

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	18 August 2009

ENFORCEMENT ITEM

REPLACEMENT GARAGE WITH HIPPED ROOF, FRONT PORCH & SINGLE STOREY REAR EXTENSION 39 HIGHFIELD ROAD SOUTH CHORLEY PR7 1RH

PURPOSE OF REPORT

- To consider whether it is expedient to take enforcement action in respect of the above case.

RECOMMENDATION(S)

- That it is not considered expedient to pursue enforcement action.

EXECUTIVE SUMMARY OF REPORT

- The issues for consideration in this case are the impact of the materials used in the building of the replacement garage with hipped roof, front porch & single storey rear extension on the street scene, and whether any harm has been caused to the amenity in the locality of the property through the use of those materials. On balance it is considered that the impact of the construction upon the neighbour is not significant enough to warrant either removal of the tiles or partial demolition of the extension.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- No alternative options have been considered.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Put Chorley at the heart of regional economic development in the Central Lancashire sub-region		Develop local solutions to climate change.	
Improving equality of opportunity and life chances		Develop the Character and feel of Chorley as a good place to live	X
Involving people in their communities		Ensure Chorley Borough Council is a performing organization	

BACKGROUND

6. Planning permission was granted on 16 June 2007 for the extensions to the dwelling the initial plan being amended from a pitched roof to a hipped roof following concern raised by the occupier of the adjacent property. No objections were made to the amended proposal. A complaint has recently been made to the Council that the materials used for the roofing tiles and a section of the wall to the north facing elevation of the extension are different than those shown on the approved plan.
7. The property is situated to the west side of Highfield Road South which is within the urban settlement and is not within a designated Conservation Area nor is it a Listed Building. Within the settlement area extensions are subject to the provisions of Policy HS9, Chorley Borough Local Plan Review Adopted Edition, a saved Policy. The Officers report that considered the application concluded that the extension complied with the criteria defined within Policy HS9.
8. The approved plans stated the materials of construction as: Redland Cambrian Slates (Grey) with matching facing brickwork. The brickwork is matching however the roofing tiles used are not as shown on the approved plan but are, Marley Interlocking Concrete Tiles (Grey) with a low profile. Additionally, a section of the walling to the north facing elevation of the extension has been built using block not brick
9. The street scene is predominately two storey semi detached dwellings and roofing used to the dwellings is either Rosemary tiles or grey slate tiles. However there are a number of detached garages and front porches to the properties and three car ports. Roofing used to these buildings ranges from polycarbonate sheeting, felt asbestos and corrugated metal and low profile Marley modern roof tiles. Such tiles have been used on the side extension to the adjoining semi number 37 and to the front porch of number 40. The use of Marley modern concrete roofing tiles to the extension is not considered to be out of keeping with the character and appearance of the neighbouring street scene and is a type of material that is commonly found in urban areas and is not considered to be incongruous.
10. With regards to the section of block work used in the building of the north elevation to the extension, this section of wall faces the south elevation of the garage to number 41 and the distance between each elevation is no more than 300mm. The block forms a small area of the central section of this elevation. The remainder of the elevation has been constructed in matching brick. Therefore brick is seen to the front, top and rear of the wall and because of the distance between the garage and extension the block work is not readily seen from the street and therefore this section of the elevation has no impact upon it. The complainant has stated in correspondence that should he wish to remove his garage he would be faced with an unsightly and very extensive area of concrete block. I consider that the likelihood of the garage being removed to be unlikely however if the garage were in future to be removed, a fence could be erected along the boundary to a height of 2 metres and that would cover the block work.
11. The roof tiles and use of some block work are minor departures from the approved plans, and do not raise significant planning objections to warrant enforcement action.

ALTERNATIVE REQUIREMENTS

12. The alternative to the block work would be to take enforcement action to require the part demolition of the extension and its rebuilding in brickwork.

IMPLICATIONS OF REPORT

13. This report has implications in the following areas and the relevant Corporate Directors' comments are included:

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

J E MEEK
CORPORATE DIRECTOR BUSINESS

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	5 August 2009	07/00541/Ful