

APPLICATION REPORT – 23/01055/FUL

Validation Date: 8 December 2023

Ward: Adlington And Anderton

Type of Application: Full Planning

Proposal: Change of Use from detached dwelling to 4 self contained units

Location: 153 Chorley Road Adlington Chorley PR6 9LP

Case Officer: Mrs Hannah Roper

Applicant: Mr Michael Ross

Agent: Mr Harry Jackson

Consultation expiry: 2 January 2024

Decision due by: 2 February 2024

RECOMMENDATION

Permit Full Planning Permission.

SITE DESCRIPTION

1. The application relates to a sizeable, detached dwelling on the corner of Chorley Road and Harding Street. The area is characterised by a variety of uses with a bar and pharmacy directly to the east and a public carpark to the rear.
2. The property is stone built with brick and render side elevations. The main entrance is located on Harding Street and vehicular access gates to the rear are located on both the Harding Street and Chorley Road. Internally there is hard standing from the Chorley Road access and a small, detached garage within the site.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks permission to change the use of a dwelling to four individual units. All four units would be one-bed apartments and the positions of windows and doors will not be altered externally, albeit a number of the windows will be changed to escape windows.

REPRESENTATIONS

4. No representations have been received.

CONSULTATIONS

- Adlington Parish Council – no comments received.
- CIL Officers – proposal is not CIL liable.

- Lancashire Highway Services – no objection subject to the use of a suitably worded condition to secure bicycle parking.
- Regulatory Services - Environmental Health – no objection subject to an appropriately worded condition to secure reasonable working hours.

PLANNING CONSIDERATIONS

Principle of Development

5. The application site is located within the settlement area of Chorley, which is designated under policy V2 of the Chorley Local Plan 2012-2026 which states that there is a presumption of in favour of appropriate sustainable development, subject to material planning considerations and other policies and proposals within the plan.

Impact on the character and appearance of the locality

6. Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, provided that, where relevant to the development 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.
7. The existing building is a traditional building that sits comfortable within its surroundings. Neighbouring properties are constructed of stone and no significant external amendments are proposed to convert the property into four separate units. There will be no impact on the host building or the surrounding locality as a result of the proposals and as such the development, therefore, complies with policy BNE1 of the Chorley Local Plan 2012 – 2026 with regards to the design.

Impact on the amenity of neighbouring occupiers

8. Policy BNE1 of the Chorley Local Plan 2012 – 2026 supports proposals for new development provided that there would be no harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating overbearing impacts.
9. The proposed development would utilise an existing residential dwelling with no amendments to the window positions proposed. As such, the relationship with the neighbouring properties will not be altered and would therefore not worsen in terms of any overlooking or loss of light as a result of the change of use. The existing property is a 5 bedroom dwelling, with the application proposing 4 one bedroom apartments. Given the existing number of bedrooms, it is not considered the proposal would result in a significant intensification of coming and goings that would be harmful to neighbouring amenity.
10. The proposal therefore complies with policy BNE1 of the Local Plan with regards to amenity.

Parking provision and highway safety

11. Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, or reduce the number of on-site parking spaces.
12. Policy ST4 of the Chorley Local Plan 2012-2026 requires that proposals for development need to make parking provision in accordance with the standards set out in Appendix A of the Local Plan which sets out the Council's minimum parking standards for 1-bedroom dwellinghouses (Use Class C3) in all other areas outside Chorley Town Centre as being 1 space per bedroom and, therefore, the proposed flats would each require the provision of 1no. car parking space.

13. The submitted site plan shows that a total of 3no. car parking spaces to be provided within the curtilage of the site. This represents a shortfall of one space in relation to adopted car parking standards.
14. Policy ST4 of the Chorley Local Plan 2012 - 2026 does, however, allow for a deviation from the parking standards where there are sustainable credentials. This depends upon local circumstances such as the location and size of the development, its proximity to public car parks, existing parking issues in the area and existing traffic management and safety issues, which should be taken into account. In addition, locations that are considered to be more sustainable and well served by public transport may be considered appropriate for lower levels of provision.
15. It is accepted that the site is located in close proximity, within walking distance, to bus stops and some local services, including a food store less than 200m away. On road parking is also available in the vicinity of the site on Bolton Road.
16. These local circumstances are considered sufficient to justify a reduction in the maximum level of off-street parking provision. The provision of 3no. in-curtilage parking spaces would adequately safeguard the amenity of the occupiers of properties in the vicinity of the site and there would not be detrimental impact on highway safety or capacity.
17. The proposed development is therefore considered to be acceptable. Furthermore, LCC Highways have stated that they do not have any objections to the proposed development and are of the opinion that it would not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site. Cycle parking has been requested and this will be secured through an appropriately worded condition.
18. It is considered that the proposed development is acceptable from a highway safety perspective.

Public open space

19. Policy HS4A and HS4B of the Chorley Local Plan 2012 – 2026 - Open Space Requirements in New Housing Developments explains that all new housing developments will be required to make provision for open space and recreation facilities, where there are identified local deficiencies in the quantity, accessibility, or quality and/or value of open space and recreation facilities. The requirements for the proposed development are as follows:
20. The Council does not require contributions from developments of fewer than 11 dwellings in respect amenity greenspace, parks and gardens, natural and semi-natural greenspace, allotments and playing pitches. No contributions are, therefore, required in this case for these standards.
21. With regards to provision for children and young people, there is currently a deficit of provision in Adlington and Anderton in relation to this standard, a contribution towards new provision in the ward is therefore required from this development. The amount required is £134 per dwelling.
22. The total financial contribution required from this development is as follows:

Amenity greenspace	= £0
Equipped Play Area	= £536
Parks/Gardens	= £0
Natural/semi-natural	= £0
Allotments	= £0
Playing Pitches	= £0
Total	= £536

23. The equipped play area provision could be secured by way of a s106 legal agreement. Subject to securing the above, the proposed development would accord with Chorley Local Plan policies HS4 A and B.

Community Infrastructure Levy

24. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would not be a chargeable development.

CONCLUSION

25. The proposed development would not have an unacceptable adverse impact on the character and appearance of the existing site and the surrounding area, the amenity of neighbouring residents or highway safety, capacity or amenity. The application therefore accords with BNE1 of the Chorley Local Plan 2012 – 2026. 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
Location Plan		8 December 2023
Site Plan (Proposed)		8 December 2023
Proposed Elevations 2 of 2	12	8 December 2023
Proposed Elevations 1 of 2	11	8 December 2023
Proposed SF Plan	10	8 December 2023
Proposed FF Plan	9	8 December 2023
Proposed GF Plan	8	8 December 2023
Proposed Cellar Plan	7	8 December 2023

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

3. All external facing materials of the development hereby permitted shall match in colour, form and texture to those on the existing building 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.

4. No building or use hereby permitted shall be occupied or the use commenced until a scheme for the provision of cycle parking has been submitted to, approved in writing by the Local Planning Authority and installed in accordance with the approved details. The area shall thereafter be kept free of obstruction and available for the parking of cycles only at all times.

Reason: To ensure the provision and availability of adequate cycle parking and the promotion of sustainable forms of transport.

RELEVANT HISTORY OF THE SITE

Ref: 02/00174/COU **Decision:** PERFPP **Decision Date:** 18 April 2002
Description: Change of use from shop and dwelling to one dwelling and alterations to front elevation,

Ref: 00/00461/ADV **Decision:** REFADV **Decision Date:** 9 August 2000
Description: Siting of one wall mounted advertisement display unit,

Ref: 83/00175/ADV **Decision:** PERFPP **Decision Date:** 31 May 1983
Description: Illuminated double sided projecting sign