

APPLICATION REPORT – 20/00601/FULHH

Validation Date: 19 June 2020

Ward: Ecclestone And Mawdesley

Type of Application: Householder Application

Proposal: Single storey side extension

Location: Roselands Tincklers Lane Ecclestone Chorley PR7 5QX

Case Officer: Eleanor McCleary

Applicant: Mrs Val Counce

Agent: Mr Martin Boardman, MWBRESIDENCE LIMITED

Consultation expiry: 23 July 2020

Decision due by: 14 August 2020

RECOMMENDATION

1. It is recommended that planning permission is granted subject to conditions. Members are asked to note that this application is required to be reported to Planning Committee as the property is applicant is Councillor Val Counce.

SITE DESCRIPTION

2. The application site is located in the Green Belt on Tincklers Lane, Ecclestone. The existing property is a detached dwellinghouse set within a large garden that was granted planning permission in 1999 (ref: 99/00113/FUL) subject to the removal of permitted development rights.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks planning permission for a single storey side extension.

REPRESENTATIONS

4. No representations have been received.

CONSULTATIONS

5. Ecclestone Parish Council – No comments have been received.

PLANNING CONSIDERATIONS

Principle of development in the Green Belt

6. 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.

7. 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.
8. 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.
9. The volume increase which would occur as a result of the proposed development 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 disproportionate additions over and above the size of the original building. The proposed development is, therefore, considered acceptable in principle.

Design and impact on the dwelling and streetscene

10. 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.
11. 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 in order to avoid terracing, side extensions should leave a reasonable gap (at least 1m) between an extension and the boundary with the adjacent property, or incorporate in some circumstances a substantial set back from the front elevation which creates a clear visual break between properties.
12. The proposed extension would be a subservient addition to the dwellinghouse and would be built-in materials to match the existing property. It would be set back from the front elevation and there would be no resultant terracing effect. Whilst the proposed extension would be visible within the streetscene, trees and vegetation would filter views from public vantage points.

Impact on the amenity of neighbouring occupiers

13. 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.
17. 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.
18. Given the separation distance to the nearest neighbour, Tincklers House, and the scale of the proposal, it is considered, therefore, that the proposed extension would not have an unacceptable adverse impact on the amenity of neighbouring occupiers.
19. It is also noted that no neighbour representations have been received.

CONCLUSION

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

RELEVANT HISTORY OF THE SITE

Ref: 89/00654/FUL **Decision:** PERFPP **Decision Date:** 5 September 1989

Description: First floor extension to existing bungalow and two storey side and rear extensions

Ref: 92/00884/FUL **Decision:** PERFPP **Decision Date:** 9 February 1993

Description: Erection of agricultural building for lambing and hay and general storage

Ref: 95/00431/FUL **Decision:** PERFPP **Decision Date:** 2 August 1995

Description: Erection of detached storage building for use as lambing shed, hay and general storage

Ref: 99/00113/FUL **Decision:** PERFPP **Decision Date:** 28 April 1999

Description: Demolition and replacement of existing dwelling

Ref: 00/00065/FUL **Decision:** WDN **Decision Date:** 12 May 2000

Description: Temporary siting of four caravans, canopy and use of barn (12 months) during demolition and rebuild of house

Ref: 04/00701/FUL **Decision:** PERFPP **Decision Date:** 29 July 2004

Description: Erection of garden wall and alteration to previously permitted carport

Ref: 14/00426/FUL **Decision:** PERFPP **Decision Date:** 4 September 2014

Description: Erection of single storey side extension to dwelling

Ref: 20/00250/CLPUD **Decision:** REFPUD **Decision Date:** 1 May 2020

Description: Application for a certificate of lawfulness for a proposed single storey side extension

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.

Suggested conditions:

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

Title	Plan Ref	Received On
Location Plan	005	19 June 2020
Proposed Extension	006	19 June 2020
Proposal C	003C	19 June 2020

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

2. All external facing materials of the development hereby permitted shall match in colour, form and texture to those specified on the application form submitted 19 June 2020, 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.

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.