

## **APPLICATION REPORT – 23/00013/FULHH**

**Validation Date: 5 January 2023**

**Ward: Buckshaw And Whittle**

**Type of Application: Householder Application**

**Proposal: Installation of 3no. rear rooflights and 1no. front rooflight in order to facilitate provision of second floor living accommodation**

**Location: 9 Seaforth Crescent Buckshaw Village Chorley PR7 7HL**

**Case Officer: Simon Lems**

**Applicant: Mr & Mrs Riggott**

**Agent: Mrs Melanie Scarff**

**Consultation expiry: 1 February 2023**

**Decision due by: 31 March 2023 (Extension of time agreed)**

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### **RECOMMENDATION**

1. It is recommended that planning permission is granted subject to conditions.
2. This application is being brought before committee for determination as one of the applicants is a Councillor.

### **SITE DESCRIPTION**

3. The application site is located within the residential housing estate of Buckshaw Village, although is also within the Green Belt. It is located on the south western side of Seaforth Crescent. The existing property is a detached two storey dwellinghouse with front and rear gardens and a detached garage. The immediate locality is characterised by similar properties.

### **DESCRIPTION OF PROPOSED DEVELOPMENT**

4. The application seeks planning permission for the installation of 3no. rear rooflights and 1no. front rooflight in order to facilitate provision of second floor living accommodation, as permitted development rights have been removed from the property.

### **RELEVANT HISTORY OF THE SITE**

5. There is no recent relevant history of the site.

### **REPRESENTATIONS**

6. No representations have been received.

### **CONSULTATIONS**

7. CIL Officers – Advise that the proposal is not CIL liable.

8. Euxton Parish Council – Commented stating the additional bedroom would put the property into the category of requiring additional parking. Ensure there are 3 parking spaces for the 5-bedroom capacity.

## **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. No increase in volume would occur as a result of the proposal as it relates to the installation of rooflights to facilitate second floor living accommodation in the existent loft space. As this is the case, it is not considered that the proposed alterations would result in a disproportionate addition over and above the size of the original building. The proposed development is, therefore, not inappropriate development in the Green Belt and is considered to be acceptable in principle.

### Design and impact on the dwelling and streetscene

11. 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.
12. The Householder Design Guidance SPD states that rooflights should, where possible, be located on the rear or least visible roof slopes and that excessive numbers of rooflights are detrimental.
13. The proposed alterations would be visible from public vantage points. They would be of modest scale and size, would respect the surrounding buildings and the design would be compatible with the appearance of the host property. On the basis of the above the proposed alterations would respect the appearance of the existing building and would not be harmful to the character of the area.

### Impact on the amenity of neighbouring occupiers

14. 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.
15. The Householder Design Guidance SPD asserts that windows should be orientated to prevent direct overlooking of habitable rooms or private amenity space that belongs to nearby properties.
16. The proposed alterations would have an acceptable relationship with neighbouring properties and similar second floor living accommodation can be seen on surrounding properties. The neighbours to the rear at 41 Dorset Drive are approximately 13m to the rear of the property, this degree of separation combined with the angling of the proposed rooflights would be adequate to ensure that there would be no unacceptable adverse impacts on the level of amenity currently enjoyed by the occupiers of this property. The proposal is considered to be acceptable with regards to residential amenity and would comply with policy HS5 of the Chorley Local Plan 2012 – 2026.

### Impact on Highway Safety

17. 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 residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.
18. 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.
19. The proposed alterations would create an extra bedroom, this means the property would need to have sufficient space for 3 parking spaces. The driveway of the dwelling has 2 parking spaces and there is sufficient unrestricted on street parking in the vicinity. Therefore, it is considered that the proposal would be acceptable in terms of impact on highways safety and would accord with the adopted Chorley Council Local Plan 2012-2026 and adopted Supplementary Planning Guidance. Further, the loft conversion itself does not require planning permission.

### **CONCLUSION**

20. The proposed development would not be inappropriate development in the Green Belt or be harmful to the character and appearance of the existing dwelling or the surrounding area, nor would it cause any unacceptable adverse impacts on 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 Supplementary Planning Document. Consequently, it is recommended that the application is approved, subject to conditions.

**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 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.*

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

Title	Plan Ref	Received On
Proposed Loft Conversion at 9 Seaforth Crescent, Buckshaw Village, Chorley, PR7 7HL	N/A	23 January 2023

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

3. The external facing materials, detailed on the approved plans, shall be used 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: To ensure that the materials used are visually appropriate to the locality.*