

Item 10/00903/FUL

Case Officer Mrs Nicola Hopkins

Ward Pennine

Proposal Erection of a garden shed

Location Highfield House Copthurst Lane Whittle-Le-Woods Chorley
PR6 8LR

Applicant Mr J & Mrs L-A Fenton

Consultation expiry: 10 November 2010

Application expiry: 2 December 2010

Proposal

1. The application relates to the erection of a garden shed within the garden area associated with Highfield House.
2. Planning permission is required for the shed as in accordance with the Town and Country Planning General Permitted Development Order outbuildings which are forward of the principal elevation of the house, as is the case in this situation, require planning permission.
3. The land subject to this planning application is owned by Lesley-Ann Fenton (Director of Partnerships, Planning and Policy) and her husband. In accordance with the scheme of delegation the application is required to be considered at Development Control Committee.

Recommendation

4. It is recommended that this application is granted conditional full planning permission and that the issue of a decision notice is referred to the Chief Executive.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Impact on the Green Belt
 - Impact on the Streetscene

Representations

6. No letters of objection have been received
7. Whittle le Woods Parish Council have no objections to the shed on the proviso that it conforms to Green Belt Policy

Assessment

Impact on the Green Belt

8. The application site is located within the Green Belt where there is a presumption against inappropriate development. Planning Policy Guidance Note 2 (PPG2) sets out the general intentions of Green Belt policy and sets out the categories of appropriate development. PPG2 also sets out the purposes of including land within the Green Belt which includes: 'to assist in safeguarding the countryside from encroachment'
9. The construction of new buildings within the Green Belt falls to be considered inappropriate development unless the development is considered as one of the exceptions set out within PPG2. The erection of a garden shed, however, is not considered to be an exception as listed in PPG2 and as such falls to be considered inappropriate development within the Green Belt which is by definition harmful to the Green Belt. Very special circumstances are required to

justify inappropriate development which demonstrates that other material consideration outweigh the harm the development will have on the openness and character of the Green Belt.

10. The property is located on Cophurst Lane within Whittle le Woods. The dwellinghouse has an unusual relationship with the highway by virtue of the fact that the side elevation fronts onto Cophurst Lane with the principal elevation at 90 degrees to Cophurst Lane facing the front garden which is adjacent to Cophurst Lane. Additionally due to the relationship of the property with its neighbours the only garden area associated with the dwellinghouse is this front garden adjacent to Cophurst Lane.
11. It is not considered unusual for residential dwellinghouses to incorporate features such as sheds and garages within the curtilage of the property and this consideration also applies to dwellinghouses located within the Green Belt. The Council's adopted Householder Design Guidance states that outbuildings within rural areas *should appear subordinate and be commensurate in scale and function to the original house. Outbuildings should normally be sited close to the house; otherwise they may intrude into the open/ rural character of the area to which gardens can make an important contribution. It is unlikely that planning permission will be forthcoming for more than the equivalent of a double garage, a small shed, and a small greenhouse on a single dwelling in the countryside.*
12. The proposed shed measures 1.79 metre wide, 2.38 metres long and 2.05 metres high which is considered to be a relatively small shed. The shed will be located within the garden area adjacent to the boundary with Cophurst Lane. The location ensures that the shed will be partly screened by existing vegetation, the hedge along Cophurst Lane and the existing hedge within the garden area
13. Members will be aware that a further application is being considered at the property for an extension to the garden curtilage however this proposed shed will be located on the existing garden area.
14. The agent of the application has forwarded the following very special circumstances. The proposed shed will be screened behind existing landscaping and on land which is considerably lower than the drive level and the threshold level of the house. There is no alternative garden space in which to locate this building. Every effort has been made to minimise the impact of the building in respect of the size, height and siting. Small garden buildings of this nature are normally permitted development however following the 2008 amendments any outbuildings forward of the principal elevation require planning permission. Prior to 2008 this proposal would not have required planning permission. There are examples of garden sheds, garages and garden buildings within the Green Belt throughout the Borough.
15. It is considered that a garden shed is usual garden paraphernalia associated with a dwellinghouse. The size and siting ensures that the development will not impact on the openness or character of the Green Belt. The proposed development complies with the guidance set out within the Householder Design Guidelines for outbuildings within rural areas and as such it is not considered that the development will harm the openness or character of the Green Belt.

Impact on the Streetscene

16. Due to the proposed siting of the shed it will be visible within the street scene however the existing vegetation and the hedge along Cophurst Lane will partly screen the proposal with only the roof being visible along the streetscene.
17. It is not considered unusual for garden paraphernalia to be visible within garden areas and the height and siting of this proposed shed ensures that the proposal will only be partly visible within the streetscene. As such it is not considered that the proposal will adversely impact the character of the streetscene.

Overall Conclusion

18. The proposal falls to be considered inappropriate development in the green belt however the size, height and siting of the proposal ensures that it will not adversely impact on the openness

or character of the Green Belt and as such the proposal is considered to be acceptable.

Planning Policies

National Planning Policies:

PPG2: Green Belts

Adopted Chorley Borough Local Plan Review

Policies:

DC1: Development in the Green Belt

Supplementary Planning Guidance:

- House Extension Design Guidelines

Planning History

99/00223/FUL- Two-storey side and two storey rear extensions. Approved May 1999

04/01171/FUL-Erection of a conservatory to rear of property. Approved December 2004

10/00904/FUL- Change of use of land from agricultural land to garden (to create an extension of the existing garden curtilage). Pending consideration

Recommendation: Permit Full Planning Permission 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 approved plans are:
Plan Ref.

Received On:

7 October 2010

7 October 2010

7 October 2010

7 October 2010

Title:

Site Location Plan

Site Plan

Side and rear elevation

Floor Plan

Reason: To define the permission and in the interests of the proper development of the site.

3. The external facing materials detailed on the application form shall be used and no others substituted.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 & DC1 of the Adopted Chorley Borough Local Plan Review.