

APPLICATION REPORT – 21/00737/FULHH

Validation Date: 11 June 2021

Ward: Coppull

Type of Application: Householder Application

Proposal: Erection of detached car port/workshop (retrospective) (resubmission of planning application ref: 21/002384/FULHH)

Location: Ro-Mar Church Fold Coppull Chorley PR7 4LZ

Case Officer: Chris Smith

Applicant: Mr Chris Bury

Agent: Mr Tony Lang, RT Design

Consultation expiry: 15 July 2021

Decision due by: 12 August 2021 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that the application is refused for the following reasons:
 1. The development is inappropriate development in the Green Belt and is harmful by definition. The applicant has not demonstrated that there are very special circumstances which would outweigh the harm to the Green Belt and the development is, therefore, contrary to the provisions of the National Planning Policy Framework.
 2. The development is an incongruous and discordant feature within the streetscene and fails to respect the character of the immediate locality. The development is, therefore, contrary to policy BNE1 of the Local Plan 2012-2026 and the Council's Householder Design Guidance Supplementary Planning Document.

SITE DESCRIPTION

2. The application site is located in the Green Belt directly to the east of the settlement boundary of Coppull. The existing property sits within a row of 3no. detached properties located to the south of Church Fold. Immediately to the west is Coppull Parish Church and to the east is open land.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks planning permission retrospectively for a detached car port/workshop. It is a resubmission of planning application 21/00384/FULHH which was refused by the Council on 24th May 2021 for the same reasons as detailed above.
4. The application is as per the previous application; however, the application is accompanied by a planning statement setting out why the applicant considers that there are very special circumstances which would outweigh the harm to the Green Belt by reason of inappropriateness.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. Coppull Parish Council – Have stated that they would like to remain neutral with regards to the proposed development.

Applicant's case in support of the application

7. The area to the front and side of the house has been used as hardstanding for many years for the parking of vehicles.
8. The boundary between this area and the access road has a 1.8m high timber clad fence.
9. The area to the side of the property is restricted in width due to a drain channel that runs through a culvert at the front of the property (under the hardstanding) and there is an open stream to the side boundary of the property meaning there isn't sufficient space to build the car port to the side of the property.
10. The existing property is a bungalow and an extension to the side of the house for a car port would have an eaves height that would not be compatible with the eaves height of the house.
11. The neighbouring Church has no objections to the proposal and as part of the scheme the applicant had agreed to make good the existing stone boundary wall between his property and the graveyard to the rear of the church.
12. The development preserves the openness of the Green Belt and it would have little impact due to the existing timber fence which bounds with the road.

PLANNING CONSIDERATIONS

Principle of the development in the Green Belt

13. National guidance on Green Belt is contained in Chapter 13 of the National Planning Policy Framework (the Framework) which states:

137. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

138. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified

14. *The Householder Design Guidance SPD states that it is unlikely that planning permission will be forthcoming for more than equivalent of a double garage, a small shed, and a small greenhouse on a single dwelling in the countryside.*
15. It is not considered that the proposed development would fall within the list of exceptions to inappropriate development detailed at paragraph 149 of the Framework. It is noted, however, that the planning statement submitted with the application states that the proposed development would fall within the exception detailed at bullet point (g) of paragraph 149 of the Framework for the limited infilling or the partial or complete redevelopment of previously developed land. However, the application site is within a residential garden, in an area that is relatively built-up with neighbouring properties to the east and a Church to the west and, therefore, the site does not fall within the Framework's definition of previously developed land which excludes land in built-up areas such as residential gardens.
16. The development does not, therefore, fall within the list of exceptions to inappropriate development detailed at paragraph 145 of the Framework. The development must, therefore, be considered inappropriate, which is harmful by definition, and to which substantial weight must be attached. Such development should not be approved except in 'Very Special Circumstances', which will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
17. The Council does, however, take a pragmatic approach to the development of domestic outbuildings within a residential curtilage and makes provision for the equivalent of a double garage, a small shed, and a small greenhouse on a single dwelling in the countryside through the Householder Design Guidance Supplementary Planning Document.
18. However, the development measures approximately 9m by 9m and is a large structure located within a relatively small front garden. Consequently, it is considered that it exceeds what can be considered equivalent of a double garage, a small shed, and a small greenhouse.
19. The applicant's agent has advanced several arguments to set out a case in support of the development in the Green Belt which are summarised above. It is not considered that these arguments are individually or collectively sufficient to outweigh the harm to the Green belt such that very special circumstances exist. Consequently, it is not considered that there are any very special circumstances, which would outweigh the harm to the Green Belt by reason

of inappropriateness. It is not considered that the principle of the proposed development is an acceptable one and for this reason it is recommended that the application be refused.

Impact on the character and appearance of the locality

20. *Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.*
21. *The Householder Design Guidance states that outbuildings should generally be sited in an inconspicuous position and should be commensurate in scale and function to the original property. Ideally garages should not conflict with any established building lines and should be set back from the main building line, with space for car parking, and preferably turning in front of the garage.*
22. The immediate locality is of rural character with Church Fold being a narrow highway which to the west of the site is viewed more as a curving narrow country lane rather than a residential cul-de-sac. However, the immediate streetscene does have some uniformity with regards to building lines and layouts as the host property sits in line with a row of 3no. detached properties. The development is set well forward of this established building line and due to its size, scale, massing, and close proximity to site boundaries delineated by fencing of lower height the development is highly visible within the adjacent streetscene. Consequently, the development appears as a highly visible, poorly designed, visually incongruous and discordant feature within the streetscene which fails to respect the character of the immediate locality and for this reason it is recommend that the application is refused.

Impact on the amenity of neighbouring occupiers

23. *Policy BNE1 of the Chorley Local Plan 2012 - 2026 outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the streetscene by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, orientation and use of materials.*
24. *The Householder Design Guidance stipulates that care must be taken to ensure that any outbuildings and other structures do not lead to an unacceptable level of overshadowing of neighbouring properties, disturbance or loss of privacy.*
25. The development is located approximately 26m to the south west of the nearest neighbouring residential property at Chapel House Farm and, therefore, any impacts on neighbouring amenity are negligible.

CONCLUSION

26. The development does not comply with any of the exceptions of paragraph 149 of the Framework. It does, therefore, constitute inappropriate development in the Green Belt which is harmful by definition. In addition, the development is an incongruous and discordant feature within the streetscene which fails to respect the character of the immediate locality. The development is, therefore, contrary to the Framework, policy BNE1 of the Chorley Local Plan 2012 – 2026 and The Householder Design Guidance Supplementary Planning Document.

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: 81/00473/FUL **Decision:** REFFPP **Decision Date:** 30 June 1981
Description: Garage/store/joiners workshop

Ref: 90/00357/FUL **Decision:** PERFPP **Decision Date:** 22 June 1990
Description: First floor bedroom extension

Ref: 03/00408/FUL **Decision:** PERFPP **Decision Date:** 12 June 2003
Description: Single Storey side extension, conversion of integral garage to living area accommodation and retrospective application for rear conservatory

Ref: 08/01015/FUL **Decision:** REFFPP **Decision Date:** 16 December 2008
Description: Retrospective application for 5 No. air conditioning units

Ref: 21/00384/FULHH **Decision:** REFFPP **Decision Date:** 24 May 2021
Description: Erection of detached car port/workshop (retrospective)