

# Development Control Committee

Agenda and Reports

For consideration on

## Tuesday, 13th February 2007

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 Director of Development and Regeneration 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.

---

## Chief Executive's Office

Please ask for: Dianne Scambler  
Direct Dial: (01257) 515034  
E-mail address: [dianne.scambler@chorley.gov.uk](mailto:dianne.scambler@chorley.gov.uk)  
Date: 2 February 2007

---

**Chief Executive:** Donna Hall

**Chorley**  
Council

Town Hall  
Market Street  
Chorley  
Lancashire  
PR7 1DP

Dear Councillor

## DEVELOPMENT CONTROL COMMITTEE - TUESDAY, 13TH FEBRUARY 2007

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, 13th February 2007 at 6.30 pm.

### A G E N D A

1. **Apologies for absence**
2. **Minutes (Pages 1 - 6)**

To confirm as a correct record the minutes of the meeting of the Development Control Committee held on 16 January 2007 (enclosed).

3. **Declarations of Any Interests**

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

4. **Planning Applications Awaiting Decision (Pages 7 - 8)**

- (a) A1:06/01289/FULMAJ - Bolton West Motorway Service Area, Northbound, Greenlands Lane, Anderton (Pages 9 - 18)

Report of The Director of Development and Regeneration (enclosed).

- (b) A2:06/01304/REMMAJ - Plot 4300, Buckshaw Avenue, Buckshaw Village, Euxton (Pages 19 - 30)

Report of the Director of Development and Regeneration (enclosed)

- (c) A3:06/01307/REMMAJ - Parcel H, Buckshaw Village, Euxton Lane, Euxton (Pages 31 - 38)

Continued....

Report of the Director of Development and Regeneration (enclosed).

- (d) B1:06/01337/FUL - 218, The Green, Eccleston, Chorley (Pages 39 - 44)

Report of the Director of Development and Regeneration (enclosed).

- (e) B2:06/01355/FUL - Royal Umpire Caravan Park, Southport Road, Ulnes Walton, Leyland (Pages 45 - 54)

Report of the Director of Development and Regeneration (enclosed).

5. **Householder Design Guidance Supplementary Planning Document (Pages 55 - 100)**

Report of Director of Development and Regeneration (enclosed)

6. **Consultations on Planning and Climate Change - Supplement to Planning Policy Statement 1 and Building a Greener Future: Towards Zero Carbon Development (Pages 101 - 112)**

Director of Development and Regeneration (enclosed).

7. **Planning Policy Statement 3:Housing (Pages 113 - 118)**

Director of Development and Regeneration (enclosed).

8. **Planning Policy Statement 25: Development and Flood Risk (Pages 119 - 122)**

Director of Development and Regeneration (enclosed)

9. **Consultation on Changes to Planning Obligations - A Planning Gain Supplement (Pages 123 - 128)**

Director of Development and Regeneration (enclosed).

10. **Objection to Tree Preservation Order No.6 (Euxton) 2006 (Pages 129 - 130)**

Report of the Director of Development and Regeneration (enclosed).

11. **Planning Appeals and Decisions - Notification (Pages 131 - 134)**

Report of the Director of Development and Regeneration (enclosed).

12. **Selected Planning Applications that have been determined, by the Director of Development and Regeneration following consultation with the Chair and Vice-Chair of the Committee (Pages 135 - 136)**

13. **A list of Planning Applications determined by the Chief Officer under delegated powers between 1 January 2007 - 31 January 2007 (Pages 137 - 150)**

Schedule (enclosed).

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

Yours sincerely

J. M. Hall .

Chief Executive

Encs

**Distribution**

1. Agenda and reports to all members of the Development Control Committee, (Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair) and Councillors Kenneth Ball, Thomas Bedford, Eric Bell, Francis Culshaw, Alan Cain, Henry Counce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Shaun Smith, Ralph Snape and Christopher Snow) for attendance.
2. Agenda and reports to Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Wendy Gudger (Development Control Manager) and Dianne Scambler (Trainee Democratic Services Officer) for attendance.

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

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

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

01257 515823

کیجئے:

This page is intentionally left blank

**Development Control Committee****Tuesday, 16 January 2007**

**Present:** Councillor Harold Heaton (Chair), Councillor David Dickinson (Vice-Chair), Councillors Kenneth Ball, Thomas Bedford, Eric Bell, Francis Culshaw, Alan Cain, Henry Caunce, Dennis Edgerley, Daniel Gee, Roy Lees, Adrian Lowe, Miss June Molyneaux, Geoffrey Russell, Shaun Smith, Ralph Snape and Christopher Snow

**Officers:** Jane Meek (Director of Development and Regeneration), Rosaleen Brown (Senior Solicitor), Dianne Scambler (Trainee Democratic Services Officer) and Neil Higson (Principal Planning Officer)

**Also in attendance:** Councillors Mrs Marie Gray (Pennine Ward) and Mrs Iris Smith (Wheaton and Withnell Ward)

**07.DC.01 WELCOME**

The Chair welcomed everybody to the first meeting of the New Year.

**07.DC.02 APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**07.DC.03 MINUTES**

**RESOLVED – That the minutes of the meeting of the Development Control Committee held on 12 December 2006 be confirmed as a correct record and signed by the Chair.**

**07.DC.04 DECLARATIONS OF ANY INTERESTS**

In accordance with the provisions of the Local Government Act 2000, the Council's Constitution and Members Code of Conduct, the following Members declared an interest in relation to the Planning Applications listed below, which were included on the meetings agenda for determination.

Councillor R Lees – Item 4b, Planning Application 06/01311/FUL

**07.DC.05 PLANNING APPLICATIONS AWAITING DECISION**

The Director of Development and Regeneration submitted reports on a number of planning applications to be determined by the Committee.

**RESOLVED – That the planning, applications, as now submitted under item 4, be determined in accordance with the Committee's decisions as recorded below.**

**(a) B2:06/01357/FUL - Land of Heapey Road, Heapey, Chorley**

Application No: 06/01357/FUL  
Proposal: Retrospective planning for timber shed to east block of stables

Location: Land off, Heapey Road, Heapey, Chorley

(The Committee received representations from the Applicant and the Ward Representative).

Decision:

It was proposed by Councillor D Edgerley, seconded by Councillor C Snow, and subsequently **RESOLVED (10:0) to defer the decision to allow the Site Inspection Sub-Committee to visit the site of the application and to make a recommendation to the Development Control Committee.**

**(b) A1:06/00779/FULMAJ - Land adjacent to Grimeford Farm, Grimeford Lane, Anderton**

Application No: 06/00779/FILMAJ  
 Proposal: Provision of recreational fishing/angling club facility, incorporating two fishing ponds, pegs ticket booth/WC facilities, vehicular access. Car park and associated landscaping.

Location: Land adjacent to Grimeford Farm, Grimeford Farm, Anderton, Chorley

Decision:

It was proposed by Councillor J Bell, seconded by Councillor A Lowe, and 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 91 of the Town and Country Planning Act 1990.*

**2. The approved plans are:**

Plan Ref.	Received On:	Title:
1023-01	30 <sup>th</sup> October 2006	Layout Proposal & Proposed Section
-----	3 <sup>rd</sup> July 2006	Location Plan
1023-02	9 <sup>th</sup> August 2006	Typical Section Through Car Park
-----	3 <sup>rd</sup> July 2006	Water Vole Survey & Ecological Assessment

*Reason: To define the permission and in the interests of the proper development of the site.*

**3. Before the development hereby permitted is first commenced full details of existing and proposed ground levels, proposed building slab level for ticket booth and cross sectional fishing lake details (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 the approved 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 LT12 of the Adopted Chorley Borough Local Plan Review.*

**4. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries and within the site (including any retaining walls to the car park) (notwithstanding any such detail shown on the approved plans) shall have been submitted to and approved in writing by the Local Planning Authority. The fishing lakes shall not be used pursuant to this permission until all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.**



***Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and LT12 of the Adopted Chorley Borough Local Plan Review.***

5. Before the fishing lakes are first used, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

***Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review and Policy 7 of the Joint Lancashire Structure Plan.***

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground-surfacing materials (car park/pathways etc) (notwithstanding any such detail shown on the approved plans) 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.***

7. 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 shown on the approved plans. 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 and their distribution on site, the types and numbers of marginal plants and their distribution in/around the fishing lakes, those areas to be seeded, paved or hard landscaped, details of any wildlife enhancement features such as small ponds and scrapes; 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.***

8. 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.***

9. That part of the access extending from the kerb line/edge of carriageway for a minimum distance of 5 metres into the site shall be paved in permanent construction, in accordance with details to be first submitted to and approved in writing by the Local Planning Authority, before the access is used for vehicular purposes and before the fishing lakes are first used.

***Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.***

10. Before the access is first used for vehicular purposes and the fishing lakes are first used, any gateposts erected at the vehicular access shall be positioned 5 metres behind the nearside edge of the carriageway and visibility splay fences or walls to the satisfaction of the Local Planning Authority shall be erected from the gateposts to the existing highway boundary, such splays to be not less than 45 degrees to the centre line of the access. The gates shall open away from the highway. Should the access remain ungated, 45 visibility degrees splays shall

be provided between the highway boundary and points on either side of the drive measured 5 metres back from the nearside edge of the carriageway.

*Reason: To permit vehicles to pull clear of the carriageway when entering the site, to assist visibility and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.*

11. The proposed access from the site to Grimeford Lane shall be constructed to a width of 4.5m and this width shall be maintained for a minimum distance of 10m into the site measured back from the nearside edge of the carriageway. The access shall be maintained to the above standard at all times thereafter.

*Reason: To enable vehicles to enter and leave the site in a safe manner without causing a hazard to other road users and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

12. Prior to the commencement of the development and throughout the duration of the construction period, temporary protective fencing shall be erected along the River Douglas. Details of the type of protective fencing to be used shall first be submitted to and approved in writing by the Local Planning Authority before it is erected.

*Reason: To protect the River Douglas and prevent debris and construction material from encroaching into this area and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.*

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking or re-enacting the Order, there shall not at any time in connection with the development hereby permitted, be erected or planted, or allowed to remain, upon the land hereinafter defined, any building, wall, fence, hedge, tree, shrub or other device which will obstruct the view above a plane 1 metre above the crown level of the adjoining highway (Grimeford Lane). The piece of land affected by this condition shall be that land between the visibility splay lines and the adjoining highway (Grimeford Lane) as detailed by the approved site plan (ref no. 1023-01).

*Reason: To ensure adequate visibility, in the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.*

14. Notwithstanding the provisions 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 form of external illumination shall be erected on any part of the site or ticket booth building.

*Reason: To protect the open and rural character of the Green Belt and in accordance with Policy DC1 of the Adopted Chorley Borough Local Plan Review.*

15. Prior to the commencement of the development hereby permitted, full details of how the spoil not to be re-used on the site will be dealt with shall have been submitted to and approved in writing by the Local Planning Authority. The development shall only thereafter be carried out in accordance with the approved details.

*Reason: To ensure a satisfactory form of development and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.*

16. Only spoil resulting from the formation of the fishing lakes shall be used to form the raised banking areas adjacent the fishing lakes and there shall be no waste materials imported onto the site in connection with the development.

*Reason: To define the permission and in accordance with Policy DC1 of the Adopted Chorley Borough Local Plan Review.*

17. Before the fishing lakes hereby permitted are first used, provision for cycle and motor cycle parking, in accordance with details to be first submitted to and agreed in writing by the Local Planning Authority, shall have been made. The cycle and motor cycle parking facilities shall be retained at all times thereafter.

*Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR16 of the Adopted Chorley Borough Local Plan Review.*

18. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed ticketing booth (notwithstanding any details shown on the approved plans) 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. DC1, GN5 and LT12 of the Adopted Chorley Borough Local Plan Review.*

19. Prior to the first use of the fishing lakes hereby permitted, the existing field access shall be permanently closed, in accordance with a scheme for its closure, which shall first have been submitted to and approved in writing by the Local Planning Authority. The field access shall remain permanently closed at all times thereafter in accordance with the approved details.

*Reason: In the interests of highway safety and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.*

20. Habitats within the application area have the potential to support breeding birds. Works during the bird breeding season (March to July inclusive) that would impact on breeding birds shall be avoided.

*Reason: To protect breeding birds and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.*

(c) **B1:06/01311/FUL - 25, Coppull Hall Lane, Coppull, Chorley**

(Councillor R Lees declared an interest in the following application and left the meeting during the discussion and voting on the proposal)

Application No: 06/01311/FUL  
 Proposal: Single Storey Front, Side and Rear Extensions  
 Location: 25, Coppull Hall Lane, Coppull, Chorley  
 Decision:

It was proposed by Councillor K Ball, seconded by Councillor R Snape, and 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 91 of the Town and Country Planning Act 1990.*

**2. All external facing materials shall match in colour, form and texture those on the existing building.**

*Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*

**07.DC.06 TREE PRESERVATION ORDES - FINANCIAL IMPLICATIONS**

The Committee received a verbal report of the Director of Customer, Democratic and Legal Services advising Members that Local Planning Authorities are not liable to pay compensation with regard to the making and confirmation of Tree Preservation Orders.

Members had sought clarification on this issue, in relation to an objection to the placing of a Tree Preservation Order at the last Development Control Committee meeting on 12 December 2006.

**RESOLVED – That the report be noted.**

**07.DC.07 SITE INSPECTION SUB-COMMITTEE**

The Committee received the minutes of the Site Inspection Sub-Committee held on Thursday 11 January 2007.

The Sub-Committee had visited, at the request of the Development Control Committee, the site of the Tree Preservation Order No. 5 (Abbey Village) 2006 that had been objected to.

The Sub-Committee after taking all the factors into account had recommended the Development Control Committee to not confirm the Tree Preservation Order No. 5 (Abbey Village) 2006 and to allow the works to be taken.

It was proposed by Councillor R Snape, seconded by Councillor D Gee, and subsequently **RESOLVED (10:0) not to confirm the Tree Preservation Order No. 5 (Abbey Village) 2006 and to allow the works to be taken.**

**07.DC.08 ENFORCEMENT REPORT - LAND, OFF HEAPEY ROAD, HEAPEY, CHORLEY**

Consideration of the Enforcement Report will be deferred pending the Site Visit to the site of application 06/01357/FUL.

**07.DC.09 PLANNING APPEALS AND DECISIONS - NOTIFICATION**

The Committee received a report of the Director of Development and Regeneration giving notification of the lodging of two appeals against the refusal of planning permission, five appeals that had been dismissed and four appeals that had been allowed.

The report also gave notification of two enforcement appeals that had been lodged and one enforcement appeal that had been dismissed.

The Committee was also notified of one refusal of planning permission by Lancashire County Council.

**RESOLVED – That the report be noted.**

**07.DC.10 DELEGATED DECISIONS - FUTURE NOTIFICATION**

The Director of Development and Regeneration circulated a schedule of delegated decisions that had been determined between 27 November 2006 and 31 December 2006. It was reported, that in future, the schedule would be included on the agenda and brought to Development Control Committee for Members information. The information would also be placed on the website in a more accessible format.

**RESOLVED – That the schedule be noted.**

Chair

# REPORT

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.02.2007

## PLANNING APPLICATIONS AWAITING DECISION

Item	Application	Recommendation	Location
A. 1	06/01289/FULMAJ	Permit Full Planning Permission	Bolton West Motorway Service Area Northbound Greenlands Lane Anderton Lancashire BL6 6TB
A. 2	06/01304/REMMAJ	Approve Reserved Matters	Plot 4300 Buckshaw Avenue Buckshaw Village Euxton Lancashire
A. 3	06/01307/REMMAJ	Approve Reserved Matters	Parcel H Buckshaw Village Euxton Lane Euxton Lancashire
B. 1	06/01337/FUL	Refuse Full Planning Permission	218 The Green Eccleston Lancashire PR7 5SU
B. 2	06/01355/FUL	Permit (Subject to Legal Agreement)	Royal Umpire Caravan Park Southport Road Ulnes Walton Leyland PR26 9JB

This page is intentionally left blank

<b>Item A. 1</b>	<b>06/01289/FULMAJ</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mr David Stirzaker</b>	
<b>Ward</b>	<b>Adlington &amp; Anderton</b>	
<b>Proposal</b>	<b>Proposed demolition of existing motorway amenity services building and construction of new replacement building and new fuel filling station on footprint 10m south of demolished building</b>	
<b>Location</b>	<b>Bolton West Motorway Service Area Northbound Greenlands Lane Anderton Lancashire BL6 6TB</b>	
<b>Applicant</b>	<b>First Motorway Services Ltd</b>	
<b>Proposal</b>	<p>This application proposes the replacement and relocation of an existing motorway services building on the northbound M61 service area at Bolton West Services, Anderton.</p> <p>The replacement building is to be sited approximately 10m south of the existing building, the site of which is to be landscaped following its demolition. A new additional fuel filling station is proposed adjacent to the replacement building and additional landscaping is proposed to the existing car parking area, the layout of which is to be updated and improved.</p>	
<b>Background</b>	<p>The applicant states that the existing building does not properly cater for the needs of the motorist by virtue of its dated design. The building is also considered to be significantly larger than what is required for the site and is considered to be out of date.</p> <p>The footprint of the proposed building constitutes a significant reduction in comparison to the existing building. The fuel filling station will have an efficient layout with the ability to store and provide new more environmentally friendly fuels such as Bio-ethanol. The applicant states that the combined services building and fuel filling station will meet the requirements demanded by the modern customer. The existing fuel station is to be retained although the applicant states it has only a limited lifespan and is remote from the parking areas adjacent the building.</p>	
<b>Planning Policy</b>	<p>GN5 - Building Design &amp; Retaining Landscape  DC1 - Development in the Green Belt  EP4 - Species Protection  EP9 - Trees &amp; Woodlands  EP16 - Contaminated Land  EP17 - Water Resources &amp; Quality  EP18 - Surface Water Run Off  EP19 - Development &amp; Flood Risk  EP21A - Light Pollution  TR4 - Highway Development Control Criteria  Policy 7 - Joint Lancashire Structure Plan 2001-2016  PPG2 - Green Belts</p>	
<b>Planning History</b>	<p>The following is the most recent and notable planning history for the site: -</p>	

Ref No. 88/00574/FUL – Redevelopment of petrol and diesel filling station (Permitted)

Ref No. 92/00680/FUL – Improvements to existing car parks (Permitted)

Ref No. 97/00437/ADV - Display of internally illuminated pole sign (Granted advertisement consent)

Ref No. 98/00783/TEL - Application for prior approval determination in respect of the installation of an 11.5 metre lamppost with 3 integral dual polar antenna, 1 possible future 300mm microwave dish and 1 street cabinet, 1250mm x 1200mm x 650mm (Prior approval not required)

Ref No. 99/00321/ADV - Display of illuminated signage (Granted advertisement consent)

Ref No. 02/00675/FUL - Installation of microwave dish on existing building (Permitted)

### **Representations**

No letters making representations have been received from members of the public/interested parties in relation to this application following the letter notifications, the posting of site notices and a press advertisement.

### **Consultations**

The Ramblers raise no objection.

The Environment Agency raises no objections subject to several conditions being imposed relating to drainage and land contamination along with an informative relating to waste discharge.

The Highways Agency raises no objections subject to imposition of a condition relating to the safeguarding of the motorway.

Anderton Parish Council raises no objections to the application.

LCC (Ecology) raise no objections in principle subject to clarification of certain matters relating to the site boundaries, breeding birds and trees. No comments have yet been received from Natural England. If any are received, they will be reported in the addendum.

LCC (Highways) raise no objections.

The Director of Streetscene, Neighbourhoods and Environment raises no objections.

The Architectural Liaison Officer raises points relating to the provision of CCTV within the development and lighting to the car park.

### **Assessment**

The main issues for consideration in relation to this application are as follows: -

#### Appropriateness of the development in the Green Belt

In accordance with PPG2 and Policy DC1 of the Chorley Borough



Local Plan Review, for development to be acceptable in the Green Belt, it must be a form of development specifically listed in the Policies such as that required for agriculture or essential facilities for outdoor sport or there must be very special circumstances to justify its acceptability 'in principle'.

In the case of this application, it is considered that very special circumstances exist in that the building is a replacement for one that already exists on the site hence in accordance with PPG2 and Policy DC1, it is considered that 'in principle' the development is acceptable subject to normal development control considerations and is in line with the objectives of the above Policies in maintaining the open and rural character of the Green Belt.

#### Impact upon the open and rural character of the Green Belt and locality

The site upon which the replacement building is proposed currently comprises of car parking. The existing building is to be demolished and the area upon which it sits is to be landscaped with picnic facilities provided. The existing building, for the most part sits elevated above the car park on average 1.5m to 2m above it. This elevated area will be retained and landscaped so as it blends in with the landscaped area immediately west of the existing building.

The proposed building will sit approximately 10m south of the existing building at a slab level approximately 1.6m lower. The building will occupy a footprint of 748m<sup>2</sup> whilst the fuel filling station will occupy a footprint of 597m<sup>2</sup>. A canopy will link the fuel filling station to the replacement building. The existing building occupies of footprint of approximately 1587m<sup>2</sup>. Therefore, the overall footprint of the proposed building and fuel filling station is actually 242m<sup>2</sup> less than that of the existing.

The height of the proposed building to eaves is 2.8m and 8.3m to the ridge whilst the height to the top of the fuel filling station canopy roof is 6m. The overall height of the existing building is on average 5.5m from the ground level of the elevated slab and 7.5m from the car park level.

Whilst the replacement building is slightly higher overall, the fuel filling station comprises of a canopy hence the lack of enclosing elevations means it will have notably less impact on openness than a solid sided building would. Also, it must be borne in mind that the vast expanse of hard standing and the very presence of large transient commercial vehicles and cars on the site already has a distinct impact on the open and rural character of the Green Belt in this location, as do the lighting columns, the southbound services and the motorway itself hence a pragmatic view has to be taken in terms of the impact of the proposals to hand.

With regards to the provision of two fuel filling stations on the site, in Green Belt impact terms, there are no objections and the applicant has indicated that the existing fuel filling station has only a limited lifespan.

It is therefore considered that the overall impact of the development proposed in relation to that existing is very similar. However, the footprint of the building and fuel filling station is less than the existing building and the provision of additional

landscaping throughout the site should help to soften the outward impact of the development and the site itself. Therefore, on balance, the development is considered to be acceptable in terms of its overall impact upon the open and rural character of the Green Belt and therefore accords with the objectives of the development plan policies, particularly PPG2 and Policy DC1.

#### Ecological issues

The comments from LCC (Ecology) required clarification from the applicant regarding works to the site boundaries and hedgerows. The applicant has provided information confirming that the development will not impinge on the site boundaries therefore should not harm habitats. This being the case, LCC (Ecology) advise that the precautionary approach should be adopted in that during the course of the works the site boundaries and hedgerows should be cordoned off and avoided. If Great Crested Newts or Bats are found to be present, works should halt and Natural England be contacted. The applicant has also agreed not to carry out any works during the bird breeding season. On this basis, it is considered that the proposals meet the objectives of Policy No. EP4 of the Local Plan Review and these matters can be suitably controlled by appropriate conditions.

#### Design and layout of development

The design of the existing building is of no real architectural merit given its utilitarian appearance hence its removal from the site does not raise any issues. The design of the replacement building is simple and modern utilising a ridged pressed metal clad roof and facing brick to the elevations. The facing materials can be reserved for approval by condition and given the context of the buildings location; it is considered that the design and scale of the building is acceptable in relation to the site and locality, especially given the improvements to the site layout and additional landscaping. The fuel filling station is of a typical design and again, given the context, subject to suitable materials this aspect is also considered acceptable. It is considered that the development accords with Policy GN5.

With regards to the layout, the car park to the south of the existing building is devoid of any landscaping worthy of note and is essentially a vast area of unbroken tarmac. The additional landscaping is therefore welcomed and will help to provide a more pleasing environment for customers whilst also softening the outward impact of the site in general and the proposed building/fuel filling station. The plans also propose the provision of paved pathways linking the car park to the services building, again improving the site layout and its aesthetics.

The landscaping of the site of the existing building will also be a positive feature for customers and will again help to soften the outward impact of the site and replacement building once the planting is established.

Customers will still have the option of proceeding straight to the existing fuel filling station by virtue of its retention if they do not wish to utilise the services building by using the bypass road around the car park.

On this basis, there are no objections to the design and layout of the development and it is considered this aspect of the development accords with Policy No. GN5 of the Local Plan.

#### Traffic and Highway safety

The application does not propose any changes to the access from the motorway, only changes and improvements to the internal circulation routes and car parking layout. The replacement building will result in a loss of some parking spaces but the remaining spaces will still meet the needs of the site. On traffic and highway safety matters, both LCC (Highways) and The Highways Agency have not raised any objections to the application and the reduction in car parking spaces hence it is considered that the proposed development is acceptable on these particular grounds and therefore accords with Policy Nos. TR4 of the Local Plan and Policy 7 of the Structure Plan.

#### Other matters

With regards to the comments of the Architectural Liaison Officer, the applicant has confirmed that there are existing lighting columns on the site and that a scheme of CCTV will be provided. The details of the existing lighting can be sought by a condition so as its suitability can be assessed and it may be the case that additional lighting is required. Details of the CCTV can also be required so as its acceptability can again be assessed prior to implementation.

#### **Conclusion**

On the basis of the above, it is considered that the development proposed is in line with the objectives of the requisite development plan policies. As such, it is recommended that planning permission be granted subject to the following conditions.

#### **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 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the replacement building (notwithstanding any details shown on the approved plans) 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. No development shall take place until a scheme of landscaping and full details of the picnic area have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on the approved plans. 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, details the layout of the picnic area including paths and seating; 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.*

4. The picnic area and 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 completion

of the development, 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.*

5. Within 3 months of the first opening to the public of the replacement services building hereby permitted, the existing building shall have been demolished and all materials removed from the site.

*Reason: To ensure the redundant building is removed from the site and in accordance with Policy No. DC1 of the Adopted Chorley Borough Local Plan Review.*

6. There shall be no direct vehicular or pedestrian access of any kind between the site and the M61 motorway, there shall be no development on or adjacent to any motorway embankment that shall put any embankment of earthworks at risk and no drainage from the proposed development shall run off into the motorway drainage system, nor shall any such development adversely affect any motorway drainage.

*Reason: Required to be imposed by The Highways Agency.*

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved in writing by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

*Reason: To ensure a satisfactory means of drainage and in accordance with Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.*

8. No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

*Reason: To reduce the increased risk of flooding and in accordance with Policy No. EP19 of the Adopted Chorley Borough Local Plan Review.*

9. No development approved by this planning permission shall be commenced until:

- a) A desktop study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced
- b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site
- c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the local planning authority
- d) A Method Statement and remediation strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the local planning authority: unless otherwise agreed in writing by the local planning authority.

*Reason: a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors, b) To enable: a risk assessment to be undertaken; refinement of the conceptual model; and the development of a Method Statement and Remediation Strategy, c) & d) to ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site and in accordance with Policy No EP16 of the Adopted Chorley Borough Local Plan Review.*

10. The full structural details of the installation, including the tank, its surround, associated pipework and monitoring system must be submitted to and approved by the Local Planning Authority prior to the installation of the agreed scheme.

*Reason: To prevent pollution of controlled waters and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.*

11. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from car parks and hardstanding areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with, the site being drained. Roof water shall not pass through the interceptor.

*Reason: To prevent pollution of controlled waters and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.*

12. The development hereby permitted shall not commence until a scheme has been submitted to and approved in writing by the Local Planning Authority detailing how the site boundaries and hedgerows will be cordoned off and protected during the course of the construction works. The site boundaries and hedgerows shall be cordoned off and protected in accordance with the approved details prior to work commencing on site and at all times thereafter until all works on site, including the subsequent demolition of the existing building, have been fully completed.

*Reason: To safeguard wildlife habitats and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.*

13. The approved plans are:

Plan Ref.	Received On:	Title:
5656/001 Rev B	26 <sup>th</sup> Jan 2007	Proposed Site Plan
5656/007 Rev A	26 <sup>th</sup> Jan 2007	Proposed Car Park Plan
5656/002	16 <sup>th</sup> Nov 2006	Existing Site Plan
5656/006	16 <sup>th</sup> Nov 2006	Existing Elevations
5656/005	16 <sup>th</sup> Nov 2006	Existing Plan
5656/003	16 <sup>th</sup> Nov 2006	Proposed Floor Plans
5656/004	16 <sup>th</sup> Nov 2006	Proposed Elevations

*Reason: To define the permission and in the interests of the proper development of the site.*

14. The development hereby permitted shall not commence until a scheme for the provision of a CCTV security system has been submitted to and approved in writing by the Local Planning Authority. The CCTV security system shall be installed in accordance with the approved details prior to the first opening of the replacement services building and maintained as such at all times thereafter.

*Reason: To provide adequate security for the site and its customers.*

15. The development hereby permitted shall not commence until full details of the existing and where necessary, proposed security lighting to the site and car park have been submitted to and approved in writing by the Local Planning Authority. The security lighting should be to BS 5480 Part 9 and where upgrading is required it shall be installed in accordance with the approved details prior to the first opening of the replacement services building and maintained as such at all times thereafter.

*Reason: To provide adequate security for the site and its customers and in accordance with Policy No. EP21A of the Adopted Chorley Borough Local Plan Review.*

16. No works pursuant to the permission hereby granted shall take place during the bird breeding season (March to July inclusive).

*Reason: Trees and shrubs on the site have the potential to support breeding birds and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.*

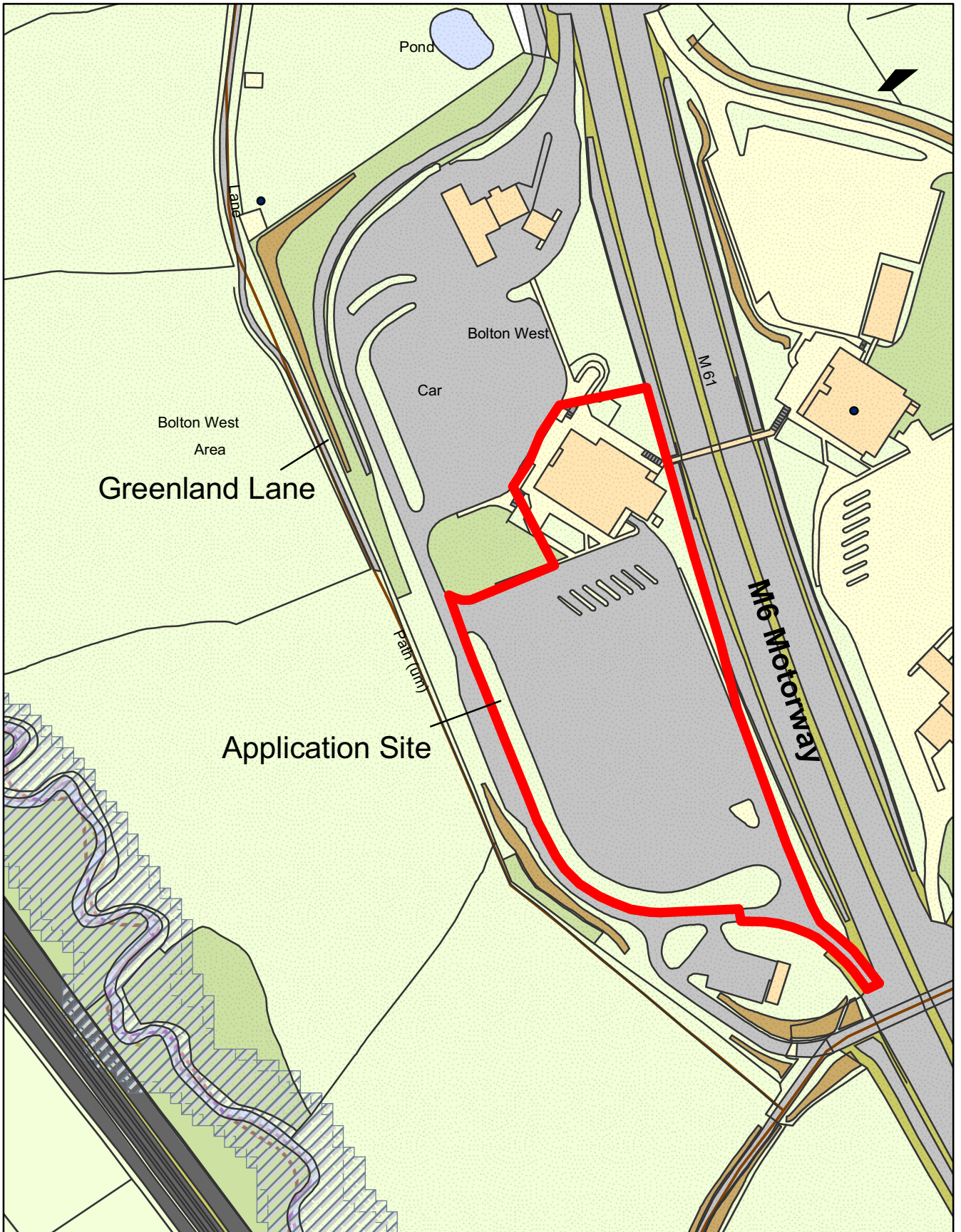
17. The development hereby permitted shall not commence until a Habitat Creation and Management Plan that is cross referenced to the landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The plan should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. The development shall only be carried out in accordance with the approved Habitat Creation and Management Plan.

*Reason: To contribute to the biodiversity of the site and in accordance with Policy No. EP4 of the Adopted Chorley Borough Local Plan Review.*

18. 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 the approved plans) 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 No. GN5 of the Adopted Chorley Borough Local Plan Review.*

---



Jane E Meek BSc(Hons) DipTP MRTPI  
 Director of Development and Regeneration  
 Chorley Borough Council

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 (2006)

Application Number:  
**06/01289/FULMAJ**

Grid Ref:  
**E: 362059**  
**N: 411707**

Scale:  
**1:2,500**

Agenda Item No.  
**A. 1**

This page is intentionally left blank



<b>Item A. 2</b>	<b>06/01304/REMMAJ</b>	<b>Approve Reserved Matters</b>
<b>Case Officer</b>	<b>Mrs Nicola Hopkins</b>	
<b>Ward</b>	<b>Astley And Buckshaw</b>	
<b>Proposal</b>	<b>Erection of buildings and associated works for employment development within Use Classes B1, B2 and B8 (Site Area 4.69 Ha),</b>	
<b>Location</b>	<b>Plot 4300 Buckshaw Avenue Buckshaw Village Euxton Lancashire</b>	
<b>Applicant</b>	<b>Helios (Industrial Developments) Ltd</b>	

**Proposal** The application relates to the erection of buildings and associated hardstanding areas for employment development within Use Classes B1, B2 and B8. The area of the site is 4.69 hectares and forms part of the southern commercial area associated with the Buckshaw Village development.

The proposal incorporates a mixture of small and medium sized industrial units ranging from 597 square metres (units B2 and B3) to 3363 square metres (units C/D). It provides for a total floorspace of 20,865 square metres in 8 built blocks, 4 of which are subdivided to provide 20 individual units of accommodation.

The buildings are all of a type which can accommodate B1, light industrial or high tech type of operations, B2 general industrial or small B8 storage and distribution uses.

The site will be accessed off the southern commercial link road which has already been granted planning permission (06/00786/REMMAJ) and is being provided by Redrow.

The buildings have been designed with varying roof pitched. Units A and B have pitched roofs which have a ridge height of 12.245 metres and a eaves height of 8.8 metres. Unit C/D has a sloping roof which has a roof of 12.245 metres at its highest point and 10.987 metres at its lowest point. Units E and H also have sloping roofs which are 12.09 metres at the highest point and 8.8 metres at the lowest point. Unit F has a pitched roof which is 10.9 metres high at ridge level and 8.8 metres high at eaves height. Unit G has a sloping roof which is 11.8 metres high at the highest point and 8.8 metres at the lowest point. Unit J has a pitched roof which is 10.8 metres high at ridge level and 8.8 metres high at eaves level. Unit K has a sloping roof which is 12.2 metres high at the highest point and 8.8 metres high at the lowest point.

The buildings will be constructed out of materials similar to those used on the adjacent Strategic Regional Site. The eaves and verge will be dark grey metallic powder coated steel. The main elevations will comprise of composite waveform microrib cladding in metallic silver, horizontal sinusoidal profiled built up cladding in metallic blue and the curtain walling and window frames will be powder coat and aluminium dark grey metallic frames with blue

tint antisun glazing.

The proposed landscaping follows the structure set out in the Design Statement for the Southern Commercial Area. Buffer zone planting will be provided between the site and the adjacent Wolseley site. Although the majority of this planting will be provided by Wolseley although this planting will be supplemented on the application site. Planting will also be provided within the site adjacent to the railway line. The tree species proposed follow on from the approved planting on the adjacent SRS site.

### Planning Policy

Chorley Borough Local Plan Review:

- GN2- Royal Ordnance Site, Euxton
- GN5 – Building Design
- EM2 – Development Criteria for Industrial / Business Development
- EP18 – Surface water run off
- EP20 – Noise
- EP21A – Light Pollution
- TR4 – Highway Development Control Criteria
- TR11 – Bus Services
- TR18– Provision for Pedestrians and Cyclists in New Developments

Joint Lancashire Structure Plan

- Policy 3- Strategic Locations for Development.
- Policy 7 – Traffic and Parking
- Policy 15- Regional Investment Sites
- Access and Parking SPG

### Planning History

**97/00509/OUT-** Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Approved November 1998

**97/00510/FUL-** Land remediation & earthworks including building demolition & removal of blast walls, building slabs & services; surface scraping; excavation & recycling of foundations & structures & formation of raised landforms as fill disposal area. Approved February 1999.

**02/00748/OUTMAJ-** Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Approved December 2002

**06/00786/REMAJ-** Construction of main access road, drainage and landscaping along southern commercial perimeter road. Approved September 2006

### Representations

1 letter has been received by e-mail from a neighbouring resident with no address supplied stating that they do object to the proposal but objections by the public are a waste of time as applications for the Buckshaw site will never be refused.

### Consultations

**South Ribble Borough Council** have no objections to the

application

**The Environment Agency** have no objection in principle to the application however they have suggested a condition to be attached to a recommendation for approval which relates to ground contamination.

**United Utilities** have no objection to the proposal provided the site is drained on a separate system, with only foul drainage connected into the foul sewer.

**Lancashire County Council's Highway Section** have no objection to the proposed development.

**The Northwest Regional Development Agency** agrees that the development of this site and the Southern Commercial Area as a whole should genuinely complement the adjoining strategic regional site (Revolution Park). However the application gives no indication of the relative mix of B1, B2 and B8 uses within the site the Agency is concerned that the proposal could result in a preponderance of competing B8 uses.

The Agency has no objection to the proposal but would like to see a substantial proportion of B1 uses.

**Lancashire County Council's Strategic Planning and Transport Section** considers the proposed development to be acceptable in principle in terms of strategic planning policy subject to the following comments:

- The proposed level of parking appears to be contrary to the JLSP 'Parking Standards'
- No provision has been made for cycles or motorcycles. Such provision should be long stay covered, secure parking.
- It is considered that the Stage 2 bus service within Part 2 of the Schedule in the Section 106 Agreement should be implemented at this stage to serve existing and forthcoming development
- The proposed railway station will be an essential requirement in implementing the broader strategic development location
- It would be preferable to have pedestrian/ cycle links through the site offering permeability.
- It is considered that an area wide travel plan for the Southern Commercial area is needed, and that there should be a more specific travel plan for this planning application consistent with that for the larger site.

**The Director of Streetscene, Neighbourhoods and Environment (Environmental Protection)** has no objection to the proposal.

**The Council's Landscape Architect** has made the following comments:

- The landscaping proposals reflect the schemes already approved for the Revolution and therefore the application site will blend in with its surroundings.
- The design of the buildings and the hard standing is very harsh but functional. More planting would be beneficial.

**Network Rail** have no objection in principle to the development however due to its close proximity to operational railway the following points should be taken into consideration:

- All surface and foul water arising from the proposed works must be collected and diverted away from Network Rail property.
- All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must be carried out in a 'fail safe' manner
- All excavations/ earthworks carried out in the vicinity of Network Rail property/structures must be designed and executed such that no interference with the integrity of that property/structure can occur.
- If temporary works compounds are to be located adjacent to operational railway then a method statement for the works shall be submitted to and approved in writing by Network Rail
- The existing line-side fencing must be kept in place
- Method statements may require to be submitted to Network Rail's Territory Outside Parties Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a 'fail safe' manner it will be necessary to restrict those works to periods when the railway is closed to rail traffic
- Where trees/shrubs are to be planted adjacent to the railway boundary these shrubs should be positioned at a minimum distance greater than their predicted mature height from the boundary. Certain broad leaf deciduous species should not be planted adjacent to the railway boundary.
- Where new lighting is proposed adjacent to operational railway the potential for train drivers to be dazzled must be eliminated and they must not create confusion in respect of the signalling arrangements.

## **Assessment**

### **Principle of the use**

The site is Plot 4300 which makes up part of the Southern Commercial Area associated with the Buckshaw Village Development. The site is designated within the Chorley Borough Local Plan under Policy GN2 which relates to the Royal Ordnance Site as a whole. The policy states that high quality and phased development at the Royal Ordnance site will be permitted for the purposes appropriate to the concept of an Urban Village. The Policy also states that provision should be made for a number of different elements across the whole of the site including affordable housing, appropriate highway improvement and safe links for pedestrians and cyclists. Employment Uses in Classes B1, B2 and B8 are considered to be appropriate development as part of the Royal Ordnance site.

The application is made on a speculative basis allowing for a range of uses with Class B. The Northwest Regional Development Agency have raised concerns in respect of the uses proposed on the site and the fact that the application site could result in a preponderance for competing B8 uses in the area particularly due to the sites proximity to the Strategic Regional Site which is being marketed for uses with Class B including B8 uses.

It was always envisaged that the southern commercial area would be ideal for B1 office uses due to its proximity to the railway station. To ensure that a predominance of B8 uses are not provided on the site a condition will be attached to the recommendation requiring that no more than 40% of the floor area approved will be occupied by B8 uses.

### **Design and layout**

In accordance with Policy 15 of the Joint Lancashire Structure Plan and Policy GN5 of the Adopted Chorley Borough Local Plan Review development on this site is required to achieve a high standard of development quality and urban design. Policy EM2 of the Adopted Chorley Borough Local Plan Review relates to new industrial/ business development. The Policy sets out certain criteria which proposals for this type of development should meet. These include the site layout, future nearby uses, the impact on the surrounding area, access to the site, screening/landscaping, energy conservation, crime issues and surface water and drainage.

The Buckshaw Village Master plan designates Plot 4300 for business uses falling within Classes B1, B2 and B8. A more comprehensive master plan has been produced relating directly to the Southern Commercial Area. This Master plan, although not yet approved, splits the southern commercial area into distinctive areas. The plot subject to this planning area is located within the eastern area/buffer zone of the Southern Commercial Area.

The design of the building reflects the building styles and materials, incorporated into the neighbouring SRS and includes contemporary commercial buildings which accords with the Southern Commercial Master plan.

Due to the proximity of the eastern sector of the site to the Strategic Regional Site (SRS) this sector has been allocated for similar uses found on the SRS including commercial and business uses. The Master plan states that the development should respond to the distributor road i.e. will be face on. The proposed development does not face onto the southern commercial distributor road however the buildings have been designed utilising different types and colours of materials on the elevations which front the highway which 'breaks' up the elevations and creates interest throughout the site. In addition to this the roof slopes proposed differ across the site which ensures that there is no monotonous uniformity across the site.

The site has been designed to accommodate the majority of the car parking within the site and the parking areas are enclosed by the built form. The design of the site ensures that the majority of the hard standing areas are screened and the areas which are visible from the key vistas, which are considered to be the distributor roads and the railway, are absorbed into the development by utilising planting and changes in levels

### **Environmental and landscape impacts**

Landscaping is proposed throughout the site. The majority of the planting is proposed around the periphery of the site, along the distributor roads and the railway boundary. The amount of

landscaping which is proposed accords with the Southern Commercial Master plan which states that a 4 metre wide structural planting zone will be provided between the verge and the plot boundary. The planting includes shrub planting and trees which is achieved in excess of 4 metres around the periphery of the site.

In terms of the noise impact of the buildings it is considered that the property is a sufficient distance away from noise sensitive properties to ensure that there will not be an unacceptable level of noise disturbance. The proposal therefore complies with Policy EP20.

### **Transportation and Highways**

The site will be accessed off the southern commercial link road which adjoins the east west link road which connects the A6 to Buckshaw Village. The southern commercial link road was granted planning permission in 2006 (06/00786/REMMAJ).

Lancashire County Council's Highway Section have commented that they do not have any objections to the principle of the development. However concerns have been raised by County's Strategic Planning Section in respect of the level of parking proposed, the fact that no cycle parking is proposed and the lack of a travel plan.

Policy 7 of the Joint Lancashire Structure Plan sets out the levels of parking expected to be provided for new developments. The figures however are set at a maximum level not a minimum and it is considered that the proposed level of parking associated with the development is not excessive.

The proposed scheme does actually include cycle parking and cycle shelters across the site. This accords with the Joint Lancashire Structure Plan which states that provision should be made for long stay covered secure parking.

In respect of the travel plan the application is made on a speculative basis and the end user is not yet known. It is therefore difficult to provide a travel plan at this stage. A condition will be attached to the recommendation requiring the submission of a travel plan when the future occupiers has been decided.

County's strategic planning section have also commented that the Stage 2 bus service stipulated within the Section 106 Agreement in respect of the whole of the Buckshaw site should be implemented at this stage to serve the existing and forthcoming development. The Stage 2 bus service however is triggered within the Section 106 Agreement when a residential dwelling is first occupied on Buckshaw Village more than 400 metres away from a bus stop. This as yet has not happened and therefore the Stage 2 bus service does not yet have to be provided.

Further comments were raised by County's strategic planning section in respect of pedestrian/ cycle access to the site. It would be preferable to have links through the site to allow permeability from the railway station to the SRS. The site however is not for public use and it is considered that the nature of the site, the required security measures and landscaping required does not

create a site which could allow pedestrian access.

Network Rail have no objection in principle to the proposal subject to the criteria listed above. The proposal includes the erection of a retaining wall adjacent to the boundary with the railway. At the time of writing this report details of this wall had not been received but have been requested and will be reported on the addendum. Due to the proximity of the wall to the railway boundary and in line with Network Rail comments a condition will be attached to the recommendation requesting the submission of a method statement in respect of the works adjacent to the railway.

**Conclusion**

This is a speculative proposal and will provide 20 individual units for B1, B2 or B8 uses. The application site compliments the adjacent strategic regional site in terms of the uses proposed and the design and layout of the buildings. The development will provide economic and employment benefits for the Borough. It is recommended that permission is granted subject to the conditions attached

**Recommendation: Approve Reserved Matters Conditions**

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

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

2. The approved plans, unless otherwise agreed in writing by the Local Planning Authority, are:

Plan Ref.	Received On:	Title:
KWM07/16	15 <sup>th</sup> January 2007	Proposed Site Levels 1 of 3
KWM07/16	15 <sup>th</sup> January 2007	Proposal Drainage Link
KWM07/16	15 <sup>th</sup> January 2007	Proposed External Levels 3 of 3
781.03	27 <sup>th</sup> November 2006	Landscape Proposals
1221-PL19D	27 <sup>th</sup> November 2006	Proposed Location Plan
1221- PL01G	27 <sup>th</sup> November 2006	Proposed Site Plan
1221-PL03B	27 <sup>th</sup> November 2006	Unit A- Proposed GA Plan
1221- PL04B	27 <sup>th</sup> November 2006	Unit B- Proposed GA Plan
1221-PL05B	27 <sup>th</sup> November 2006	Unit CD- Proposed GA Plan
1221-PL06A	27 <sup>th</sup> November 2006	Unit E & H- Proposed GA Plan
1221-PL07B	27 <sup>th</sup> November 2006	Unit F- Proposed GA Plan
1221-PL08B	27 <sup>th</sup> November 2006	Unit G- Proposed GA Plan
1221-PL09B	27 <sup>th</sup> November 2006	Unit J- Proposed GA Plan
1221-PL10A	27 <sup>th</sup> November 2006	Unit K- Proposed GA Plan
1221-PL11B	27 <sup>th</sup> November 2006	Unit A- Proposed Elevations
1221-PL12B	27 <sup>th</sup> November 2006	Unit B- Proposed Elevations
1221-PL13A	27 <sup>th</sup> November 2006	Unit CD- Proposed Elevations
1221-PL14B	27 <sup>th</sup> November 2006	Unit E & H- Proposed Elevations
1221-PL15A	27 <sup>th</sup> November 2006	Unit F- Proposed Elevations
1221-PL16B	27 <sup>th</sup> November 2006	Unit G- Proposed Elevations
1221-PL17B	27 <sup>th</sup> November 2006	Unit J- Proposed Elevations
1221-PL18C	27 <sup>th</sup> November 2006	Unit K- Proposed Elevations
12205-PL20A	27 <sup>th</sup> November 2006	Site Section through Unit K South Boundary
1221-PL27	27 <sup>th</sup> November 2006	Typical External Bin Store
1221-PL28	27 <sup>th</sup> November 2006	Cycle Shelter & Cycle Racks

1221-PL29

27<sup>th</sup> November 2006

Entrance Gate/ Fencing

*Reason: To define the permission and in the interests of the proper development of the site.*

3. Prior to the first use of the development hereby permitted, a Business 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.*

4. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.*

5. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.*

6. 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 Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.*

7. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out 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 EM2 of the Adopted Chorley Borough Local Plan Review.*

8. 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 EM2 of the Adopted Chorley Borough Local Plan Review.*

9. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.



*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.*

10. Before the development hereby permitted is first occupied, the cycle parking shall be provided in accordance with the approved plan. The cycle parking shall not thereafter be used for any purpose other than the parking of cycles and motorcycles.

*Reason: To ensure adequate on site provision of cycle parking and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.*

11. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the proposed retained wall and its proximity to the railway. The required details shall include details of the timescale for the construction of the retaining wall and details of the proposed work. The development thereafter shall be carried out in accordance with the approved methodology statement.

*Reason : In the interests of the integrity of the operational railway and in accordance with Policy TR14 of the Adopted Chorley Borough Local Plan Review.*

12. No materials or equipment shall be stored on the site other than inside the buildings.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.*

13. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

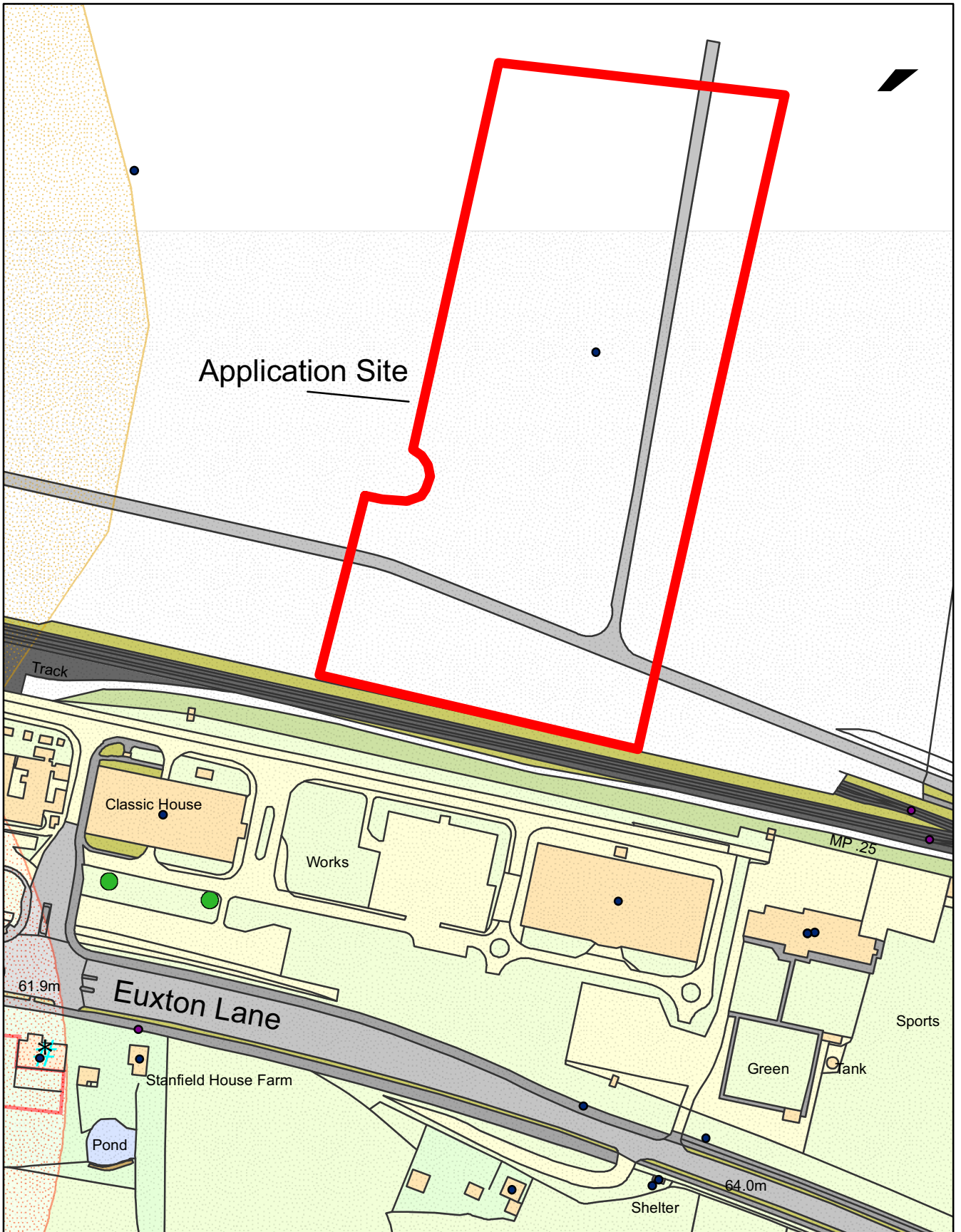
*Reason: To ensure that the development complies with the approved details in the interests of the protection of Controlled Waters.*

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 8, Class A) or any Order revoking or re-enacting that Order, no internal alterations involving the removal of party walls between the individual units to result in the formation of combined larger units shall be carried out in respect of the buildings to which this permission relates without the prior submission to and approval in writing by the Local Planning Authority.

*Reason : To prevent a proliferation of over large units in this transitional area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.*

---

This page is intentionally left blank



<p>Jane E Meek BSc(Hons) DipTP MRTPI                  Director of Development and Regeneration                  Chorley Borough Council</p>		<p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Chorley B.C. 100018509 (2006)</p>	
<p>Application Number:                  06/01304/REMAJ</p>	<p>Grid Ref:                  E: 356808                  N: 419944</p>	<p>Scale:                  1:2,500</p>	<p>Agenda Item No.                  A. 2</p>

This page is intentionally left blank

<b>Item A. 3</b>	<b>06/01307/REMAJ</b>	<b>Approve Reserved Matters</b>
<b>Case Officer</b>	<b>Caron Taylor</b>	
<b>Ward</b>	<b>Clayton-le-Woods And Whittle-le-Woods</b>	
<b>Proposal</b>	<b>Erection of 66 apartments and town houses with associated roads, sewers, garaging and landscaping,</b>	
<b>Location</b>	<b>Parcel H Buckshaw Village Euxton Lane Euxton Lancashire</b>	
<b>Applicant</b>	<b>Mr G Baldwin</b>	
<b>Background</b>	<p>The application is one of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H).</p>	
<b>Proposals</b>	<p>The current proposal is to erect 66 apartments and townhouses with associated roads, sewers, garaging and landscaping.</p> <p>The parcel is located to the north of the site. The northern boundary of the parcel abuts Old Worden Avenue and its southern boundary Cornwall Avenue. To the west a green corridor runs along the boundary and to the east the cul-de-sac of Fusiliers Close serves the parcel. The development now proposed will be sandwiched in between two previously approved parcels, one of which is complete and the other nearing completion.</p> <p>The parcel will be accessed from Fusiliers Close and Cornwall Avenue. The properties will mainly be outward looking with communal car parking provided to the rear in parking courts. Pedestrian access can be gained from Old Worden Avenue and from the green corridor running along the west boundary of the site.</p> <p>The layout of the parcel is mainly in two groups of outward facing properties with a pedestrian green corridor separating them, running east to west. In the northwest of the parcel is a crescent shaped apartment block to mirror similar development on the adjacent parcel to the west.</p> <p>The proposed properties are a mixture of heights. The proposed apartments are 3 storey with the houses being a mixture of 2 and 3 storey mainly townhouses. All are built of traditional brick, tile and render materials.</p>	
<b>Planning Policy</b>	<p>GN2: Royal Ordnance Site, Euxton  GN5: Building Design  HS4: Design and Layout of Residential Developments  TR4: Highway Development Control Criteria</p> <p>Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development.</p>	

**Planning History** 97/509/OUT: Outline application for mixed use development (granted in 1999)  
02/748/OUT: Modification of conditions on outline permission for mixed use development

**Consultations: LCC Highways:**

Pre-application discussions took place with Highways regarding the parcel before it was submitted. The Highways Engineer requested some revisions at this stage. In response to consultation on this application he states that his earlier comments all appear to have been accommodated and therefore he confirms his approval of the layout. He did request some extra bollards be added to prevent vehicles access to footpaths. These have been added on the amended plans.

**Director of Streetscene, Neighbourhood & Environment:**

The bin stores are large enough to house all refuse and recycling containers, but comments on the distance from the bin stores to the where the bin wagons will pick up. Residents will have to take bins to the roadside via the alley. The developer has been made aware of the size of communal bins to ensure passages are wide enough for them, and a drop off area for bins left for collection has been provided.

**Chorley Community Safety Partnership:** No comments have been received.

**Whittle-le-Woods Parish Council:** Objects to the construction of 3 storey properties, which border Dawson Lane, as this would be detrimental to the appearance of this country road. However, they would not object to the construction of less imposing 2 storey properties.

**Third Party Representations**

None received

**Assessment**

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. In the Master plan approved under the outline permission and the Buckshaw Village Design Code the site is allocated as a contemporary housing area with Period Formal character properties alongside the green corridor and in the northwest corner of the parcel. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It will use standard house types with curtilage parking. The Period Formal theme is characterised by Georgian/Victorian/Edwardian architectural styles 2-3 storey, occasionally 4 storeys laid out in a formal arrangement, possibly a square, crescent or a circle. It is considered that the proposals accord with Policy GN2.

Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. It is accepted that this is quite a difficult parcel to design as it occupies a position between two already approved and nearly

complete parcels that are quite different in character. It is noted that the apartment block proposed in the northwest corner of the site and situated close to Dawson Lane is three stories and the Parish Council object on these grounds. However, it is considered important that the design of this part of the parcel reflects the half crescent apartments that have already been constructed on the other side of the green corridor. Completing this crescent will create a gateway to the green corridor and anything else would not sit well on this site.

The design of the dwellings along the green corridor, being 3 storeys in height with appropriate detailing gives them a vertical emphasis, which complies with the Period Formal theme for this area in the Masterplan. The dwellings drop to two storeys as they turn into the pedestrian footpath that runs east to west through the centre of the development and remain two storey along the footpath from which there are views of the parcel to the south. The dwellings remain two storeys on the southern and eastern boundaries of the parcel, which ensures the proposals sit well next to the adjacent parcels.

Against Old Worden Avenue the three-storey apartments step down to two storeys at each end to ensure they do not dominate the adjacent properties on the parcel. Landscaping has been integrated into the scheme, in front of the apartments and along the green corridor and pedestrian footpath through the parcel. Visually, the parcel will not be dominated by the car due to the rear parking areas. It is therefore considered that the proposals are in line with the Buckshaw Village Design Code and Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. Amendments have been received at the request of the case officer mainly altering the design of elevations to ensure the design of the parcel was consistent whilst also fitting in with the design of adjacent parcels. It is therefore considered that the proposals comply with Policy HS4 for the reasons discussed above. The differing heights of the dwellings in different parts of the parcel allow the scheme to fit well with the parcels on either side, whilst the detailing draws the whole scheme together.

The proposed scheme results in a density of 50 dwelling per hectare. It is acknowledge that this is above the densities for contemporary housing parcels as set out in the Buckshaw Design Code. However, in this case the density is higher due to the inclusion of a three-storey apartment block, which is essential to reflect the similar block on the adjacent parcel to the west.

Although the proposed scheme is high density, the rear parking courtyard with the dwellings situated around the perimeter results in the interface guidelines between properties being met. In the few instances where the proposals do not meet the interface distance guidelines the dwellings have been orientated to ensure the level of privacy for occupiers is acceptable and the proposals therefore comply with Policy HS4. As the layout of the parcel results in several plots 'turning corners', it is considered necessary to remove permitted development rights from the parcel to ensure any future extensions do not have an unacceptable impact on neighbouring properties.

Policy TR4 outlines the highway development control criteria. The Highway Authority has viewed the amended plans and is satisfied with the scheme. Two parking spaces will be provided for each dwelling and an average 1.4 for the apartments. There are also parking bays provided along Cornwall Avenue.

**Conclusion** For the reasons above, the application is recommended for approval.

**Recommendation: Approve Reserved Matters Conditions**

1. 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 plan(s). 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.*

2. 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 plan(s)) 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.*

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

4. 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 in accordance with Policy No. TR18 of the adopted Chorley Local Plan Review.*

5. 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.*



6. 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.*

7. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground surfacing materials (not withstanding 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.*

8. 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 HS4 of the Adopted Chorley Borough Local Plan Review.*

9. 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 and EM2 of the adopted Chorley Borough Local Plan Review.*

10. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

*Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the adopted Chorley Local Plan Review.*

11. 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. The garages shall not be used for any trade or business purposes.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the adopted Chorley Borough Local Plan Review.*

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A to D) or any Order revoking or re-enacting the Order, no alterations or extensions shall be undertaken to any dwelling hereby permitted.

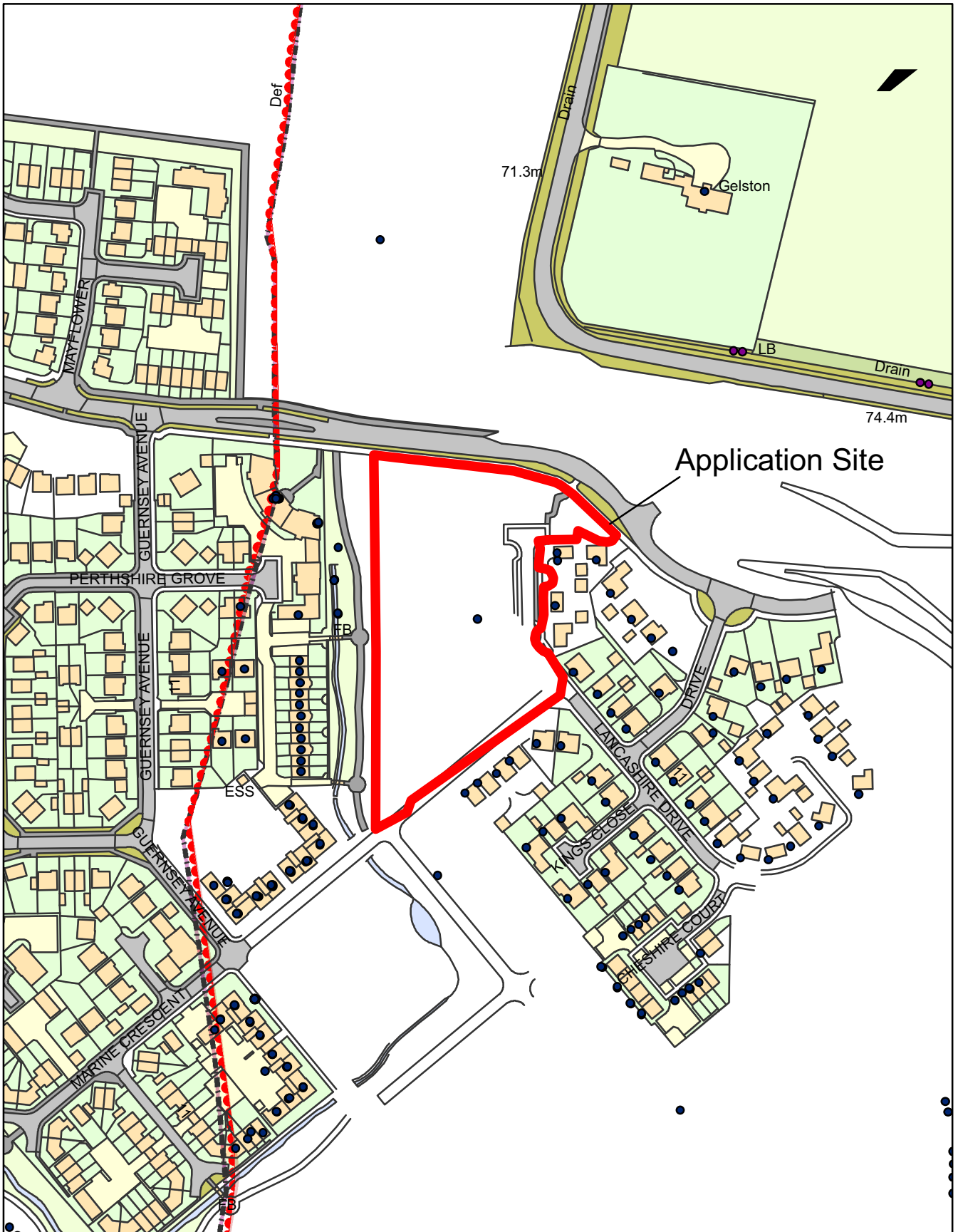
*Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

13. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 30<sup>th</sup> January 2007.

*Reason: To define the permission and ensure a satisfactory form of development.*

---

This page is intentionally left blank



Jane E Meek BSc(Hons) DipTP MRTPI  
 Director of Development and Regeneration  
 Chorley Borough Council

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 (2006)

Application Number:  
**06/01307/REMAJ**

Grid Ref:  
**E: 356700**  
**N: 420977**

Scale:  
**1:2,500**

Agenda Item No.  
**A. 3**

This page is intentionally left blank

<b>Item B. 1</b>	<b>06/01337/FUL</b>	<b>Refuse Full Planning Permission</b>
<b>Case Officer</b>	<b>Miss Helen Green</b>	
<b>Ward</b>	<b>Eccleston And Mawdesley</b>	
<b>Proposal</b>	<b>New security roller shutter screens to shopfronts of service station.</b>	
<b>Location</b>	<b>218 The Green Eccleston Lancashire PR7 5SU</b>	
<b>Applicant</b>	<b>Mr E Ishmail</b>	
<b>Proposal</b>	<p>This application proposes the erection of externally fitted security roller shutters to the shop front of Eccleston Green Filling Station. The external shutters are proposed to the part of the premises known as Eccleston Green Filling Station, Eccleston Auto Spares and Eccleston Mobile Communications.</p> <p>The proposes external shutters will be fitted behind the existing projecting signs of the three windows directly facing The Green and one side window adjacent to the main entrance to the petrol station shop. The shutters will be of a 'Brick Bond' lattice style constructed from steel and power coated.</p>	
<b>Policy</b>	<p>GN3 – Settlement Policy – Eccleston  GN5 – Building Design and Retaining Existing Landscape Features and Natural Habitats  SP10 – Shopfronts  Shopfronts and Signs A Design Guide for Chorley</p>	
<b>Planning History</b>	There is no relevant planning history	
<b>Consultations</b>	<p><b>Architecural Liaison Officer</b> – The Architecural Liaison Officer has commented that in 2006 there were twelve reported incidents of burglary along the Green, six of which targeted commercial premises. One of these incidents was at the filling station where over £4500 of property was taken. The proposed shuttering would have prevented this offence. In the past 6 months (since 1<sup>st</sup> June 2006) there were 120 incidents of anti social behaviour reported in this location. Many of these incidents involve gathering groups of youths and the filling station is a popular location. This only increases the chance of offences being committed against the building.</p> <p><b>Parish Council</b> – No comments received</p>	
<b>Representations</b>	<p>There have been no representations received from neighbours.</p> <p>Councillor Caunce has made the following comments:</p> <ul style="list-style-type: none"> <li>• As a result of a break in to the premises on 03/06/06 the insurance company have requested for security grilles to be installed to all openings in the ground floor;</li> </ul>	

- The applicant is not allowed to keep tobacco products on the premises outside of opening hours until the shutters are fitted;
- The petrol station is open between 7.00am and 11.00pm 7 days a week and the shutters would be in operation when the least number of traffic and pedestrians are present;
- When travelling along The Green in a northerly direction the windows cannot be seen;
- There is a security roller shutter currently installed on the Chemist within the Carrington Centre;
- There is a security shutter in operation on the 'One Stop' shop on The Green;
- Internal shutters cannot be fitted as the headroom would be reduced so much as to interfere with the escape door.

## Assessment

Eccleston Green Filling Station is located on the eastern side of The Green between New Mill Street and Draper Avenue, within the rural settlement of Eccleston. The application site is located within a predominantly residential area and lies outside of the shopping centre identified in the Chorley Borough Local Plan Review.

The applicant has stated in support of the application that the shutters are required in order to maintain a higher level of security at the premises after vandalism and robbery and also on the advice of the Police and insurance company. The applicant has also stated that the shutters will only be in use out of business hours. The current operating hours are 6.30am to 11.30pm 7 days a week.

In dealing with this application the main issue to consider is that of the impact of the proposed shutters on the external appearance of the premises and the impact on the streetscene and character of the area.

The provision of shutters can have a detrimental effect on both the building on which they are situated and the character and appearance of the streetscene. Policy SP10 of the Chorley Borough Local Plan Review states that proposals for shopfronts and shutters, which are not appropriate within the streetscene, will not be permitted. In addition to Policy SP10 the Council has produced Supplementary Planning Guidance on shopfronts in order to promote better-designed proposals.

The use of external shutters on shop fronts is not normally considered to be appropriate within a rural settlement such as Eccleston as they are visually unattractive and can harm the character of the area. The preferred security measures for shops are those which do not involve external shutters such as grilles, laminated glass, stall risers and internal lattice shutters.

Prior to submission of the current application the applicant entered into pre application discussions with the Local Planning Authority. The Council considered that in this case an exception could be made for the installation of shutters on the part of the premises known as Eccleston Green Filling Station. The frontage of this

property is screened from the road by the petrol station canopy, which in this case would help to reduce the visual impact of the shutters. The fact that this part of the premises is partially hidden from view may add to security problems and this issue has been taken into account as part of the application.

It is considered however that it would not be appropriate to install shutters on the parts of the premises known as Eccleston Auto Spares and Eccleston Communications. These premises are more visually prominent, allowing for greater natural surveillance increasing the visual harm which would be caused by the shutters. The fact that these windows are not used for the display of goods means that an internal means of securing the premises could be used.

The applicant states that as the premises are not separated internally there is a requirement for shutters across all of the premises. Whilst it is considered that an exception could be made for Brick Bond lattice style shutters to Eccleston Green Filling Station it is considered that shutters would not be appropriate across the more visually prominent shop frontages of Eccleston Auto Spares and Eccleston Communications. This would also raise the issue of precedent should further applications be made for external shutters on other premises nearby which would have a cumulative impact upon the visual amenity of the area.

## **Conclusion**

Whilst the Local Planning Authority is mindful of the need to secure the premises and the particular problems associated with this property. The main issues to consider are the impact of the shutters on the streetscene and the rural character of the area. Consideration should also be made for the precedent that would be set by allowing roller shutters across all aspects of the premises. Policy SP10 of the Chorley Borough Local Plan Review and Shopfronts and Signs A Design Guide for Chorley makes it clear that the preferred security measure for shops are those which do not involve external shutters and in the case of the parts of the premises known as Eccleston Auto Spares and Eccleston Communications it is considered that the premises could be adequately secured by internal security measures.

Taking the above points into account the current proposal is not in keeping with the rural character of the area and would have a detrimental effect on the streetscene and would set a precedent for other such applications in the area, contrary to Policy SP10 and Shopfronts and Signs A design Guide for Chorley. It is therefore recommended that the application should be refused.

## **Recommendation: Refuse Full Planning Permission**

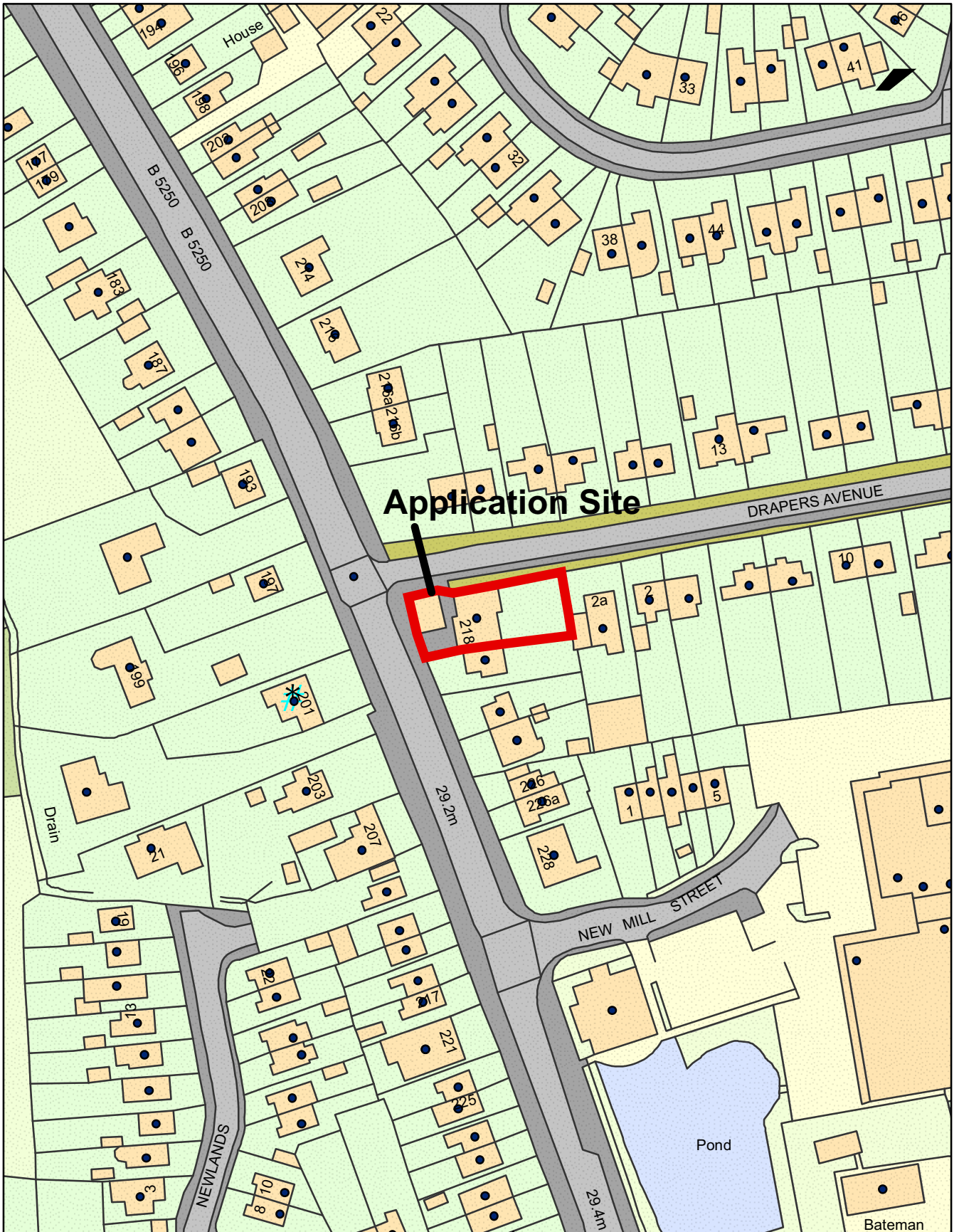
### **Reasons**

1. The roller shutters are contrary to Policy SP10 of the Adopted Chorley Borough Local Plan Review and the approved Supplementary Planning Guidance on Shopfronts and Signs: A Design Guide for Chorley which both seek to ensure shutters in keeping with the character of the area and are appropriate in the streetscene context.
2. The approval of the application in its present form would create an undesirable precedent for further applications of a similar nature which would be difficult to refuse and which would result in the diminution of the rural character of the wider area and

would be detrimental to the general amenity of local residents contrary to Policy SP10 and Shopfronts and Signs: A Design Guide for Chorley.

---





Jane E Meek BSc(Hons) DipTP MRTPI  
 Director of Development and Regeneration  
 Chorley Borough Council

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 (2006)

Application Number:  
**06/01337/FUL**

Grid Ref:  
**E: 352156**  
**N: 416907**

Scale:  
**1:1,250**

Agenda Item No.  
**B. 1**

This page is intentionally left blank

**Item B. 2**                      **06/01355/FUL**                      **Permit (Subject to Legal Agreement)**

**Case Officer**                      **Caron Taylor**

**Ward**                                      **Lostock**

**Proposal**                              **Erection of new detached dwelling**

**Location**                              **Royal Umpire Caravan Park Southport Road Ulnes Walton  
Leyland PR26 9JB**

**Applicant**                              **Harrison Leisure UK Ltd**

**Proposal:**                              The application is for the erection of a dwelling for staff to replace the current wardens flat and staff caravans.

**Background:**                              This application is a resubmission of an application submitted last year (06/00857/FUL). Although officers recommended this application for approval, Members will recall it was refused at Development Control Committee in September 2006.

**Planning History:**                              The history of the site relevant to the application is as follows:

Ref:                              97/00467/FUL Decision: Permit retrospective planning permission

Description:                              Renewal of planning permission 9/94/449 for the retention of a residential park home for assistant manager,

Ref:                              97/00468/FUL Decision: Permit retrospective planning permission

Description:                              Renewal of planning permission 9/94/448 for the retention of a residential park home for occupation by site operative,

Ref:                              04/00164/FUL Decision: Refused

Description:                              Permanent retention of two residential park homes for occupation by employees of the caravan park,

Ref:                              06/00192/CLEUD Decision: Granted

Description:                              Certificate of Lawfulness for the residential use of accommodation on the 1st floor and part of the ground floor of the shop and amenities building for purposes ancillary to the caravan park

Ref:                              06/00857/FUL Decision: Refused

Description:                              Erection of dwelling for staff (to replace wardens flat and staff caravans)

**Planning Policy:**                              PPG2: Green Belts  
PPS7: Sustainable Development in Rural Areas  
DC1: Development in the Green Belt  
LT4: Caravan and Camping Sites  
Windfall Housing Supplementary Planning Guidance

**Consultations:**                              Lancashire County Council Archaeology

Do not consider any archaeological response necessary.

Ulmes Walton Parish Council

Having consulted the Members of the Parish Council on the above application it has been agreed that the comments submitted in relation to the previous application still stand although it would appear that concerns over the positioning have been addressed.

For clarification, the previous comments of the Parish Council were: The building would be less obtrusive in the Green Belt if it were to be sited adjacent to the existing shop/office building at the entrance to the park [the current application now proposes the bungalow in this position]. In an appropriately unobtrusive site the Parish Council supports the application noting that the accommodation will, as proposed, be a replacement for the existing residential flat. The Parish Council also take into consideration the significance of the site in the local economy and the importance of effective 24-hour management cover not least to minimise the risk of late night noise nuisance from the site.

With these factors in mind the Parish Council accept the need for family accommodation to be available to attract appropriate personnel but feel this is more likely to be achieved by providing a three, rather than two, bedroomed dwelling.

**Representations:** None received

**Applicants Case:** Royal Umpire Caravan Park employs the equivalent of 7 full time staff, including 3 wardens, plus casuals within the Borough. On a busy weekend there can be between 600 and 900 people on site at Royal Umpire and the business clearly makes a very significant contribution to visitor spend in Chorley and neighbouring Borough/District Council areas.

The physical nature of the application is essentially the same as that put forward for approval in previous application although the proposed wardens dwelling has been moved to a position nearer to the site entrance. As originally proposed, an integral office has been designed into the structure and this remains on the elevation on the property facing the entrance/exit to the Park. Member comments from the previous application concerning the positioning of the proposed dwelling have been taken into account.

There has been a series of consents for staff accommodation approved on the site going back to 1998. The principle of a unit for warden/management accommodation on this site is therefore long established. The need for a reasonable level of staff accommodation remains essential to the business. The caravan park will not be able to operate without some form of 24-hour residential presence to meet the needs of visitors coming to the park whilst also bringing other associated benefits including adequate security and attendance on site at all times to deal with emergencies and health and safety matters.

The size and type of quality operation on this site, together with the fact that visitor accommodation is available throughout the year means that a residential presence is required all year round to properly manage the site around the clock. There is an essential need for an on-site presence to deal with the varied problems a

large site such as this experiences and these can – and do- occur an any hour, night or day, and often at particularly unsociable times.

It would be extremely problematic to bring staff in who live off the site, especially as emergencies mean that such delays would be unacceptable. It is of vital importance to the future of the business, therefore, to provide a reasonable standard of warden accommodation to enable to business to recruit and retain the right type of staff and thus operate safely, effectively and successfully and to a standard demanded by the modern day UK park user.

The functional need for staff to be on site to service the business was established as long ago as 1998. Since then the expectations of visitors have increased with ever-greater demands in terms of the level of service now regarded as being the norm. A business the size and quality of the Royal Umpire is clearly able to meet the financial test to justify a dwelling to run the enterprise.

Although a modest first floor flat was granted a Certificate of Lawfulness in 2006 this is not in any way suitable in terms of attracting and retaining staff of the right calibre with a warden/management role – nor is it well positioned to deal with the demands of the business. Ordinarily, such staff are not single people and a family home is needed - the existing flat is clearly not large enough to accommodate such a need. It is fairly cramped even for a single person and also has little privacy/amenity given its position in a first floor location with an entrance to the rear of the main reception block.

The proposal does not seek to increase the amount of residential accommodation but just wishes to provide an enhanced but modest living unit able to accommodate the type of staff member needed on the site. The applicants are willing to forfeit the use of the existing lawful residential flat on the site.

This application therefore seeks to provide improved staff accommodation with a key overview of arrivals and departures with greater accessibility for the public. The applicant is willing to enter into whatever agreement is necessary to ensure that the existing flat and two staff caravans are not utilised to provide residential accommodation in the future.

The application site has been chosen as it overviews the main approaches to the site, is well screened with mature hedging will be seen in the context of other buildings. The dwelling has been designed to be of a modest scale to minimise any impact it may have on the character of the area.

**Assessment:**

Green Belt

Policy DC1 of the adopted Chorley Borough Local Plan Review reflects Government guidance in PPG2: Green Belts. It states that planning permission will not be granted except in very special circumstances for development other than agriculture, forestry, essential facilities for outdoor sport and recreation and other uses of land that preserve the openness of the Green Belt and do not conflict with its purposes including, limited extension, alteration or replacement of existing dwellings in accordance with the relevant other policies within the Local Plan.

The proposals do not conform to the exceptions above and is

therefore inappropriate development in the Green Belt and planning permission should only be granted in very special circumstances.

It is accepted that there is a need for a 24-hour presence at the site for security and in case of emergency. This was also recognised in the officer's report for the application in 2004 that sought the retention of two static caravans for staff. This application was refused on the grounds there was already a flat in the reception building and this could provide the 24-hour cover required without the need for an additional two permanent static caravans. It was therefore concluded that the applicants had not shown very special circumstances to justify permitting it.

However, since the above application was refused, a certificate of lawfulness has been granted establishing the lawfulness of the wardens flat in the reception building. The two existing staff caravans will be removed from the site as part of this application. In addition, the applicants are willing to forfeit the flat in the reception building therefore resulting in only one dwelling on the site. The only way of ensuring that the existing lawful flat on the site is forfeited is through a legal agreement under section 106 of the Planning Act, which the applicant is happy to enter into.

#### PPS7: Sustainable Development in Rural Areas

Government guidance PPS7 states that isolated new houses in the countryside require special justification for planning permission to be granted. Annex A of this guidance covers agricultural, forestry but also other occupational dwellings. It states that there may be in instances where special justification exists for new isolated dwellings associated with rural-based enterprises when accommodation is required to enable full-time workers to live at, or in the immediate vicinity of, their place of work due to the nature and demands of the work. It states the test that such proposals should meet:

- There is a clearly establish existing functional need – it is essential for the proper functioning of the site for a worker to be available at most times;
- The need relates to a full-time worker;
- The activity has been established for at least three years, have been profitable for at least one of them, is financially sound and has a clear prospect of remaining so;
- The need could not been fulfilled by another existing dwelling on the site or accommodation in the area;
- Other planning requirements in relation to access, or impact on the countryside, are satisfied.

It also states that proposed dwellings should be of a size commensurate with the requirements.

Assessing the proposals in terms of the above criteria, it considered that the proposals meet these tests. It has been accepted by previous permissions that there is a need for a 24-hour presence on site; the operation has been established much longer than the three-year requirement; a full-time warden needs to actually on the site, rather than live in a dwelling in the vicinity.

In addition, the dwelling proposed is of a modest size and the enterprise it serves is acceptable in a rural area.

Neighbour Amenity

The proposals will not have a detrimental impact on neighbour amenity as the nearest buildings belong to Auldene Nurseries, not being in residential use.

Siting, Design and Appearance

The proposed dwelling is not considered excessive, being a simple bungalow with two bedrooms, kitchen, sitting room and office. The dwelling is being sited opposite the existing reception building.

Windfall SPG

Since the last application was submitted for a dwelling the Windfall Supplementary Planning Guidance has ceased to be in use, so this issue is no longer a matter for consideration.

As stated in the planning history, an application for the permanent retention of two residential park homes for occupation by employees of the caravan park was refused in 2004. However, since then an application a certificate of lawfulness has been granted for the existing flat on the site. This is therefore a material consideration in determining the application. The applicants are happy to enter into a legal agreement to ensure that the existing lawful flat is no longer lived in and staff caravans at the site are removed if planning permission was granted for the proposed bungalow.

**Conclusion:**

Although generally new dwelling are inappropriate development in the Green Belt, it is considered in this instance that the applicants have justified that there is a need for a 24-hour presence on site in terms of PPG2. In addition, the proposals meet the tests in PPS7 for occupational dwellings that serve rural-based enterprises. Therefore, the application is recommended for approval subject to a s106 agreement and conditions.

**Recommendation: Awaiting Section 106 Conditions**

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

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

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out 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 DC81 of the Adopted Chorley Borough Local Plan Review.*

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to G), 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.*

4. Before development commences, in accordance with the recommendation in PPS23 the applicant shall undertake a desktop study to identify any potential sources of land contamination associated with this development site, unless agreed otherwise in writing with the Local Planning Authority. A copy of this report shall be approved in writing by the Local Planning Authority.

*Reason: In accordance with policy EP16 of the adopted Chorley Borough Local Plan Review.*

5. Upon occupation or substantial completion of the dwelling hereby permitted (whichever is sooner) the existing static caravans sited on the land within the red edge of the application site shall be removed from the land.

*Reason: To avoid the proliferation of buildings in the Green Belt for which there is not a continuing need and in accordance with Policy Nos. DC1 of the Adopted Chorley Borough Local Plan Review.*

6. Occupation of the dwelling hereby permitted shall be limited to a person wholly or mainly employed at the Royal Umpire Caravan Park and his/her spouse and dependents.

*Reason: To define the permission as the dwelling is sited in the Green Belt where policies of development restraint operate.*

---





Jane E Meek BSc(Hons) DipTP MRTPI  
 Director of Development and Regeneration  
 Chorley Borough Council

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 (2006)

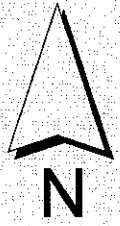
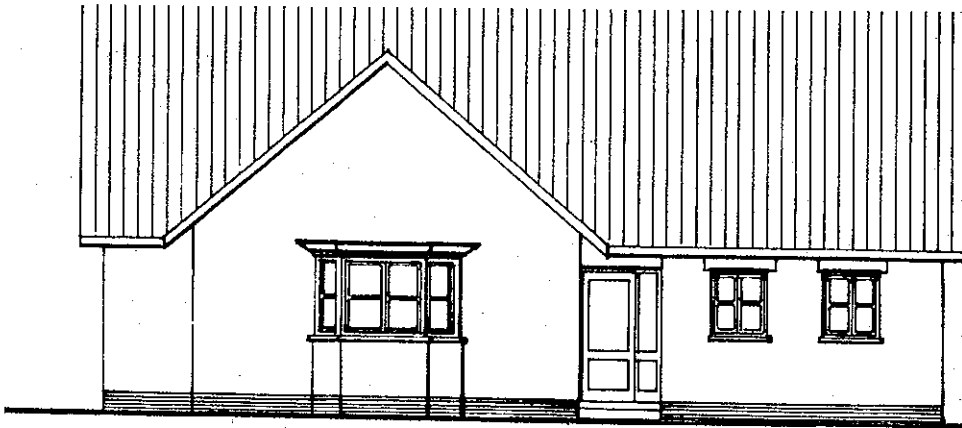
Application Number:  
**06/01355/FUL**

Grid Ref:  
**E: 350462**  
**N: 418988**

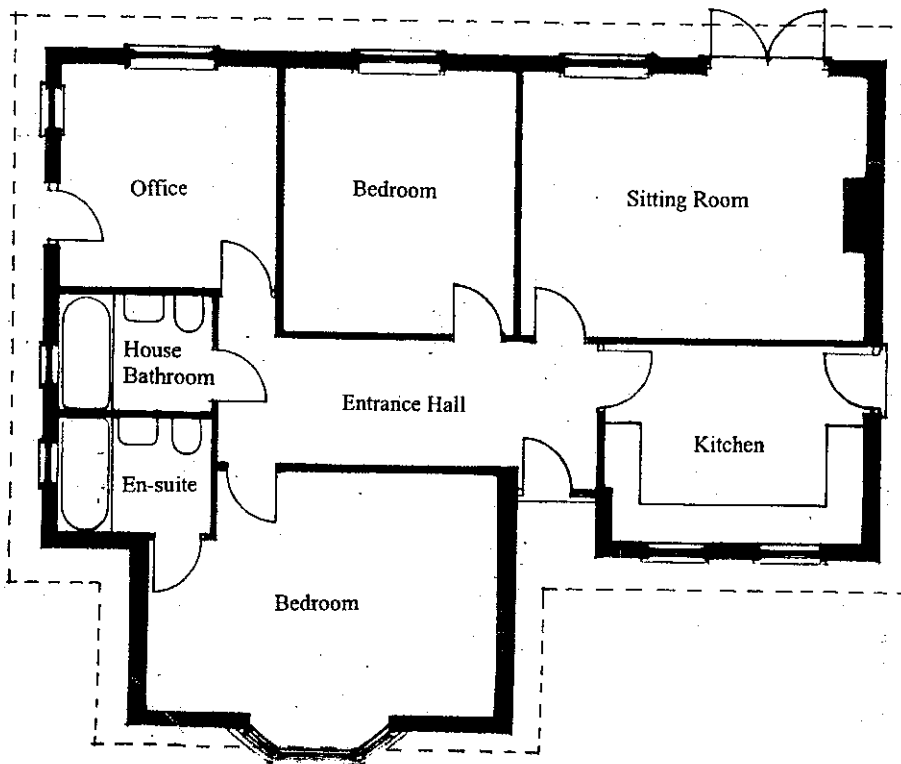
Scale:  
**1:1,250**

Agenda Item No.  
**B 2**

This page is intentionally left blank



**SOUTH ELEVATION**



**GROUND FLOOR PLAN**

Jane E Meek BSc(Hons) DipTP MRTPI  
 Director of Development and Regeneration  
 Chorley Borough Council

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 (2006)

Application Number: <b>06/01355/FUL</b>	Grid Ref: <b>E: 350462 N: 418988</b>	Scale: <b>1:1</b>	Agenda Item No. <b>B 2</b>
--	---	----------------------	-------------------------------

This page is intentionally left blank

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13 <sup>th</sup> February 2007

**HOUSEHOLDER DESIGN GUIDANCE  
SUPPLEMENTARY PLANNING DOCUMENT**

**PURPOSE OF REPORT**

- The purpose of this report is to outline to Members the responses received in relation to the public consultation carried out in respect of the draft Householder Design Guidance document; to propose an amended version and to seek endorsement of the recommendation to adopt the document as amended.

**CORPORATE PRIORITIES**

- The adoption of guidance about design is directly relevant to the Council's vision to make Chorley the place of choice for living, working and investing and to the Council's Strategic Objective of developing the character and feel of Chorley as a good place to live.

**RISK ISSUES**

- The issue raised and recommendations made in this report involve risk considerations in the following categories:

Strategy		Information	√
Reputation	√	Regulatory/Legal	√
Financial		Operational	√
People		Other	

- Local Authorities are encouraged to become more pro-active in producing design guidance for householders in order to promote high quality development and assist consistency in decision making. A failure to prepare and adopt design guidance is likely to have adverse implications for the Council's reputation as a local planning authority, both in terms of the information it provides and the development control function it performs. Similarly, there could be adverse regulatory/legal implications.

**BACKGROUND**

- Chorley Borough Council adopted House Extension Design Guidelines in June 1998, as supplementary planning guidance. The guidelines provided advice and outlined considerations that are taken into account when a planning application is assessed.



6. The new Householder Design Guidance is intended to provide more positive and comprehensive guidance. It is to replace the earlier guidelines and, as a Supplementary Planning Document, will form part of the new Local Development Framework for Chorley.
7. Prior to publication of the document for formal consultation, the Council had consulted informally with a range of stakeholders and it was decided that responses to that informal consultation would be considered alongside any representations made in response to the document being placed on formal deposit.
8. A draft version of the document was then placed on deposit for a period of public consultation from September 29<sup>th</sup> to November 10<sup>th</sup> 2006. During this period, a consultation workshop was held for agents who regularly submit householder level planning applications to the Council. Comments made at this informal session were recorded and have been added to individual representations received.

### **REPRESENTATIONS AND RESPONSE**

9. During the consultation, nine formal representations were received, in addition to three received during the earlier, informal, consultation that had been deferred for consideration at this stage. All the representations generally seek minor changes and clarification and suggest some additional matters that might be included within the document. The individual representations are summarised in Appendix A to this report, along with a note of the proposed response, and Appendix B lists the names of respondents. Appendix C summarises comments made at the agents' workshop, which have also been considered as representations, again with a note of the proposed response, and Appendix D, in the same format, outlines earlier responses to informal consultation.
10. Textual changes are proposed in response to the representations made, as outlined in the appendices, along with some editorial amendment and reordering to make the document more comprehensible and hence enhance its effectiveness. A revised version of the document can be found at Appendix E.

### **COMMENTS OF THE DIRECTOR OF FINANCE**

11. There are no financial implications associated with this report.

### **COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES**

12. There are no HR implications to this report.

### **CONCLUSION**

13. Although the community involvement consultation resulted in only a few comments on relatively minor issues, most were helpful and have prompted improvements in the final draft. 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 providing a clear basis for negotiation and consistent decision making.

### **RECOMMENDATION**

14. That the Executive Cabinet endorse the adoption of the Supplementary Planning Document as presented in Appendix D, with any minor textual amendments delegated to the Director of Development and Regeneration, to provide design guidance for those

contemplating residential alterations and extensions and to assist with the consistent determination of planning applications.

### REASONS FOR DECISION

15. To conclude preparation of the supplementary planning document and thereby put in place positive guidance to promote high quality design.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

16. 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.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
House Extension Design Guidelines	June 1998	SPG	Planning Policy

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Rachael Hulme & Mary Clemence	5295 & 5286	17 <sup>th</sup> January 2007	ADMINREP/REPORT

**APPENDIX A – TABLE SUMMARISING REPRESENTATIONS RECEIVED & PROPOSED COUNCIL RESPONSE**

Reference Number	Comments received	Response
H001/01	We object to the reduction in the percentage of volume to 50% from 75%, as many rural homes are small and if they cannot be extended more than 50% residents will be forced to move out of the Parish. We would like the figure to remain at 75%	The current Householder Design Guidance states that extensions to dwellings within the Green Belt should not exceed between 50-70% of the volume of the original dwelling. This is not only very lenient, allowing very large extensions in the countryside, but is also ambivalent because it uses a range as a maximum. It is considered that the proposed maximum of 50% provides sufficient flexibility. It is also more generous than figures used by many other authorities. No change proposed.
H002/01	No Comments	Noted
H003/01	The Parish Council feel there should be reference made to Trees in relation to development within this document to cross reference to other documents available on the subject. It would be useful to include distances development can take place in relation to trees by species.	The Council has separate guidance on Trees and Development. Add cross-reference to direct readers to the full document.
H004/01	There does not appear to be any clear guidelines on what needs to be submitted if one wishes to convert an existing building to domestic use.	The Council has separate guidance for the conversion of buildings. Add cross reference within the Householder SPD to direct readers to the full document.
H004/02	There is no mention of a need to keep photographic evidence of features in a listed building to ensure that these are not lost in a development.	Accepted. Amend document to include this.
H005/01	There appears to be an error in paragraph 7.6. The text refers to the fact that two storey and first floor extensions should not project more than 5 metres beyond a 45-degree line.	There is no mention of 5-metres in para 7.6. However, the text should be clarified. Textual change.
H006/01	There doesn't seem to be any reference to protected species issues associated with householder developments - bats, swallows, swifts, house martins, starlings, house sparrow etc, will this be included in a different SPD? If so, can it be cross-referenced?	There is no supplementary guidance on protected species in the current LDF programme. Protected species are covered by Policy EP4 of the Adopted Chorley Borough Local Plan Review and Planning Policy Statement 9: Biodiversity and Geological Conservation. Add cross reference within the Householder SPD.
H007/01	No comments	Noted
H008/01	Although Paragraph 1.12 refers to other relevant policies, it would be helpful to include reference to any specific policies relating to landscape or townscape character and any relating to protected species.	The protected species issue will be taken into account as with comment H006/01
H008/02	We ask that bullet point 6 be expanded	Accepted. Amend the document to



	to include reference to birds, as well as bats and newts.	include reference to birds, bats and newts.
H008/03	<p>We welcome the references to the need to consider the impact on the streetscene, landscape and character of the area.</p> <p>We are keen to promote sustainable design and construction and are pleased that guidance is given on the siting and appropriateness of domestic wind turbines and solar panels in section12 of the SPD.</p>	Support noted.
H009/01	<p>This paragraph identifies a number of planning matters that householders would need to consider when planning to undertake extensions or alterations to their property. We have concerns with the wording of the following issue;</p> <p>* Impact on trees and other landscape features such as ponds or hedgerows.</p> <p>While we fully support the aim of making householders aware of environmental factors that could constrain their development proposals, we feel that this particular issue should be amended to include watercourses. PPS9 and PPG25 identify watercourses and their habitat as a planning constraint on flood risk and conservation grounds, and as such we recommend that this issue be amended to reflect their significance;</p> <p>*Impact on trees and other landscape features such as watercourses, ponds or hedgerows.</p>	Accepted. The protected species issue will be taken into account, in the same way as for comment H006/01. PPS9 Biodiversity and Conservation also contains information regarding watercourses. So similar cross reference will be inserted and reference to watercourses will be added to the relevant paragraph in the document.
H009/02	<p>This paragraph identifies a range of physical features that may surround a property would need to be considered when considering an extension or alteration. Again, we have concerns with the wording of the following issue;</p> <p>*Any landscaping/other features, e.g. trees and hedges</p> <p>Like paragraph 2.7, we support the principle of identifying such physical constraints, but we feel that watercourses should again be included as they represent physical features that will constrain development. We would also suggest that culverted watercourses are mentioned at this stage, as they are also physical barriers; development above culverts is not considered good practice for a number of reasons. Householders should be aware of the fact that a culvert to their property could restrict their development aspirations. We recommend that this issue is therefore amended as follows:</p>	Accepted. Amend to include reference to watercourses and culverts in the relevant paragraph.

	<p>*Any landscaping/other features, e.g. trees and hedges, or watercourses and culverts.</p>	
<p>H009/03</p>	<p>Householders living adjacent to watercourses and/or culverted watercourses should be aware of their riparian responsibilities, and that such features may significantly constrain any developments they more propose. Culverting of a watercourse for long-gain purposes would not be an acceptable method of facilitating extensions or alterations to a dwelling, and development over culverts would also be considered unacceptable. It is important to raise these issues at this stage and also expect them to be taken into account in future documents.</p> <p>We also note that the SPD does not consider what precautions would be required in a flood zone. You may consider that adding flood risk as a potential planning constraint. Physical constraint in chapter 2 may be an appropriate amendment.</p>	<p>Accepted. Amend the document to include reference to flood risk.</p>

**APPENDIX B – RESPONDENTS**

Ref	Title	Surname	Organisation
H001	Mrs	Cross	Charnock Richard Parish Council
H002	Mr	Harkness	Houghton Parish Council
H003	Mrs	Turner	Whittle-Le-Woods Parish Council
H004	Mrs	Price	Anderton Parish Council
H005	Mrs	Woodrow	Heath Charnock Parish Council
H006	Mr	Dunlop	The Wildlife Trust for Lancashire, Manchester and North Merseyside
H007	Mr	Ellis	Lancashire County Council
H008	Mr	Headley	Natural England
H009	Mr	Carter	Environment Agency

**APPENDIX C – TABLE SUMMARISING COMMENTS FROM WORKSHOP & PROPOSED COUNCIL RESPONSE**

**Draft Householder Design Guidance Workshop  
The Elm Room, Woodlands**

**Attendance List**

Mary Clemence	Chorley Borough Council
Helen Lowe	Chorley Borough Council
Rachael Hulme	Chorley Borough Council
Tony Lang	RT Design
Robin Rowles	RT Design
Michael Foster	P Wilson and Co
Lawrence Hayhurst	Lea Hough & Co
Richard Prest	Lea Hough & Co
Graham Margerison	Lea Hough & Co
Sam Whitehead	Lea Hough & Co

<b>Key Issues Identified</b>	<b>Response</b>
<p>Permitted Development rights; the SPD rules them out almost, especially in terms of conservation areas. Something more substantial should be made of PD in the SPD so people are aware they may not need planning permission. A flow diagram at the start of the document may be useful in identifying this.</p>	<p>The document already refers to this issue in para 2.1ff. Amend text throughout to clarify/highlight.</p>
<p>Tree’s aren’t included in the SPD, applicants and agents need to be made aware of trees and other constraints, maybe by including distances from trees required by the British Standard within the document.</p>	<p>The Council has separate guidance on Trees and Development. Cross reference to direct readers to this incorporated and some general comment added.</p>
<p>Paragraphs 9.1 and 9.4 on rural areas are confusing and need to be simplified, is it referring to the original house as built or as extended, this is not clear enough.</p>	<p>Accepted. Textual change to clarify.</p>
<p>There is no mention in the document of whether roof lights need permission or not, as in many cases they don’t but the document implies they do.</p>	<p>Accepted. Textual change to clarify.</p>
<p>Balconies and Terraces – this section is very open and if the general public looked at this they wouldn’t be able to understand clearly if they are acceptable or not.</p>	<p>Accepted. Textual change to clarify.</p>

<p>The document need to stress it is only guidance and not set in stone as if people were to design there own extensions using the SPD, this alone does not make it acceptable and there are cases where certain things stated in the SPD may not be acceptable in all cases.</p>	<p>Accepted. The Householder SPD is a guidance document and planning applications cannot be determined on this guidance alone, however the introduction to the document states that this is guidance and its aim is to promote good design guidance.</p>
<p>The term 'rural areas' needs explaining as people are used to the term 'green belt' but they also do not consider themselves to be in a rural area if they are anything but green belt.</p>	<p>Accepted. Textual change to underline the status and purpose of the guidelines</p>
<p>Paragraphs 9.8 – 9.11 are unclear as there is no mention of PD so do they need permission or not, this is confusing for 'none planners'</p>	<p>The document already covers this point but further textual change to clarify</p>
<p>Chapter 10 on conservatories seems to be in the wrong place and also there is no mention of PD.</p>	<p>Accepted. Section 10 relocated to improve structure of document.</p>
<p>Chapter 12 – do we need separate guidance for existing and new builds?</p>	<p>This guidance is primarily for householders rather than developers. No change proposed.</p>
<p>Paragraph 16.2 need to stipulate that you need permission only if it is a classified road.</p>	<p>Accepted. Textual change to clarify.</p>
<p>Chapter 18 – it may be useful to identify which areas have article 4 directions on and any other areas where there are no PD rights.</p>	<p>This is a complex matter with a risk of misunderstanding. Additionally, constraints on permitted development may change over time. Enlarge reference to permitted development but maintain generalisation.</p>

## APPENDIX D – TABLE SUMMARISING RESPONSE TO INFORMAL CONSULTATION & PROPOSED COUNCIL RESPONSE

Three substantive responses were received following the informal consultation in May 2006.

### Respondents

The Environment Agency  
P Wilson and Company, Chartered Surveyors  
Lancashire County Council

<b>Comments</b>	<b>Response</b>
Support for the inclusion of guidance on renewable energy systems.	Support noted.
The need for reference to potential environmental issues, such as flood risk.	Accepted. Add flood risk to environmental issues referenced in the SPD.
The need for reference to the Environment Agency in the list of agencies from whom other consents may be required.	Accepted. Add Environment Agency.
Concern about the prescriptive nature of the proposed upper limit on the scale of extensions on rural areas and the Green Belt.	The current Householder Design Guidance states that extensions to dwellings within the Green Belt should not exceed between 50-70% of the volume of the original dwelling. This is not only very lenient, allowing very large extensions in the countryside, but is also ambivalent because it uses a range as a maximum. It is considered that the proposed maximum of 50% provides sufficient flexibility. It is also more generous than figures used by many other authorities. No change proposed.
The need for an elaboration of comment about the replacement of policies in the Joint Lancashire Structure Plan by those contained in the Regional Spatial Strategy (RSS). This replacement will only apply once the RSS is adopted (as indicated in the draft HEDG) but also provided that Policy W3 of the draft RSS is amended and a new policy for Gypsies and Travellers is introduced.	Accepted. Amend to include further information on this point.

## APPENDIX E – HOUSEHOLDER SPD - ATTACHED



Chorley Borough  
Local Development  
Framework

# Householder Design Guidance

Supplementary Planning Document

**February 2007**



## 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 adopted document can be found on the Council's website at [www.chorley.gov.uk/planning](http://www.chorley.gov.uk/planning) in the Planning Policy section.

Jane E Meek BSc (Hons) DipTP MRTPI  
Director of Development and Regeneration

Tel: (01257) 515282/515295/515281

Fax: (01257) 515211

E-mail: [planning.policy@chorley.gov.uk](mailto:planning.policy@chorley.gov.uk)

[www.chorley.gov.uk/planning](http://www.chorley.gov.uk/planning)



## Chorley Borough Local Development Framework





# Chorley Borough Local Development Framework

## Contents

- 1. Introduction .....
  - Other Consents and Regulations .....
  - Objectives .....
  - Sustainability Appraisal .....
  - Planning Policies.....
- 2. First Principles.....
  - Does it need Planning Permission .....
  - Processing an Application.....
  - Issues Considered on a Planning Application.....
  - Site Appraisal and Survey—Establishing Context.....
- 3. Listed Buildings and Conservation Areas.....
- 4. Rural Areas .....
  - The “Original Dwelling” .....
  - House Extensions .....
  - Outbuildings .....
  - Garden Extensions .....
- 5. General Advice.....
  - Siting Principles .....
  - Form and Mass .....
  - Detailing an Extension .....
  - Impact on Neighbours.....
  - Dominance and Overbearing .....
  - Shadowing .....
  - Overlooking.....
- 6. Specific Advice.....
- 6a. Front Extensions .....
- 6b. Side Extensions .....

  - Semi-Detached and Terraced Houses.....
  - Detached Houses .....
  - Gaps Between Buildings—The Terracing Effect.....

- 6c. Rear Extensions.....
  - Single Storey Extensions.....
  - Two Storey Extensions .....
- 6d. Extensions on Corner Plots.....

Chorley Borough  
Local Development  
Framework



# Chorley Borough Local Development Framework

## Contents

- 6e. Conservatories .....
- 6f. Dormers, Rooflights and Roof Extensions.....
  - Dormer Windows .....
  - Rooflights .....
  - Roof Extensions.....
- 7. Balconies and Terraces.....
- 8. Garages and Outbuildings.....
- 9. Access and Parking.....
- 10. Works to Front Gardens .....
- 11. Boundary Treatments.....
- 12. Solar Panels and Wind Turbines.....
  - Solar Panels.....
  - Wind Turbines.....
- 13. Trees and Landscape Features .....
- 14. Conclusions and Checklist for Avoiding Common Mistakes .....
- Appendix 1 Local Planning Policies
- Appendix 2 Planning Application Checklist

### Contact Details:

**Development Control**  
**Chorley Borough Council**  
 Union Street  
 Chorley  
 Lancashire  
 PR7 1AL

**Tel:** 01257 515151  
**Fax:** 01257 515297  
**Email:** [dcon@chorley.gov.uk](mailto:dcon@chorley.gov.uk)  
**Web:** <http://www.chorley.gov.uk/planning>

# Chorley Borough Local Development Framework



## Chorley Borough Local Development Framework

### 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 from the Building Control Section 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.
- **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





## Chorley Borough Local Development Framework

### 1. Introduction

should be sought from the Environment Agency, from whom consent may also be required.

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:
- (a) To assist in the interpretation and ensure the consistent delivery of design objectives held within national policy guidance and in the Development Plan;
  - (b) To encourage high quality design which has positive impact on the environment and protects the residential amenity of neighbours;
  - (c) To maintain local distinctiveness and local character in order to enhance the built environment of Chorley Borough and maintain its diversity;
  - (d) 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 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 permission is required.

#### Sustainability Appraisal

- 1.10 From 11 November to 16 December 2005 a Sustainability Appraisal Scoping Report for the Householder Design Guidance SPD was sent out for consultation 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:
- (a) Do nothing (retain guidelines in the existing House Extensions Design Guide SPG)
  - (b) 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, 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.



Chorley Borough  
Local Development  
Framework

1. Introduction

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**

1.13 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 three 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 & Travellers is introduced;
- (c) Chorley Borough Local Plan Review 2003.

1.14 Detailed policies are 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*
- EP9** *Trees, Woodland and Hedgerows*
- EP10** *Landscape Assessment*
- HT2** *Alterations and Extensions to Listed Buildings*
- HT3** *The Setting of Listed Buildings*
- HT7** *Development in Conservation Areas*
- HT10** *Locally Important Buildings*
- HS9** *Residential Extensions in Settlements Excluded from the Green Belt*
- TR4** *Highways Development Control Criteria*

1.12 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.

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 planning permission. The planning system controls all forms of development. This includes all construction, engineering and other works. Permission can be required for a range of activities 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 planning permission. A leaflet produced by the government entitled 'Planning – A Guide for



## Chorley Borough Local Development Framework

### 2. First Principles

*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](http://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 permission. So, you are advised to contact the Council to establish whether 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.

2.4 These design guidelines are relevant whether or not planning or other consent 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

2.5 The Council has prepared a draft Guidance Document on the validation of 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](http://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;
- 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.





## Chorley Borough Local Development Framework

### 2. First Principles

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.

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.

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.***

Chorley Borough  
Local Development  
Framework



## Chorley Borough Local Development Framework

### 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 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.

3.4 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***

### 4. House Extensions in Rural Areas

4.1 Chorley Borough includes large areas of attractive countryside and special care should be taken to protect their open and rural character and distinctiveness. The overall aim is to prevent substantial additional building in open countryside. This includes areas shown in the Local Plan as Green Belt, as Safeguarded Land and as Areas of Other Open Countryside. 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.

4.2 Over-large and poorly designed extensions and outbuildings can diminish the openness and attractiveness of these rural areas. Within the Green Belt, Local





## Chorley Borough Local Development Framework

### 4. House Extensions in Rural Areas

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 further criteria apply to all rural dwellings: 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 Proposals for replacement dwellings will be dealt with on a similar basis to extensions. In order to retain control over the future development of a site, both Local Plan policies advise that permitted development rights may be removed when a replacement dwelling is permitted.

#### The 'Original Dwelling'

- 4.4 Local Plan policy refers to the concept of the '*original dwelling*'. The original dwelling is a dwelling as existing on 1 July 1948 or, if constructed more recently, as originally built. Where planning permission has previously been granted for a replacement dwelling, the term 'original dwelling' means the one that has been replaced and not the new building.
- 4.5 If a dwelling has been replaced with a larger property, this may mean that *any* further extensions will be deemed inappropriate. Likewise, where planning permission has been granted and remains extant, or where extensions to the property have already been built, these will be taken into account when assessing the appropriateness of further extensions.

#### House Extensions

- 4.6 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, the main way of assessing the appropriateness of extensions that need planning permission will be by comparing the volume of the dwelling including the proposed extension to that of the original dwelling. **As a general maxim, residential extensions should not in total exceed more than 50% of the volume of the original house.**
- 4.8 Extensions of this scale will not be attainable in all circumstances having regard to the guidance given in sections 2—8. Only very minor alterations will normally be allowed to converted former agricultural buildings, for example, so as to protect their special character.
- 4.9 Whilst each application will be taken on its individual merits, the following points should be borne in mind:
- In total, extensions should not normally exceed 50% of the volume of the original dwelling.
  - They should be closely related to the scale, footprint, and form of the main



## Chorley Borough Local Development Framework

### 4. House Extensions in Rural Areas

- property;
  - They should not normally exceed the height of the existing dwelling.

#### Outbuildings

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; 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 Extensions

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.



Chorley Borough  
Local Development  
Framework

5. General Advice

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.**
- **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.

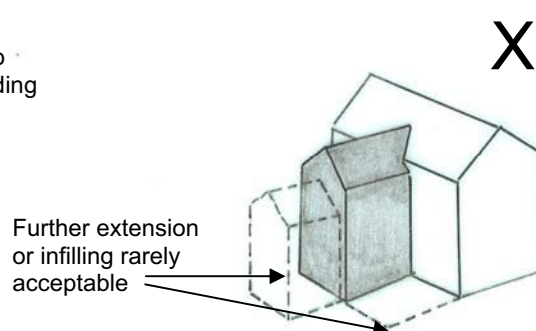
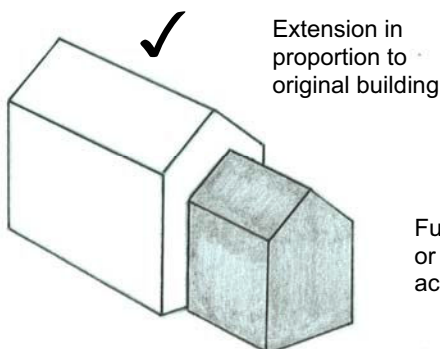
There may be cases, where a sensitive designer can assess local character and reinterpret local form and detail in a creative contemporary style, to add to the character and interest of the area.

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;



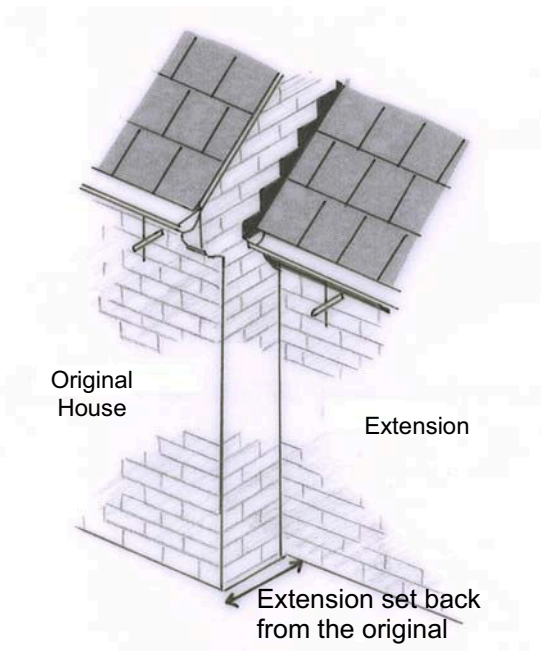




# Chorley Borough Local Development Framework

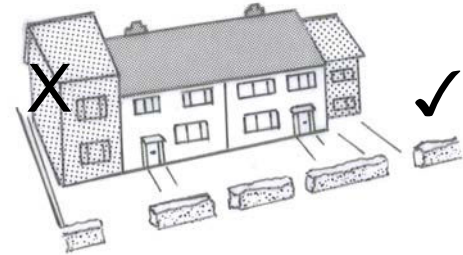
## 5. General Advice

- 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.



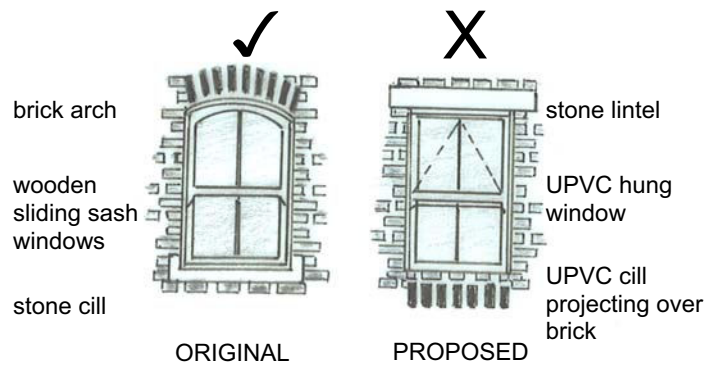
### Key Points

- **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

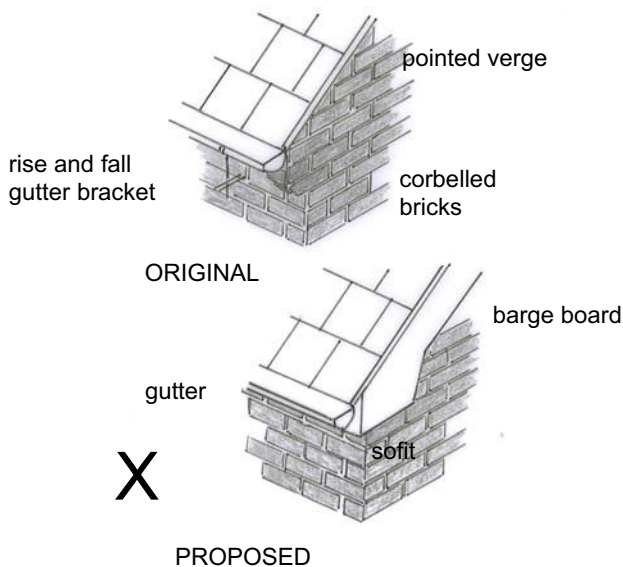


# Chorley Borough Local Development Framework

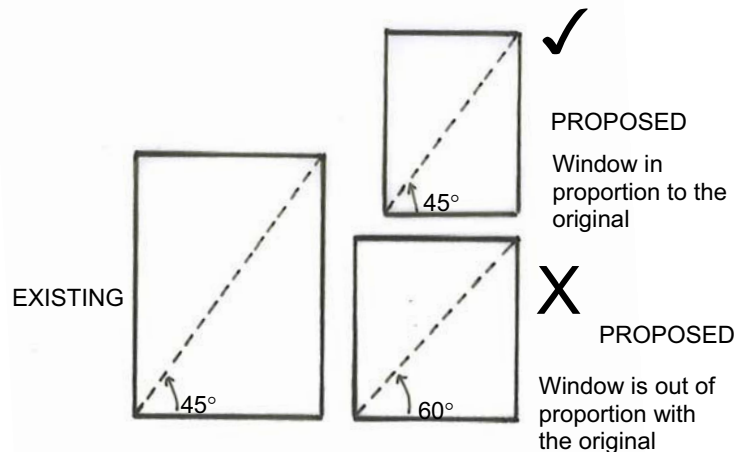
## 5. General Advice

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.



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.



**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

**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.**





Chorley Borough  
Local Development  
Framework

5. General Advice

- **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.**

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.

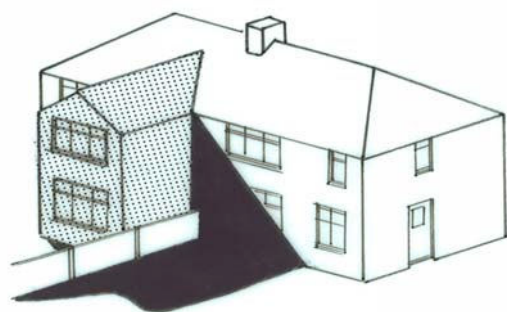
Shadowing

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 However, full details of the method used to assess the shadowing impact of extensions are held within the Building Research Establishment document 'Site Layout Planning for Daylight' by P. J. Littlefair. 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



Chorley Borough  
Local Development  
Framework

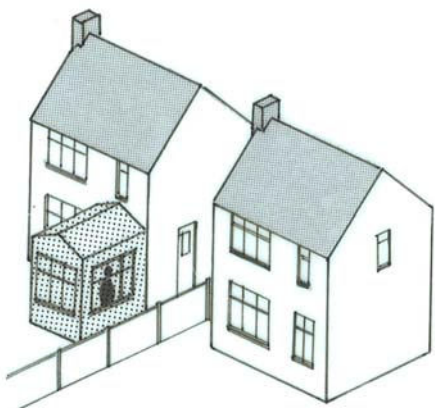
5. General Advice

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.



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

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.***

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 (see also section 18).





## Chorley Borough Local Development Framework

### 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. 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





Chorley Borough  
Local Development  
Framework

**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.

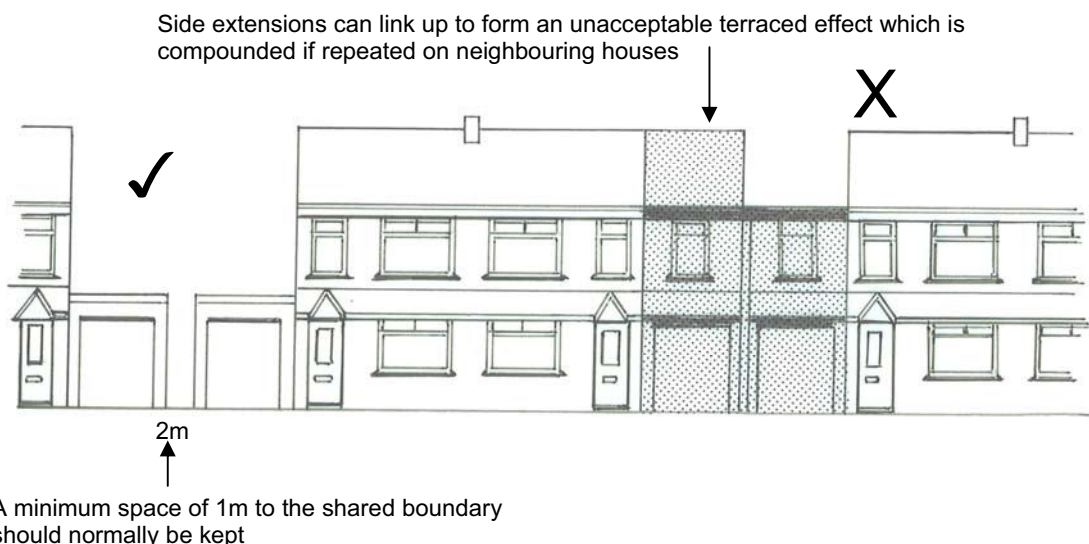
6.11 Where spaces are filled by side extensions, the buildings can appear cramped. This effect, known as the ‘terracing effect’, creates the impression of one enormous and unrelieved mass of building.

6.12 In order to overcome this, 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

**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, extensions should leave a reasonable gap (at least 1m) between an extension and the boundary with the adjacent property.**





Chorley Borough  
Local Development  
Framework

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.

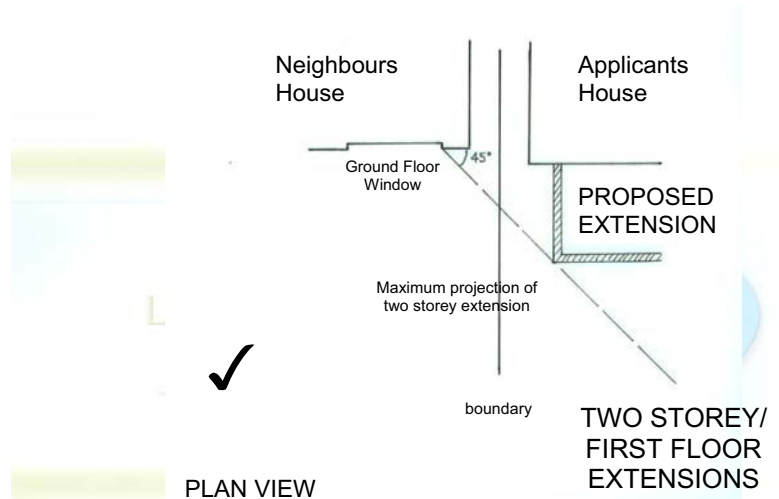
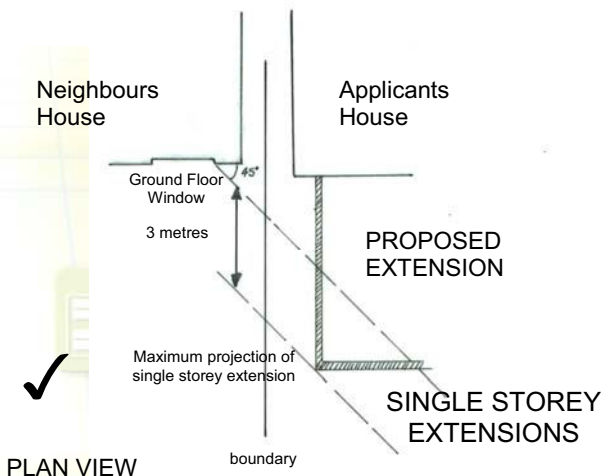
In relation to neighbouring conservatories the angle will be drawn from the edge of the pane of glass closest to the back of the original house. Where there is a significant change in ground levels a stricter standard will be applied

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.





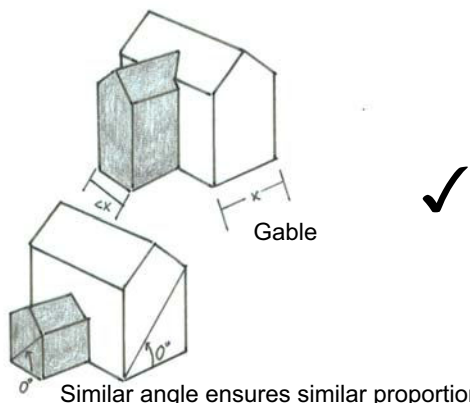
Chorley Borough  
Local Development  
Framework

**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**

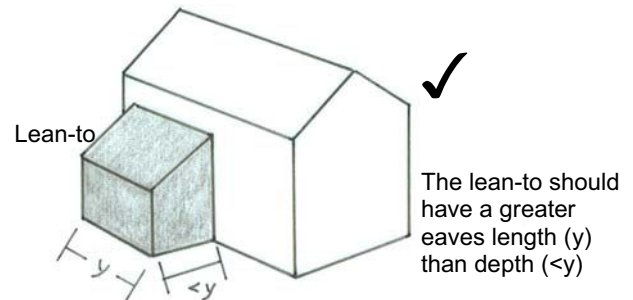
- 6.22 In order to achieve subservient design the gable width of any extension should be less than the gable width of the house.



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.**



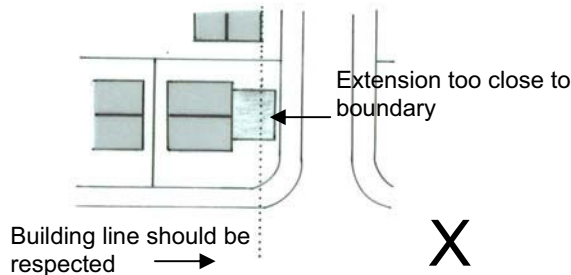


Chorley Borough  
Local Development  
Framework

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.**



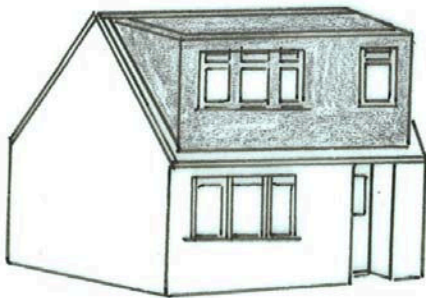
Chorley Borough  
Local Development  
Framework

**6f. Dormers, Rooflights & Roof Extensions**

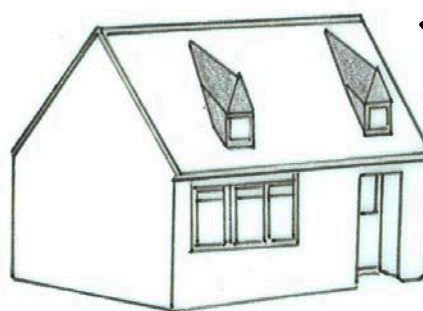
6.32 The roof of a building is an important element of its design. Unsympathetic alterations can have a dramatic and adverse effect.

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 1/3<sup>rd</sup> of the width of the roof slope on which they are sited. Rear dormer windows should cumulatively occupy less than 2/3<sup>rd</sup>s 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.

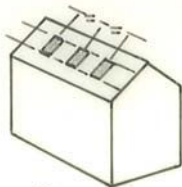




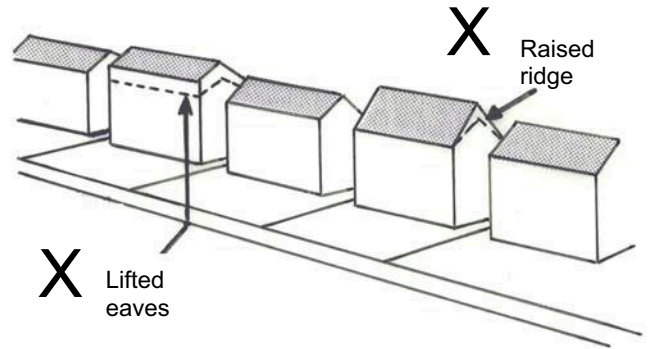
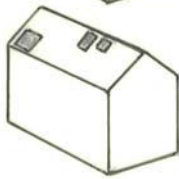
# Chorley Borough Local Development Framework

## 6f. Dormers, Rooflights & Roof Extensions

Small rooflights in the middle third



Too close and too large to eaves and verge



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



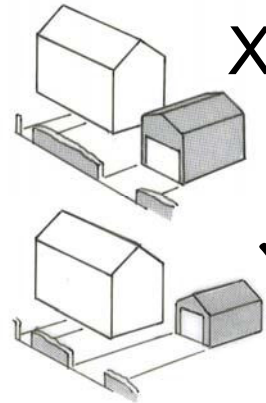
## Chorley Borough Local Development Framework

### 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.**



Low pitched over large building set forward of house

Building of similar proportions to house and set back from front

### 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.**

Chorley Borough  
Local Development  
Framework





## Chorley Borough Local Development Framework

### 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 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 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.**





## Chorley Borough Local Development Framework

### 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 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



Chorley Borough  
Local Development  
Framework

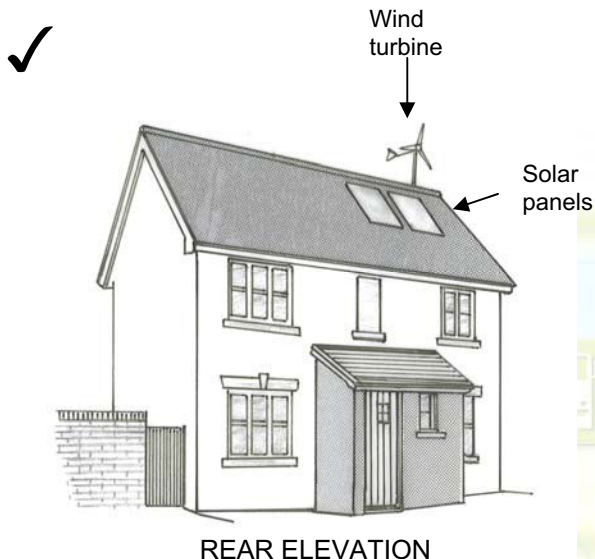
12. Solar Panels and Wind Turbines

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 planning permission.

**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.**

Chorley Borough  
Local Development  
Framework



## Chorley Borough Local Development Framework

### 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. 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.



## Chorley Borough Local Development Framework





Chorley Borough  
Local Development  
Framework

**Appendix 1— Local Planning Policies referred to in Section 1.12**

**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.

**Landscape Character Areas**

**DC9** Development in the rural areas should respect



## Chorley Borough Local Development Framework

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.

### 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.

### Alterations and Extensions to Listed Buildings

**HT2** The Council will seek to ensure that the special architectural or historic interest of all Listed Buildings are preserved. Proposals involving internal or external alterations, extensions to, or the change of use of a Listed Building will not be permitted which would have an adverse effect on the special architectural or historic character of a Listed Building. In particular development proposals will be required to have special regard to the protection of features of special architectural or historic interest, its detailed

design, siting, scale, choice of materials and effect on the historic fabric of the building.

### The Setting Of Listed Buildings

**HT3** Development proposals affecting the setting of a Listed Building will be required to have special regard to the siting, scale, design, materials of construction and the retention of trees and other landscape features. Development which would detract from the setting of a listed building will not be permitted.

### 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





## Chorley Borough Local Development Framework

identified as being locally important will only be permitted if the following criteria have been met:

- (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.

### 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;

- (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.

## Chorley Borough Local Development Framework



## Chorley Borough Local Development Framework

### 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, 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:** Development Control, Civic Offices, Union Street, Chorley, Lancs, PR7 1AL  
**Email Address:** [dcon@chorley.gov.uk](mailto: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](http://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/](http://www.planning.chorley.gov.uk/publicaccess/).

Alternatively, paper based applications can be made by post to: Development Control, 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.



## Chorley Borough Local Development Framework

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.

## Chorley Borough Local Development Framework





Chorley Borough  
Local Development  
Framework

Notes



Chorley Borough  
Local Development  
Framework



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13 February 2007

## **CONSULTATIONS ON PLANNING AND CLIMATE CHANGE- SUPPLEMENT TO PLANNING POLICY STATEMENT 1 AND BUILDING A GREENER FUTURE; TOWARDS ZERO CARBON DEVELOPMENT.**

### **PURPOSE OF REPORT**

1. To inform members of the publication of two draft consultation documents that have a potentially significant impact on planning in the Borough and to agree a response to them.

### **CORPORATE PRIORITIES**

2. The main thrust of the two consultation documents are in line with the Council's Strategic Objective 5 to, "*Develop the character and feel of Chorley as a good place to live.*" In particular they are relevant to outcome 5.3 that a, "*basket of measures and targets for carbon emission reductions in the Borough to be developed*".

### **RISK ISSUES**

3. The issues raised and recommendations made in this report involve no risk considerations.

### **BACKGROUND**

4. The Stern Report has galvanised the government's response to climate change. Its conclusion was that the economic costs of not acting far outweigh any economic costs of strong and early action.
5. At the same time that the two draft documents were published a consultation on Water Efficiency in New Buildings has been released, although not directly related, it illustrates how climate change and scarce resources need to be linked.
6. The Code for Sustainable Homes was also released. This is the product of work with the government, the Building Research Establishment, the Construction Industry Research and Information Association, non-government organisations and the construction industry. This sets out a national standard for homes that exceed existing Building Regulation standards for sustainability. The Code ranges from 1 star to 6 and achieves at its most stringent zero carbon emissions. Design categories include energy/CO<sub>2</sub>, water, materials, surface water run off, waste, pollution, health and well-being, management and ecology.

### **KEY ISSUES FROM PLANNING POLICY STATEMENT: PLANNING AND CLIMATE CHANGE SUPPLEMENT.**



7. It is important to remember that Planning Policy Statements are no longer considered only to be guidance documents. Where appropriate it is possible to make decisions on planning applications based directly on the contents of a PPS without reference to planning policies.
8. The Supplement is significant as it emphasises that planning decisions are to be made giving the long-term impact on the environment greater importance than short-term economic or social considerations. It makes explicit that where there are any discrepancies between the Supplement to PPS 1 and other Planning Policy Statements that the Supplement should take precedence.
9. It had been expected that the PPS on Planning and Climate Change would be a separate PPS. In linking it to PPS1 which is the overarching PPS the Government has made clear that the issues of Climate Change should be central to decision making,
10. Many of the principles set out in the PPS for both the allocation of land for development and for the determination of planning applications are not new. However, it gives a prescriptive check list of where developments should be located and how developments should be determined. It stresses given the closer relationship between building control considerations and planning applications that they should be submitted at the same time.
11. It reiterates the requirement for developments to be located where they are not going to be dependent on the private car and have existing social and economic infrastructure such as schools and accessible hospitals. It emphasises much of the advice given in PPG 13 on Transport. It also emphasises the importance when determining applications of ensuring that the overall sustainability of a scheme is appraised and that the more complex but already required considerations such as commitments to Travel Plans to reduce the reliance on the private car are included.
12. The PPS gives detailed advice on renewable energy and gives considerable weight to the use of decentralised local power generation. It instructs that (unless modified after the consultation) all substantial developments (that is development over a 1000 sq m of useful floor area) should generate 10% of the energy supply as a percentage of carbon emissions. This is to ensure that zero or low carbon energy sources must be integrated into larger schemes, prior to the majority of local authorities having adopted targets in development plan documents. Much of the information to be required from applicants should be included within the Design and Access Statement that accompanies a planning application
13. The PPS also requires the possible climate changes that may take place in the lifetime of a building to be considerations in its design and location. Detailed design issues are also introduced such as providing areas for waste water treatment facilities and the use of open space to promote urban cooling. An accompanying Practice Guide giving detailed technical guidance on how this is to be done and is to be published shortly.
14. The PPS takes a strong approach vis-a-vis Councils' responsibilities to promote renewable energy, and the determining of applications for renewable energy and low carbon energy schemes. It suggests that areas be allocated for such schemes and that landscape and townscape considerations be discounted as these locally held amenity considerations may effectively preclude the granting of planning permission for certain types of development. It also makes clear that applicants need not demonstrate the need for the development nor justify a particular location for development.

**KEY ISSUES FROM BUILDING A GREENER FUTURE: TOWARDS ZERO CARBON DEVELOPMENT.**

15. Almost a third of current carbon emissions come from domestic properties. The Government proposes that by 2050, additional housing equivalent to half of the existing building stock will have been constructed. This gives an important opportunity to provide low carbon buildings.
16. It is possible to build zero carbon houses using existing technology, however, it costs marginally more to do so, and requires buildings to be designed differently, to be highly insulated and to include micro generation or local decentralised energy capture. The proposals that are being consulted on are that the development industry be given adequate notice of changes to the Building Regulations. These would by 2010 achieve a 25% improvement in the energy/carbon performance of the Building Regulations for housing (equating to Code 3 of the Code for Sustainable Homes) and by 2013 a 44% improvement (level 4) and by 2016 zero carbon homes (level 6). It is envisaged that these costs will be off set both by reduction in costs of microgeneration equipment through mass production and through being absorbed in the development process and off set against the initial land costs.
17. Where local authorities intend that there be higher levels of building performance this should be set out in a development plan document and in relation to housing refer to the Code for Sustainable Homes as an accepted benchmark.

#### **IMPACT FOR CHORLEY BOROUGH**

18. The consultation draft of the PPS1 reiterates the importance of basic sustainability principles and must be included in appraising applications and in allocating any additional land for development required in response to any additional requirements derived from the Examination in Public for the Regional Spatial Strategy.
19. The more sophisticated criteria in determining planning applications and the new skills involved in considering issues such as appraising levels of carbon emissions will require planning staff and building control colleagues to work more closely than previously and will increase the workload.
20. The proposals and policy direction set out in both documents underline the timeliness of the Preferred Options Development Plan Document for Sustainable Resources.
21. The proposed approach to new developments for stand alone renewable energy developments is likely to fetter Members ability to control developments within the Borough. The Chorley Borough Renewable Energy Study that has previously been completed is in line with the advice to promote renewable energy set out in the PPS.

#### **CONCLUSIONS**

22. The two consultation documents complement the approaches outlined in the Preferred Options for Sustainable Resources. This is to be considered at the same meeting of the Local Development Framework and Community Strategy Working Group.
23. The requirement to give climate change and the reduction in carbon emissions central importance in policy decisions is to be welcomed. It will require all those involved in local government and the development industry to take climate change seriously. However, it is also vital that the Planning Inspectorate support decisions in line with the advice set out.
24. Detailed responses to the questions set out in the Consultation Documents are set out in Appendix 1.

**COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES**

25. There are no human resources implications to this report.

**COMMENTS OF THE DIRECTOR OF FINANCE**

26. There are no financial implications associated with this report.

**RECOMMENDATION**

27. To note the report and to forward the attached responses to the Department of Communities and Local Government.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Code for Sustainable Homes – A step change in sustainable home building practice	December 2006		Gillibrand Street Offices
Consultation- Building a Greener Future: Towards Zero Carbon Development			
Consultation- Planning Policy Statement: Planning and Climate Change Supplement to Planning Policy Statement 1			

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Louise Nurser	5281	22 January 2007	



**Appendix 1**

**CONSULTATION ON PPS:  
PLANNING AND CLIMATE CHANGE**

**Part 6 – Consultation Questions**

**Questions on which we would particularly like your views**

Name:	Jane Meek- Director of Development and Regeneration
Organisation:	Chorley Council
Address:	Council Offices Union Street Chorley PR
E-mail address:	Louise.nurser@chorley.gov.uk

Respondents should place a mark in the yes or no boxes to indicate general agreement or disagreement. **You are encouraged to use the comments box provided to reinforce and/or explain the reasons for agreement and explain the reasons for disagreement. Please include examples from your own experience.**

	YES	NO
<p><b>Q1.</b> There is an urgent need for action on climate change and we consider that, used positively, spatial planning has a pivotal and significant role in addressing this challenge. We will provide practice guidance to help implement the planning policy for climate change set out in the PPS. Read together, and as part of the wider package of action being taken forward by the Department in <i>Building a Greener Future</i> to help deliver the Government’s ambition of achieving zero carbon development, will the new policy and proposed practice guidance secure planning strategies that deliver reductions in emissions and shape sustainable communities that are resilient to the climate change now accepted as inevitable?</p>	*	
<p>Explanation/Comment:</p> <p><i>This is subject to the Secretary of State via the Inspectorate supporting planning decisions.</i></p>		

	YES	NO
<p><b>Q2.</b> The PPS sets out Key Planning Objectives and Decision-making principles for the preparation and delivery of spatial strategies by regional planning bodies and all planning authorities. Do you agree with these?</p>	*	
<p>Explanation/Comment:</p> <p><i>However, at a Regional Level there should be a minimal requirement for micro generation or decentralised energy generation to contribute to lowering carbon emissions linked to the Government's targets. More detailed and site specific policies should be contained within Local Development Frameworks.</i></p>		
<p><b>Q3.</b> It is proposed that climate considerations should be a key and integrating theme of the regional spatial strategy (RSS) and be addressed in conjunction with the economic, social and environmental concerns that together inform the overall spatial strategy and its components. Do you agree?</p>	*	
<p>Explanation/Comment:</p>		
<p><b>Q4a.</b> The PPS expects regional planning bodies (RPB's) to consider the likely performance of RSS on mitigating climate change. In doing so, the PPS makes clear that this should be a key part of the sustainability appraisal, which should be used to identify and evaluate possible tensions or inconsistencies between current, or likely future, baseline conditions and securing RSS in line with the Key Planning Objectives in the PPS. Do you agree with the suggested approach?</p>	*	
<p><b>Q4b.</b> The PPS encourages RPB's, as part of their approach to managing performance on carbon emissions, to produce regional trajectories, to be set out in RSS, for the expected carbon performance of new residential and commercial development. Do you agree with the suggested approach?</p>	*	
<p>Explanation/Comment:</p> <p><i>But what will happen if authorities do not succeed in conforming to these trajectories?</i></p> <p><i>How will the Government ensure that expediency does not result in the short term economic impacts of development being given more weight than the long term pressing requirement to mitigate impact change?</i></p>		

	YES	NO
<p><b>Q5.</b> We propose an approach to the identification and allocation of sites and areas for development in which priority should be given to those likely to perform well against the criteria set out in paragraph 19, and those that perform badly should not normally be considered for allocation for new development. Do you agree with the suggested approach?</p>	*	
<p>Explanation/Comment:</p> <p><i>This approach is one that accords with current ideal planning practice. It is important as stated above that the requirement for controlling carbon emissions be seen as an overarching responsibility and requirement for local authorities and developers. Unless it is clear that the Inspectorate will consistently support such decisions at Appeal it is likely that the environmental impacts will come second to regeneration or other short term objectives.</i></p> <p><i>This is particularly the case as some of the wording in the PPS could give comfort to those who argue that the costs of reducing carbon emissions would make schemes unviable. This is particularly the case in areas that need regeneration.</i></p>		
<p><b>Q6.</b> The PPS expects local planning authorities to assess their area’s potential for accommodating renewable and low-carbon technologies, including for micro-renewables to be secured in new residential, commercial or industrial development.</p>		
<p><b>Q6a.</b> Do you agree that local planning authorities should consider allocating sites for supplying renewable and/or low-carbon energy and supporting infrastructure, taking care to avoid stifling innovation?</p>		*
<p><b>Q6b.</b> Do you agree that local planning authorities should ensure that a significant proportion of the energy supply of substantial new development is gained on-site and renewably and/or from a decentralised, renewable or low-carbon, energy supply?</p>	*	
<p><b>Q6c.</b> Do you agree with the approach for setting out, in a development plan document, a significant proportion of the energy supply of substantial new development to be gained on-site and renewably and/or from a decentralised, renewable or low-carbon, energy supply?</p>	*	
<p><b>Q6d.</b> Do you agree that in the interim period before “a significant proportion” is tested and defined through the preparation and adoption of a development plan document a standard of 10% should be applied?</p>	*	

	YES	NO
<p>Explanation/Comment:</p> <p><i>The built environment is responsible for a significant proportion of carbon emissions. The 10% standard is relatively easy to comply with. Every time a traditional building is designed and constructed without integrating renewables it means the accumulation over the lifetime of the building of a considerable amount of carbon emissions which could have been prevented.</i></p> <p><i>Moreover, due to economies of scale and the increased volume of the market there would be increased competition between the suppliers of renewable technologies and a reduction in costs.</i></p>		
<p><b>Q7.</b> The PPS forms part of a wider package of action being taken forward by the Department to help deliver the Government’s ambition of achieving zero carbon development. This includes the Code for Sustainable Homes and a consultation document, <i>Building a Greener Future</i>, which sets out how planning, Building Regulations and the Code for Sustainable Homes can drive change, innovations and deliver improvements to the environment.</p>		
<p><b>Q7a.</b> Do you agree that, for the reasons set out in <i>Building a Greener Future</i>, there should be a national strategy for regulating the emissions from buildings supported by local promotion of renewable and low-carbon energy supply?</p>	*	
<p><b>Q7b.</b> Does the framework that we describe give adequate room to authorities and developers to make best use of the opportunities available at different spatial levels, for example district heating and district cooling?</p>	*	
<p>Explanation/Comment:</p>		
<p><b>Q8.</b> Paragraph 35 of the PPS expects planning authorities to consider the environmental performance of proposed development, taking particular account of the climate the development is likely to experience over its expected lifetime. Do you agree with this approach?</p>	*	

	YES	NO
<p>Explanation/Comment:</p> <p><i>However, to support planners working in development control as well as architects designing the proposed developments considerable input from specialist agencies such as the Environment Agency will be required to set out what the variations in climate change will mean in particular locations.</i></p>		
<p><b>Q9.</b> We consider effective monitoring and review is essential in securing responsive action to tackle climate change. Do you agree that the expected annual monitoring should include outcome performance against the carbon performance trajectories or other yardsticks for identifying trends in performance, and renewables targets set in RSS?</p>	*	
<p>Explanation/Comment:</p> <p><i>It is likely that the increased use of renewable technology may have a visual impact on the local environment. This is particularly the case in areas which are rich in natural resources such as wind. Although, the long term impact of installing renewable facilities on global warming is undisputed in the scientific community and increasingly amongst the general public it is impossible to see a direct link between installing schemes and the amelioration of climate change at a local level.</i></p> <p><i>Therefore, monitoring should also be linked to some performance rewards so that the local communities can see a link.</i></p>		
<p><b>Q10.</b> Do you consider the proposed scope of the practice guide (at Part 3) covers all the topics it needs to? If not, what is missing, and why? Does the proposed scope of the practice guide include topics which don't need to be covered? If so which, and why?</p>	*	
<p>Explanation/Comment:</p> <p>No further comment.</p>		
<p><b>Q11.</b> The Partial <b>RIA (explain what this stands for)</b> (at Part 4) sets out the likely benefits and costs of the PPS, assessing two options, (i) the "do nothing" option and (ii) implementation of the PPS. Are these options viable? Would you add to/change the disadvantages/advantages of each? Are there any other options that should be considered?</p>		*

	YES	NO
<p>Explanation/Comment:</p>		
<p><b>Q12.</b> The Partial RIA sets out potential impacts by stakeholder. Would you add to/change the impacts for each group? Are any stakeholders missing from the list?</p>	*	
<p>Explanation/Comment:</p> <p><i>It might be useful to take a long term view re impacts on stakeholders. In the short term impact on the general public may be relatively insignificant however, if you take a longer term view point ie 50 –100 years the impact may be considerably greater,. Therefore the impact assessment is weak in that it does not consider a longer time period.</i></p>		
<p><b>Q13.</b> The Partial RIA sets out the likely benefits and costs of the PPS. Do you agree with assumptions made? If not, it would be helpful if you could set out why not and provide any quantifiable evidence available to you on benefits and costs.</p>	*	
<p>Explanation/Comment:</p>		
<p>Other Comment:</p> <p><i>Chorley would support the main thrust of the PPS. However, there are concerns that local landscape and visual considerations would be undermined by not being able to restrict developments that negatively impact on valued local landscapes and townscapes.</i></p>		



Appendix 1

**BUILDING A GREENER FUTURE:  
TOWARDS ZERO CARBON DEVELOPMENT**

**Consultation Questions**

Q1. Are we right about the need for new housing to lead the way in delivering low-carbon and zero-carbon housing, and is it achievable in the timescale we have set out?

Yes.

Q2. Have we got the assessment of costs and benefits right?

*Not in position to answer. Although, would agree that as the changes are signalled over time the development process will be able to absorb many of the costs through changes in land values.*

Q3. Have we got the balance right between the contribution of the planning system and that of Building Regulations? Are there other policy instruments we should consider? Are there ways in which we can design our policy instruments to achieve the same goals more cost-effectively?

Yes.

Q4. Are there significant solutions to climate change that our policy framework does not encourage and are there other things we should be doing to address this?

*Should broaden out changes to development other than housing.*

Q5. Are we right in our assessment of what we should seek to achieve through the planning system and through Building Regulations? Are there other policy instruments we should consider?

*Setting capital costs of micro generation and low carbon energy against tax.*

Q6. Are there areas of duplicative – or even conflicting – regulation in the framework that we have described? Do these threaten to get in the way of meeting the goals we have set?

Q7. Do you agree that all new homes should receive a rating against the standards set out in the Code for Sustainable Homes should be mandatory from April 2008?

Yes

Q8. Do you believe that our timetable for delivering zero carbon development through more stringent Building Regulations is sensible and achievable, too stringent, or not stringent enough.

*Yes, consider it to be achievable. If it were less stringent it would result in the issues being considered “tomorrow’s problem” and would in the long run make things more difficult for the smaller builder who are not large enough to have their own research and development sections. The larger house builders are already undertaking pilot projects to ensure that they are ready to integrate modern technologies when they are required.*

*It is vital however that architects, mechanical engineers, building control officers and other building professionals are given access to training and advice to enable them to successfully interpret and implement the stricter building regulations.*

- Q9. Do you think our assessment of the costs of achieving these targets is realistic? Can you offer additional supporting evidence on costs?

*Not in position to comment.*

- Q10. We believe that a zero carbon target is the most robust framework for reducing the carbon footprint of new development. Do you agree that our definition of zero carbon in paragraph 2.33 is the right approach? Where there are circumstances in which the additionality of offsetting measures outside the development can be demonstrated and are more cost-effective (eg on small infill developments), is there a case for carbon neutrality (ie taking account of offsetting measures)?

*Agree that it is the appropriate approach. The concept of carbon neutrality could cause problems in implementation. It will be difficult to ensure that off setting measures continue for the lifetime of the building. There could also be confusion between a zero carbon house (using off setting) and its Energy Performance Certificate rating.*

- Q11. Does the framework that we describe give adequate room to authorities and developers to make best use of the opportunities available at different spatial levels, for example district heating and district cooling?

*Yes.*

- Q12. Do you agree that, for the reasons set out, there should be a national strategy for regulating the emissions from buildings supported by local promotion of renewable and low carbon energy supply?

*Yes.*

- Q13. Are we right to assume that our twin goals – of delivering the new homes that are needed and reducing emissions from the housing stock – will be achieved more effectively by relying on national standards (ie Building Regulations and the Code) than through encouraging earlier action by individual local authorities?

*Yes, although local authorities have a role to play.*

- Q14. Given that the proposed PPS on climate change will apply in England but not in Wales, are there any specific implications in Wales for the future direction of Building Regulations implied by this consultation?

*Not applicable.*

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.02.07

## PLANNING POLICY STATEMENT 3: HOUSING

### PURPOSE OF REPORT`

- To inform members of the publication of Planning Policy Statement 3 (PPS3): Housing.

### CORPORATE PRIORITIES

- Policies and proposals relating to housing will have implications for the Borough that relate to the Council's Strategic Objective of developing the character and feel of Chorley as a good place to live.

### RISK ISSUES

- The issues and recommendations made in this report involve risk considerations in the following categories:

Strategy	3	Information	3
Reputation	3	Regulatory/Legal	3
Financial		Operational	
People		Other	

- The risks identified may arise if PPS3 is not taken into account when preparing Local Development Framework documents and when determining planning applications.

### BACKGROUND

- PPS3 replaces Planning Policy Guidance Note 3: Housing. The policies in PPS3 should be taken into account when preparing the Local Development Framework (LDF) and when making decisions on planning applications. The publication of PPS3 also results in the cancellation of a number of other housing policy documents and guidance, including Circular 6/98: Planning and Affordable Housing.
- PPS3 sets out the national planning policy framework for delivering the Government's housing objectives and has been developed in response to the Barker Review of Housing Supply.
- A consultation paper on a draft of PPS3 was issued in December 2005. Whilst some aspects of the draft were welcomed, the your officers expressed some concerns to the Office of the Deputy Prime Minister regarding the guidance given on affordable housing, the role of windfall housing sites, the need for protection of sustainable employment sites and the lack of emphasis on sustainable design and construction in new developments.

## SUMMARY OF PPS3

### Planning for Housing - Objectives

8. The Government is seeking to create sustainable, inclusive mixed communities. Planning for housing should deliver the following outcomes:
- High quality housing
  - A mix of housing including both market and affordable
  - A sufficient quantity of housing taking into account need and demand
  - Housing developments in suitable locations, with a good range of community facilities and with good access to jobs and key services
  - A flexible responsive supply of land

### Achieving high quality housing

9. The importance of good design for residential environments is emphasised. Poor designs should not be accepted. Local Planning Authorities (LPAs) are encouraged to promote good design through design coding, masterplans, village design statements, site briefs and community participation techniques. LPAs are told to encourage applicants to bring forward sustainable and environmentally friendly new housing developments, reflecting the approach in the Code for Sustainable Homes and the forthcoming PPS on climate change (recently issued in draft form for consultation).

### Achieving a mix of housing, including affordable housing

10. A central theme of PPS3 is the delivery of mixed communities, in terms of housing tenure and price, and in terms of household composition. There is a requirement on Councils to produce a Strategic Housing Market Assessment to profile the different types of households in a Housing Market Area and their requirements. LDFs should then set out the likely overall proportions of households that require market or affordable housing, the likely profile of household types requiring market housing (e.g. families with children) and also the size and type of affordable housing required.
11. LPAs are required to set a target for the amount of affordable housing to be provided in the plan area and to specify the size and types of affordable housing that is likely to be needed in particular locations. Affordable housing is defined as social rented and intermediate housing, but not low cost market housing. Intermediate housing is housing at prices and rents above those of social rent, but below market prices or rents. The national indicative minimum site size threshold where affordable housing can be sought is 15 dwellings, but there is scope for LPAs to set lower thresholds, where they can be justified. The presumption is that affordable housing be provided on the application site so that it contributes towards creating a mix of housing, unless off-site provision can be robustly justified.

### Assessing an appropriate level of housing

12. The level of housing provision should be determined through a strategic evidence based approach taking account of local and sub-regional evidence of need and demand, set out in Strategic Housing Market Assessments. Regional Spatial Strategies should set out the level of housing provision to be distributed amongst constituent housing market and LPA areas. This should enable LPAs to plan for housing for a period of at least fifteen years. There is a requirement to produce Strategic Housing Land Availability Assessments to provide evidence of the availability of suitable land for housing, at the local and sub-regional level.

### Providing housing in suitable locations

13. The Government aims to ensure that housing is developed in suitable locations with good access to jobs, facilities, services and infrastructure. At the regional level Regional Spatial Strategies are to identify broad strategic locations for new housing, with LDFs identifying locations and sites at the local level. Factors that should be taken into account when deciding on the location of new housing include:

- The need and demand for housing
  - The contribution to be made to cutting carbon emissions
  - Physical, environmental and other constraints
  - Accessibility to community facilities, infrastructure, services and transport
  - The need to provide housing in rural areas in order to enhance or maintain their sustainability
14. The priority is for new housing to be located on previously developed land, but it is highlighted that LPAs will need to consider sustainability issues, as some previously developed sites will not be suitable for housing. LDFs should include a previously developed land target and strategies for bringing previously developed land into housing use.
15. There is an emphasis on the efficient use of land for housing. LPAs are able to set out a range of housing densities across the plan area, rather than one broad density range, if they wish. 30 dwellings per hectare is the national indicative minimum, but LPAs can agree densities below this level if there is justification – so this allows more discretion than PPG3 did.
16. In terms of residential car parking provision PPS3 is also less restrictive than PPG3. The maximum standards of the latter (1.5 spaces per dwelling on average) have been omitted. Instead LPAs are told to develop residential parking policies for their areas, taking account of expected levels of car ownership and the importance of good design.

#### **Delivering a flexible supply of new housing**

17. The Government's objective is to ensure that a flexible responsive supply of land for housing is delivered. The principles of 'Plan, Monitor, Manage' have been retained. LPAs are told that LDF documents should identify broad locations and specific sites that will enable continuous delivery of housing for fifteen years from the date of adoption, taking account of the current Regional Spatial Strategy and having regard to the level of housing provision that is set out in the emerging Regional Spatial Strategy. This is a longer time horizon than PPG3 envisaged.
18. LPAs should identify specific 'deliverable' sites to deliver housing in the first five years, drawing on information from the Strategic Housing Land Availability Assessment and other relevant evidence. To be considered deliverable, sites should at the point of adoption of the relevant document be:
- Available – the site is available now
  - Suitable – the site offers a suitable location for development now
  - Achievable – there is a reasonable prospect that housing will be delivered on the site within five years
- This is a more rigorous approach than in PPG3.
19. LPAs are also told to identify a further supply of specific developable sites for years 6 – 10 and, where possible, for years 11 – 15. Where this is not possible, broad locations for future growth should be indicated. Allowances for windfall housing should not be included in the first 10 years of land supply, unless LPAs can provide robust evidence of circumstances that prevent specific sites being identified. Once identified the supply of land should be managed to ensure that that a continuous five year supply of deliverable sites is maintained. The supply of deliverable sites should be monitored on an annual basis, linked to the Annual Monitoring Report review process.

**Implementation**

20. Reflecting the principles of 'Plan, Monitor, Manage' the LDF should set out a housing implementation strategy that describes the approach to managing the delivery of housing, outlining the circumstances in which action will be taken.

**Determining planning applications**

21. Development control decisions on housing developments should have regard to the policies in PPS3 from 1<sup>st</sup> April 2007, as material considerations which may supersede the policies in existing development plans. In situations where an up-to-date five year supply of deliverable sites cannot be demonstrated, LPAs should consider favourably planning applications for housing, having regard to the policies in PPS3.

**IMPLICATIONS FOR CHORLEY BOROUGH**

22. PPS3 will have significant implications for Chorley Borough in terms of both preparing the LDF and making development control decisions. The priority given to good housing design is welcome, as is the greater acknowledgment of the potential impact of new housing on climate change. The policies in PPS3 on residential car parking, and to a lesser extent housing densities, are more flexible and should allow the Council to tailor approaches that better reflect local circumstances, whilst still prioritising the efficient use of land.
23. The impact of the requirement for a fifteen year supply of housing land and the necessity to maintain a five year supply of deliverable housing land will need to be carefully assessed. The emerging North West England Regional Spatial Strategy proposes significantly higher housing provision figures than previously, taking account of higher household growth projections.
24. Latest housing land availability figures suggest that committed housing sites in the Borough could accommodate about 2750 units. This is likely to equate to more than a 5 year supply. The bulk of this housing will take place at Buckshaw Village. Therefore, at 1<sup>st</sup> April 2007 the Borough should have sufficient deliverable housing in the short term. In the longer term, sites in the Urban Potential Study 2004 and sites suggested as part of the process of producing a Site Allocations DPD will need to be considered and brought forward as appropriate in the LDF documents.
25. PPS3 places great emphasis on having an up-to-date evidence base to support decisions taken on planning for housing. PPS3 requires the production of Strategic Housing Land Availability Assessments and Strategic Housing Market Assessments to help inform this evidence base. However, these documents are a new requirement and the Government has not yet finalised guidance on producing these assessments, so it remains unclear as to what is actually required. Your officers are working jointly with South Ribble and Preston to develop a consistent approach.
26. PPS3 places considerable emphasis on the provision of affordable housing, which is welcome, as a lack of such provision is an issue across the Borough. The greater flexibility provided in PPS3 in terms of allowing lower site size thresholds where affordable housing can be sought, should also prove useful.

**COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES**

27. There are no direct HR implications arising from this report.

**COMMENTS OF THE DIRECTOR OF FINANCE**

28. No comments received.



**CONCLUSION**

29. The new PPS3 aims to provide a more rigorous approach to identifying and meeting housing needs in light of significant increases in household growth. However, it also gives Councils more powers to tailor solutions to local circumstances.

**RECOMMENDATION**

30. That the report be noted.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Planning Policy Statement 3: Housing	November 2006		Gillibrand Street Offices
Consultation Paper on a new Planning Policy Statement 3: Housing	December 2005		Gillibrand Street Offices
Planning Policy Guidance Note 3: Housing	2000		Gillibrand Street Offices

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Stephen Lamb	5282	18/01/07	Housing: PPS3 Report

This page is intentionally left blank

Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	13/02/07

## **PLANNING POLICY STATEMENT 25: DEVELOPMENT AND FLOOD RISK**

### **PURPOSE OF REPORT**

- To inform Members of the new Planning Policy Statement and the implications this will have on the determination of planning applications and development planning.

### **CORPORATE PRIORITIES**

- This matter is particularly relevant to the strategic objective to “Develop the character and feel of Chorley as a good place to live” and resolving flood risk matters in respect of development will also assist in the objective to “Put Chorley at the heart of economic development in the Central Lancashire sub-region”.

### **RISK ISSUES**

- The issue raised and recommendations made in this report involve risk considerations in the following categories:

Strategy	3	Information	
Reputation		Regulatory/Legal	3
Financial		Operational	3
People		Other	

- The risks identified may arise if the guidance is not taken into account when preparing future Local Development Documents (LDP's) and deciding planning applications.

### **BACKGROUND**

- The new Planning Policy Statement (PPS) replaces the previous Planning Policy Guidance Note 25 (PPG 25): Development and Flood Risk, published in July 2001. A draft of the PPS was published for consultation in December 2005 and was reported to Development Control Committee in February 2006.
- The draft PPS was welcomed in its expansion of the risk-based approach first introduced in PPG 25 through proposing flood risk assessments at all levels of planning and by suggesting an extension to the Environment Agency's role.

**KEY PRINCIPLES**

7. The finalised PPS largely confirms the approach suggested in the draft document. It clarifies the sequential test that matches types of development to degrees of flood risk. The need for flood risk assessment at all levels is confirmed and introduced is a vulnerability classification and an exception test. There is also clearer policy on flood risk deriving from climate change.
8. Flood risk considerations will be required to be taken fully into account in plans and strategies – at the local level this means in Local Development Documents making up the Local Development Framework.
9. The overall aim of the PPS is to steer development to areas of lowest risk of flooding. Only if there are no reasonably available sites here should the vulnerability of locating development in areas of greater risk be considered. Only exceptionally will development be acceptable in high flood risk areas when all three of the following criteria are met:
  - the development meets sustainability objectives in such a way that development need outweighs flood risk;
  - the development is on brownfield land suitable for the intended use, or there is not reasonable alternative site on such land;
  - a flood risk assessment demonstrates that the development will be safe, will not increase flood risk elsewhere and, where possible, will reduce overall flood risk.
10. The aim of doing strategic flood risk assessments to inform the Local Development Framework is to reduce the prospect of sites being preferred in high risk areas, but if they are, site-specific assessments will be needed when planning applications are made.
11. The Environment Agency will in future focus its resources on strategic flood risk assessments by providing the information needed and commenting on the scope and methodology of such appraisals. The Agency will be a statutory consultee for most planning applications in flood risk areas. It will also encourage local planning authorities to pursue policies that require sustainable drainage systems (open free draining water channels and ponds rather than pipes and culverts) as the standard solution for new developments.
12. The Council is collaborating with Preston and South Ribble Councils on producing a combined strategic flood risk assessment covering the three authorities areas. There is an essential piece of work for the Local Development Framework both for the Core Strategy and in relation to allocating development sites. Substantial financial savings on consultancy fees will be achieved by collaborating in this way.

**COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES**

13. There are no HR related issues associated with this report.

**COMMENTS OF THE DIRECTOR OF FINANCE**

14. There are no financial implications arising from this report.

**CONCLUSION**

15. The PPS provides a comprehensive and logical approach to considering and minimising the risk of flooding affecting or created by new development. It clearly makes sense to approach this matter in a strategic rather than an ad hoc way.

#### RECOMMENDATION(S)

16. That the report be noted.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT & REGENERATION

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Planning Policy Statement 25: Development and Flood Risk	December 2006	-	Gillibrand Street Offices

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Julian Jackson	5280	10 January 2007	PLAREP/1101AC04

This page is intentionally left blank

Report of	Meeting	Date
Director of Development and Regeneration (Introduced by the Executive Member for Economic Development and Regeneration)	Development Control Committee	13 February 2007

## **CONSULTATION ON CHANGES TO PLANNING OBLIGATIONS- A PLANNING GAIN SUPPLEMENT CONSULTATION.**

### **PURPOSE OF REPORT**

1. To inform members of the publication of a further consultation document on Planning Obligations and to agree a response to it.

### **CORPORATE PRIORITIES**

2. The proposals relating to planning obligations could impact on the Council's Strategic Objectives 1, 4 and 5, to "*Put Chorley at the heart of regional economic development in the central Lancashire sub- region*", "*Improved access to Public Services*" and to "*Develop the character and feel of Chorley as a good place to live.*"

### **RISK ISSUES**

3. The issues raised and recommendations made in this report involve no risk considerations

### **BACKGROUND**

4. In 2005, Economist Kate Barker suggested in her Housing Review for the Treasury that a Planning Gain Supplement be introduced. This would be a levy on the development value of land that would be collected on a national basis. Its proceeds were to go towards infrastructure provision. It was envisaged that the use of Planning Obligations, mainly arising from Section 106 of the relevant planning Act, would be reduced to relate solely to site-specific issues such as "direct impact mitigation" and affordable housing. The term Planning Obligation is taken to include the monies required under Section 278 of the Highways Act for road improvements.
5. It had been considered that Planning Obligations (S.106 agreements or planning contributions) were in need of reform as they are often negotiated on an ad hoc basis, there is a suspicion that their use may lead to applications being "bought" through community facilities, or transport improvements, and there was little certainty for developers on the costs that would be involved. This lack of transparency would then result in land values being unclear and schemes becoming unviable.



6. A number of rounds of consultation have taken place on how the Planning Gain Supplement (PGS) would operate. In particular, how it would relate to the continued use of Planning Obligations that were required to mitigate the impacts of development at a site-specific level. Previous consultations raised the spectre of planning authorities not having the mechanisms to control the adverse impacts of developments. An example of which would be the requirement to subsidise a bus service to make the site accessible by transport other than the private car. This would be at too small a scale to be covered by the PGS, and as it was not a physical contribution, could not be the subject of a planning obligation.
7. The purpose of this consultation is to ascertain whether the PGS could be workable, and if it is, to be clear how the use of planning obligations would complement it.
8. The new consultation clarifies that the levy would be applied to virtually all residential and non-residential developments. A total of 70% of the PGS would be returned to the local authority area from which the monies were generated and the rest would go to the region to provide for strategic infrastructure. It is unclear whether the local authority is considered to be the county or district level.

## KEY ISSUES

9. The key issue is the balance between the private and public investment in the public realm in its broadest sense ie who should pay for the contributions for schools, roads, community infrastructure, libraries, bus services etc that are required to ensure that new development does not have an adverse impact?
10. It is proposed that the scaled back Planning Obligations should be, *“delivered through other public sector funding mechanisms, including through the use of PGS revenues”*.
11. To clarify what can be negotiated through obligations the government previously consulted on a criteria-based approach that included the provision of affordable housing; direct replacement or substitution of facilities on the site; and development site acceptability issues such as biodiversity. The Government intends to consult further on a detailed criteria based scope to define the scope of Planning Obligations. It has dismissed the list based approach (as recently used in the County’s Planning Obligations document) as being too prescriptive, whilst at the same time running the risk of being likely to miss obligations that could be required depending on specific circumstances.
12. It is intended that facilities for community or public facilities should not be part of any future Planning Obligation agreements; however, it may be possible that the provision of the land could be. The government is seeking guidance as to whether the provision of land should be a legitimate Planning Obligation.
13. The negotiation of agreements for the provision of affordable housing will continue to fall within the remit of Planning Obligations. However, it is suggested that the amount and type of affordable housing required should be defined in a Housing Needs Survey, the conclusions integrated into the Local Development Framework and implemented in response to planning applications. It is envisaged that the developers be responsible for providing the land for the units.
14. Transport is a much more complicated issue as Members are aware from my report, elsewhere on this agenda, referring to the Government’s consultation on Climate Change. The reduction in the use of the private car can be achieved through a number of ways some of which involve demand management such as Travel Plans. The Government considers that as these have a direct link to a site that these should remain within the remit of Planning Obligations.

15. The consultation then asks if obligations should be required to provide access to the nearest transport network and leave any additional capacity requirements to the public sector or whether Planning Obligations can be negotiated so that the appropriate capacity can be added to the transport network. If developers only have to pay for physically accessing the road transport network they have no incentive to manage the capacity demand it generates, whilst if they are required to pay for the demands they place on the transport network it will make for complex negotiations.
16. In relation to the scope for non- car based forms of infrastructure ie buses, trams, cycles etc the Government envisages that Planning Obligations should be restricted to connections to “access points”. This means cycle routes to existing networks, links to bus stops and, in larger schemes, tram stops.
17. It is intended that Planning Obligations should include the highway works previously negotiated under a s278 agreement and that the highway authorities should be party to it.
18. The document also considers whether the existing presumption that Planning Obligations should only be entered into when it was not appropriate to use a planning condition to a permission should continue.

#### **IMPACTS ON CHORLEY**

19. Some major projects could be adversely affected such as a development funded railway station, which may not be possible under a Planning Obligation if the PGS came into force. Fortunately the completion of the Buckshaw railway station is already committed so that the proposal would not impact on this infrastructure provision. However, if the twin approach of a scaled back planning obligation system and the proposed Planning Gain Supplement were to come into force in 2009 it would restrict how your Officers could negotiate on applications.

#### **CONCLUSION**

20. The Council has already improved the speed, transparency and the negotiation of Planning Obligations. The new “scaled back and simplified system” is likely to cause additional confusion as to when a Planning Obligation is legitimate. This in turn will cause uncertainty and delay in the delivery of the development in the Borough. Moreover, it will be difficult to ensure that the various public sector agencies actually have sufficient funding to ensure developments are acceptable. It is also unclear whether the public sector spending priorities will allow monies to be spent at the level required and to whom the public sector agencies will be accountable.
21. However the approach set out in relation to the provision of affordable housing is to be welcomed.

#### **COMMENTS OF THE HEAD OF HUMAN RESOURCES**

22. There are no human resources implications to this report.

#### **COMMENTS OF THE DIRECTOR OF FINANCE**

23. The changes proposed would affect the amount of S106 money the Council would receive in any negotiations and whilst there would be some benefit at a regional level, it would restrict the level of community benefits the Council is able to achieve through the S106 process.

**RECOMMENDATION**

24. To note the report and to forward the attached responses to the Department of Communities and Local Government.

JANE E MEEK

DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Consultation- Changes to Planning Obligations	December 2006		Gillibrand Street Offices
<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Louise Nurser	5281	25 January 2007	

**APPENDIX A: Consultation Questions**

1. Do you agree that a criteria-based approach to defining the scope of planning obligations is the best way forward? If not, what approach would you recommend?

*No. It will lead to argument and ambiguity. Better to scrap the concept of the PGS and to continue with list approach exemplified as best practice, bearing in mind that there will always be the possibility of unforeseen additional requirements.*

2. Do you agree that the scaling back of planning obligations will not undermine the operation of EIAs (Environmental Impact Assessments) for the reasons set out above?

Yes

3. Do you think that land for public or community facilities on large sites should be included in the scope of planning obligations in future, or excluded? How should "large" sites be defined?

*Should be included irrespective of their size and should not just be restricted to land ie facilities should be part of negotiations.*

4. Do you agree with the proposals to establish a clear statutory and policy basis for affordable housing contributions?

Yes

5. Do you agree with the proposals to establish a common quantum for such contributions?

*Yes, providing funding is also available to cover the cost of the housing itself and not just the land.*

6. Can you envisage any unintended consequences of the above approach?

*No, subject to the above.*

7. What common quantum would you recommend? What would be the impact of this option on a) development viability and b) affordable housing delivery?

*This would all depend on what the costs are applicable at the time.*

8. Do you agree that measures to implement Travel Plans and demand management measures directly related to the environment of the development site should remain within the scope of planning obligations?

Yes

9. Which of the above options for developer contributions to transport infrastructure should the Government pursue in order best to balance the objectives of; managing demand for road transport; the need to ensure network improvements are provided in a timely manner; the need for transport impacts to be dealt with on a cumulative and strategic basis alongside other forms of infrastructure; and the need to create a scope for planning obligations which is sensible and consistent and does not lead to delay? Any other options?

*The negative impacts of both options will result in increases in carbon emissions contrary to the draft Planning Policy Statement on Climate change. It is not acceptable to operate a system where there is no guarantee that the negative impacts will be ameliorated when the*

*existing system works on the premise that permission will only be granted if the impacts are not so substantial as to justify refusal.*

10. Do you agree with the proposal to define the new scope for planning obligations for non-road infrastructure as described above ie those contributions required to allow “accessibility to access points”, but to exclude more strategic contributions or those which are better dealt with on a cumulative basis?

*No- for the reasons set out above.*

11. Do you agree that in future all planning obligation contributions, includes towards highways works, should if possible, be made under a single agreement, to which highways authorities would also be parties where relevant? Do you see any downsides to this approach?

*In theory a good idea, but how will it work in lower tier authorities? It may lead to delay.*

12. Do you agree with the proposal to reinforce the current policy presumption that planning obligations should only be used where it is not possible to use a planning condition, but not to provide for this in legislation

Yes.



Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.2.2007

## OBJECTION TO TREE PRESERVATION ORDER NO.6 ( EUXTON ) 2006

### PURPOSE OF REPORT

- To decide whether to confirm the above Tree Preservation Order ( TPO ) in light of the objection received.

### CORPORATE PRIORITIES

- This report raises no issues of corporate priorities.

### RISK ISSUES

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

### BACKGROUND

- The tree is an oak situated in the rear garden of 15 Balshaw Gardens, Euxton.

Following reports that the tree was to be felled a TPO was made as it was considered that it contributed to the visual amenity of the area.

### GROUND OF OBJECTION

- One letter of objection has been received from the owners of the property on which the tree stands. The objection is made on the following grounds: -
  - The tree has grown huge is near to the house and may be dangerous
  - Danger to foundations and drains from roots
  - Falling branches onto garden
  - Possible flooding of adjacent stream due to fallen leaves and branches

### RESPONSE TO THE GROUNDS OF OBJECTION

- The Council's arboricultural officer has met with the owners to discuss their objection and carry out an assessment of the tree. With the exception of some past pruning which has left unsightly stumps around the lower end of the canopy the tree is in good general condition and is not considered to be a hazard. The arboricultural officer recommends that the stump ends are cut back which will benefit the tree preventing weakly attached limbs and ingress of pathogens. The TPO does not inhibit routine maintenance of the tree subject to consent being obtained which would remove the potential for falling branches and blockage of the watercourse.



**COMMENTS OF THE DIRECTOR OF FINANCE**

7. No comments.

**COMMENTS OF THE DIRECTOR OF CUSTOMER, DEMOCRATIC AND LEGAL SERVICES**

8. No comments.

**RECOMMENDATION**

9. That the order be confirmed.

JANE MEEK  
DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Peter Willacy	5226	30 January 2007	
<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Tree Preservation Order No. 6 ( Euxton ) 2006	15/9/2006	TPO No 6 2006	Civic Offices Union Street





Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.02.2007

## PLANNING APPEALS AND DECISIONS - NOTIFICATION

### PURPOSE OF REPORT

- 1 To advise Committee of notification received from the Planning Inspectorate, between 1 January and 26 January 2007, 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.

### CORPORATE PRIORITIES

- 2 This report does not affect the corporate priorities

### RISK ISSUES

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

### PLANNING APPEALS LODGED

- 4 Appeal by Arturo Mansione & Linda Haydock against the Development Control Committee's decision to refuse planning permission for change of use from takeaway to mixed use with restaurant and takeaway, also retrospective application for the erection of a single storey rear extension and internal disabled toilet at 77 Water Street, Chorley against the officer's recommendation. (Application No. 06/00547/COU)
- 5 Appeal by Carpetright plc against the Development Control Committee's decision to refuse retrospective advertisement consent for the erection of 2 No. internally illuminated fascia signs to front and side elevation and 1 No. non-illuminated fascia sign to front elevation at Unit B, Alliance Retail Park, Water Street, Chorley in accordance with the officer's recommendation. (Application No. 06/00972/ADV).
- 6 Appeal by Miss Maria Doyle & Mr Paul Tibbs against the delegated refusal of planning permission to increase the hours of opening to 7am to 11pm Sunday to Thursday and 7am to 12pm Friday and Saturday at 61 Union Street, Chorley in accordance with the officer's recommendation. (Application No. 06/01113/FUL).
- 7 Appeal by Mr & Mrs Barnes against the Development Control Committee's decision to refuse planning permission for single storey enclosure for manure store, pumping station and garden store at Cam Lane Cottage, Cam Lane, Clayton-le-Woods in accordance with officer's recommendation. (Application No. 06/01080/FUL)



- 8 Appeal by Dixons Group Retail Properties against the Development Control Committee's decision to refuse retrospective advertisement consent for the erection of 3 internally illuminated logo signs, 4 non-illuminated poster holders and transfers to glazing of entrance lobby at Unit A, Alliance Retail Park, Water Street, Chorley in accordance with officer's recommendation. (Application No. 06/01019/ADV).

#### **PLANNING APPEALS DISMISSED**

- 9 Appeal by Mr P R Sharples against the delegated refusal of planning permission for single storey extension to the front, conversion of garage to a cloak room and a chimney stack at Meadowcroft, Springfield Mews, Whitebeam Close, Heath Charnock. (Application No. 06/00529/FUL)
- 10 Appeal by Mr K W Isherwood against the delegated refusal of planning permission for change of use of land to the rear of 161 Blackburn Road, from arable to domestic (garden) at 161 Blackburn Road, Heapey. (Application No. 06/00113/COU).
- 11 Appeal by Baxter Estates Ltd against the Development Control Committee's decision to refuse planning permission for the erection of 64 residential dwellings including landscaping, access off From Street, and highway improvements to From Street/Eaves Lane at Talbot Mill, From Street, Chorley in accordance with the officer's recommendation. (Application No: 05/00344/FULMAJ)
- 12 Appeal by Mr B McCann against the delegated refusal of planning permission for first floor extension to the front and side over the garage, two storey extension to the side and rear of the property at 57 Church Walk, Euxton. (Application No. 06/00316/FUL)

#### **PLANNING APPEALS ALLOWED**

- 13 Appeal by Gilling Dodd Architects against the delegated refusal of listed building consent for single storey building to the rear of Cruck Barn at The Cruck Barn, Duxbury Park, Duxbury Hall Road, Chorley. (Application No. 06/00555/LBC).
- 14 Appeal by Gilling Dodd Architects against the delegated refusal of planning permission for single storey building to the rear of Cruck Barn at The Cruck Barn, Duxbury Park, Duxbury Hall Road, Chorley. (Application No. 06/00554/FUL).

#### **PLANNING APPEALS WITHDRAWN**

- 15 Appeal by Ruttle Plant Contracting Ltd against the Development Control Committee's refusal of planning permission for residential development providing 100% affordable housing, comprising of 10 dwellings at Land Opposite Stanley Wives Farm, Withington Lane, Heskin in accordance with the officer's recommendation. (Application No. 06/00162/FULMAJ)

#### **ENFORCEMENT APPEALS LODGED**

- 16 Appeal by Mr & Mrs Barnes against Enforcement Notice EN 611 (without planning permission the erection of a single storey enclosure for use as manure store, pumping station and garden store at Cam Lane Cottage, Cam Lane, Clayton-le-Woods).

**RECOMMENDATION**

17 That the report be noted.

J E MEEK  
 DIRECTOR OF DEVELOPMENT AND REGENERATION

<b>Background Papers</b>				
<b>Document</b>		<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
4	Letter from Planning Inspectorate	4/1/07	06/00547/COU	Union Street Offices
5	"	17/1/07	06/00972/ADV	"
6	"	17/1/07	06/01113/FUL	"
7	"	19/1/07	06/01080/FUL	"
8	"	26/1/07	06/01019/ADV	"
9	"	12/1/07	06/00529/FUL	"
10	"	16/1/07	06/00113/COU	"
11	"	17/1/07	05/00344/FULMAJ	"
12	"	24/1/07	06/00316/FUL	"
13	"	11/1/07	06/00555/LBC	"
14	"	11/1/07	06/00554/FUL	"
15	"	12/1/07	06/00162/FULMAJ	"
16		25/1/07	EN 611	

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Louise Taylor	5346	29/1/07	ADMINREP/REPORT

This page is intentionally left blank

# REPORT

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.02.2007

## PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS

Application	Recommendation	Location
06/01145/OUT	Permit (Subject to Legal Agreement)	65 & 67 Bolton Road Chorley PR7 3AU
06/01266/FUL	Permit Full Planning Permission	Euxton Medical Centre St Marys Gate Euxton Chorley PR7 6AH
06/01351/FUL	Permit retrospective planning permission	Land 170m West Of Gelston Dawson Lane Whittle-Le-Woods
06/01321/TPO	Consent for Tree Works	19 The Ridings Whittle-Le-Woods Chorley PR6 7QH
06/01317/COU	Permit Full Planning Permission	84 Market Street Chorley PR7 2SF
06/01336/COU	Permit Full Planning Permission	Vacant Unit Cottam Street Chorley
06/01350/FUL	Permit Full Planning Permission	Lilliput Day Nursery Hillcrest 33 Town Lane Whittle-Le-Woods Chorley
06/01394/FUL	Permit Full Planning Permission	356 - 358 Spendmore Lane Coppull Chorley PR7 5DH
06/01402/FUL	Permit Full Planning Permission	Regent House Surgery 21 Regent Road Chorley PR7 2DH
06/01404/TEL		Land 55m SE Of The Minstrel Public House Lower Burgh Way Chorley Lancashire

This page is intentionally left blank

Report of	Meeting	Date
Director of Development and Regeneration	Development Control Committee	13.02.2007

### LIST OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS

Between 1 January and 31 January 2007

**Plan Ref** 06/00833/TPO      **Date Received** 17.07.2006      **Decision** Consent for Tree Works

**Ward:** Euxton South      **Date Decided** 04.01.2007

**Proposal :** Felling of silver birch tree .(Tree Preservation Order No 7 Euxton 1994)

**Location :** 5 Talbot Drive Euxton Chorley PR7 6PD

**Applicant:** Mr & Mrs Bagot 5 Talbot Drive Euxton Chorley PR7 6PD

**Plan Ref** 06/00941/FUL      **Date Received** 11.08.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 03.01.2007

**Proposal :** Proposed bulk store extension and dot com canopy

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

**Applicant:** Tesco Stores Ltd PO BOX 400 Cirrus Building Shire Park Welwyn Garden City

**Plan Ref** 06/01033/FUL      **Date Received** 07.09.2006      **Decision** Refuse Full Planning Permission

**Ward:** Coppull      **Date Decided** 11.01.2007

**Proposal :** Replacement of temporary portacabin with new building,

**Location :** Rema Tip Top UK Ltd Mill Lane Coppull Chorley Lancashire

**Applicant:** S Norris 10 James Place Coppull Chorley PR7 5DA

**Plan Ref** 06/01052/TPO      **Date Received** 15.09.2006      **Decision** Consent for Tree Works

**Ward:** Euxton North      **Date Decided** 19.01.2007

**Proposal :** Fell one sycamore, thin one sycamore, crown lift or reduction of holly covered by TPO 5 (Euxton) 1990.

**Location :** Lingard House Wigan Road Euxton Chorley PR7 6JG

**Applicant:** Beardwood Tree Services 2 Beardwood Cottages Bury Lane Withnell Chorley



**Plan Ref** 06/01062/FUL      **Date Received** 20.09.2006      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 19.01.2007

**Proposal :** Rear extension.  
**Location :** 1 Windsor Drive Brinscall Chorley PR6 8PX  
**Applicant:** Mr & Mrs Hackett 1 Windsor Drive Brinscall Chorley PR6 8PX

**Plan Ref** 06/01095/LBC      **Date Received** 27.09.2006      **Decision** Grant Listed Building Consent

**Ward:** Lostock      **Date Decided** 08.01.2007

**Proposal :** Replacement windows to gable end of property.  
**Location :** 15 Church Street Croston Lancashire PR26 9HA  
**Applicant:** Brendan Beech Kirkside The Hillocks Croston PR26 9RE

**Plan Ref** 06/01109/FUL      **Date Received** 29.09.2006      **Decision** Refuse Full Planning Permission

**Ward:** Chorley North West      **Date Decided** 16.01.2007

**Proposal :** Proposed boundary wall to the front  
**Location :** 77 Preston Road Chorley Lancashire PR6 7AX  
**Applicant:** Mr T Livesey 77 Preston Road Chorley Lancashire PR6 7AX

**Plan Ref** 06/01136/FUL      **Date Received** 09.10.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 05.01.2007

**Proposal :** Conversion of existing basement and single storey side extension  
**Location :** Ickledoo Bolton Road Anderton Chorley PR6 9HN  
**Applicant:** Mr E Joynt Rawlinson House 3 Mercer Court Heath Charnock Lancashire PR7 4EE

**Plan Ref** 06/01158/FUL      **Date Received** 13.10.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 11.01.2007

**Proposal :** Dropped kerb  
**Location :** Radley House 196 The Green Eccleston Chorley Lancashire  
**Applicant:** Lorraine Tuson Radley House 196 The Green Eccleston Chorley Lancashire

<b>Plan Ref</b>	06/01199/FUL	<b>Date Received</b>	24.10.2006	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Eccleston And Mawdesley	<b>Date Decided</b>	17.01.2007		
<b>Proposal :</b>	Demolish existing rear utility room and erect two storey side extension and single storey rear extension.				
<b>Location :</b>	1 School Lane Mawdesley Ormskirk L40 3TG				
<b>Applicant:</b>	Miss Carley Sutton & Mr Ian Dowd Higham Cottage 7 Parr Lane Eccleston Chorley				
<b>Plan Ref</b>	06/01210/FUL	<b>Date Received</b>	31.10.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Adlington & Anderton	<b>Date Decided</b>	16.01.2007		
<b>Proposal :</b>	Demolish existing rear conservatory, erect single storey rear extension, front porch and a two storey side extension				
<b>Location :</b>	51 Beech Avenue Anderton Chorley PR6 9PQ				
<b>Applicant:</b>	Mr & Mrs Fairclough 51 Beech Avenue Anderton Chorley PR6 9PQ				
<b>Plan Ref</b>	06/01229/FUL	<b>Date Received</b>	31.10.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chisnall	<b>Date Decided</b>	17.01.2007		
<b>Proposal :</b>	Formation of dormer to rear,				
<b>Location :</b>	3 Merefold Charnock Richard Chorley PR7 5EX				
<b>Applicant:</b>	Mr G Rutter 3 Merefold Charnock Richard Chorley PR7 5EX				
<b>Plan Ref</b>	06/01235/COU	<b>Date Received</b>	02.11.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chorley South East	<b>Date Decided</b>	12.01.2007		
<b>Proposal :</b>	Change of use of retail store to ground floor delicatessen/food preparation, takeaway and 1st floor seating area and coffee lounge				
<b>Location :</b>	47 Chapel Street Chorley PR7 1BU				
<b>Applicant:</b>	Michael Bullivant 28 Nab Wood Drive Chorley Lancashire PR7 2FG				
<b>Plan Ref</b>	06/01243/FUL	<b>Date Received</b>	07.11.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Clayton-le-Woods And Whittle-le-Woods	<b>Date Decided</b>	15.01.2007		
<b>Proposal :</b>	Erection of first floor and single storey side extensions, rear conservatory and garage,				
<b>Location :</b>	45 The Elms Clayton-Le-Woods Chorley PR6 7TX				
<b>Applicant:</b>	Mr T Schofield 45 The Elms Clayton-Le-Woods Chorley PR6 7TX				

**Plan Ref** 06/01248/FUL      **Date Received** 07.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 16.01.2007

**Proposal :** Two storey rear extension and single storey rear extension.  
**Location :** 37 Middlewood Close Eccleston Chorley Lancashire PR7 5QG  
**Applicant:** Mr C Gibson 37 Middlewood Close Eccleston Chorley Lancashire PR7 5QG

---

**Plan Ref** 06/01238/FUL      **Date Received** 08.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Wheelton And Withnell      **Date Decided** 03.01.2007

**Proposal :** Proposed conversion of abandoned garage / workshop to domestic accommodation and alterations to existing dwelling house,  
**Location :** Tree Tops Pike Lowe Brinscall Chorley Lancashire  
**Applicant:** Mr Stephen Davies Treetops Pike Lowe Brinscall Chorley Chorley Lancs PR6 8SP

---

**Plan Ref** 06/01249/FUL      **Date Received** 08.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 15.01.2007

**Proposal :** Erection of single storey extension and porch to front, and general refurbishment,  
**Location :** The Railway Tavern Wigan Road Euxton Chorley PR7 6LA  
**Applicant:** The Wolverhampton & Dudley Breweries PLC PO Box 26 Park Brewery Bath Road Wolverhampton WV1 4NY

---

**Plan Ref** 06/01260/FUL      **Date Received** 10.11.2006      **Decision** Refuse Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 18.01.2007

**Proposal :** Raising the roof height to provide accommodation in existing loft space, first floor and ground floor side extensions  
**Location :** 9 Old School Lane Adlington Chorley PR7 4DX  
**Applicant:** Mr & Mrs Hatch 9 Old School Lane Adlington Chorley PR7 4DX

---

**Plan Ref** 06/01261/TPO      **Date Received** 10.11.2006      **Decision** Consent for Tree Works

**Ward:** Brindle And Hoghton      **Date Decided** 29.01.2007

**Proposal :** Crown lift or remove assorted tree's covered by TPO10 (Hoghton) 1991  
**Location :** The Old Orchard Quaker Brook Lane Hoghton Lancashire PR5 0JA  
**Applicant:** Russell Aspinall Beardwood Tree Services, 2 Beardwood Cottages, Bury Lane, Withnell, PR6 8BH

---

**Plan Ref** 06/01251/FUL      **Date Received** 13.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Clayton-le-Woods  
And Whittle-le-Woods      **Date Decided** 08.01.2007

**Proposal :** Side conservatory.

**Location :** 2 Fern Meadow Clayton-Le-Woods Chorley PR6 7RN

**Applicant:** Mr And Mrs Kellett 2 Fern Meadow Clayton-Le-Woods Chorley PR6 7RN

---

**Plan Ref** 06/01262/FUL      **Date Received** 13.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 04.01.2007

**Proposal :** Erection of single storey rear extension,

**Location :** 152 The Green Eccleston Lancashire PR7 5SB

**Applicant:** Mr & Mrs Waring 152 The Green Eccleston Lancashire PR7 5SB

---

**Plan Ref** 06/01267/FUL      **Date Received** 14.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Coppull      **Date Decided** 05.01.2007

**Proposal :** Erection of two and single storey rear extension and bay window to front,

**Location :** 43 Mavis Drive Coppull Chorley PR7 5AE

**Applicant:** M Parker 43 Mavis Drive Coppull Chorley PR7 5AE

---

**Plan Ref** 06/01271/FUL      **Date Received** 14.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock  
And Rivington      **Date Decided** 09.01.2007

**Proposal :** Single storey extension to the west elevation offering provision for disabled WC, kitchenette and catering area and creation of a new accessible entrance into millenium room

**Location :** Rivington Parish Church Horrobin Lane Rivington Bolton Lancashire

**Applicant:** PCC Rivington Parish Church C/O Gerald Hesford Roscoe Lowe Cottage New Road Anderton Lancashire PR6 9HG

---

**Plan Ref** 06/01268/FUL      **Date Received** 15.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Euxton North      **Date Decided** 04.01.2007

**Proposal :** Erection of single storey rear extension,

**Location :** 79 Runshaw Lane Euxton Chorley PR7 6AX

**Applicant:** Mr & Mrs Kilmartin 79 Runshaw Lane Euxton Chorley PR7 6AX

---

**Plan Ref** 06/01269/FUL      **Date Received** 16.11.2006      **Decision** Refuse Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 11.01.2007

**Proposal :** Demolition of existing single storey side extension and erection of two storey side extension,

**Location :** 35 Capesthorne Drive Chorley PR7 3QQ

**Applicant:** Mr & Mrs Bowers 35 Capesthorne Drive Chorley PR7 3QQ

---

**Plan Ref** 06/01273/COU      **Date Received** 16.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Brindle And Hoghton      **Date Decided** 09.01.2007

**Proposal :** Retrospective application for the change of use from agricultural storage barn to the storage of up to 14 caravans

**Location :** Head Oth Marsh Farm Sandy Lane Brindle Chorley PR6 8PQ

**Applicant:** Mr Andrew Bethall Head Oth Marsh Farm Sandy Lane Brindle Chorley PR6 8PQ

---

**Plan Ref** 06/01275/FUL      **Date Received** 16.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Adlington & Anderton      **Date Decided** 09.01.2007

**Proposal :** Two storey rear extension

**Location :** 12 Chapel Street Adlington Lancashire PR7 4JL

**Applicant:** Jason Parkin 27 Newbrook Road, Overhulton, Bolton, BL5 1EP

---

**Plan Ref** 06/01272/FUL      **Date Received** 17.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 04.01.2007

**Proposal :** Erection of replacement conservatory to rear,

**Location :** Learoy Preston Road Charnock Richard Lancashire PR7 5JZ

**Applicant:** Mrs Myall Learoy Preston Road Charnock Richard Lancashire PR7 5JZ

---

**Plan Ref** 06/01277/FUL      **Date Received** 17.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Chisnall      **Date Decided** 18.01.2007

**Proposal :** Erection of single storey rear extension,

**Location :** 4 Burwell Avenue Coppull Chorley PR7 5DL

**Applicant:** Mr P Turner 4 Burwell Avenue Coppull Chorley PR7 5DL

---

**Plan Ref** 06/01274/FUL      **Date Received** 20.11.2006      **Decision** Refuse Full  
Planning  
Permission

**Ward:** Chisnall      **Date Decided** 12.01.2007

**Proposal :** Erection of two storey rear extension,  
**Location :** 249 Preston Road Coppull Chorley Lancashire PR7 5DS  
**Applicant:** C Hamlett 249 Preston Road Coppull Chorley Lancashire PR7 5DS

---

**Plan Ref** 06/01278/FUL      **Date Received** 20.11.2006      **Decision** Refuse Full  
Planning  
Permission

**Ward:** Lostock      **Date Decided** 15.01.2007

**Proposal :** Removal of agricultural occupancy restriction placed on planning permission  
5/5/8755 (Condition 1),  
**Location :** Homestead Holker Lane Ulnes Walton Leyland PR26 8LL  
**Applicant:** Executors Of Alice Wrennall Deceased C/o Agent

---

**Plan Ref** 06/01279/FUL      **Date Received** 20.11.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Brindle And  
Hoghton      **Date Decided** 12.01.2007

**Proposal :** Two storey side extension to include basement  
**Location :** Weavers Cottage Holt Lane Brindle Chorley PR6 8NE  
**Applicant:** Mr S Stead Weavers Cottage Holt Lane Brindle Chorley PR6 8NE

---

**Plan Ref** 06/01276/FUL      **Date Received** 21.11.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Pennine      **Date Decided** 11.01.2007

**Proposal :** First floor side extension and rear conservatory.  
**Location :** 4 Stamford Drive Whittle-Le-Woods Chorley PR6 7HP  
**Applicant:** Mr B Leighton 4 Stamford Drive Whittle-Le-Woods Chorley PR6 7HP

---

**Plan Ref** 06/01284/FUL      **Date Received** 21.11.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chisnall      **Date Decided** 16.01.2007

**Proposal :** Formation of dormer extension to side.  
**Location :** 8 The Warings Heskin Chorley Lancashire PR7 5NZ  
**Applicant:** Mr & Mrs Tempest 8 The Warings Heskin Chorley Lancashire PR7 5NZ

---

**Plan Ref** 06/01291/FUL      **Date Received** 21.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Eccleston And Mawdesley      **Date Decided** 16.01.2007

**Proposal :** Conversion of property into two dwellings and erection of single storey rear extension,  
**Location :** The Hawthorn House 239 The Green Eccleston Lancashire PR7 5TF  
**Applicant:** Mr & Mrs May The Hawthorn House 239 The Green Eccleston Lancashire PR7 5TF

---

**Plan Ref** 06/01285/FUL      **Date Received** 22.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 24.01.2007

**Proposal :** Front porch and single storey rear extension.  
**Location :** 6 Shevington Causeway Croston Leyland PR26 9JN  
**Applicant:** Mr And Mrs D Roberts 6 Shevington Causeway Croston Leyland PR26 9JN

---

**Plan Ref** 06/01292/FUL      **Date Received** 22.11.2006      **Decision** Refuse Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 16.01.2007

**Proposal :** Erection of two storey side extension,  
**Location :** 10 Pilling Close Chorley PR7 3DQ  
**Applicant:** Mr D Moon 10 Pilling Close Chorley PR7 3DQ

---

**Plan Ref** 06/01294/FUL      **Date Received** 22.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South West      **Date Decided** 17.01.2007

**Proposal :** Erection of two storey side extension,  
**Location :** 108 Draperfield Chorley PR7 3PN  
**Applicant:** Mr M Nicholson 108 Draperfield Chorley PR7 3PN

---

**Plan Ref** 06/01300/FUL      **Date Received** 22.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Heath Charnock And Rivington      **Date Decided** 17.01.2007

**Proposal :** Erection of replacement dwelling  
**Location :** Corner Croft Wigan Lane Heath Charnock Lancashire PR7 4DD  
**Applicant:** Mr A Townsend 6 Woodville Road Chorley PR7 1JA

---



**Plan Ref** 06/01288/FUL      **Date Received** 23.11.2006      **Decision** Permit retrospective planning permission

**Ward:** Chorley North East      **Date Decided** 19.01.2007

**Proposal :** Retrospective application for single storey rear extension.  
**Location :** 77 Water Street Chorley Lancashire PR7 1EX  
**Applicant:** Arturo Manzione And Linda Haydock 21 Greenside Euxton Chorley PR7 6AS

---

**Plan Ref** 06/01301/FUL      **Date Received** 23.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley East      **Date Decided** 18.01.2007

**Proposal :** Erection of electric substation to serve approved residential development,  
**Location :** Land Between Froom Street And Crosse Hall Lane Chorley  
**Applicant:** Morris Homes North Ltd Morland House 18 The Parks Newton-Le-Willows

---

**Plan Ref** 06/01298/FUL      **Date Received** 24.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Pennine      **Date Decided** 19.01.2007

**Proposal :** Single storey side extension to form garage and rear dormer.  
**Location :** 1 Spring Crescent Whittle-Le-Woods Chorley PR6 8AD  
**Applicant:** Mr P Archer 1 West View Wheelton Chorley Lancashire PR6 8HJ

---

**Plan Ref** 06/01302/FUL      **Date Received** 24.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Chorley South East      **Date Decided** 26.01.2007

**Proposal :** Erection of single storey extensions to front and side and formation of pitched roofs over existing flat roofs to front, side and rear,  
**Location :** 8 Chester Avenue Chorley PR7 4AG  
**Applicant:** Mr & Mrs Whipp 8 Chester Avenue Chorley PR7 4AG

---

**Plan Ref** 06/01293/FUL      **Date Received** 27.11.2006      **Decision** Permit Full Planning Permission

**Ward:** Lostock      **Date Decided** 19.01.2007

**Proposal :** Rear Porch  
**Location :** Willow Cottage 7 Grape Lane Croston Leyland PR26 9HB  
**Applicant:** Mr D T Duncan Willow Cottage 7 Grape Lane Croston Leyland PR26 9HB

---

<b>Plan Ref</b>	06/01282/FUL	<b>Date Received</b>	28.11.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chorley East	<b>Date Decided</b>	26.01.2007		
<b>Proposal :</b>	Internal alterations and provision of shop front to property (amendments to 9/06/00900/COU),				
<b>Location :</b>	140 Lyons Lane Chorley PR6 0PJ				
<b>Applicant:</b>	Burgley Ltd 81 Bolton Street Chorley Lancashire PR7 3AG				
<b>Plan Ref</b>	06/01295/FUL	<b>Date Received</b>	29.11.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chorley North East	<b>Date Decided</b>	29.01.2007		
<b>Proposal :</b>	Extension of Chill and marshalling area to distributing warehouse				
<b>Location :</b>	Knight And Wilson Unit 3 Chorley North Industrial Park Drumhead Road Chorley				
<b>Applicant:</b>	J R Dalziel Unit 3 Chorley North Industrial Park Drumhead Road Chorley PR6 7BX				
<b>Plan Ref</b>	06/01309/TCON	<b>Date Received</b>	29.11.2006	<b>Decision</b>	No objection to Tree Works
<b>Ward:</b>	Wheelton And Withnell	<b>Date Decided</b>	12.01.2007		
<b>Proposal :</b>	Proposed felling of beech tree within Withnell Fold Conservation area.				
<b>Location :</b>	The Old House Withnell Fold Withnell Chorley PR6 8AZ				
<b>Applicant:</b>	Mr T Stevens The Old House Withnell Fold Withnell Chorley PR6 8AZ				
<b>Plan Ref</b>	06/01314/FUL	<b>Date Received</b>	29.11.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Eccleston And Mawdesley	<b>Date Decided</b>	18.01.2007		
<b>Proposal :</b>	Demolition of existing conservatory, bay window and removal of existing dormers and erection of garden room with roof terrace over, first floor extension to rear, two storey extension to side, formation of dormer to side, insertion of roof lights and general alterations to external elevations,				
<b>Location :</b>	Three Acres Black Moor Road Mawdesley Ormskirk L40 2QD				
<b>Applicant:</b>	Mr & Mrs Hindley Three Acres Black Moor Road Mawdesley Ormskirk L40 2QD				
<b>Plan Ref</b>	06/01315/FUL	<b>Date Received</b>	30.11.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chorley North East	<b>Date Decided</b>	25.01.2007		
<b>Proposal :</b>	Erection of first floor side extension,				
<b>Location :</b>	15 Maple Grove Chorley PR6 7BD				
<b>Applicant:</b>	Mr & Mrs Sharples 15 Maple Grove Chorley PR6 7BD				

<b>Plan Ref</b>	06/01320/FUL	<b>Date Received</b>	01.12.2006	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Brindle And Hoghton	<b>Date Decided</b>	26.01.2007		
<b>Proposal :</b>	Two storey rear extension and a single storey side extension to form link between house and indoor pool and single storey extension to pool to form a gym				
<b>Location :</b>	Woodland Manor Private Road Hoghton Preston PR5 0DE				
<b>Applicant:</b>	Mr P Chesworth Woodland Manor Private Road Hoghton Preston PR5 0DE				
<b>Plan Ref</b>	06/01308/FUL	<b>Date Received</b>	04.12.2006	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Lostock	<b>Date Decided</b>	29.01.2007		
<b>Proposal :</b>	Proposed front porch and single storey rear extension.				
<b>Location :</b>	Willow Barn Finney Lane Croston Leyland PR26 9JQ				
<b>Applicant:</b>	Mr And Mrs D McAllister Willow Barn Finney Lane Croston Leyland PR26 9JQ				
<b>Plan Ref</b>	06/01316/FUL	<b>Date Received</b>	04.12.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Eccleston And Mawdesley	<b>Date Decided</b>	19.01.2007		
<b>Proposal :</b>	Rear conservatory extension.				
<b>Location :</b>	49 Snipewood Eccleston Chorley PR7 5RQ				
<b>Applicant:</b>	Mrs Smith 49 Snipewood Eccleston Chorley PR7 5RQ				
<b>Plan Ref</b>	06/01325/FUL	<b>Date Received</b>	05.12.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chorley South West	<b>Date Decided</b>	24.01.2007		
<b>Proposal :</b>	Single storey side extension linked to garage, conversion of garage to living accommodation and single storey rear extension.				
<b>Location :</b>	101 The Cedars Chorley Lancashire PR7 3RP				
<b>Applicant:</b>	Mr And Mrs R Buckland 101 The Cedars Chorley Lancashire PR7 3RP				
<b>Plan Ref</b>	06/01327/COU	<b>Date Received</b>	05.12.2006	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Clayton-le-Woods West And Cuerden	<b>Date Decided</b>	26.01.2007		
<b>Proposal :</b>	Change of use of land to additional garden				
<b>Location :</b>	Cuerden Cottage Shady Lane Clayton-Le-Woods Leyland PR25 5TA				
<b>Applicant:</b>	Mr D C Roorcroft Cuerden Cottage Shady Lane Clayton-Le-Woods Leyland				

<b>Plan Ref</b>	06/01345/FUL	<b>Date Received</b>	05.12.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Euxton South	<b>Date Decided</b>	29.01.2007		
<b>Proposal :</b>	First floor side extension, single storey front extension and pitched roof over existing garage and porch				
<b>Location :</b>	28 Fieldside Avenue Euxton Chorley PR7 6JF				
<b>Applicant:</b>	Mr & Mrs T Redmond 28 Fieldside Avenue Euxton Chorley PR7 6JF				
<b>Plan Ref</b>	06/01319/FUL	<b>Date Received</b>	06.12.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Adlington & Anderton	<b>Date Decided</b>	18.01.2007		
<b>Proposal :</b>	Rear conservatory				
<b>Location :</b>	6 Fairview Drive Adlington Chorley PR6 9SB				
<b>Applicant:</b>	Mr & Mrs Obrien 6 Fairview Drive Adlington Chorley PR6 9SB				
<b>Plan Ref</b>	06/01330/COU	<b>Date Received</b>	06.12.2006	<b>Decision</b>	Permit Full Planning Permission
<b>Ward:</b>	Chorley East	<b>Date Decided</b>	31.01.2007		
<b>Proposal :</b>	Change of use from current industrial to school of dance				
<b>Location :</b>	Primrose Bank House Friday Street Chorley PR6 0AA				
<b>Applicant:</b>	Mr C Freeman And Ms G Clare 33 Evergreen Close Chorley PR7 3QB				
<b>Plan Ref</b>	06/01335/TEL	<b>Date Received</b>	07.12.2006	<b>Decision</b>	Prior App not reqd - Telecom
<b>Ward:</b>		<b>Date Decided</b>	11.01.2007		
<b>Proposal :</b>	The installation of a radio base station comprising of a 15m Replica Telegraph Pole and Cannon Type D Cabinet for 2G Technology				
<b>Location :</b>	Lane South of Junction of Lancaster Lane With Shady Lane Clayton-Le-Woods				
<b>Applicant:</b>	O2 UK Ltd C/o Agent				
<b>Plan Ref</b>	06/01343/FUL	<b>Date Received</b>	08.12.2006	<b>Decision</b>	Refuse Full Planning Permission
<b>Ward:</b>	Clayton-le-Woods And Whittle-le-Woods	<b>Date Decided</b>	19.01.2007		
<b>Proposal :</b>	Demolish existing single storey side extension and construct two storey side extension				
<b>Location :</b>	4 Woodside Avenue Clayton-Le-Woods Chorley PR6 7QF				
<b>Applicant:</b>	Mr & Mrs C Jackson 4 Woodside Avenue Clayton-Le-Woods Chorley PR6 7QF				

**Plan Ref** 06/01359/FUL      **Date Received** 08.12.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Chorley North      **Date Decided** 24.01.2007  
West

**Proposal :** Single storey side extension  
**Location :** 2 Windsor Road Chorley Lancashire PR7 1LN  
**Applicant:** Mr W Wignall 2 Windsor Road Chorley Lancashire PR7 1LN

---

**Plan Ref** 06/01366/FUL      **Date Received** 08.12.2006      **Decision** Permit Full  
Planning  
Permission

**Ward:** Lostock      **Date Decided** 29.01.2007

**Proposal :** Retrospective application for the formation of door opening in existing window  
opening,  
**Location :** 3 Home Farm Mews Grape Lane Croston Leyland PR26 9JT  
**Applicant:** Mr & Mrs Hilton 3 Home Farm Mews Grape Lane Croston Leyland PR26 9JT

---

This page is intentionally left blank