

APPLICATION REPORT – 20/00386/FULHH

Validation Date: 27 April 2020

Ward: Chisnall

Type of Application: Householder Application

Proposal: Dormer to side elevation

Location: 14 The Warings Heskin Chorley PR7 5NZ

Case Officer: Mrs Hannah Roper

Applicant: Mr Alan Whittaker

Agent: Roger Latham

Consultation expiry: 1 June 2020

Decision due by: 26 June 2020 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that the application is approved subject to conditions.
2. This application is required to be determined at Planning Committee as the applicant is a Ward Councillor and member of the Planning Committee.

SITE DESCRIPTION

3. The application is located within the Green Belt on The Warings, Heskin. The existing property is a detached bungalow that currently has a dormer window that serves a bathroom. There are properties of a similar style and size in the immediate vicinity. Many of which have been extended by means of a dormer to one or both roof planes.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. This application seeks planning permission for a dormer to the side elevation.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. Heskin Parish Council – No comments have been received.
7. Chorley Council's Tree Officer – Has recommended that all machinery and building materials are kept to the front of the property to avoid any damage to the group of protected trees at the rear. A suitable condition is recommended to ensure that the existing trees are protected during the construction of the proposed dormer.
8. CIL Officer – Comment that the proposal is not CIL liable.

PLANNING CONSIDERATIONS

Principle of the development in the Green Belt

9. *The National Planning Policy Framework (The Framework) states that there is a general presumption against inappropriate development in the Green Belt and advises that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. It also states that local authorities should regard the construction of new buildings as inappropriate in the Green Belt; exceptions include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
10. *The Central Lancashire Rural Development SPD states that proposals for extensions to dwellings in the Green Belt which have an increase of over 50% of the volume of the original building that stood in 1948, will be considered inappropriate.*
11. *Policy HS5 of the Chorley Local Plan 2012-2026 states that permission will be granted for the extension of dwellings in the Green Belt provided that the proposed extension does not result in a disproportionate increase in the volume of the original dwelling. Increases of up to 50% (volume) are not considered disproportionate.*
12. *The volume increase which would occur as a result of the proposed development, cumulatively with the rear conservatory would be less than 50% of the volume of the original dwelling. As this is the case, it is not considered that the proposed development would result in a disproportionate addition over and above the size of the original building.*
13. *It is noted that there is an extant planning permission for a dormer on the opposite side of the roof space, approved under application reference 19/00294/FULHH. Should this application and the current proposal both be implemented, the cumulative volume of both dormers and the conservatory would still remain under 50%. The proposed development is, therefore, considered acceptable in principle.*

Design and impact on the dwelling and streetscene

14. *Policy HS5 of the Chorley Local Plan 2012 – 2026 stipulates that the proposed extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled.*
15. *The Householder Design Guidance SPD requires that extensions are subservient to the existing dwelling and respect the scale, character, proportions of the existing dwelling and surrounding area. In particular, it states that proposed dormers shall be contained well within the body of the roof, by being well set back from the party/end walls, below the ridge of the roof and above the eave gutterline.*
16. *The proposed dormer would be positioned on the left-hand side roof plane, whilst it would be visible in the streetscene, it would be set against the backdrop of the neighbouring dwellings. It would have a slight set down from the main roof ridge and set up from the eaves in order to appear subservient to the main roof and would be of a similar design to side dormers in the immediate streetscene and to that approved previously, albeit on the opposite roof plane.*
17. *A large number of the properties on The Warings have large dormer extensions on the side elevation(s), some of which are flat roofed or pitched roofed, and some which are sloping roof dormers, like the proposed design. It is considered, therefore, that the proposed dormer would have an acceptable appearance in the streetscene and would not be out of character with the surrounding area.*

Impact on the amenity of neighbouring occupiers

18. *Policy HS5 of the Chorley Local Plan 2012 – 2026 states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.*
19. *The Householder Design Guidance SPD seeks to ensure that property extensions have a satisfactory relationship with existing neighbouring buildings, do not have overbearing impacts on adjacent properties and amenity areas and do not lead to the excessive loss of daylight or overshadowing of habitable rooms and amenity spaces of adjacent properties. Furthermore, it asserts that extensions should be located, and windows orientated, to prevent direct overlooking of habitable rooms or private amenity space that belongs to nearby properties.*
20. The proposed dormer would effectively replace a smaller existing dormer on this roof plane and would contain two windows, one to serve a bedroom, towards the front of the structure and an obscure glazed window to serve a bathroom towards the rear.
21. The obscure glazed window would sit partially to the front of the neighbouring dormer windows, which plans from a previous extension at this dwelling indicate serves a bathroom. Given the existing relationship between the two windows, directly facing each other, the proposed obscure glazed window would not worsen the existing situation between the two dwellings and would not result in any significant reduction in the level of residential amenity currently enjoyed by the occupiers of this dwelling.

Highway safety

22. *Policy HS5 of the adopted Chorley Local Plan 2012 – 2026 states that permission will be granted provided that the proposal does not have an unacceptable adverse effect on highway safety.*
23. *The Householder Design Guidance SPD states that off-street parking should generally be provided at a ratio of 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property, including garages*
24. The resultant dwelling would have 3no. bedrooms. There is parking for 2no. vehicles on the existing driveway and it is considered, therefore, that the proposed development would not result in an unacceptable adverse effect on highway safety.

CIL

25. This development is currently exempt from CIL under Reg.42 - Exemption for Minor Development.

CONCLUSION

26. The proposed development would not be inappropriate development in the Green Belt and would not have an adverse impact on the character and appearance of the existing property or the surrounding area. Nor would it cause any significant harm to the amenity of neighbouring residents or highway safety. It is, therefore, considered that the development accords with the National Planning Policy Framework, policy HS5 of the Chorley Local Plan 2012 – 2026 and the Householder Design Guidance SPD. Consequently, it is recommended that the application is approved.

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: 19/00294/FULHH **Decision:** PERFPP **Decision Date:** 22 May 2019

Description: Dormer to side elevation

Ref: 18/00375/TPO **Decision:** PERTRE **Decision Date:** 11 June 2018

Description: Works to protected trees: Chorley BC TPO No. 22 (Heskin) 1991: T1, T2 & T4 oaks - 15% crown reduction and prune back from property by up to 2.0 metres, T3 oak - 15% crown reduction and prune back from property by up to 3.0 metres

Ref: 11/01075/TPO **Decision:** PERTCN **Decision Date:** 7 June 2012

Description: Works to 2no. oak trees covered by TPO 22 (Heskin) 1991 to the rear of the dwelling because of structural damage and subsidence. Specific works to include the removal of a lower limb (growing towards the house), crown reduction by 20% and removal of any deadwood within the canopy of tree (T1), and the removal of tree (T2) with a replacement tree to be planted in rear garden

Ref: 10/00537/TPO **Decision:** PERTRE **Decision Date:** 7 October 2010

Description: Removal of three low branches on Beech tree covered by TPO 22 (Heskin)1991

Ref: 10/01037/TPO **Decision:** PERTRE **Decision Date:** 24 December 2010

Description: Felling of diseased Beech Tree covered by Tree Preservation Order No 22 (Heskin) 1991

Ref: 10/00412/TPO **Decision:** WDN **Decision Date:** 25 June 2010

Description: Removal of three low branches on Beech tree covered by TPO 22 (Heskin)1991

Ref: 06/00696/TPO **Decision:** PERTRE **Decision Date:** 18 August 2006

Description: Proposed tree works to two oak trees. Tree Preservation Order 22 (Heskin) 1991

Ref: 03/00641/FUL **Decision:** PERFPP **Decision Date:** 27 August 2003

Description: Erection of pergola

Ref: 99/00750/TPO **Decision:** PERTRE **Decision Date:** 1 December 1999

Description: Pruning of 3 trees covered by Tree Preservation Order No22 (Heskin) 1991

Suggested conditions

1. No building materials, rubbish, or equipment shall be stored within the Root Protection Area of the trees located along the rear garden boundary during the construction of the dormer hereby approved.

Reason: To safeguard the trees which are protected by Chorley BC TPO 22 (Heskin) 1991.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed First Floor Plan	Drawing No.2	27 April 2020
Proposed Elevations	Drawing No.3	27 April 2020
Location Plan	N/A	27 April 2020

Reason: For the avoidance of doubt and in the interests of proper planning.

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

Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. All external facing materials of the development hereby permitted shall match in colour, form and texture to those on the existing building and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular.