any scheme.



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Biodiversity and Ecology

1.16 The conservation of biodiversity is highly dependent on how well the planning process integrates biodiversity into planning and development control policies. Since October 2006 local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions.

1.17 Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation (ODPM 2005) is the key national planning policy for biodiversity and sets out key principles that local planning authorities should adhere to ensure that biodiversity is considered fully in the development of planning policy and determining planning applications.

1.18 Providing advice to applicants before they submit planning applications will help to prevent delays in planning decisions, by ensuring all potential effects are considered from the outset and to ensure that developers are made aware of potential biodiversity issues, while promoting opportunities for the incorporation of beneficial biodiversity and geological features within the design of developments.

1.19 Guidance has been prepared by Lancashire County Council on natural heritage and biodiversity, including protected species in the adopted Landscape and Heritage Supplementary Planning Guidance, accompanying Policy 21 of the Joint Landscape Structure Plan prepared by Lancashire County Council.

1.20 There are different levels of protection for species. Certain plants and animals including wild birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981. Wild birds often nest under the eaves of buildings. European protected species, which include all species of bats, their roosts and hibernation places, are given additional protection under

the Conservation (Natural Habitats etc) Regulations 1994. Bats use a variety of places to roost and hibernate occupying cavity walls and roof space in buildings. Great-crested newts are also protected by the 1994 Regulations and may have terrestrial habitats some distance from ponds including gardens.

1.21 Applications for developments that involve alterations to existing roof spaces, listed buildings, pre-1939 houses, barns or other traditional buildings and, any work involving disturbance to trees and hedges may have an impact upon protected species. If the presence of bats is suspected then an application may need to include a survey report, together with mitigation measures to safeguard the protected species from adverse effects of development. The Council may impose planning conditions or obligations on planning permissions to ensure that these measures are implemented. Such measures may simply include, for example, avoiding carrying out any work during the bird breeding season, or the inclusion of artificial nest boxes as part of the development. The Council may refuse permission for developments where inadequate survey and mitigation details are included with an application.

1.22 Applicants may need to seek specialist advice by employing an appropriately qualified and experienced professional ecologist to detect the presence of, or potential presence of protected species through ecological surveys before submitting a planning application. Applicants should note planning permission cannot be granted before such surveys have been carried out. Breaching protected species legislation is a criminal offence and can result in a fine or imprisonment. The planning authority is required to take account of the impact of any development on protected species and habitats. Planning permission does not override the legislation relating to protected species.



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Habitats Regulations Assessment Screening Report

1.23 There are no sites of European importance (European Sites) for habitats and species known as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) in Chorley Borough (as covered by European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna, and transcribed into UK legislation in the Conservation (Natural Habitats etc) Regulations 1994.

1.24 However the Council prepared a Habitats Regulations Assessment Screening Report to determine whether the Householder Design Guidance document would have a significant effect upon European Sites in neighbouring authority areas. Appropriate Assessment is required to determine whether the proposed document plan would adversely affect the integrity of a European Site. The report gave screening information for three European sites within 15km of the Borough's boundaries Martin Mere SPA and Ramsar sites, Ribble and Alt Estuaries SPA and Ramsar sites, and Sefton Coast SAC

1.25 The Habitats Regulations Assessment Screening Report concluded that the SPD is not likely to have a significant effect on any of the European sites, alone or in combination with other plans or projects. Natural England were consulted on the Screening Report in November 2007 and overall they are satisfied with the assessment and concur with the conclusion.



2. First Principles

Does the proposal need Planning Permission?

- 2.1 The first step to take, when you have decided that you want to alter or extend your property, is to establish whether you ~~require~~ **need to submit an application for** planning permission. The planning system controls all forms of development. This includes all construction, engineering and other works. **Planning** permission can be required for a range of ~~activities~~ **operations** from digging a ditch to constructing a raised patio or decked area, pruning a tree, erecting a conservatory or extension, or constructing a nuclear power station.
- 2.2 However, many dwellings (but not flats) benefit from what are called 'Permitted Development Rights'. Where these rights apply, some small alterations, extensions or outbuildings may not require ~~a planning application permission~~. A leaflet produced by the government entitled '*Planning – A Guide for Householders*' provides more detailed guidance in relation to this. This is available free from the Council or can be downloaded from the website www.communities.gov.uk
- 2.3 The regulations relating to permitted development are complex and in some instances, permitted development rights may have been withdrawn by the imposition of an Article 4 Direction or a planning condition attached to an earlier **planning** permission. So, you are advised to contact the Council to establish whether **you need to submit an application for** planning permission ~~is required~~. A form for this purpose is available either from the Council Offices on Union Street or from the planning pages of the Council's website.



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2. First Principles

2.4 These design guidelines are relevant whether or not planning **permission** or other consent **and regulation** is needed. This is because the guidance will be taken into account as a material consideration in the determination of planning applications and because even small, permitted development projects can have seriously adverse effects if poorly designed. The aim of the planning service is to improve the quality of the built environment of Chorley as a consequence of the consistent and universal use of this guidance.

~~Processing an Application~~ Requirements for all Applications

2.5 The Council has prepared a **draft Planning Checklist and Guidance Note** ~~draft Guidance Document~~ on the ~~v~~Validation of ~~a~~Applications which outlines the level of detail required for different types of application. This document, together with the necessary application forms, is available from the Council Offices, or can be downloaded from the website www.chorley.gov.uk/planning. (See also Appendix 2).

2.6 Once an application has been received, the Council will undertake various consultations. This will include advising nearby residents who may be affected by the proposal. For this reason it is always advisable to make your neighbours aware of your proposal, and discuss it with them prior to submitting an application.

Issues Considered on a Planning Application

2.7 When considering applications for extensions and alterations, there are many planning related considerations that will be taken into account by the Council. These include, for example:

- The design of the extension;
- Its impact on the amenity of neighbours;
- Its relationship with adjoining properties;
- Impact on the streetscene/landscape and character of the area;
- Impact on protected species such as bats, newts and some birds; (see paragraphs 1.16—1.22)
- Access, parking and vehicle turning arrangements;
- Impact on trees and other landscape features such as watercourses, ponds and hedgerows;
- Impact on archaeology or other heritage assets.

2.8 Certain other matters, that are not land use planning matters, will not be taken into account. These include, for example:

- Whether or not third party consents are required.

Site Appraisal and Survey – Establishing your Context

2.9 Chorley contains a variety of building types and styles. So the key to the success of any scheme is to ensure that it responds to its surroundings, and to the building to which it is to be attached.

2.10 Any alteration or extension should be designed to enhance its surroundings. It should also complement the appearance of the existing property, in terms of its scale, massing and detailing. A careful analysis of the existing building and its setting will provide a good basis for the design of any scheme.



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2. First Principles

2.11 Assessing the following matters will help you carry out this analysis. Many are considered in greater detail later on in this document:

- The character and appearance of the existing building, including its siting within the plot;
- Materials and detailing e.g. eaves height, roof shape and pitch, pattern of windows and doors;
- Site boundaries – location and treatment;
- Ground levels – what is the shape of the site in 3D?
- Any landscaping/other features, e.g. trees and hedges, watercourses and culverts and associated riparian responsibilities;
- Location of services, e.g. drains, sewers, overhead or underground cables;
- Existing accesses and footpaths within the site.
- Flood risk. (www.environment-agency.gov.uk or [flood risk standing advice at www.pipernetworking.com](http://www.pipernetworking.com))

2.12 Once you have a good understanding of the property, you should undertake an analysis of its surroundings, to establish the wider context. Matters to consider include:

- The building lines, scale and mass of surrounding buildings and their spacing;
- Local design features and detailing;
- The form of surrounding land which can impact upon the prominence of any development;
- Roads and footways – public thoroughfares from which your proposals may be particularly obvious;
- Any planning permissions for development of surrounding land or buildings.

2.13 It is worth bearing in mind that not every building can be extended in a manner that would be acceptable in planning terms. There are instances where a given property cannot accommodate the aspirations of occupants.

2.14 It is also important to note that simply because alterations have been made to a nearby property, does not mean that this should be repeated. Extensions may have been built, for example, that would now contradict the guidance in this document. In those circumstances, the more recent advice in this document will take precedence.

Key Points

- ***Designs must be based upon a detailed analysis of the existing building and its setting.***
- ***Designers should avoid copying any example of poor design seen on surrounding buildings.***

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3. Listed Buildings and Conservation Areas

3.1 Over 400 buildings in the Borough are of national significance in terms of their architectural or historic interest. These are designated as Listed Buildings. A smaller number of buildings has been identified, on similar grounds, as locally important. In addition, nine areas are currently designated as Conservation Areas:

- St George's Street, Chorley
- St Laurence's, Chorley
- Abbey Village
- Bretherton
- Brindle
- Croston
- Rivington
- White Coppice
- Withnell Fold

3.2 Tighter planning controls apply to Listed Buildings and in Conservation Areas than elsewhere to allow the local planning authority to preserve, protect and enhance their heritage value. In addition, consent is required for demolition and special controls apply in conservation areas to the display of advertisements and in relation to trees. Whilst it may be possible to alter or extend listed buildings or buildings in conservation areas, proposals often require a greater understanding and assessment of the circumstances than elsewhere. Any proposals should also be accompanied by a justification statement, which demonstrates that the proposal takes into account the significance of the heritage asset and avoids causing harm.

3.3 There may also be occasions where dwellings are located in or close to Registered Parks and Gardens or Schedule Monuments.

3.4 Whilst many of the guidelines within this document will be relevant in such cases, it is strongly recommended that you contact the Council for advice prior to undertaking detailed design work.

3.5 Works to locally listed buildings are less tightly controlled but schemes should comply with the criteria listed in Local Plan policy HT10 and with the general guidelines set out in this document.

Key points

- ***Extensions should be designed to preserve or enhance the special character of Conservation Areas.***
- ***Extensions to listed buildings should respect the character and scale of the original building and be designed to complement that character.***
- ***Proposals for extensions should be discussed with the Council prior to any detailed design works being undertaken.***

4. Rural Areas

4.1 Chorley Borough includes large areas of attractive countryside and special care will be taken to protect their open and rural character and distinctiveness. Areas defined as open countryside includes those shown in the Local Plan as Green Belt, as Safeguarded Land and as Areas of Other Open Countryside and the overall aim is to prevent substantial additional building in these areas. There may be circumstances, however, in which an extension that requires planning permission or the replacement of an existing dwelling, is acceptable, providing, in the latter case, that the new dwelling is not materially larger than the original.



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4. Rural Areas

- 4.2 Over-large and poorly designed extensions and outbuildings can diminish the openness and attractiveness of rural areas. Within the Green Belt, Local Plan policy DC8A states that the rebuilding and extension of dwellings should not detract from the openness of the Green Belt to a greater extent than the original dwelling. Three other criteria also apply to dwellings in rural areas: i) that they should not detract from landscape character; ii) in the case of a replacement dwelling, that they should not be materially larger than the building replaced and iii) that extensions should not result in a significant increase in the volume of the original dwelling.
- 4.3 In order to retain control over the future development of a site, both Local Plan policies also advise that permitted development rights may be removed when a replacement dwelling is permitted.
- 4.4 Moreover, where a dwelling has been replaced with a larger property, this may mean that any further extensions will be deemed inappropriate.
- 4.5 Where planning permission has been granted and remains extant, or where extensions to the property have already been built, it should be noted that these too will be taken into account when assessing the appropriateness of further extensions.

House Extensions in Rural Areas

- 4.6 A house extension includes any extension of the living space, including basements, roof conversions, and conservatories. Basements and roof conversions often need planning permission and their impact will be assessed not only in terms of the physical built form, but also in terms of the intensification of the use of the site.

Conservatories, although generally of lighter construction than most conventional buildings, are a common means of providing additional habitable rooms and will be treated under the same policies as other forms of house extension.

- 4.7 As set out in the policies in the Development Plan, one measure of assessing the appropriateness of extensions that need planning permission will be the extent to which an extension would increase the volume of the original dwelling.
- 4.8 In this connection, it should be noted that only very minor alterations will normally be allowed to converted former agricultural buildings, so as to protect their special character.
- 4.9 Moreover, whilst each application will be taken on its individual merits, the following points should be borne in mind:
 - Any extension should be closely related to the scale, footprint, and form of the existing property;
 - An extension should not normally exceed the height of the existing dwelling.
 - The replacement or extension of dwellings in the countryside should not result in a significant increase in the volume of the original dwelling.

Outbuildings in Rural Areas

- 4.10 Any proposed outbuildings (e.g. detached garages, stables, summerhouses etc.) should also be carefully designed although many will be permitted development. Outbuildings should appear subordinate and be commensurate in scale and function to the original house. Outbuildings should normally be sited close to the house;



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4. Rural Areas

otherwise they may intrude into the open/rural character of the area to which gardens can make an important contribution. **The size of any outbuilding should be commensurate with the scale of any replaced or extended property.** It is unlikely that planning permission will be forthcoming for more the equivalent of a double garage, a small shed, and a small greenhouse on a single dwelling in the countryside.

- 4.11 In the past, garages have been developed with 'storage' space above which has later been converted to habitable rooms. In many cases, this scale of building will require planning permission and is unlikely to be acceptable. **Any space above ground floor will be restricted to storage use and should not be capable of later conversion to residential use.**

Garden/Site Extensions in Rural Areas

- 4.12 The extension of gardens and curtilages are largely considered inappropriate in rural areas. They change the character and appearance of the land and encourage the erection of ancillary structures and domestic paraphernalia that can significantly erode the rural character and appearance of the area.
- 4.13 Any extension to a dwelling or outbuilding that relies upon an extension of a curtilage will not normally be acceptable. Where permission has historically been given for a curtilage extension, and permitted development rights removed, permission is unlikely to be granted for any further structures on the land.

5. General Advice

Siting Principles

- 5.1 Alterations and extensions should make a positive contribution to their surroundings. They should respect identified building lines and the pattern and spatial arrangement of buildings, including the spaces between them. The following general rules should be taken into account when designing and extension:
- Front extensions are unlikely to be acceptable, unless such features are typical of the surrounding streetscape;
 - Side extensions should not fill the space between one property and its neighbour (the terracing effect);
 - Corner plots are very prominent. Buildings on corner plots may be difficult to extend and special design skill will be required;
 - The siting of extensions should not cause excessive overlooking or shadowing of neighbouring property;
 - Extensions should not result in an excessive loss of off-street parking or private amenity space;
 - Extensions should not lead to a loss of significant landscape features such as trees, or have an adverse impact on neighbours.
- 5.2 All the above are considered in greater detail below. It is important however, that issues about siting your extension are fully addressed prior to detailed design work being undertaken.

Key Points

- **Siting decisions must be based on careful analysis of the property and its setting, including landscape features, such as trees**
- **Proposals should respond to the context and reinforce local character.**



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5. General Advice

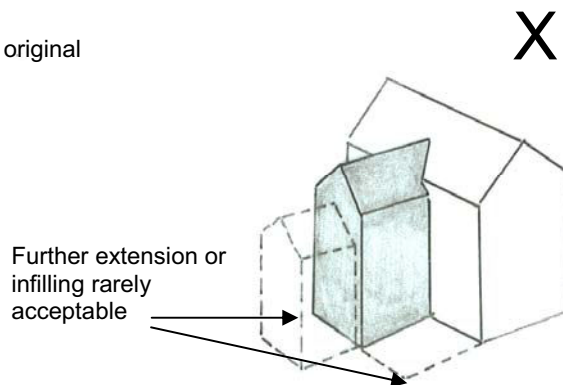
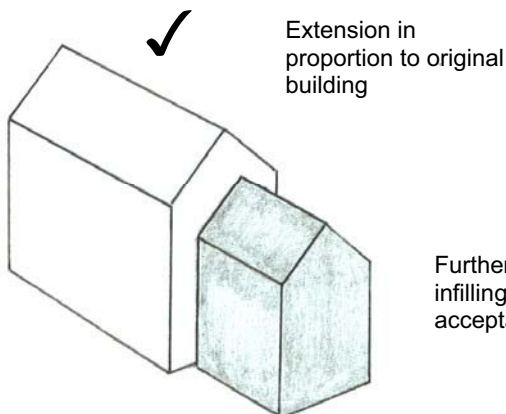
- **Proposals should respect spatial arrangements and building lines to fit into their surroundings.**
- **Special consideration must be given to how an extension will affect neighbours.**

Form and Mass

- 5.3 Once you have identified a suitable position for an extension, the next issue is to consider its form and mass. It is imperative that the chosen form is suited to the original building and reflects local character and distinctiveness, as identified through your initial site analysis.
- 5.4 The extension should be well proportioned and sit comfortably with the original building. It should respect the scale and proportions of the original and should not overwhelm. There may be cases, where a sensitive designer can assess local character and reinterpret local form and detail in a creative contemporary style, to add to the character and interest of the area.
- 5.5 Multiple extensions are rarely acceptable, as they tend to produce a cluttered appearance and undermine architectural style. Large extensions, which dominate the original building, should also be avoided.

5.6 Roof shape is another critical issue. The style and scale of a new roof should always complement that of the original building. Flat roofs are rarely acceptable and hipped roofs should generally only be used if the original building is fitted with hips. Finally, the pitch of a proposed roof should match that of the original building.

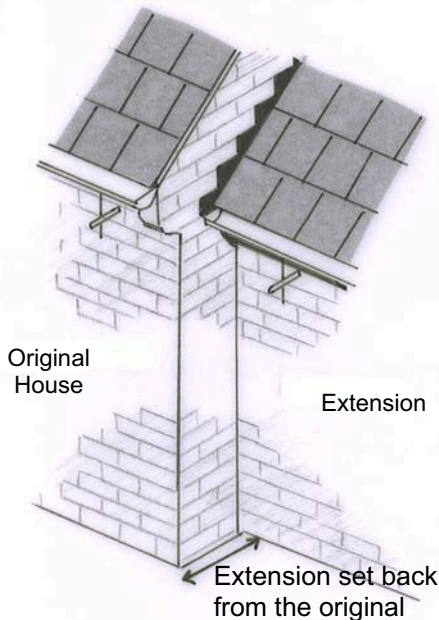
- 5.7 There are a number of general rules that should help the development of the design, when deciding upon the form and mass of an extension:
- Extensions should have similar proportions to the original building, although on a smaller scale;
 - The eaves wall should generally be longer than the gable wall, as this will improve the proportion of an extension;
 - Roof pitches should match those found on the original building;
 - Ridges and eaves should be lowered to achieve a subservient relationship, allowing an easy understanding of what is original and what is extension;
 - Generally speaking, the walls of an extension should be set back from the main elevations at front and rear, to emphasise the subservience of the extension and to break up flat elevations.





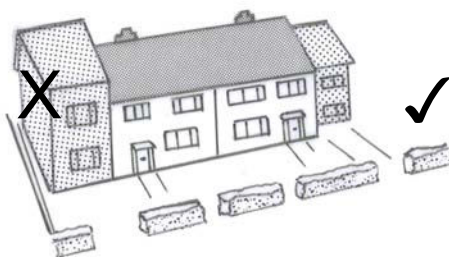
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5. General Advice



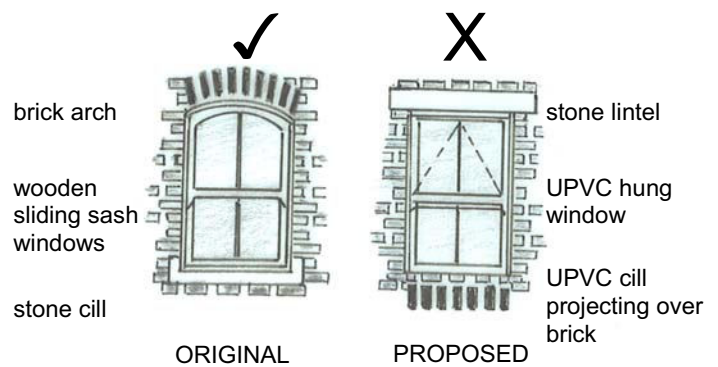
Key Points

- **The form and mass of an extension should take into account the scale of the original building, along with its surroundings.**
- **An extension should share the proportions of the original building and never dominate it.**
- **Extensions should be subservient to the original building.**
- **Roof scale and design should complement that of original building.**



Detailing an Extension

5.8 However well an extension is designed in terms of the siting, scale and massing, the good work can be destroyed if care is not taken to ensure that the detail of the design is well considered and applied.



5.9 As a general rule, the details of design should take a direct lead from the original building, as this will achieve a degree of coherence between the original building and extension. There are a number of elements that should be considered:

Materials - These should match those used in the original building, in order to achieve a degree of coherence between original building and extension.

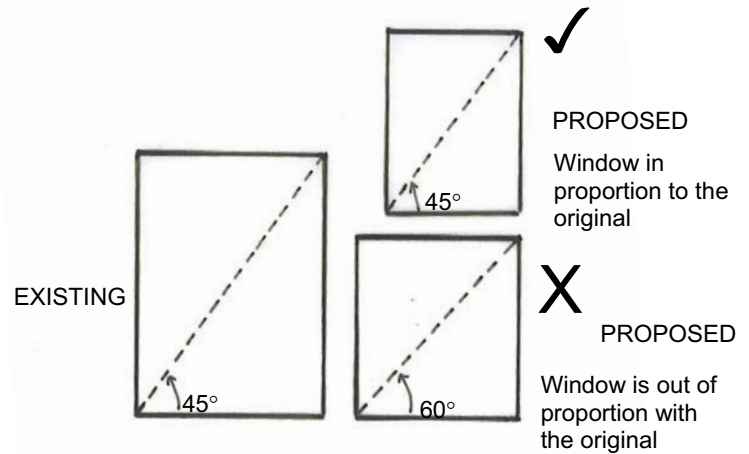
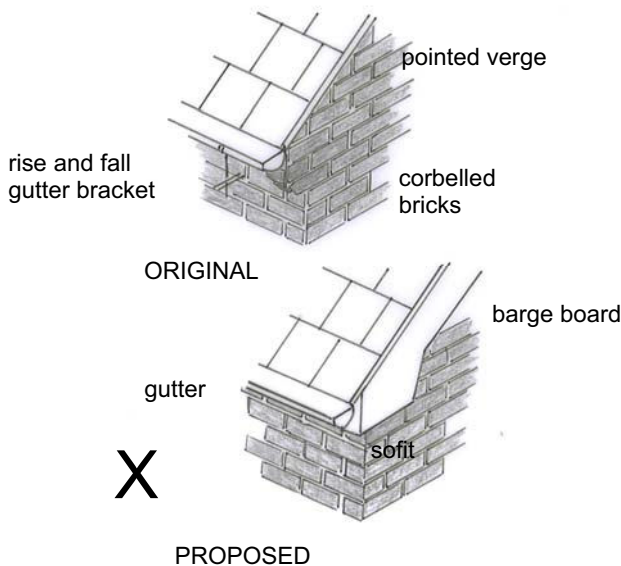
Detailing Methods – These should reflect those employed in the original building, and, where appropriate, original building methods should be integrated into the extension. These can include:

- The coursing and mortaring of the walling material, especially in the case of brickwork;
- The manner in which slates are laid, e.g. in diminishing or regular courses;
- The eaves construction and detailing;
- The cornering technique employed, e.g. quoins;
- The treatment of windows and doors, including cills, lintels, jamb design and fixing within the openings.



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5. General Advice



Windows (Fenestration) - The external appearance of the extension should be well proportioned, with window openings which reflect the style of openings in the original building. It is also vitally important that the number and arrangement of the windows in an extension are sympathetic to the original building by reflecting the same ratio between solid wall and window. The introduction of large windows, seeking to maximise natural light, may not sit comfortably with the building or neighbouring buildings and may well be unacceptable. The proportions and style of proposed windows should be identified and included within the design process. Correct proportions can be established by completing a scale drawing of the original opening, and then establishing the angle of a diagonal across the window. This angle should then be applied when designing windows of differing sizes to ensure compatibility.

Chimneys - As well as their practical function, chimneystacks and pots can add character to extensions and add character to a roofscape. Where stacks exist on the original building, the inclusion of new stacks of a similar design can assist in marrying an extension to the original building.

Key Points

- **Extensions should normally be constructed of materials that match the original building.**
- **Detailing should respect local styles and features to maintain local distinctiveness.**
- **Window openings should be carefully applied, taking into account the arrangement and proportion of openings in the original building.**
- **Notwithstanding the above, in certain cases, with great care and sensitivity, a contemporary design, reinterpreting local character, may be acceptable, providing that it complements the original building.**



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5. General Advice

Impact on Neighbours

- 5.10 It is regularly the case that the building of an extension will impact on neighbours. So it is very important that you consider how any extension will affect neighbours' amenities or living conditions. Whilst your main concern is always likely to be the internal arrangement of the extension, its external impact will be the main concern of your neighbours.
- 5.11 The first question to ask when designing an extension is **'Would I object if my neighbour proposed a similar extension?'**
- 5.12 Further key questions follow:
 - How will the extension affect neighbours' outlook from house and garden?
 - Will it have an overbearing impact?
 - Will it cause overshadowing of neighbours' property, reducing sunlight or daylight?
 - How will it affect neighbours' privacy ?

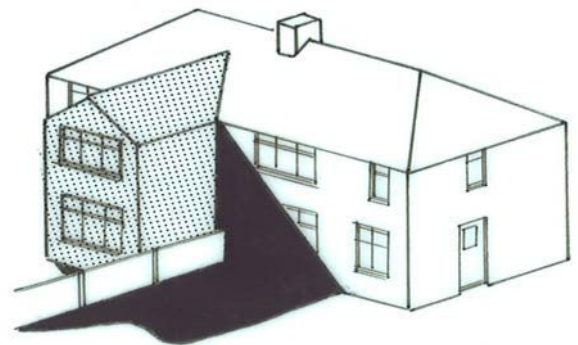
Dominance and Overbearing

- 5.13 Problems of dominance come to the fore when the sheer mass and proximity of the proposed extension produce an oppressive impact, and cause severe detriment to the amenity of occupiers of the neighbouring properties.
- 5.14 Whether a proposal is overbearing depends upon a number of factors, including the lie of the land, the scale and height of the walls and roof of the extension and the proximity of the extension to the boundary. It is worth noting that even single storey extensions can have an overbearing impact upon neighbours, if they produce an excessively long wall against a boundary or are sited on higher ground.

Shadowing

- 5.15 Extensive overshadowing of a neighbouring building or amenity space is unacceptable. The extent of shadowing maybe difficult to determine, as it will depend upon the size of the extension, the variation in levels across the site and the orientation of the extension.
- 5.16 Section 6 provides specific advice about certain types of extensions. When initially designing your extension, there are a few points to consider:
 - The sun rises in the east and sets in the west.
 - The sun reaches its maximum height at noon, and will be due south at this point.
 - The sun is higher in summer than winter.

Daylight and Sunlight



Overshadowing and overbearing effect on neighbouring property

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5. General Advice

Overlooking

5.17 Unacceptable overlooking occurs when there is an inadequate distance between windows in an extension and the windows or private amenity space of a neighbouring property. An extension should not cause significant loss of privacy. The guiding principle is that extensions should be located and windows orientated, to prevent direct overlooking of habitable rooms or areas of private amenity space that belong to nearby properties. Overlooking can be made worse if there are differences in ground level. The following simple rules should guide the development of your proposal:

- Windows to habitable rooms at ground floor level should not allow unrestricted views into neighbouring windows or garden areas.
- In general, a minimum of 21 metres should be maintained between parallel windows serving habitable rooms.
- Windows to habitable rooms at first floor level, which overlook a neighbour's garden, should be a minimum of 10 metres from the boundary they face.

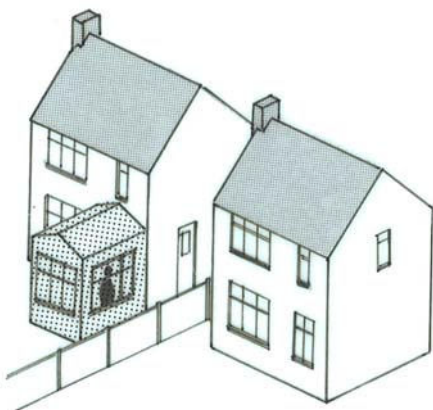
5.18 These distances may be less important in the case of windows, which would normally

have obscure glazing, but may need to be increased on sloping sites. In addition these distances may need to be increased for dwellings over two storeys in height.

5.19 Overlooking can be avoided in a number of ways. At ground floor level, the use of screening may assist. Equally, there may be scope to site windows to provide only indirect views of neighbouring property.

Key Points

- **Endeavour to be a good neighbour, always consider 'Would I object if my neighbour proposed a similar extension?'**
- **Extensions must not be unacceptably overbearing.**
- **Extensions must not cause unacceptable overshadowing of neighbouring property.**
- **Windows to habitable rooms at ground floor level should not allow unrestricted views into neighbouring windows or garden areas.**
- **In general a minimum of 21 metres should be maintained between parallel windows of habitable rooms.**
- **Windows to habitable rooms at first floor level, which overlook a neighbour's garden, should be a minimum of 10 metres from the boundary they face.**



Extension with windows too close to neighbouring property cause overlooking and loss of privacy. A two storey extension would also be unacceptable.

5.20 It may well prove to be difficult to extend small properties in a way that satisfies the guidelines outlined above. In cases, where options for an extension are severely limited, it may be worth thinking creatively about whether internal alterations could deliver more useable space, always remembering that, in the case of a listed building, internal alterations are likely to need Listed Building Consent.



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6. Specific Advice

6.1 The following sections provide more specific advice about certain types of extension and should be read in the context of relevant policies in the Development Plan, and the general advice in ~~the preceding general section~~ **Section 5**. As schemes are likely to relate to several of the following sections, relevant advice from each should be applied.

6a. Front Extensions

6.2 Extensions that project forward of the original building have a significant effect on the building itself and on the wider streetscape. Front extensions often upset building lines and architectural rhythms, and appear unduly prominent in the streetscene. In general terms, they are rarely acceptable.

6.3 Front extensions may be acceptable, however, in cases where there is no distinct building line or form, in a street with a wide variety of architectural styles for example. It is wise to seek informal advice at an early stage from the Council, should you wish to pursue such an extension.

6.4 The most common form of front extension is a porch. A porch can significantly alter the principal elevation of the building by altering its focal point, or changing its character. Care should be taken to ensure that porches will not cause harm to the building itself, to neighbouring properties or to the wider setting. The form and scale of a proposed porch should respect the proportions of the original building, and should complement rather than compete with existing features, such as bay windows.

6.5 The addition of a porch is likely to have a detrimental effect on terraced houses; as terraces depend upon conformity, rhythm and consistent design to provide much of their architectural interest and integrity. In such cases a single porch can cause severe detriment to the character and appearance of the whole terrace.

Key Points

- **Front extensions are rarely acceptable in suburban areas, where they would upset regular building lines and character.**
- **In cases where porches may be acceptable, they should be subservient to the original building and complement rather than compete with existing features.**
- **Porches are rarely acceptable on terraced properties, unless they are identified as having been an original feature of a terrace.**

6b. Side Extensions

6.6 The side elevation of a property will often provide scope for an extension. In such cases the success of a design, will generally depend upon establishing a good relationship with the style and form of the building and the surrounding streetscape. It is important that the design relates to the whole structure of which it is part, whether that is a simple dwelling, a pair of semi-detached or a group of dwellings.

6.7 An extension should generally be subservient in design to the parent property. To achieve this, elevations can usefully be set back by a minimum of 1 metre from the



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6b. Side Extensions

existing elevations and the ridge height made lower than the main range. There should be a distance of at least 12 metres between the windows of habitable rooms in neighbouring houses and any two storey blank gable to maintain amenity.

Semi-Detached and Terraced Houses

6.8 Extensions to such dwellings must be subservient and maintain the overall integrity of the streetscape. Particular care is needed to avoid upsetting the balance between the subject building and its twin or neighbours. Subservience can be achieved in many ways, as outlined elsewhere in this document, including stepping the front elevation and lowering eaves and ridge.

Detached Houses

6.9 There is a greater degree of flexibility when extending detached properties, especially where there is no obvious streetscape pattern. Subservience remains important, however, as it allows the viewer to appreciate the original building and extension, and ensures that the extension does not dwarf the original building.

Gaps Between Buildings – The Terracing Effect

6.10 The gaps between buildings contribute an enormously to the quality and appearance of a street or locality. Care must therefore be taken, to ensure that this character is not eroded by changing the balance between buildings and spaces.

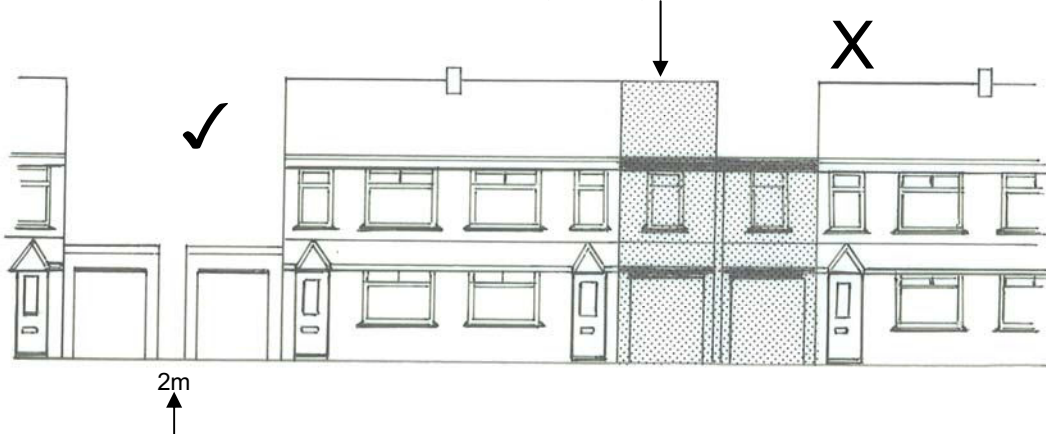
6.11 Where spaces are filled by side extensions, the buildings can appear cramped. This effect, known as the ‘terracing effect’, creates the impression of one enormous and unrelieved mass of building.

6.12 In order to overcome this, **two storey** side extensions should leave a gap of at least 1m between the extension and the boundary with the adjacent property and this dimension should be increased with height. **If however this distance cannot be achieved, a reduction may be considered acceptable where a substantial set back from the front elevation is provided (minimum of 2 metres).**

Key Points

- ***Side extensions should not lead to an unacceptable loss of space between an original building and its neighbours.***
 - ***Side extensions should be subservient to the original building.***
 - ***In order to avoid terracing, two storey extensions should leave a reasonable gap (at least 1m) between an extension and the boundary with the adjacent property, or incorporate a substantial set back from the front elevation.***

Side extensions can link up to form an unacceptable terraced effect which is compounded if repeated on neighbouring houses





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6c. Rear Extensions

6.13 Due to the more substantial scale of a two-storey rear extension, greater care must be taken with its design and detailing to ensure that a satisfactory relationship is achieved between the original building and the extension. As there are many different styles of rear extension, it is important that the design complements the original building, the key issues normally being the roof arrangement, massing and detailing.

6.14 Rear extensions may not be seen from the public highway but can have a very significant impact upon the amenity of neighbours. Equally such extensions impact upon the space around buildings, which is an important consideration in relation to the character and amenity of an area.

6.15 Whilst there are differences in terms of what is acceptable between single and two storey extensions, the Council uses the '45-degree rule'. This seeks to:

- Maintain a satisfactory relationship between existing buildings and proposed extensions.
- Avoid overbearing impacts on adjacent properties and amenity areas.

- Prevent excessive loss of daylight or overshadowing of habitable rooms and amenity spaces of adjacent properties.

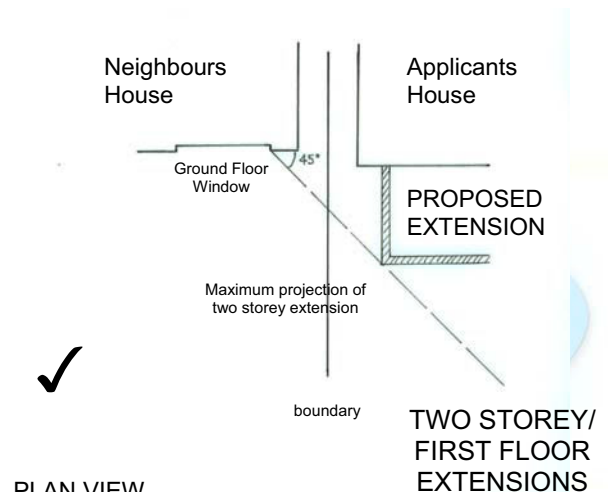
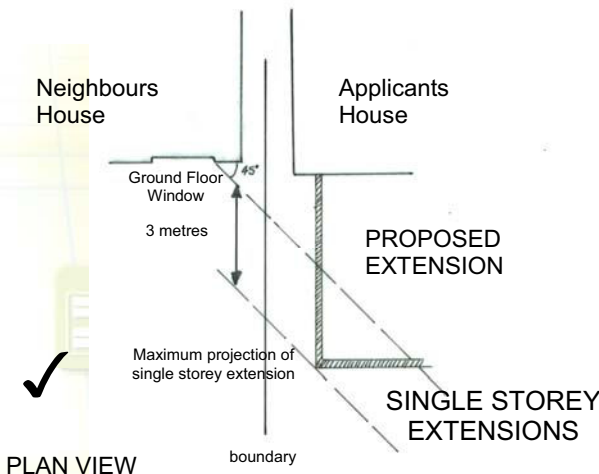
In relation to neighbouring conservatories the angle will be drawn from the edge of the pane of glass closest to the back of the original house. Where there is a significant change in ground levels a stricter standard will be applied

Single Storey Extensions

6.16 The Council uses the 45 degree + 3 metre rule of thumb to assess proposals. This means that extensions should not project more than 3 metres beyond a 45-degree line drawn from the near edge of any ground floor rear-facing window to a habitable room in a neighbouring house.

Two Storey Extensions

6.17 Two storey extensions are much more problematical, and due to the proximity of many properties will often be unacceptable in suburban situations. It is often impossible to accommodate a two-storey extension in such locations without causing harm to the character and appearance of an area and to the amenities of neighbours.





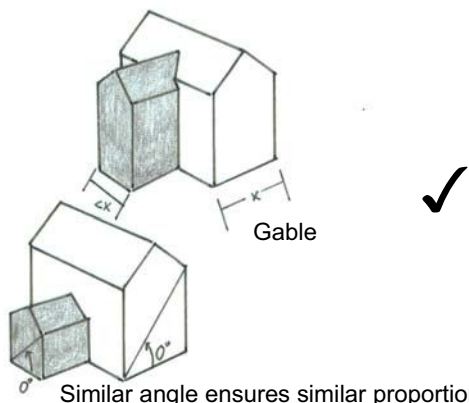
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6c. Rear Extensions

- 6.18 Two storey or first floor projections should not cross a 45-degree line drawn from the near edge of any ground floor rear-facing window serving a habitable room* in a neighbouring property.
- 6.19 Single storey extensions should not project more than 3 metres beyond a 45-degree line drawn from the near edge of any ground floor rear-facing window to a habitable room in a neighbouring dwelling.
- 6.20 Both these guidelines should be applied if relevant
- 6.21 A further matter to bear in mind when designing such an extension is the distance between the gable end of your extension and the rear of any properties that back onto your property. There should be a distance of at least 12 metres between the windows of habitable rooms of any adjoining property and any two storey blank gable. There should also be a distance of 21 metres between any facing first floor windows. New first floor windows serving a habitable room should also be at least 10 metres from the site boundary.

Gabled Extensions Perpendicular to House

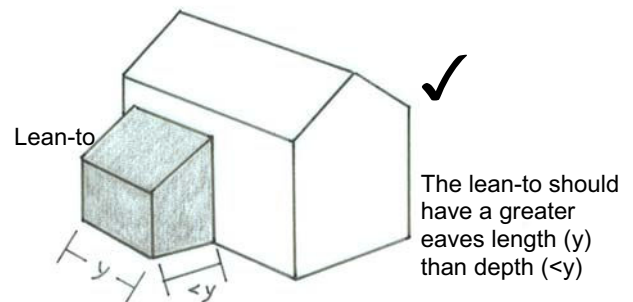
- 6.22 In order to achieve subservient design the gable width of any extension should be less than the gable width of the house.



Additionally, a proportional relationship should be achieved by ensuring that the diagonal angle across the gable of the extension from the foot of the wall on one side to the eaves on the other side is similar to that found in the original building. The roof pitch should also match that of the original building.

Lean-to Extensions

- 6.23 In order to achieve a satisfactory proportion, such extensions should always have a greater eaves length than depth.



Hipped Roofs

- 6.24 Generally speaking, hipped roofs should only be incorporated into extensions where the original building is fitted with a hipped roof.

Key Points

- Adhere to the 45° rule to safeguard residential amenity.
- Pay careful attention to the impact of a rear extension on the original building and on the character and appearance of the area.

* A habitable room is defined as a room used for normal domestic activities which would be expected to have clear glazed windows. Habitable rooms do not include bathrooms, toilets, landings, halls, utility rooms or garages.

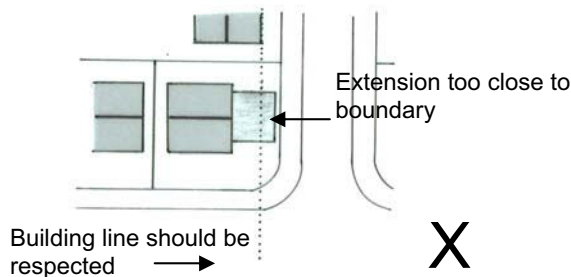


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6d. Extensions on Corner Plots

6.25 Whilst extensions on corner plots should adhere to the guidance outlined elsewhere in this document, there are a number of further matters to consider.

PLAN VIEW



6.26 Corner plots can be especially difficult as any extension must achieve a degree of compatibility with two, potentially very different, streetscapes.

Key Points

- **Corner extensions are visible from a number of locations. It will therefore be especially important to assess their impact and produce a high standard of design and detailing.**
- **There may be a distinct building line for each street; any extension should respect all building lines to avoid becoming an incongruous feature within the streetscape.**

6e. Conservatories

6.27 Conservatories are a popular means to extend properties. As they constitute an extension, their design should take into account the guidance within this document to ensure a satisfactory relationship with the original building.

6.28 Many buildings do not lend themselves to extension with a conservatory. Severe

detriment can be caused to the architectural quality of small, simple dwellings by the addition of an off-the-peg conservatory.

6.29 However, should the principle be acceptable, the design of a conservatory should relate to the original building. A highly detailed conservatory, with fussy period detailing such as finials, for instance, is unlikely to be suitable for a simple rural building with limited detailing. Many modern 'off the shelf' conservatory designs are not suitable for traditional buildings and, where planning permission is required, are unlikely to be permitted.

6.30 Where dwarf walls are to be incorporated into the design they should be of a material and finish compatible with the original building.

6.31 Conservatories sited adjacent to a boundary with a neighbour should have a solid side, or be obscure glazed, or be screened by a fence or wall. The elevation facing the neighbour should not contain any opening windows.

Key Points

- **Many properties cannot accommodate a conservatory extension due to their size or design.**
- **Design and detailing of any conservatory should relate to that of the original building.**
- **Conservatories close to a boundary with a neighbour should pay careful attention to the impact on neighbours' amenity. For privacy's sake, it may be advisable to incorporate a solid side, obscure glazing, or screening in the form of a fence or wall. A neighbour facing elevation in close proximity to a boundary should not contain any opening windows.**



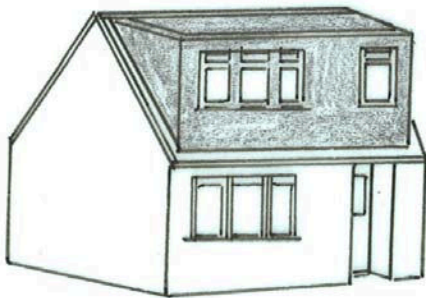
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6f. Dormers, Rooflights & Roof Extensions

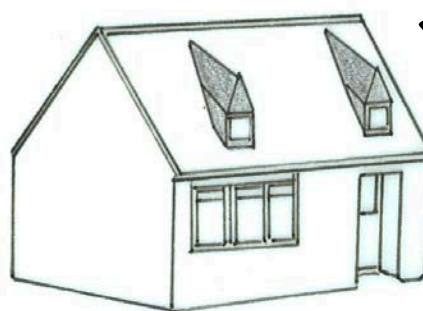
6.32 The roof of a building is an important element of its design. Unsympathetic alterations can have a dramatic and adverse effect.

Dormer Windows

6.33 Some roof alterations are permitted development. However, throughout the Borough, there are many examples of badly designed and executed dormer windows which cause detriment to the character of the buildings to which they are attached as well as to the surrounding area, due to their prominent position and unattractive form. They may also increase the extent to which neighbouring properties are overlooked. So the following guidelines are commended in all cases.



Dormers which dominate the house are not acceptable



Size and position of dormers subordinate to main roof and related to ground floor openings

respect any dormer window should be set at least 1 metre from the flank wall of the house, and/or the boundary line with adjoining property.

6.35 Dormer windows will not be acceptable if they are built off the house walls or project above the ridge of the roof, they should be designed with care, to be subordinate to the main roof structure. Flat roofed dormers do not sit comfortably with pitched roofs and are unlikely to be acceptable, particularly on front elevations.

6.36 Where dormers are considered acceptable, they should be designed to complement the original building in terms of style, detailing and materials. The roof pitch should normally match that of the original roof. The section of the dormer construction between window and sides should be kept to a minimum and should be of vertically hung material to match the main roof or lead.

6.34 Dormers are unlikely to be acceptable on the front elevations of properties, due to their prominence, unless such features are typical of the local area in which the property is situated. Where they are acceptable on the front elevation they should cumulatively occupy less than 1/3rd of the width of the roof slope on which they are sited. Rear dormer windows should cumulatively occupy less than 2/3rds of the width of the roof. In either

6.37 Dormers are unlikely to be acceptable in the roofs of converted farm buildings.

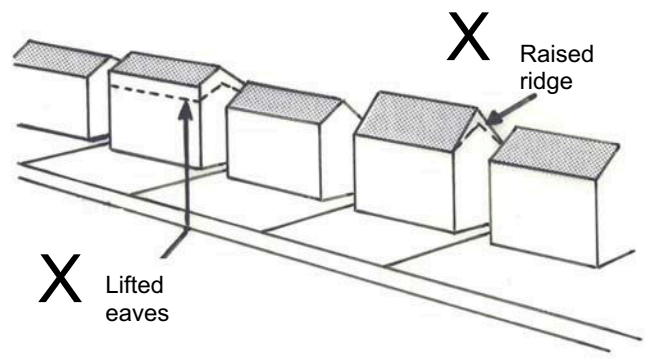
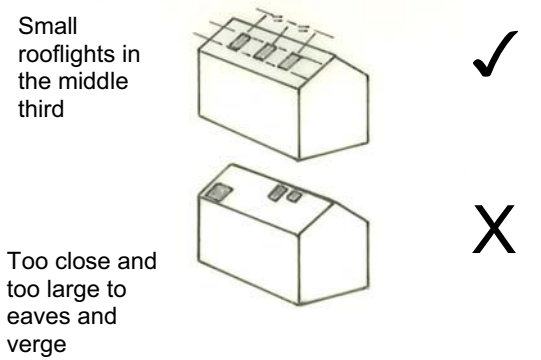
Rooflights

6.38 Rooflights often represent an easy opportunity to obtain natural light into loft conversions or roof space and may not need planning permission. However, they should generally be restricted to the rear or least visible elevations of the original building.



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6f. Dormers, Rooflights & Roof Extensions



6.39 Rooflights should be introduced with caution. Too many destroy the character of an unbroken roof slope and can create an unacceptable level of clutter on the roof of the original building. If more than one rooflight is proposed on any roof plane, careful thought should be given to size and siting.

6.40 Rooflights opposite each other on two roof slopes should also be avoided. This is in order to prevent light penetrating the roof, giving a 'hole in the roof' appearance.

6.41 Flush fitting 'conservation style' rooflights should be used wherever possible, and are the only type likely to be acceptable on listed buildings and in conservation areas.

Roof Extensions

6.42 Increasing the height of a dwelling by amending the roof pitch or eaves height, will significantly affect the character and proportions of the building and will impact on the surrounding streetscape.

6.43 Such changes are unlikely to be acceptable in areas where roof pitches and heights are consistent, as they will cause detriment to the streetscape altering its rhythm and form.

Key Points

- **Dormers should generally be confined to the rear elevation of a property.**
- **Dormers should appear subordinate to the roof, complementing its design and form.**
- **Rooflights should, where possible, be located on the rear or least visible roof slopes.**
- **Excessive numbers of rooflights are detrimental.**

7. Balconies & Terraces

7.1 The installation of balconies and terraces is almost always problematic, and in many cases unacceptable. In most suburban areas, such features will lead to unacceptable overlooking of neighbouring properties, exacerbating many of the overlooking issues outlined elsewhere in this document.

7.2 One possible solution is to incorporate some form of privacy screen. However it is imperative to consider the impact any screen will have on neighbours in terms of its appearance and potential to overshadow. Privacy screens can significantly increase the visual impact of



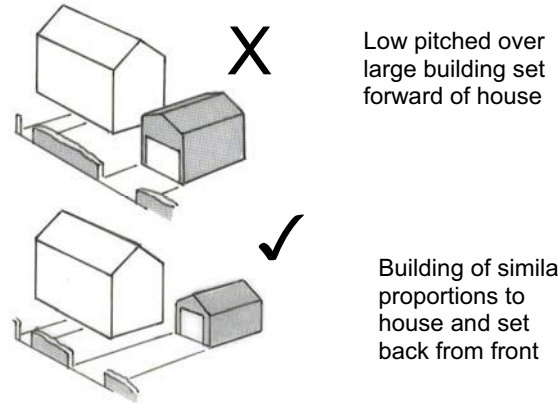
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7. Balconies & Terraces

a proposal, and should only be used with great care. Ideally they should be designed into the fabric of an extension rather than be added as an afterthought .

Key Points

- **Balconies or terraces, which lead to an unacceptable level of overlooking or are visually intrusive are unacceptable.**



8. Garages and Outbuildings

8.1 It is important to consider and understand that garages and other outbuildings, whether or not they require planning permission, can have a similar impact to other extensions. Such features should, therefore, respect the scale, character and materials of the original property and care should be taken to safeguard the amenities of neighbours.

8.2 Outbuildings should generally be sited in an inconspicuous position. The siting and design of outbuildings needs particular care in rural areas, where they can be particularly prominent, in conservation areas and in the setting of listed buildings. It will rarely be acceptable to site outbuildings in front of the original property as they would then be too prominent; and conflict with any established building lines. Ideally garages at the side of an original building should be set back from the main building line, with space for car parking, and preferably turning, in front of the garage.

8.3 Outbuildings should be constructed in a style that reflects the original building, in terms of materials, detailing and proportion. Garage doors should generally be the width of a single car to minimise their visual impact upon their surroundings. In a double garage, this can be achieved by using two doors with a pillar between.

8.4 Care must always be taken to ensure that any outbuildings and other structures, such as decking, do not lead to an unacceptable level of overshadowing of neighbouring properties, disturbance or loss of privacy.

Key Points

- **Proposals should respect the design, materials and form of the original building, its setting and the residential amenities of neighbours.**
- **The siting of such buildings should respect established building lines.**
- **A minimum 6 metre long parking space should be provided between any garage and the highway.**

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9. Access and Parking

- 9.1 The design of extensions should not involve the loss of existing off-street parking provision, unless it can be demonstrated, by the submission of a site plan, that alternative provision can be made elsewhere within the curtilage, without causing detriment to the overall streetscape, an unacceptable loss of amenity space, and without causing a traffic hazard or harming the amenities of neighbours.
- 9.2 Off-street parking should generally be provided at a ratio of 1 space for a single bed dwelling, 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property. This will include garages. Car parking spaces occupy a space 2.5m by 5.5m but parking spaces in front of a garage should be 2.5m by 6m to allow for opening/closing doors. Relaxation of the parking standards may be accepted in highly accessible locations.
- 9.3 On main roads, such as classified roads or roads with a speed limit greater than 30mph, turning space should be provided within the site. Proposals that result in the loss of existing manoeuvring facilities are unlikely to be acceptable. Where gates are proposed, they should be positioned to allow a vehicle to pull off the carriageway even when the gates are closed. So gates should be set at least 5 metres from the back edge of the footpath and open into the site. Appropriate visibility will also be needed, the standards for which will vary depending on the location and site.
- 9.4 The creation of a new hardstanding and access is only likely to require planning permission if the access is to/from a classified road or where permitted development rights have been withdrawn.

- 9.5 Further detailed or technical advice can be obtained from the County Council which is the Highway Authority for the area.

Key points

- **Side extensions should not lead to a loss of off-street parking.**
- **Access and parking space should not prejudice highway safety and should respect the amenities of neighbours.**

10. Works to Front Gardens

- 10.1 Most walls and fences of modest height to the rear of a dwelling will not require planning permission. But they can look intrusive and overshadow neighbouring land. Care should therefore be taken in the choice of material, detailed design and siting.
- 10.2 The treatment of front boundaries contributes a great deal to the character of buildings and of the wider scene. Here, careful thought should be given to the impact of demolition. In some areas, consent to demolish will be required and is unlikely to be acceptable where harm would be caused to the streetscene.
- 10.3 Associated with this, a popular solution to ever-increasing car parking problems is to surface front gardens. This greatly alters the setting of the building and streetscape, often causing detriment and, where such proposals require permission, is unlikely to be permitted.

Key points

- **Proposals to remove front boundary treatments and surface front gardens for parking are generally harmful.**



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11. Boundary Treatments

- 11.1 Boundary treatments, whether traditional or modern, contribute a great deal to the streetscape and character of an area. They define areas of private space and often make a positive contribution to the setting of the building. Poorly designed boundary treatments can undermine the quality of the built environment.
- 11.2 The removal of enclosure alters the hierarchy of spaces, making it difficult to identify where public space ends and private space starts. This can produce very confused and awkward rhythms in the streetscene.
- 11.3 Where new boundary treatments are proposed, care must be taken to ensure that the proposed materials and detailing take a lead from the surroundings. Care should be taken to ensure that proposed walls and fences do not harm the streetscene or cause detriment to the amenities of neighbours.
- 11.4 Where estates are open plan, or have a distinctive, sylvan character, the erection of walls and fences at the front of the property is unlikely to be acceptable. The character of such estates is derived from the open, landscaped environment and physical built barriers will significantly detract from that character. Likewise, development that would obstruct visibility, for highway purposes, or would otherwise cause highway danger, will also be unacceptable.
- 11.5 In rural areas, any new boundary treatment should be of the traditional style typical of the immediate ~~locally~~ **locality**. Standard modern solutions will generally have an adverse visual impact.

Key Points

- **The removal or substantial alteration of historic boundary treatment is unlikely to be acceptable.**
- **Boundary treatments should be designed in materials and details that respect the surrounding streetscape or area.**
- **Boundary treatments must not be oppressive and should allow the building within the site to remain engaged with the wider streetscape.**

12. Solar Panels and Wind Turbines

- 12.1 Chorley ~~Borough~~ Council is committed to the incorporation of sustainable energy sources into domestic dwellings. Many of the technologies are applicable at a micro scale for integration into new and refurbished buildings or for 'retro-fitting' to existing structures.

Solar Panels

- 12.2 In general terms, planning permission will not be required for the installation of solar panels on the roofs of existing dwellings, provided that the panels are roof mounted and fitted flush with the external plane of the roof slope so that there is no material alteration to the shape of the dwelling house. There may, however, be a need for planning permission if the property is in a conservation area and, if the property is a listed building, there will be a need to obtain listed building consent.
- 12.3 Whether formal permission is needed or not, however, design principles are still



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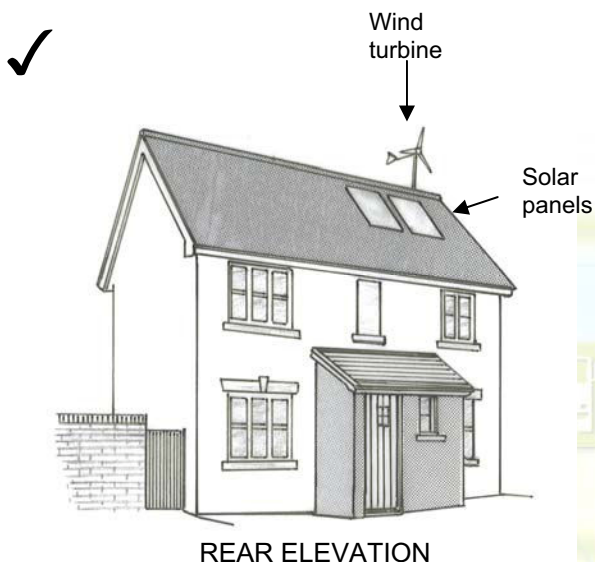
12. Solar Panels and Wind Turbines

relevant and should be taken into account when contemplating where to site such an installation. The guidance concerning rooflights should be used as a guide and panels should preferably be sited on least visible roof slopes, away from eaves, verges and ridge. It is, however, recognised that their efficiency is dependant on solar gain, which will have a bearing on siting and orientation.

12.4 This said, highly visible solar panels are unlikely to be acceptable in sensitive areas such as Conservation Areas or on Listed Buildings.

Wind Turbines

12.5 Building mounted and small freestanding turbines have a strong contemporary design that will often contrast with traditional buildings and streetscapes. Where they are to be incorporated into traditional layouts care will therefore be needed to ensure that their siting does not cause detriment to the historic form. Design solutions should be sought that will minimise views of the turbine and, wherever possible, siting in prominent locations should be avoided.



The location should also be selected so as to avoid an adverse impact on neighbouring properties.

12.6 Building-mounted turbines should, so far as practicable, be sited so as to minimise their effect on the external appearance of the building and streetscape, for example upon non-public frontages and below the highest part of the roof or chimney. This may mean that they have to be sited in a location that is not as effective as other, more prominent locations. A balance should be sought between the visual impact of the proposal and its performance.

12.7 In terms of all forms of sustainable energy device, it is advised that you contact the planning department at an early stage to discuss design and siting issues, as well as any need ~~for~~ **to submit a planning permission application.**

Key Points

- **Solar panels should be sited on least visible roof slopes and installed flush with the roof plane .**
- **Highly visible solar panels are unlikely to be acceptable in sensitive areas such as Conservation Areas or on Listed Buildings.**
- **Building mounted wind turbines should be carefully sited, to minimise any impact on the building or streetscape.**

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13. Trees and Landscape Features

- 13.1 Trees, hedgerows, walls, ponds and other landscape features are hugely important in terms of their ecological and landscape value. Many trees are protected by Tree Preservation Orders or are safeguarded because they are located in a Conservation Area.
- 13.2 Wherever possible these landscape features should be retained and extensions should be designed to accommodate them.
- 13.3 The Council has published guidance on Trees and Development (Sept 1999) to assist **and achieve high quality development.** This is a free publication available from the Council Offices in Union Street.

14. Conclusions and Checklist for Avoiding Common Mistakes

- 14.1 As emphasised throughout this guide, the key to designing any extension is appreciate the character and format of both the building and its setting
- 14.2 Most applications are successful. Those that are refused, are often rejected because mistakes have been made during the design process. Care should be taken to avoid the following errors:
- Limited contextual analysis so that the proposal fails to respect the building or its wider setting.
 - Use of a standard design that fails to respect the particular character of the locality.
 - Lack of a clear design rationale that fails to secure a proposal that blends into its context.
 - Lack of commitment to a quality outcome and consequent failure to respect architectural principles or traditions.
 - Competent contextual analysis, but no evidence that this has informed the design solution put forward.
 - A lack of clarity in the plans submitted making it very difficult to understand exactly what is being proposed.
 - Allowing external design to become a secondary issue behind internal layout.
 - A proposal that is poorly designed with little interest in its surroundings, compromising the streetscape and neighbours amenity.



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Appendix 1— Local Planning Policies referred to in Section 1.14

Building Design and Retaining Existing Landscape Features and Natural Habitats

GN5 The design of proposed developments will be expected to be well related to their surroundings, including public spaces, and with landscaping fully integrated into the overall scheme. The appearance, layout and spacing of new buildings, which may include innovative and original design forms, should respect the local distinctiveness of the area.

Applicants for planning permission will be expected to demonstrate that they have followed a methodology which sets out the design principles adopted, and have carried out a full survey of the site and its surroundings, the likely impact of the development and how this is to be mitigated, and propose a design which is specific to the site. The following design features will also be considered:

- (a) building height, bulk and roof shape;
- (b) external construction materials;
- (c) proposed landscaping and incorporating existing important and characteristic landscape features;
- (d) layout, levels and spacing of buildings;
- (e) retaining important natural habitats and historical landscape features; and
- (f) measures which help to prevent crime and promote community safety.

During construction works developers will be required to suitably protect those wildlife, landscape and other important features which are to be retained.

Replacement Dwellings and Extensions in the Green Belt

DC8A Permission will be granted for the rebuilding and extension of dwellings in the Green Belt providing the following criteria are met:

- (a) the proposed building would not detract from the openness of the Green Belt to a greater extent than the original dwelling;

- (b) the siting, design, external materials and final character of the dwelling do not detract from its surrounds or from the Landscape Character Area;
- (c) the proposed replacement would not be materially larger than the building it replaces nor involve enlarging the residential curtilage;
- or
- (d) the proposed extension should not result in a significant increase in the volume of the original dwelling.

In order to retain control over the future development of the site, permitted development rights may be removed.

Replacement Dwellings and Extensions in Safeguarded Land and Area of Other Open Countryside

DC8B Permission will be granted for the rebuilding and extension of dwellings in Safeguarded Land and Area of Other Open Countryside providing the following criteria are met:

- (a) the siting, design, external materials and final character of the dwelling do not detract from its surrounds or from the Landscape Character Area;
- (b) the proposed replacement would not be materially larger than the building it replaces nor involve enlarging the residential curtilage;
- or
- (c) the proposed extension should not result in a significant increase in the volume of the original dwelling.

In order to retain control over the future development of the site, permitted development rights may be removed.





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Landscape Character Areas

DC9 Development in the rural areas should respect the local building styles, features and materials that are distinctive of the Landscape Character Areas identified in the Lancashire Landscape Strategy.

In each of the Landscape Character Areas proposals should contribute to the appropriate strategies for conservation, restoration or enhancement of the key environmental features.

Species Protection

EP4 Planning permission will not be granted for development which would have an adverse effect on a protected species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a protected species planning conditions or agreements will be used to:

- (a) facilitate the survival of the individual species affected;
- (b) reduce the disturbance to a minimum; and
- (c) provide adequate alternative habitats to sustain the viability of the local population of that species

Trees and Woodlands

EP9 Proposals which would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape or a building or a settlement or its setting will not be permitted. Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of new development proposals and a scheme of maintenance will need to be approved. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.

Landscape Assessment

EP10 Developers will be required to demonstrate that the character and value of the existing landscape and its features have been taken into consideration during the design of a proposal. An appropriate landscape assessment may be required as part of an application.

New Development in Conservation Areas

HT7 The Council will seek to ensure that all development within or affecting the setting of a Conservation Area will preserve or enhance the character or appearance of the Area. All new development within, or affecting the setting of, Conservation Areas should be of a standard of design which respects the special architectural or historic interest of the Area and should comply with all of the following criteria:

- (a) the mass, bulk, and height of buildings should be in scale and harmonise with adjoining buildings and the streetscene;
- (b) building materials should be appropriate to the locality and be sympathetic to buildings nearby in terms of type, texture and colour;
- (c) development should be in keeping with the streetscape, roofscape or skyline and should not detract from important views into and out of the Area;
- (d) development should retain important landscape features such as trees, hedges, fences and walls and ensure that open spaces are not adversely affected;
- (e) new uses for existing buildings will be encouraged where they ensure the retention of existing buildings which make a positive contribution to the Areas' character or appearance.

Locally Important Buildings

HT10 Development proposals for the extension, change of use or demolition of any buildings identified as being locally important will only be permitted if the following criteria have been met:



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- (a) the size, scale and design of the extensions/alterations reflect the character of the building and appear subordinate to the existing property;
 - (b) existing features are retained, wherever possible, and alterations to the external appearance, which affect the buildings character, are kept to a minimum;
 - (c) materials match the existing building in type, colour and texture;
 - (d) that, in relation to demolition and/or redevelopment, the building has been proven to be structurally unsound and incapable of a beneficial reuse;
 - (e) that a new use can be accommodated without undue loss of the building's fabric.
- (b) the early introduction of bus services for major schemes arising from developer contributions;
 - (c) the provision of safe and adequate access having regard to environmental considerations, the impact of traffic and avoidance of traffic of excessive volume, size or weight;
 - (d) the provision of off street parking, on site loading/unloading facilities and adequate parking and garaging in accordance with the adopted standards;
 - (e) the provision of access for servicing and emergency vehicles;
 - (f) the provision of facilities for cyclists and pedestrians;
 - (g) the provision of traffic calming measures; and
 - (h) the provision for the funding of any necessary improvements to the transport system arising as a direct result of the development.

Residential Extensions in Settlements Excluded From The Green Belt

HS9 Within settlements excluded from the Green Belt, house extensions will be permitted provided that all of the following criteria are satisfied:

- (a) the extension is in keeping with the existing house and the surrounding buildings in terms of scale, size, design and facing materials;
- (b) an adequate level of private open space is retained;
- (c) there is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;
- (d) the proposal does not have an unacceptable adverse effect on highway safety.

Highway Development Control Criteria

TR4 Proposals for new development will be required where appropriate to be supported by a Transport Impact Assessment and to meet the following highway development control criteria, to ensure that developments satisfactorily mitigate any highway and transportation problems that may arise:

- (a) the provision of facilities for public transport including kerb adjustments and shelters;

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Appendix 2— Planning Application Checklist

The guidance given below is taken from the Council's Draft Planning Checklist and Guidance Note on the Validation of Applications (**June 2006**), where more extensive advice can be found.

The Council needs to determine most applications within 8 weeks of its submission. To enable an application to be dealt with promptly, it is essential that all relevant information is submitted with an application.

Certain information, such as application forms, certificate of ownership, and scaled plans etc. need to be submitted with almost every application. Other detail should be submitted to ensure a quality planning application submission, so that the Council has sufficient information to determine your application.

Where all the necessary information is submitted it will allow rapid validation and registration of the application. If relevant details are not submitted, the application may be returned as invalid and this will delay its registration/progression.

If you are in any doubt as to what information you should submit with your application, please contact the planning section prior to its submission. It may also be helpful to call to discuss your proposals before you complete the application. If you are having any difficulties with the form, what details to submit, or if you are in doubt whether your project requires planning permission (because it may not involve development or it may be permitted by the Town and Country Planning (General Permitted Development) Order 1995), please seek advice from the planning section.

Postal Address: Chorley Council, Civic Offices, Union Street, Chorley, Lancs, PR7 1AL
Email Address: dcon@chorley.gov.uk

Web Address: <http://planning.chorley.gov.uk/PublicAccess/>

Please ensure that you have provided all the required information according to the checklist below.

Applications for planning permission can be made electronically via the Planning Portal (www.planningportal.gov.uk). It is possible for you to track the progress of the application, once it has been validated and registered, on the Council's web site at www.planning.chorley.gov.uk/publicaccess/.

Alternatively, paper based applications can be made by post to: Chorley Council, Civic Offices, Union Street, Chorley, Lancashire, PR7 1AL. If possible electronic copies of all documents, preferably as Adobe Acrobat Portable Document Format (PDF) files, should also be included with the application.

Checklist:

With the vast majority of applications it will be necessary to submit the following information:

- The appropriate application forms signed and dated (4 copies);
- The correct certificates signed and dated (4 copies);
- A location plan (to show where the site is) at a scale of either 1:1250 or 1:2500 (4 copies);
- A block plan at a scale of 1:200 or 1:500 of the site showing the proposed works (4 copies);
- Detailed elevations and floor plans of the existing/proposed work at a scale of 1:50 or 1:100 (4 Copies);
- The appropriate application fee.



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A guidance sheet is available for each application form type that explains how to complete that form. All the relevant questions should be answered on the application form.

It is sometimes necessary to submit two or more applications for the same development. For example, to apply to partially demolish, extend and alter a listed building in a conservation area it may be necessary to submit three individual applications – a planning application, a listed building consent application and a conservation area consent application. It should be noted that each is a separate application and it is necessary to submit the appropriate number of copies of forms, plans and documents for each one.

Submitted drawings should clearly show the proposed work and include:

- (a) Existing Elevations
- (b) Existing Floor Plans
- (c) Proposed Elevations
- (d) Proposed Floor Plan

Most applications for planning permission attract a fee. The fee should be included with any application submission. Where either no fee or an incomplete fee is paid the start date for the application will not commence until receipt of the full outstanding balance. Listed Building consents and many other applications do not attract a fee.

It is a requirement of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 that all applications for Listed Building Consent be accompanied by a Design and Access Statement. The scope and degree of detail that should accompany listed building applications will vary depending upon the specific circumstances of each application. However applications other than for the most minor of works will be expected to be accompanied by a supporting letter/statement providing:

- A detailed schedule of the proposed work;
- An analysis of the archaeology, history, character and interest of the building;
- A justification of the proposed work;
- Principles and methodology for the proposed work;
- An assessment of the impact of the proposed works on the special character/interest of the listed building, its setting and, where applicable the setting of adjacent listed buildings.

All applications for Conservation Area Consent or for work within, or affecting a Conservation Area should be submitted with an appraisal that identifies the character of the area and assess the impact of the proposed works on that character.

Development proposals for the alteration or extension of listed buildings should be accompanied by a written justification as to why the works that affect the character of a listed building are desirable or necessary. The application should also include a detailed method statement and specification for the proposed works. This should include photographs showing existing and proposed works which demonstrate clearly how the proposals will impact on the special architectural or historic interest of the building and on its setting.

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Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	05.02.2008

PLANNING APPEALS AND DECISIONS - NOTIFICATION

PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 19 December 2007 and 18 January 2008 of planning and enforcement appeals that may have been lodged or determined. Also of notification of decisions received from Lancashire County Council and other bodies.

RECOMMENDATION

- 2 That the report be noted.

CORPORATE PRIORITIES

- 3 This report relates to the following Strategic Objective: -
Ensure Chorley is a performing Organization.

PLANNING APPEALS LODGED

- 4 None

PLANNING APPEALS DISMISSED

- 5 None

PLANNING APPEALS ALLOWED

- 6 None

PLANNING APPEALS WITHDRAWN

- 7 None

ENFORCEMENT APPEALS LODGED



- 8 Appeal by Mr and Mrs Brelsford against enforcement notice number EN615 relating to the unauthorized use of land as an extension to car park at Brook House Hotel, Preston Road, Clayton-le-Woods.

ENFORCEMENT APPEALS DISMISSED

- 9 None

ENFORCEMENT APPEALS ALLOWED

- 10 None

LANCASHIRE COUNTY COUNCIL DECISIONS

- 11 Planning permission granted for the erection of a control kiosk at Chorley Sewage Treatment Works, Common Bank Lane, Chorley (Application No. 07/01247/CTY).

J E MEEK
CORPORATE DIRECTOR (BUSINESS)

Background Papers				
Document		Date	File	Place of Inspection
8 11	Letter from Planning Inspectorate Letter from Lancashire C.C.	11.1.2008 21.12.2007	EN 615 07/01247/CTY	Decisions may be viewed at the Union Street offices or at www.chorley.gov.uk/planning by selecting "Planning application - online search"
Report Author		Ext	Date	Doc ID
Louise Taylor		5346	18.01.2008	ADMINREP/REPORT

Report

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	05.02.2008

PLANNING APPLICATION DETERMINED UNDER DELEGATED POWERS AS DETERMINED BY THE CHAIRMAN 8 JANUARY 2008

Application No.	Recommendation	Location	Proposal
07/01195/FUL	Permit Full Planning Permission	Quaker Brook Farm Quaker Brook Lane Hoghton Lancashire PR5 0RA	Extension of existing menege,
07/01229/FUL	Permit Full Planning Permission	The Martindales Clayton-Le- Woods Lancashire	Provision of covered storage areas to council provided recycling bins and proposed landscaping to car park.
07/01261/FUL	Permit (Subject to Legal Agreement)	Camelot Spinney Close Whittle-Le-Woods Chorley PR6 7PW	Demolition of existing property and construction of 2no. dwellings and amendment to access position on Spinney Close.
07/01270/FUL	Permit (Subject to Legal Agreement)	Land 50m South Of 3 Mercer Court Heath Charnock Lancashire	Erection of two detached bungalows
07/01318/OUT	Outline App Permitted with Legal Agmnt	Land East Of 7 Glamis Drive Chorley	Outline application for one detached bungalow with new access,

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Report



Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	05.02.2008

PLANNING APPLICATIONS TO BE DECIDED UNDER DELEGATED POWERS AS DETERMINED BY CHAIRMAN ON 23 JANUARY 2008

Application No.	Recommendation	Location	Proposal
07/01241/TPO	Consent for Tree Works	131A Preston Road Whittle-Le-Woods Chorley PR6 7PJ	Felling of 3 no. trees within Tree Preservation Order No.2 (Whittle-le-Woods 1978)
07/01275/FUL	Permit Full Planning Permission	18 - 20 New Street Mawdesley L40 2QP	Demolition of two dwellings and replacement with one detached dwelling (Amendment to previous permission 05/00003/FUL comprising of enlarge conservatory)
07/01289/FUL	Permit Full Planning Permission	26 Meadow Street Wheelton Chorley PR6 8HA	Retrospective application for erection of shed/summerhouse.
07/01342/LBC	Refuse Listed Building Consent	73 Town Road Croston Leyland PR26 9RA	Listed building consent for the erection of a detached garage with first floor office accommodation above and creation of additional hardstanding area.
07/01344/FUL	Refuse Full Planning Permission	73 Town Road Croston Leyland PR26 9RA	Erection of detached garage with first floor office accommodation above and creation of additional hardstanding area
07/01369/FUL	Permit Full Planning Permission	Unit K1 Buckshaw Link Ordnance Road Buckshaw Village Chorley	Erection of buildings and associated works for employment development within use classes B1, B2, and B8 (part amendment to previously approved scheme ref: 06/01304/REMMAJ)
07/01388/FUL	Permit Full Planning Permission	16 Runshaw Lane Euxton Chorley PR7 6AU	Change of Use of ground floor from Butchers (A1) to Hot Food Takeaway (A5), and erection of a chimney to rear to encase an extractor flue vent,

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Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	5 February 2008

LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 19 December 2007 and 21 January 2008

Plan Ref 07/00131/ADV **Date Received** 12.02.2007 **Decision** Application Withdrawn
Ward: Chorley South East **Date Decided** 08.01.2008

Proposal : Erection of non illuminated shop sign,
Location : 96 Bolton Street Chorley Lancashire PR7 3DX
Applicant: G Robinson Avanti-IT Ltd 96 Bolton Street Chorley Lancashire PR7 3DX

Plan Ref 07/00132/LBC **Date Received** 08.02.2007 **Decision** Application Withdrawn
Ward: Pennine **Date Decided** 19.12.2007

Proposal : Listed building consent for replacement windows to existing dwelling.
Location : Cliff Farm Higher House Lane Heapey Chorley PR6 9BU
Applicant: Mr J Anthony Cliff Farm Higher House Lane Heapey Chorley PR6 9BU

Plan Ref 07/00176/FUL **Date Received** 20.02.2007 **Decision** Application Withdrawn
Ward: **Date Decided** 19.12.2007

Proposal : Rear conservatory
Location : 4 Fusiliers Close Buckshaw Village Whittle-Le-Woods Chorley Lancashire
Applicant: Mr D Raponi 4 Fusiliers Close Buckshaw Village Whittle-Le-Woods Chorley Lancashire PR7 7BT

Plan Ref 07/00245/TPO **Date Received** 26.02.2007 **Decision** Application Withdrawn
Ward: Clayton-le-Woods North **Date Decided** 04.01.2008

Proposal : Proposed trimming of trees covered by TPO2 (Clayton Le Woods) 1994
Location : 6 Mallards Walk Bamber Bridge Preston PR5 6AY
Applicant: Jamel Khalifa 6 Mallards Walk Bamber Bridge Preston PR5 6AY

Plan Ref 07/00286/FUL **Date Received** 09.03.2007 **Decision** Application Withdrawn
Ward: Chorley South West **Date Decided** 08.01.2008

Proposal : Erection of conservatory,
Location : 39 Keepers Wood Way Chorley PR7 2FU
Applicant: M J Macdonald 39 Keepers Wood Way Chorley PR7 2FU

Plan Ref 07/00405/FUL **Date Received** 05.04.2007 **Decision** Application Withdrawn
Ward: Chorley East **Date Decided** 08.01.2008

Proposal : Erection of timber fence attached to existing boundary wall,
Location : 2A Worthy Street Chorley PR6 0PL
Applicant: Saleem Riaz 2A Worthy Street Chorley PR6 0PL

Plan Ref 07/00439/FUL **Date Received** 17.04.2007 **Decision** Application Withdrawn
Ward: Chorley East **Date Decided** 21.12.2007

Proposal : Alterations to shop front
Location : 27 Steeley Lane Chorley PR6 0RJ
Applicant: Mr A Manan 5 Seymour Street Chorley

Plan Ref 07/00501/FUL **Date Received** 26.04.2007 **Decision** Application Withdrawn
Ward: Chorley North East **Date Decided** 04.01.2008

Proposal : Proposed access point for WM1.4 Site
Location : Land 400m South Of Next Generation Sport Centre Millennium Way Whittle-Le-Woods Lancashire
Applicant: Primrose Holdings Heys Farm Chapel Lane Heapey Chorley Lancashire PR6 8EW

Plan Ref 07/00604/COU **Date Received** 23.05.2007 **Decision** Application Withdrawn
Ward: Eccleston And Mawdesley **Date Decided** 04.01.2008

Proposal : Proposed change of use of a residential dwelling to offices to the ground floor level with parking for two cars
Location : 225 The Green Eccleston Lancashire PR7 5SX
Applicant: Moore Readymix Ltd 8 The Hawthorns Eccleston Chorley PR7 5QW

Plan Ref 07/00740/FUL **Date Received** 25.06.2007 **Decision** Application Withdrawn
Ward: Wheelton And Withnell **Date Decided** 04.01.2008

Proposal : Dropped kerb
Location : 395 Blackburn Road Higher Wheelton Wheelton Chorley Lancashire
Applicant: Mr M Hurley 395 Blackburn Road Higher Wheelton Chorley PR6 8HY

Plan Ref 07/00767/FUL **Date Received** 03.07.2007 **Decision** Application Withdrawn
Ward: Chorley South West **Date Decided** 04.01.2008

Proposal : Demolish existing side conservatory and erect new conservatory to the side
Location : 160 Draperfield Chorley PR7 3PP
Applicant: Mrs Bibby 160 Draperfield Chorley PR7 3PP

Plan Ref 07/00839/FUL **Date Received** 23.07.2007 **Decision** Application Withdrawn
Ward: Eccleston And Mawdesley **Date Decided** 04.01.2008

Proposal : Proposed placement of 3 No. metal containers for the use as temporary staff accommodation
Location : Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL
Applicant: Mr John Waring Cliffs Farm Wood Lane Mawdesley Ormskirk L40 2RL

Plan Ref 07/00997/FUL **Date Received** 23.08.2007 **Decision** Permit Full Planning Permission
Ward: Eccleston And Mawdesley **Date Decided** 21.12.2007

Proposal : Proposed motorised awning to front of building for use by smokers during club opening hours.
Location : Eccleston Working Mens Institute The Green Eccleston Lancashire
Applicant: Mr P Houston Eccleston Working Mens Institute The Green Eccleston Lancashire

Plan Ref 07/01067/TPO **Date Received** 17.09.2007 **Decision** Application Withdrawn
Ward: Clayton-le-Woods **Date Decided** 04.01.2008
West And
Cuerden

Proposal : Trimming of dead/unsafe branches on oak tree (Tree Preservation Order No 8 Clayton-le-Woods 1996)
Location : 8 Dahlia Close Clayton-Le-Woods Leyland PR25 5TF
Applicant: Karen O'Hanlon 8 Dahlia Close Clayton-Le-Woods Leyland PR25 5TF

Plan Ref 07/01082/FUL **Date Received** 20.09.2007 **Decision** Permit Full Planning Permission
Ward: Chisnall **Date Decided** 19.12.2007

Proposal : Erection of single storey and two storey rear extension and alterations to existing dwelling
Location : Jepsons Farm 33 Chorley Lane Charnock Richard Chorley PR7 5EP
Applicant: Mr & Mrs Houghton Jepsons Farm 33 Chorley Lane Charnock Richard Chorley

Plan Ref 07/01089/FULMAJ **Date Received** 24.09.2007 **Decision** Permit Full Planning Permission
Ward: Heath Charnock **Date Decided** 09.01.2008
And Rivington

Proposal : Replacement poultry cabin
Location : Hall O'th Hill Chorley Road Heath Charnock Lancashire PR6 9HX
Applicant: Mr G Riley Hall O'th Hill Farm Off Bolton Road Heath Charnock

Plan Ref 07/01110/LBC **Date Received** 25.09.2007 **Decision** Grant Listed Building Consent
Ward: Clayton-le-Woods **Date Decided** 20.12.2007
And Whittle-le-Woods

Proposal : Listed Building Consent for the enlargement of residential curtilage to rear including erection of boundary wall,
Location : Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire PR6 7LB
Applicant: Mrs Alex Westhead C/o Agent JWPC Ltd, Stanley House Lowergate Clitheroe

Plan Ref 07/011111/FUL **Date Received** 26.09.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-Woods **Date Decided** 20.12.2007

Proposal : Enlargement of residential curtilage of Dolphin Farmhouse and erection of new boundary wall to rear, and erection of one detached dwelling,

Location : Squires Riding School Dolphin Farm 2 Chorley Old Road Whittle-Le-Woods Lancashire

Applicant: Mrs Alex Westhead c/o Agent JWPC LTd, Stanley House Lowergate Clitheroe

Plan Ref 07/011112/FUL **Date Received** 25.09.2007 **Decision** Application Withdrawn

Ward: Lostock **Date Decided** 10.01.2008

Proposal : Erection of agricultural workers dwelling to replace residential caravan, erection of a wind turbine to provide power to the dwelling (15m high to hub), and ground source heat pump,

Location : Land 580m South Of Little Hanging Bridge Farm Meadow Lane Croston

Applicant: Mr V Fitzell Manor House Farm Diamond Jubilee Road Rufford L40 1TD

Plan Ref 07/011113/LBC **Date Received** 26.09.2007 **Decision** Grant Listed Building Consent

Ward: Chorley South
East **Date Decided** 07.01.2008

Proposal : Listed Building consent to replace existing stairway, raise floor in study and replace existing french doors with window to accommodate new floor level.

Location : Halliwells Farm Yarrow Gate Chorley PR7 3AZ

Applicant: Neil Pearson Halliwells Farm Yarrow Gate Chorley PR7 3AZ

Plan Ref 07/011133/FUL **Date Received** 01.10.2007 **Decision** Refuse Full Planning Permission

Ward: Brindle And
Hoghton **Date Decided** 07.01.2008

Proposal : Replacement windows and rear extension to form new stairs.

Location : 135 Bournes Row Brindle Preston PR5 0DQ

Applicant: Rebecca James 4 Mansfield Drive Hoghton PR5 0EJ

Plan Ref 07/01164/TCON **Date Received** 10.10.2007 **Decision** No objection to Tree Works

Ward: Wheelton And Withnell **Date Decided** 14.01.2008

Proposal : Felling of two trees within Withnell Fold Conservation Area,
Location : Memorial Garden Withnell Fold Withnell
Applicant: K Jones 20 Withnell Fold Withnell Chorley PR6 8BA

Plan Ref 07/01175/FUL **Date Received** 11.10.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 21.12.2007

Proposal : Erection of single storey side extension,
Location : Dorcliffe Bolton Road Heath Charnock Chorley PR7 4AZ
Applicant: Mr & Mrs Conway Dorcliffe Bolton Road Heath Charnock Chorley PR7 4AZ

Plan Ref 07/01178/FUL **Date Received** 15.10.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 21.12.2007

Proposal : Alterations to roof at rear,
Location : Oak House 54 New Street Mawdesley Ormskirk L40 2QP
Applicant: Mrs C Dale Oak House 54 New Street Mawdesley Ormskirk L40 2QP

Plan Ref 07/01182/FUL **Date Received** 15.10.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 21.12.2007

Proposal : Change of use from Nursing Home to residential dwelling, and erection of new conservatory and porch,
Location : 43 - 45 Ashfield Road Chorley PR7 1LP
Applicant: Mr Singh 43 - 45 Ashfield Road Chorley PR7 1LP

Plan Ref 07/01185/FUL **Date Received** 16.10.2007 **Decision** Application Withdrawn

Ward: Wheelton And Withnell **Date Decided** 09.01.2008

Proposal : Erection of stable / tack room,
Location : Raeburn Pike Lowe Brinscall Chorley PR6 8SP
Applicant: Mr F Rae Raeburn Pike Lowe Brinscall Chorley PR6 8SP

Plan Ref 07/01186/COU **Date Received** 15.10.2007 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 21.12.2007

Proposal : Change of use from a betting office (A2) to a mixed use involving a Cafe (A3) and Takeaway (A5)

Location : 77A Tunley Holme Bamber Bridge Preston PR5 8ES

Applicant: Donna Womack 103 Long Acre Bamber Bridge Preston PR5 8HQ

Plan Ref 07/01189/FUL **Date Received** 16.10.2007 **Decision** Refuse Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 04.01.2008

Proposal : Erection of detached garage with storage facility,

Location : Th'owd Stables Hall Lane Mawdesley Ormskirk L40 2QY

Applicant: Mr Mawdesley Th'owd Stables Hall Lane Mawdesley Ormskirk L40 2QY

Plan Ref 07/01190/FUL **Date Received** 16.10.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 21.12.2007

Proposal : Erection of single storey rear extension,

Location : 7 Kellet Avenue Clayton-Le-Woods Leyland PR25 5TE

Applicant: Mr Vickers 7 Kellet Avenue Clayton-Le-Woods Leyland PR25 5TE

Plan Ref 07/01194/FUL **Date Received** 17.10.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 14.01.2008

Proposal : Erection of rear conservatory,

Location : Horsestone Cottage Parr Lane Eccleston Chorley PR7 5RP

Applicant: Mr M Waine Horsestone Cottage Parr Lane Eccleston Chorley PR7 5RP

Plan Ref 07/01195/FUL **Date Received** 19.10.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 09.01.2008

Proposal : Extension of existing menege,

Location : Quaker Brook Farm Quaker Brook Lane Hoghton Lancashire PR5 0RA

Applicant: Mr D Pendlebury Quaker Brook Farm Quaker Brook Lane Hoghton Lancashire

Plan Ref 07/01197/FULMAJ **Date Received** 18.10.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 09.01.2008

Proposal : Erection of sixty four place prisoner block with ancillary soft tarmac multi court exercise area, extension to staff car park and provision of additional visitors car parking spaces,

Location : Hm Prison Wymott Moss Lane Ulnes Walton Lancashire PR26 8LX

Applicant: National Offender Management Service C/o Agent

Plan Ref 07/01201/LBC **Date Received** 19.10.2007 **Decision** Refuse Listed Building Consent

Ward: Clayton-le-Woods North **Date Decided** 21.01.2008

Proposal : Listed Building Consent for the retention of external electricity supply to feed trunking serving existing smoking shelter,

Location : The Lord Nelson Radburn Brow Clayton-Le-Woods Chorley Lancashire

Applicant: J Pearson The Lord Nelson Radburn Brow Clayton-Le-Woods Chorley Lancashire PR6 7RA

Plan Ref 07/01207/FUL **Date Received** 19.10.2007 **Decision** Permit Full Planning Permission

Ward: Astley And Buckshaw **Date Decided** 08.01.2008

Proposal : Erection of conservatory to rear,

Location : Billinge House Euxton Lane Euxton Lancashire PR7 6DL

Applicant: A J Masterson Billinge House Euxton Lane Euxton Lancashire PR7 6DL

Plan Ref 07/01211/ADV **Date Received** 22.10.2007 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 21.12.2007

Proposal : Erection of 2 fascia signs and 2 projecting signs (internally illuminated),

Location : 29 Chapel Street Chorley PR7 1BN

Applicant: CWS Retail Financial Services Hanover Building PO Box 53 New Century House Manchester

Plan Ref 07/01219/REMMAJ **Date Received** 22.10.2007 **Decision** Approve Reserved Matters

Ward: Astley And Buckshaw **Date Decided** 07.01.2008

Proposal : Reserved matters for residential development comprising 34 no. dwellings and associated works.
Location : Parcel J Buckshaw Avenue Buckshaw Village Lancashire
Applicant: David Wilson Homes North West Wilson House Cinnamon Park Fearnhead Warrington WA2 0XP

Plan Ref 07/01220/FUL **Date Received** 24.10.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods West And Cuerden **Date Decided** 19.12.2007

Proposal : Construction of glass house, storage reservoir, warehouse building (inc related offices and staff facilities) new access and car parking for wholesale horticulture,
Location : Land 120 South West Of Lydiate Fram Wigan Road Clayton-Le-Woods
Applicant: Mr Lee Ainscough 21 Turnbury Close Euxton Euxton Preston PR7 6FF

Plan Ref 07/01222/FUL **Date Received** 25.10.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 08.01.2008

Proposal : Single storey rear extension and two front dormers.
Location : 40 Kingsway Euxton Chorley PR7 6PP
Applicant: Miss J Connor 40 Kingsway Euxton Chorley PR7 6PP

Plan Ref 07/01223/FUL **Date Received** 25.10.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 19.12.2007

Proposal : Proposed first floor extension, single storey side and rear extension
Location : 79 Lords Croft Clayton-Le-Woods Chorley PR6 7TR
Applicant: Mrs F Ghari 79 Lords Croft Clayton-Le-Woods Chorley PR6 7TR

Plan Ref 07/01225/FUL **Date Received** 25.10.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 19.12.2007

Proposal : Two-storey side extension, first floor rear extension and single storey conservatory
Location : 10B Lancaster Street Coppull Chorley PR7 4QB
Applicant: Mr & Mrs R M Nolan 34 Mountain Road Coppull Chorley PR7 5EL

Plan Ref 07/01226/REMMAJ **Date Received** 25.10.2007 **Decision** Approve
Reserved
Matters

Ward: Chorley South **Date Decided** 21.01.2008
East

Proposal : Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works,

Location : Barratt Parcel Formerly Multipart Distribution Limited Pilling Lane Chorley

Applicant: Barratt Homes (Manchester) 4 Brindley Road City Park Manchester M16 9HQ

Plan Ref 07/01227/REMMAJ **Date Received** 25.10.2007 **Decision** Approve
Reserved
Matters

Ward: Chorley South **Date Decided** 21.01.2008
East

Proposal : Reserved Matters Application for the construction of access road, public open space, childrens play area and associated landscaping,

Location : Formerly Multipart Distribution Limited Pilling Lane Chorley

Applicant: Redrow Homes / Barratt Homes C/o Agent

Plan Ref 07/01228/REMMAJ **Date Received** 25.10.2007 **Decision** Approve
Reserved
Matters

Ward: Chorley South **Date Decided** 21.01.2008
East

Proposal : Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works,

Location : Redrow Parcel Formerly Multipart Distribution Limited Pilling Lane Chorley

Applicant: Redrow Homes (Lancashire) Ltd Redrow House 14 Eaton Avenue Buckshaw Village Chorley PR7 7NA

Plan Ref 07/01229/FUL **Date Received** 26.10.2007 **Decision** Permit Full
Planning
Permission

Ward: Clayton-le-Woods **Date Decided** 09.01.2008
North

Proposal : Provision of covered storage areas to council provided recycling bins and proposed landscaping to car park.

Location : The Martindales Clayton-Le-Woods Lancashire

Applicant: Mr M Simpson Heyside House Blackshaw Lane Heyside Royton Oldham OL2 6NS

Plan Ref 07/01230/FUL **Date Received** 25.10.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
West **Date Decided** 19.12.2007

Proposal : Reconfiguration of existing car park, erection of relocation of new Tomra recycling area with associated revised lighting strategy.

Location : Tesco Stores Ltd Ackhurst Park Industrial Estate Foxhole Road Chorley PR7 1NW

Applicant: Tesco Stores Ltd C/O Agent

Plan Ref 07/01231/TPO **Date Received** 26.10.2007 **Decision** Consent for Tree Works

Ward: Chorley North
East **Date Decided** 07.01.2008

Proposal : Proposed felling of one lime and one ash tree within Tree Preservation Order No 7 (Chorley) 2002.

Location : St Peters Church Harpers Lane Chorley PR6 0HP

Applicant: Rev L Atherton The Vicarage St Peters Church Harpers Lane Chorley

Plan Ref 07/01232/FUL **Date Received** 26.10.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock
And Rivington **Date Decided** 21.12.2007

Proposal : Proposed side conservatory.

Location : 5 The Hamlet Heath Charnock Chorley PR7 4EG

Applicant: Alma Hope 5 The Hamlet Heath Charnock Chorley PR7 4EG

Plan Ref 07/01233/FUL **Date Received** 26.10.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South
West **Date Decided** 21.12.2007

Proposal : Rear conservatory

Location : 54 Keepers Wood Way Chorley PR7 2FU

Applicant: Mr And Mrs A Holding 54 Keepers Wood Way Chorley PR7 2FU

Plan Ref 07/01234/FUL **Date Received** 26.10.2007 **Decision** Permit Full Planning Permission

Ward: Astley And
Buckshaw **Date Decided** 21.12.2007

Proposal : Erection of garden shed,

Location : 1 Darwen Fold Close Buckshaw Village Chorley Lancashire PR7 7DT

Applicant: Mr E C Thornton C/O 11 Borrowdale Road Leyland PR25 3AU

Plan Ref 07/01235/TCON **Date Received** 29.10.2007 **Decision** No objection to Tree Works

Ward: Lostock **Date Decided** 07.01.2008

Proposal : Pruning of tree at rear of property.
Location : Croftlands 34 Grape Lane Croston Leyland PR26 9HB
Applicant: John Thompson 199A The Green Eccleston PR7 5SX

Plan Ref 07/01236/FUL **Date Received** 29.10.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 21.12.2007

Proposal : Erection of single storey extension to front and side,
Location : Coopers Farm 22 Church Lane Charnock Richard Chorley PR7 3RB
Applicant: Mr & Mrs Blohm Coopers Farm 22 Church Lane Charnock Richard Chorley

Plan Ref 07/01237/FUL **Date Received** 29.10.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 14.01.2008

Proposal : Erection of two storey side extension,
Location : 34 Millbrook Close Wheelton Chorley PR6 8JY
Applicant: Miss M Singleton 34 Millbrook Close Wheelton Chorley PR6 8JY

Plan Ref 07/01238/FUL **Date Received** 29.10.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 21.12.2007

Proposal : Change of use from house with flat to form 3 no.1 bedroom flats.
Location : 13 Railway Road Adlington Chorley PR7 4EH
Applicant: Mr D Ashmore Church View Vicarage Close Adlington

Plan Ref 07/01239/FUL **Date Received** 30.10.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 24.12.2007

Proposal : Conversion of existing double garage to living accommodation, and addition of new bay windows to original garage door openings,
Location : 13 Westminster Place Eccleston Chorley PR7 5QP
Applicant: Mr P Metge 13 Westminster Place Eccleston Chorley PR7 5QP

Plan Ref 07/01240/FUL **Date Received** 30.10.2007 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 21.12.2007

Proposal : Refurbishment of cottages including single storey rear extensions and detached double garage.

Location : The Cottages Miry Fold Farm Briers Brow Wheelton Lancashire

Applicant: Primrose Holdings C/O Agent

Plan Ref 07/01242/LBC **Date Received** 30.10.2007 **Decision** Grant Listed Building Consent

Ward: Chorley North **Date Decided** 04.01.2008
West

Proposal : Listed Building Consent for a proposed sign to front elevation, replacing previous tenants

Location : The Manor House 35 - 37 St Thomas's Road Chorley PR7 1HP

Applicant: DUCE Ltd The Manor House 35 - 37 St Thomas's Road Chorley PR7 1HP

Plan Ref 07/01243/ADV **Date Received** 31.10.2007 **Decision** Advertising Consent

Ward: Chorley North **Date Decided** 04.01.2008
West

Proposal : Proposed sign to front elevation, replacing previous tenants

Location : The Manor House 35 - 37 St Thomas's Road Chorley PR7 1HP

Applicant: DUCE Ltd The Manor House 35 - 37 St Thomas's Road Chorley PR7 1HP

Plan Ref 07/01245/LBC **Date Received** 31.10.2007 **Decision** Grant Listed Building Consent

Ward: Euxton North **Date Decided** 24.12.2007

Proposal : Listed Building Consent to create an additional opening window and to replace one of the existing glazed window with an opening fully glazed door,

Location : The Stables 20 Runshaw Hall Runshaw Hall Lane Euxton Chorley

Applicant: Mr Anthony McKenna The Stables 20 Runshaw Hall Runshaw Hall Lane Euxton Chorley PR7 6HQ

Plan Ref 07/01246/FUL **Date Received** 31.10.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 08.01.2008

Proposal : Proposed detached dwelling.

Location : Land 5m West Of 33 Balshaw Lane Euxton

Applicant: Mr M Myers 37 Hall Lane Hindley Wigan Lancs WN2 2SA

Plan Ref 07/01249/ADV **Date Received** 02.11.2007 **Decision** Advertising Consent
Ward: Chorley North East **Date Decided** 19.12.2007

Proposal : 2 x 48 advertisement sheets and 1 x 96 advertisement sheet with overhead illumination
Location : British Gas Depot Bengal Street Chorley PR7 1SA
Applicant: Mr Tony Nixon National Grid House Gallows Hill Warwick Warwickshire

Plan Ref 07/01250/FUL **Date Received** 04.11.2007 **Decision** Permit Full Planning Permission
Ward: Astley And Buckshaw **Date Decided** 21.12.2007

Proposal : Rear conservatory
Location : 26 Lancashire Drive Buckshaw Village Chorley Lancashire PR7 7BJ
Applicant: Mr . Strong 26 Lancashire Drive Buckshaw Village Chorley Lancashire PR7 7BJ

Plan Ref 07/01254/FUL **Date Received** 02.11.2007 **Decision** Permit Full Planning Permission
Ward: Chisnall **Date Decided** 21.12.2007

Proposal : Infill of carport area, erection of two storey rear extension, and erection of new front boundary wall and gates,
Location : 222 Preston Road Coppull Lancashire PR7 5EB
Applicant: Mr L Weston 222 Preston Road Coppull PR7 5EB

Plan Ref 07/01255/FUL **Date Received** 02.11.2007 **Decision** Permit Full Planning Permission
Ward: Pennine **Date Decided** 21.01.2008

Proposal : Proposed rear extension, pitched roofs to front and rear, and terrace area to first floor
Location : Copthurst Cottage Copthurst Lane Whittle-Le-Woods Chorley PR6 8LP
Applicant: Mrs M Adams Copthurst Cottage Copthurst Lane Whittle-le-Woods Chorley

Plan Ref 07/01257/FUL **Date Received** 01.11.2007 **Decision** Permit Full Planning Permission
Ward: Wheelton And Withnell **Date Decided** 21.12.2007

Proposal : Change of use of barn to one dwelling.
Location : Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN
Applicant: Primrose Holdings C/O Agent

Plan Ref 07/01258/LBC **Date Received** 01.11.2007 **Decision** Grant Listed Building Consent

Ward: Wheelton And Withnell **Date Decided** 21.12.2007

Proposal : Change of use and alteration to barn to form one dwelling.
Location : Miry Fold Farm Briers Brow Wheelton Lancashire PR6 8JN
Applicant: Primrose Holdings C/O Agent

Plan Ref 07/01260/FUL **Date Received** 05.11.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 16.01.2008

Proposal : Single storey rear extension to form kitchen, bathroom and conservatory.
Location : 36 Bradley Lane Eccleston Chorley PR7 5TQ
Applicant: Mr P Barrow 57 Lydiate Lane Eccleston Chorley PR7 6LX

Plan Ref 07/01261/FUL **Date Received** 05.11.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 18.01.2008

Proposal : Demolition of existing property and construction of 2no. dwellings and amendment to access position on Spinney Close.
Location : Camelot Spinney Close Whittle-Le-Woods Chorley PR6 7PW
Applicant: Wainhomes Developments Ltd Chorley Business And Technology Centre Euxton Lane Chorley PR7 6TE

Plan Ref 07/01263/TPO **Date Received** 31.10.2007 **Decision** Consent for Tree Works

Ward: Chorley North East **Date Decided** 14.01.2008

Proposal : Various works to trees covered by TPO 7 (Chorley) 1989 and felling one tree covered by TPO no. 13, 1987.
Location : The Church Of Jesus Christ Preston Temple Complex Temple Way Chorley Lancashire
Applicant: The Church Of Jesus Christ Of The Latter Day Saints The Church Of Jesus Christ Preston Temple Complex Temple Way Chorley Lancashire PR6 7EQ

Plan Ref 07/01264/FUL **Date Received** 31.10.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And Mawdesley **Date Decided** 20.12.2007

Proposal : Proposed detached dormer bungalow
Location : Avondale Towngate Eccleston Chorley PR7 5QS
Applicant: Mrs S Potter Avondale Towngate Eccleston PR7 5QF

Plan Ref 07/01266/FUL **Date Received** 06.11.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods And Whittle-le-Woods **Date Decided** 04.01.2008

Proposal : Single storey front extension
Location : 2 Birch Field Clayton-Le-Woods Chorley PR6 7RE
Applicant: Mr And Mrs Western 2 Birch Field Clayton-Le-Woods Chorley PR6 7RE

Plan Ref 07/01267/FUL **Date Received** 06.11.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 21.01.2008

Proposal : First floor and two storey side extension,
Location : 44 The Oaks Chorley PR7 3QU
Applicant: Mr And Mrs Clayton 44 The Oaks Eaves Green Chorley PR7 3QX

Plan Ref 07/01268/FUL **Date Received** 06.11.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South West **Date Decided** 14.01.2008

Proposal : First floor rear extension.
Location : 40 Collingwood Road Chorley PR7 2PW
Applicant: Ahmed Bharucha 40 Collingwood Road Chorley PR7 2PW

Plan Ref 07/01270/FUL **Date Received** 06.11.2007 **Decision** Permit Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 21.01.2008

Proposal : Erection of two detached bungalows
Location : Land 50m South Of 3 Mercer Court Heath Charnock Lancashire
Applicant: Mr E Joynt C/o Agent

Plan Ref 07/01271/FULMAJ **Date Received** 06.11.2007 **Decision** Application Withdrawn
Ward: Chorley North **Date Decided** 21.01.2008
 West

Proposal : Demolition of existing building and erection of four storey apartment building, providing 28 no. one and two bedroom apartments with associated car parking and landscaping.

Location : Northolme Private Nursing Home 67 Preston Road Chorley Lancashire PR7 1PL
Applicant: Arley Homes The Old Rectory Rectory Lane Winwick Warrington WA2 8TD

Plan Ref 07/01273/FUL **Date Received** 08.11.2007 **Decision** Permit Full Planning Permission
Ward: Euxton North **Date Decided** 24.12.2007

Proposal : Two storey rear extension
Location : Bournes Farm Runshaw Lane Euxton Chorley PR7 6HB
Applicant: Mr And Mrs R McCormick Bournes Farm Runshaw Lane Euxton Chorley PR7 6HB

Plan Ref 07/01277/FUL **Date Received** 08.11.2007 **Decision** Permit Full Planning Permission
Ward: Chorley North **Date Decided** 21.12.2007
 East

Proposal : Installation of a through the window ATM.
Location : 39 Harpers Lane Chorley PR6 7AB
Applicant: Alliance And Leicester PLC Carlton Park Narborough Leicester LE19 0AL

Plan Ref 07/01278/COU **Date Received** 07.11.2007 **Decision** Permit Full Planning Permission
Ward: Chorley South **Date Decided** 24.12.2007
 East

Proposal : Change of use from shop (A1) to hot food takeaway (A5),
Location : 39 Chapel Street Chorley PR7 1BU
Applicant: Mrs E Almond C/O Peter Gilkes And Co

Plan Ref 07/01279/FUL **Date Received** 07.11.2007 **Decision** Permit Full Planning Permission
Ward: Clayton-le-Woods **Date Decided** 21.12.2007
 West And
 Cuerden

Proposal : Two storey extension to side of dwelling, formation of pitched roofs and repositioning of garage,
Location : 20 Hampson Avenue Clayton-Le-Woods Leyland PR25 5TH
Applicant: Miss K. Sharkey 20 Hampson Avenue Clayton-Le-Woods Leyland PR25 5TH

Plan Ref 07/01281/FUL **Date Received** 19.11.2007 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 14.01.2008

Proposal : Proposed new dwelling.
Location : Land 5m South Of 318 Preston Road Whittle-Le-Woods
Applicant: Mr J Farrington Buckley Gate Farm Preston Road Ribchester

Plan Ref 07/01282/FUL **Date Received** 07.11.2007 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock **Date Decided** 21.12.2007
And Rivington

Proposal : Two storey side extension
Location : 9 Danesway Heath Charnock Chorley PR7 4EY
Applicant: Mr S Marsden 9 Danesway Heath Charnock PR7 4EY

Plan Ref 07/01283/FUL **Date Received** 09.11.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South **Date Decided** 10.01.2008
East

Proposal : Installation of smoking shelter on new car park area.
Location : Enterprise Training Group Training Centre King Street Chorley PR7 3AN
Applicant: T P Properties C/O Allotment Hall Farm Burnley Road Altham BB5 5UA

Plan Ref 07/01287/FUL **Date Received** 12.11.2007 **Decision** Permit Full Planning Permission

Ward: Eccleston And **Date Decided** 07.01.2008
Mawdesley

Proposal : Proposed two storey rear and single storey side extension.
Location : Willowdean 46 Gorsey Lane Mawdesley Ormskirk L40 3TF
Applicant: Mr And Mrs S Charnock 46 Gorsey Lane Mawdesley L40 3TF

Plan Ref 07/01288/FUL **Date Received** 13.11.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 21.12.2007

Proposal : Erection of a single storey side extension.
Location : 13 Lancaster Street Coppull Chorley PR7 4QB
Applicant: Paul Bolton 13 Lancaster Street Coppull Chorley PR7 4QB

Plan Ref 07/01290/FUL **Date Received** 12.11.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 08.01.2008

Proposal : Single storey infill extension to link the two buildings
Location : Bretherton Endowed C Of E School South Road Bretherton Leyland PR26 9AH
Applicant: The Board Of Govenors Bretherton Endowed C Of E School South Road Bretherton Leyland PR26 9AH

Plan Ref 07/01293/ADV **Date Received** 13.11.2007 **Decision** Application Withdrawn

Ward: Clayton-le-Woods North **Date Decided** 19.12.2007

Proposal : Erection of builders advertisement hoarding,
Location : 605 Preston Road Clayton-Le-Woods Chorley PR6 7EB
Applicant: Wainholmes Development Ltd Chorley Business And Tech Centre Euxton Lane Chorley PR7 6TE

Plan Ref 07/01294/TCON **Date Received** 13.11.2007 **Decision** No objection to Tree Works

Ward: Pennine **Date Decided** 21.01.2008

Proposal : Proposed removal of Sycamore tree and replace with flowering cherry tree
Location : Coppice Smithy Coppice Lane Anglezarke Chorley Lancashire
Applicant: Robert Golder Coppice Smithy Coppice Lane Anglezarke Chorley Lancashire

Plan Ref 07/01295/FUL **Date Received** 13.11.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 04.01.2008

Proposal : Erection of conservatory to rear
Location : 40 Hurst Brook Coppull Chorley PR7 4QU
Applicant: Mrs T Kinley 40 Hurst Brook Coppull Chorley PR7 4QU

Plan Ref 07/01297/FUL **Date Received** 13.11.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 21.01.2008

Proposal : Conversion of integral garage to living accommodation.
Location : 8 Burwell Avenue Coppull Chorley PR7 5DL
Applicant: Mr M Price 8 Burwell Avenue Coppull Chorley PR7 5DL

Plan Ref 07/01298/FUL **Date Received** 14.11.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 20.12.2007

Proposal : First floor rear extension
Location : 7 Stocks Lane Heskin Chorley PR7 5LT
Applicant: Mr Marshal 7 Stocks Lane Heskin Chorley PR7 5LT

Plan Ref 07/01299/FUL **Date Received** 14.11.2007 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 16.01.2008

Proposal : Erection of two storey extension to west elevation
Location : Rivington Primary School Horrobin Lane Rivington Horwich Bolton
Applicant: Rivington Primary School Horrobin Lane Rivington Horwich Bolton BL6 7SD

Plan Ref 07/01300/LBC **Date Received** 14.11.2007 **Decision** Grant Listed Building Consent

Ward: Heath Charnock And Rivington **Date Decided** 21.01.2008

Proposal : Listed Building Consent for the relocation of the existing mounting stone
Location : Rivington Primary School Horrobin Lane Rivington Horwich Bolton
Applicant: Rivington Primary School Horrobin Lane Rivington Horwich Bolton BL6 7SD

Plan Ref 07/01305/FUL **Date Received** 16.11.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 02.01.2008

Proposal : Erection of a two storey side extension, rear conservatory and a detached double garage
Location : 16 Russell Square West Chorley PR6 0AR
Applicant: Mr And Mrs Ashurst 16 Russell Square West Chorley PR6 0AR

Plan Ref 07/01306/FUL **Date Received** 19.11.2007 **Decision** Permit Full Planning Permission

Ward: Euxton South **Date Decided** 07.01.2008

Proposal : Erection of conservatory to rear.
Location : 12 Cotswold Avenue Euxton Chorley PR7 6NR
Applicant: Mr And Mrs Jones 12 Cotswold Avenue Euxton PR7 6NR

Plan Ref 07/01307/FUL **Date Received** 19.11.2007 **Decision** Permit Full Planning Permission
Ward: Lostock **Date Decided** 08.01.2008

Proposal : Demolition of existing attached garage and utility room, erection of two storey side and single storey rear extensions, including rear balcony/terrace and front bay window (two storey), front porch canopy, new leaf of brickwork to east elevation, change of existing brickwork and internal alterations.
Location : 132 South Road Bretherton Leyland PR26 9AH
Applicant: Mr And Mrs K Blezard 132 South Road Bretherton Leyland PR26 9AH

Plan Ref 07/01310/FUL **Date Received** 19.11.2007 **Decision** Permit Full Planning Permission
Ward: Chorley East **Date Decided** 08.01.2008

Proposal : Two storey side extension.
Location : 25 Pennine Road Chorley PR6 0AW
Applicant: Mr L Clitheroe 25 Pennine Road Chorley PR6 0AW

Plan Ref 07/01311/FUL **Date Received** 20.11.2007 **Decision** Permit Full Planning Permission
Ward: Eccleston And Mawdesley **Date Decided** 15.01.2008

Proposal : Raising of the roof eaves of the existing bungalow to create additional living accommodation at first floor level incorporating dormer windows and balconies and front extension to garage
Location : Wimbourne Tincklers Lane Mawdesley Ormskirk L40 2RB
Applicant: Mr J Silcock Wimbourne House Tincklers Lane Mawdesley Chorley

Plan Ref 07/01312/FUL **Date Received** 21.11.2007 **Decision** Permit Full Planning Permission
Ward: Pennine **Date Decided** 02.01.2008

Proposal : Demolition of existing house and erection of replacement 3 storey dwelling with attached garage (Amendment to previous permission (06/00598/FUL),
Location : 10 Dark Lane Whittle-Le-Woods Chorley Lancashire PR6 8AE
Applicant: Mr Toal And Mrs Whitworth 22 The Foxwood Charnock Richard Chorley PR7 5JQ

Plan Ref 07/01314/FUL **Date Received** 21.11.2007 **Decision** Permit Full Planning Permission
Ward: Eccleston And Mawdesley **Date Decided** 16.01.2008

Proposal : First floor extension to existing detached garage to form games room and gym.
Location : Beech House Back Lane Mawdesley Ormskirk L40 3SY
Applicant: Mr D Cain Beech House Back Lane Mawdesley Ormskirk L40 3SY

Plan Ref 07/01315/FUL **Date Received** 21.11.2007 **Decision** Permit Full Planning Permission

Ward: Adlington & Anderton **Date Decided** 16.01.2008

Proposal : First floor extension to the front.
Location : 23 Carrington Road Adlington Chorley PR7 4RN
Applicant: Mr M Bayliss 23 Carrington Road Adlington Chorley PR7 4RN

Plan Ref 07/01316/COU **Date Received** 21.11.2007 **Decision** Application Withdrawn

Ward: Clayton-le-Woods North **Date Decided** 09.01.2008

Proposal : Change of use from residents lounge to an office for the use of 4 staff from Accent Northwest Housing, do building alterations, no alterations to access (staircase already DDA compliant)
Location : The Martindales Clayton Green Road Clayton Le Woods Chorley Preston
Applicant: Mr M Simpson The Martindales Clayton Green Road Clayton le Woods Chorley Preston Lancashire PR6 7TH

Plan Ref 07/01317/FUL **Date Received** 21.11.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods North **Date Decided** 08.01.2008

Proposal : Rear extension,
Location : The Stables 604 Preston Road Clayton-Le-Woods Chorley PR6 7EH
Applicant: Mr & Mrs M Merry The Stables 604 Preston Road Clayton-Le-Woods Chorley PR6 7EH

Plan Ref 07/01318/OUT **Date Received** 22.11.2007 **Decision** Permit Outline Planning Permission

Ward: Chorley North West **Date Decided** 11.01.2008

Proposal : Outline application for one detached bungalow with new access,
Location : Land East Of 7 Glamis Drive Chorley
Applicant: Mr D Tranter C/O Agent

Plan Ref 07/01319/FUL **Date Received** 22.11.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
West And
Cuerden **Date Decided** 07.01.2008

Proposal : Single storey rear extensions, three car garage and replacement conservatory.
Location : Cuerden Lodge Shady Lane Clayton-Le-Woods Leyland PR25 1AY
Applicant: Mr & Mrs M Kos Cuerden Lodge Shady Lane Clayton-Le-Woods Leyland

Plan Ref 07/01320/REM **Date Received** 22.11.2007 **Decision** Permit Full Planning Permission

Ward: **Date Decided** 09.01.2008

Proposal : Construction of Community Hall, associated car parking, service roads and surrounding Public Open Space.
Location : Land 130m East Of 20 Darwen Fold Close Buckshaw Village Lancashire
Applicant: Mr John Daghish Redrow House Eaton Avenue Buckshaw Village Chorley Lancashire PR7 7NA

Plan Ref 07/01321/OUT **Date Received** 23.11.2007 **Decision** Application Withdrawn

Ward: **Date Decided** 07.01.2008

Proposal : Outline application for the erection of three detached bungalows.
Location : Land 10m South Of The Hollins Northenden Road Coppull
Applicant: Mr W Hart The Hollies Northenden Road Coppull

Plan Ref 07/01322/FUL **Date Received** 23.11.2007 **Decision** Permit Full Planning Permission

Ward: Adlington &
Anderton **Date Decided** 16.01.2008

Proposal : Proposed conversion of garage to holiday accommodation.
Location : Brown House Farm Bolton Road Anderton Chorley PR6 9HJ
Applicant: Mrs M Johnstone 10 Furness Close Chorley PR7 3HD

Plan Ref 07/01323/FUL **Date Received** 26.11.2007 **Decision** Permit Full Planning Permission

Ward: Clayton-le-Woods
And Whittle-le-
Woods **Date Decided** 07.01.2008

Proposal : Demolition of existing rear office and new first floor rear extension to provide new first floor bathroom. New curved staircase access tower to front of property and new glazed access balcony/walkway and fenestration (window) alterations.
Location : Martin House Farm Hill Top Lane Whittle-Le-Woods Chorley PR6 7QR
Applicant: Mr G M Harrison And Mrs G F Hendrix Martin House Farm Hill Top Lane Whittle-le-Woods Nr Chorley PR6 7QR

Plan Ref 07/01324/LBC **Date Received** 26.11.2007 **Decision** Grant Listed Building Consent

Ward: Euxton North **Date Decided** 07.01.2008

Proposal : Listed Building Consent for proposed two storey rear extension
Location : Bournes Farm Runshaw Lane Euxton Chorley PR7 6HB
Applicant: Mr And Mrs R McCormick Bournes Farm Runshaw Lane Euxton Chorley PR7 6HB

Plan Ref 07/01326/TPO **Date Received** 27.11.2007 **Decision** Refuse for Tree Works

Ward: Euxton South **Date Decided** 21.01.2008

Proposal : Felling of one sycamore tree in rear garden area.
Location : 8 Fieldside Avenue Euxton Chorley PR7 6JF
Applicant: R H Smith 8 Fieldside Avenue Euxton Chorley PR7 6JF

Plan Ref 07/01327/FUL **Date Received** 27.11.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North West **Date Decided** 14.01.2008

Proposal : Dormer extension on front,
Location : 40 Glamis Drive Chorley PR7 1LX
Applicant: Mr Caesar 40 Glamis Drive Chorley PR7 1LX

Plan Ref 07/01328/LBC **Date Received** 27.11.2007 **Decision** Grant Listed Building Consent

Ward: Chisnall **Date Decided** 16.01.2008

Proposal : Listed Building Consent for the proposed conversion of redundant agricultural buildings to residential use and renovation and repair of derelict cottage, including reinstatement of residential use.
Location : Agricultural Buildings At Howe Brook Farm Bannister Green Heskin Lancashire
Applicant: The Talbot Estate C/o John Forrester First Floor 19/21 Chapel Brow Leyland

Plan Ref 07/01329/FUL **Date Received** 27.11.2007 **Decision** Permit Full Planning Permission

Ward: Lostock **Date Decided** 11.01.2008

Proposal : Erection of first floor rear extension and single storey rear extension
Location : 107 Moor Road Croston Leyland PR26 9HP
Applicant: Mr And Mrs Farrington 107 Moor Road Croston PR26 9HP

Plan Ref 07/01330/FUL **Date Received** 27.11.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North
East **Date Decided** 16.01.2008

Proposal : Erection of a two storey side extension
Location : 13 Willow Road Chorley PR6 0JA
Applicant: G N Scribbins 13 Willow Road Chorley PR6 0JA

Plan Ref 07/01331/FUL **Date Received** 28.11.2007 **Decision** Permit Full Planning Permission

Ward: Chisnall **Date Decided** 07.01.2008

Proposal : Erection of single storey rear extension,
Location : Sandersons Farm House Stocks Lane Heskin Chorley PR7 5LT
Applicant: Mr A Ruttle Sandersons Farm House Stocks Lane Heskin Chorley PR7 5LT

Plan Ref 07/01333/FUL **Date Received** 29.11.2007 **Decision** Permit Full Planning Permission

Ward: Brindle And Hoghton **Date Decided** 16.01.2008

Proposal : Erection of single storey side and rear extension to No.1 and single storey rear extension to No.2,
Location : 1 & 2 Hospital Cottages The Drive Chorley Road Withnell Chorley
Applicant: Miss A Hephlestine & Mr Dearden 1 & 2 Hospital Cottages The Drive Chorley Road Withnell Chorley PR6 8BG

Plan Ref 07/01337/FUL **Date Received** 30.11.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 10.01.2008

Proposal : Erection of single storey rear extension,
Location : 45 Winchester Avenue Chorley PR7 4AQ
Applicant: Mr & Mrs Hewitson 45 Winchester Avenue Chorley PR7 4AQ

Plan Ref 07/01339/FUL **Date Received** 03.12.2007 **Decision** Permit Full Planning Permission

Ward: Wheelton And Withnell **Date Decided** 16.01.2008

Proposal : Erection of single storey side and rear extension, and conversion of existing garage to study
Location : 3 Ribble Close Withnell Chorley PR6 8SY
Applicant: Mr & Mrs Frost 3 Ribble Close Withnell Chorley PR6 8SY

Plan Ref	07/01341/FUL	Date Received	03.12.2007	Decision	Permit Full Planning Permission
Ward:	Eccleston And Mawdesley	Date Decided	16.01.2008		
Proposal :	Erection of rear extension, and raising of roof height to create first floor accommodation,				
Location :	Moorhey Blue Stone Lane Mawdesley Ormskirk L40 2RH				
Applicant:	Mr & Mrs Lee-Smith Moorhey Blue Stone Lane Mawdesley Ormskirk L40 2RH				
Plan Ref	07/01343/AGR	Date Received	03.12.2007	Decision	Application Withdrawn
Ward:	Lostock	Date Decided	20.12.2007		
Proposal :	Application for agricultural determination for the erection of an agricultural building.				
Location :	Porters Farm Holker Lane Ulnes Walton Leyland PR26 8LL				
Applicant:	Mr W Deacon Porters Farm Holker Lane Ulnes Walton Leyland PR26 8LL				
Plan Ref	07/01346/FUL	Date Received	04.12.2007	Decision	Permit Full Planning Permission
Ward:	Wheelton And Withnell	Date Decided	10.01.2008		
Proposal :	Erection of single storey side extension and first floor side extension,				
Location :	4 Belmont Close Brinscall Chorley PR6 8SX				
Applicant:	Mr & Mrs Barker 4 Belmont Close Brinscall Chorley PR6 8SX				
Plan Ref	07/01347/CB3	Date Received	04.12.2007	Decision	Permit Reg 3 Application
Ward:		Date Decided	09.01.2008		
Proposal :	Regulation 3 application for the erection of 8 metre galvanised column for hosting a CCTV Camera.				
Location :	Land 7m South Of 67 Brown Street Chorley				
Applicant:	Chorley Borough Council Community Services Bengal Street Chorley PR7 1SA				
Plan Ref	07/01351/FUL	Date Received	05.12.2007	Decision	Permit Full Planning Permission
Ward:	Euxton South	Date Decided	10.01.2008		
Proposal :	Demolish existing conservatory and erect single storey rear extension				
Location :	Bethan House 30 Dunrobin Drive Euxton Chorley PR7 6NE				
Applicant:	Mr And Mrs Finney Bethan House 30 Dunrobin Drive Euxton Chorley PR7 6NE				

Plan Ref	07/01352/LBC	Date Received	05.12.2007	Decision	Grant Listed Building Consent
Ward:	Euxton South	Date Decided	21.01.2008		
Proposal :	Listed Building Consent for the insertion of a first floor window to the rear and internal alterations to form a third bedroom,				
Location :	1 Primrose Cottages Dawbers Lane Euxton Chorley PR7 6EL				
Applicant:	Mr D Robinson The Lodge Moss Side Lane Wrea Green Preston PR4 2PE				
Plan Ref	07/01356/FUL	Date Received	05.12.2007	Decision	Permit Full Planning Permission
Ward:	Euxton North	Date Decided	10.01.2008		
Proposal :	Single storey rear extension				
Location :	91 Runshaw Lane Euxton Chorley PR7 6AX				
Applicant:	Mr And Mrs Carr 91 Runshaw Lane Euxton Chorley PR7 6AX				
Plan Ref	07/01357/FUL	Date Received	05.12.2007	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods And Whittle-le-Woods	Date Decided	16.01.2008		
Proposal :	First floor side extension				
Location :	38 Cedar Field Clayton-Le-Woods Chorley Lancashire PR6 7RW				
Applicant:	Mr And Mrs Howard 38 Cedar Field Clayton-Le-Woods Chorley Lancashire				
Plan Ref	07/01358/FUL	Date Received	05.12.2007	Decision	Application Withdrawn
Ward:	Chisnall	Date Decided	18.01.2008		
Proposal :	First floor rear extension				
Location :	Jacksons Farm German Lane Charnock Richard Chorley PR7 1PA				
Applicant:	Mr And Mrs Naylor Jacksons Farm German Lane Charnock Richard Chorley				
Plan Ref	07/01361/FUL	Date Received	06.12.2007	Decision	Permit Full Planning Permission
Ward:	Clayton-le-Woods West And Cuerden	Date Decided	10.01.2008		
Proposal :	Two storey front extension				
Location :	2 Cyclamen Close Clayton-Le-Woods Leyland PR25 5LW				
Applicant:	Mr & Mrs Fletcher 2 Cyclamen Close Clayton-Le-Woods Leyland PR25 5LW				

Plan Ref 07/01362/FUL **Date Received** 07.12.2007 **Decision** Permit Full Planning Permission

Ward: Coppull **Date Decided** 16.01.2008

Proposal : Two storey side and single storey rear extension.
Location : 1 Coppull Hall Lane Coppull Chorley PR7 4PP
Applicant: Mr M Parr 1 Coppull Hall Lane Coppull Chorley PR7 4PP

Plan Ref 07/01363/FUL **Date Received** 07.12.2007 **Decision** Permit Full Planning Permission

Ward: Euxton North **Date Decided** 21.01.2008

Proposal : Erection of two storey side and rear extension (part retrospective - amendment to planning application 07/00289/FUL),
Location : 18 Shawbrook Close Euxton Chorley PR7 6JY
Applicant: Mr & Mrs Duxbury 18 Shawbrook Close Euxton Chorley PR7 6JY

Plan Ref 07/01364/FUL **Date Received** 07.12.2007 **Decision** Permit Full Planning Permission

Ward: Chorley South East **Date Decided** 21.01.2008

Proposal : Demolition of existing single storey side extension and erection of a two storey and single storey side extensions and dormer extensions to the front and the rear
Location : 1 Fountains Close Chorley PR7 3HE
Applicant: Mr And Mrs Loxham 1 Fountains Close Chorley PR7 3H

Plan Ref 07/01365/FUL **Date Received** 07.12.2007 **Decision** Refuse Full Planning Permission

Ward: Heath Charnock And Rivington **Date Decided** 21.01.2008

Proposal : Demolish existing bungalow and erect a 3 storey detached house,
Location : 109 Chorley Road Heath Charnock Lancashire PR6 9JT
Applicant: Mr M Patel 58 Brindley Close Farnworth Bolton BL4 0AG

Plan Ref 07/01368/ADV **Date Received** 07.12.2007 **Decision** Advertising Consent

Ward: Chorley South East **Date Decided** 15.01.2008

Proposal : To replace existing fascia with shallow 50mm trays with Orange logo fitted centrally as per attached drawing. All finished satin with matt black background. Only logo to be illuminated. Fascia size 785 x 3170mm Cube size 450 x 450 x 50
Location : Orange Unit 24 Market Walk Chorley Lancashire
Applicant: Mr Terry Elrick Orange 24 Market Walk Chorley pr7 1DE

Plan Ref 07/01370/CTY **Date Received** 10.12.2007 **Decision** No objection to LCC Reg 3/4 Application

Ward: Pennine **Date Decided** 09.01.2008

Proposal : To construct a pump control kiosk and a pressure release column
Location : Bridge Street Pumping Station Kenyon Lane Heapey
Applicant: United Utilities

Plan Ref 07/01371/FUL **Date Received** 07.12.2007 **Decision** Permit Full Planning Permission

Ward: Chorley North East **Date Decided** 16.01.2008

Proposal : Proposed dormer to front elevation
Location : 166 Preston Road Chorley Lancashire PR6 7AZ
Applicant: Mr I Bruce 166 Preston Road Chorley Lancashire PR6 7AZ

Plan Ref 07/01375/CTY **Date Received** 11.12.2007 **Decision** No objection to LCC Reg 3/4 Application

Ward: Chorley North West **Date Decided** 09.01.2008

Proposal : Retrospective application for the waste transfer station
Location : Unit 23 Common Bank Industrial Estate Ackhurst Road Chorley PR7 1NH
Applicant: E E E Guard Recycling Network Ltd Unit 23 Common Bank Industrial Estate Ackhurst Road Chorley

Plan Ref 07/01383/FUL **Date Received** 12.12.2007 **Decision** Application Withdrawn

Ward: Pennine **Date Decided** 18.01.2008

Proposal : First floor front extension
Location : 5 Chasden Close Whittle-Le-Woods Chorley PR6 7JX
Applicant: Mr C Kenyon 5 Chasden Close Whittle-Le-Woods Chorley PR6 7JX

Plan Ref 07/01422/NLA **Date Received** 21.12.2007 **Decision** No objection to NLA consultation

Date Decided 07.01.2008

Proposal : Alterations to service yard walls and installation of external cold store.
Location : Plot 1000B Matrix Park Buckshaw Village Lancashire
Applicant: Marstons Inns And Taverns Marstons House WV1 1DS

Plan Ref 08/00021/NLA **Date Received** 10.01.2008 **Decision** Application
Withdrawn

Ward: **Date Decided** 18.01.2008

Proposal : Erection of tractor store and stables,
Location : Goodmans Fold Farm Chorley Road Bolton BL6 5LG Lancashire
Applicant:
