

APPLICATION REPORT – 19/01007/FUL

Validation Date: 4 November 2019

Ward: Chorley North East

Type of Application: Full Planning

Proposal: Change of use former dental surgery to 3no self-contained apartments and erection of 3 storey rear extension following demolition of existing rear extension

Location: 38 Park Road Chorley PR7 1QU

Case Officer: Amy Aspinall

Applicant: Mr Christian Atack

Agent: Kiran Patel, 24k Designs

Consultation expiry: 2 December 2019

Decision due by: 30 December 2019

.RECOMMENDATION

1. It is recommended that the application is permitted, subject to conditions.

SITE DESCRIPTION

2. The application site is located within the settlement of Chorley, as defined by the Chorley Local Plan 2012 -2026. It is comprised of a former dental surgery which is two storeys in height when viewed from Park Road and three storeys to the rear. The surrounding area is predominantly residential in character with some commercial presence. The site is also in close proximity to Park Road District Centre.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks full planning permission for the change of use of the former dental surgery to 3no. self-contained apartments. The proposal also includes the demolition of an existing two storey rear outrigger and the erection of 3 storey rear extension.

REPRESENTATIONS

4. No representations have been received.

CONSULTATIONS

5. Lancashire Highway Services: Have no objection.
6. CIL Officers: Comment that this development is CIL Liable.

PLANNING CONSIDERATIONS

Principle of development

7. Under Core Strategy policy 1, well located brownfield sites and Chorley Town are identified as the focus for growth and investment.

8. The National Planning Policy Framework (the Framework) is clear that the Government's objective is to significantly boost the supply of homes and that it is important that a sufficient amount and variety of land can come forward where it is needed.

9. At paragraph 68 the Framework recognises that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Local Planning Authorities are advised to support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

10. The proposed development is acceptable in principle, in planning policy terms, subject to other considerations as set out in the report below.

Design

11. The application proposes a three storey outrigger extension which would adjoin a similar extension already constructed at the adjoining property number, 40 Park Road. Alterations are also proposed with the addition of windows, essentially a mirror image of number 40. Properties along Park Road have been significantly altered and extended over time, and it is not considered that the proposed works would appear incongruous in this context when viewed from Parker Street. The design integrity of the property to the front would remain intact.

Impact on amenity

12. The adjoining property number 36 Park Road is in use as a hairdressers. At basement level planning permission has been granted some time ago for use as a self-contained flat. From site visit observations it does not appear that the basement is in use for residential purposes. The application seeks planning permission to replace an existing two storey outrigger with a larger, wider, three storey extension, continuing from the recent erected extension of number 49.

13. It is unclear if the basement of 36 has a lawful residential use, however as a worst-case scenario approach, it will be assumed that has, and the nearest window is assessed as a habitable room for the purposes of this application. The 45-degree guideline is used to ensure a satisfactory relationship is achieved with neighbouring residential properties. The proposed extension would breach the 45-degree guideline when measured from the basement window, albeit this is only a slight breach. In addition, the proposed extension would be located to the north, and would not give rise to adverse impacts of overshadowing or loss of light. The relationship is, therefore, considered to be acceptable.

14. As the proposed extension would adjoin an existing extension of number 40, there would be no adverse impacts on the residential amenity afforded to future occupiers of this neighbouring property.

15. The proposal is considered to be a compatible form of development with neighbouring land uses.

Highway safety

16. The proposal does not contain any dedicated parking provision; however, the site is situated within a sustainable location in close proximity to the Town Centre, including access to amenities, services and transport options, other than the private car. Secure cycle parking provision has been identified as part of the application.

17. LCC Highways do not raise any objections to the proposed development and advise that they are of the opinion that the proposal would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

18. The proposal is considered to be acceptable in highways safety terms, having regard to Chorley Local Plan policy BNE1 (d).

Public open space

19. Policy HS4 of the Chorley Local 2012 - 2026 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided.

20. However, the National Planning Practice Guidance (NPPG) post-dates the adoption of the Local Plan and states that planning obligations should not be sought from developments of 10 or less dwellings and which have a maximum combined floorspace of no more than 1000 square metres.

21. In the determination of planning applications, the effect of the national policy, which was issued in 2016 following a Court of Appeal judgement, is that although it would normally be inappropriate to require social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy.

22. The Council must determine what lower thresholds are appropriate based on local circumstances as an exception to national policies and how much weight to give to the benefit of requiring a payment for 10, or fewer, dwellings. The Council has agreed to only seek contributions towards provision for children/young people on developments of 10 dwellings or less.

23. There is currently a deficit of such provision in Chorley North East, however a financial contribution for off-site provision can only be requested if there is an identified scheme for new provision. As there are currently no schemes identified, a financial contribution cannot be secured.

CONCLUSION

24. The application proposes a sustainable form of development, and is recommended for approval accordingly, subject to conditions.

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

RELEVANT HISTORY OF THE SITE

Ref: 17/00541/FUL **Decision:** PERFPP **Decision Date:** 20 July 2017
Description: Change of use from dental surgery to 2no. self-contained apartments

Ref: 17/00542/FUL **Decision:** PERFPP **Decision Date:** 20 July 2017
Description: Change of use from dental surgery to single dwelling

Suggested conditions

To follow