

APPLICATION REPORT – 21/00153/FULHH

Validation Date: 9 February 2021

Ward: Eccleston And Mawdesley

Type of Application: Householder Application

Proposal: Single storey rear extension (following demolition of existing outbuildings)

Location: Rosehill 44 New Street Mawdesley Ormskirk L40 2QP

Case Officer: Eleanor McCleary

Authorising Officer:

Applicant: Mr Alistair Morwood

Agent: Mr Richard Sales, T&S Design

Consultation expiry: 10 March 2021

Decision due by: 6 April 2021

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 applicant is Councillor Alistair Morwood.

SITE DESCRIPTION

2. The application site is located on New Street, within the settlement of Mawdesley. The existing property is a Victorian period semi-detached dwellinghouse and the adjoining property has a flying freehold over part of the first floor of the application property. The dwellinghouse has a traditional front boundary treatment, with a driveway to the side, and an established garden to the rear, which slopes in an upward direction from west to east. It is also noted that a public footpath runs along the southern boundary of the site. The immediate streetscene is characterised by residential properties which vary in age and design.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. Planning permission is sought for a single storey rear extension following the demolition of existing outbuildings. The existing chimney breast and stack would also be removed.

REPRESENTATIONS

4. No representations have been received.

CONSULTATIONS

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

PLANNING CONSIDERATIONS

Design and impact on the dwelling and streetscene

6. *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.*
7. *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.*
8. The proposed extension would be a sympathetic addition, built in materials to match the existing dwellinghouse.
9. There is a public footpath which runs along the southern boundary of the site and consequently the proposed extension would be visible from public vantage points along it. However, it would be a proportionate addition, and set off the boundary with the public footpath, and would not appear overly prominent.

Impact on the amenity of neighbouring occupiers

10. *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.*
11. *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. In particular, it states that single storey rear extensions should not project more than 3m beyond a 45 degree line drawn from the near edge of the closest ground floor rear facing window to a habitable room in a neighbouring house.*
12. The proposed extension would replace the existing flat roofed outbuildings which are built on the common boundary with the neighbouring property at no.46 New Street. It would be built to the south of this neighbouring property and would be greater in height than the existing outbuildings, although it would vary in height with the 'link' which would be closest to the rear of the neighbouring property being of a lesser height than the 'kitchen/diner' element of the proposal. It is noted, however, that the proposed extension would be set off the boundary by approximately 2.72m. Therefore, whilst it acknowledged that there would be some loss of light to the rear garden area of no.46 New Street, given the existing built form on the common boundary, and the increased separation from it, it is considered that the proposed extension would not result in a greater level of harm than the existing situation.
13. It is noted that there is an existing single storey extension built to the rear of no.46 New Street, which is built in close proximity to the common boundary. This extension appears to contain windows in its rear elevation and the proposed extension would not project more than 3m beyond a 45 degree line drawn from the near edge of the closest ground floor rear facing window to a habitable room in this neighbouring house.
14. To the south of the site is the neighbouring property at no.42 New Street. Due to the separation distance to this property, the proposed extension would not adversely impact the residential amenity currently enjoyed by the occupiers of this property.

CONCLUSION

15. The proposed extension would not have an unacceptable adverse impact on the character and appearance of the existing dwelling 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 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

There is no recent relevant planning history.

Suggested conditions

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

Title	Plan Ref	Received On
Proposed Plans and Elevations including Location Plan	TS6824 Rev C	9 February 2021

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 9 February 2021 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.

2. 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.