

Item B. 6 **06/00349/COU** **Permit retrospective planning permission**

Case Officer **Mr David Stirzaker**

Ward **Adlington & Anderton**

Proposal **Retrospective application to vary the details and position of the disabled access ramp and alterations to the single storey rear extension, approved ref 04/00684 for the change of use of the property from a dwelling house to offices**

Location **17 Hatton Street Adlington Chorley PR7 4HT**

Applicant **Naylor And Walkden Ltd**

Proposal This retrospective application relates to 17 Hatton Street, Adlington and has arisen after an enforcement investigation and seeks to regularise the variation of the details and position of a disabled access ramp and alterations to a single storey rear extension previously approved in 2004 (ref no. 04/00684).

Background The permission granted in 2004 was for the conversion of the property to offices to be used by Naylor & Walkdens, whose site is adjacent to 17 Hatton Street. The conversion involved linking internally no. 17 to the adjoining property, which is also a former dwelling house and already in use as offices.

The permission also included external alterations, which comprised of the demolition of a conservatory and the provision of a disabled access ramp in its place. An existing brick extension adjacent the conservatory was to be retained.

The applicant has now erected a new single storey extension in place of the conservatory effectively squaring off the rear of the property by making the extension flush with the existing retained extension and the side elevation of the property. The disabled access ramp and rail has been orientated through 90° and now leads up to a door in the rear elevation of the new extension.

Planning Policy GN1: Settlement Policy
GN5: Building Design
EM2: Development Criteria for Industrial/Business Development

Planning History As already detailed, planning permission was granted in 2004 (ref no. 04/00684) for the conversion of 17 Hatton Street to offices. The reason for this current application is due to changes to the originally approved details being undertaken.

Representations One letter of objection to the application has been received from the occupier of 51 Harrison Road, the contents of which can be summarised as follows: -

- Washing cant be hung out to dry because of problems with dust
- The local area is residential and not an industrial site
- The amount of vehicles in the area will be increased by the conversion of the property to offices

- Large HGV vehicles cause problems when manoeuvring
- Naylor & Walkdens are currently causing an obstruction by the placing of two concrete drain sections adjacent to the property
- Vehicles arrive at 5:30am some mornings causing a disturbance and extending the buildings can only mean more business, noise and disturbance
- Naylor & Walkdens are trying to change communal land into yard space for their own purposes

Consultations

Adlington Town Council raise no objections to the application.

Assessment

The principle of the conversion of 17 Hatton Street to offices has already been established by virtue of the permission granted in 2004 (ref no. 04/00684). Only the changes to the rear single storey extension and the disabled access ramp are being assessed.

The plans originally approved in 2004 detailed the demolition of an existing conservatory to make way for a disabled access ramp. The conservatory adjoined a brick construction single storey rear extension, which was to be retained. The applicant has now squared off the existing brick extension and the disabled access ramp has been orientated through 90° and now runs up to a door in the rear elevation of the resultant extension.

In terms of the overall bulk and scale of the extension, it is not considered to be over-dominant when viewed from the neighbouring properties nor does it impinge on outlook or lead to a loss of light hence does not harm residential amenity.

In design terms, the brick utilised for the resultant extension is a poor match for the natural stone of the existing house in terms of its colour and texture. However, to overcome this, the applicant has agreed to render the extension in a colour to be agreed to lessen its overall impact and reduce the contrast between the existing and new elements. An appropriate condition is recommended covering this.

In terms of the objections raised, many of these relate to the Naylor & Walkden site itself and are not relevant to this application, which only relates to the changes to the rear extension and access ramp and the issue over land ownership is a civil matter. As detailed, the use of 17 Hatton Street as offices has already been established by virtue of the permission granted in 2004 and does not form part of this application.

Conclusion

On the basis of the above, it is considered that the proposal accords with the planning policies detailed in the relevant section of this report. It is recommended that retrospective planning permission be granted subject to the imposition of a condition requiring the extension to be rendered as well as those conditions attached to the original approval.

Recommendation: Permit retrospective planning permission
Conditions

1. Within 2 months of the date of the permission hereby granted, the external walls of the single storey rear extension shall have been rendered and painted in accordance with details, which shall first have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

2. The use hereby permitted shall be restricted to the hours between 8:30am and 5:30pm on weekdays and Saturdays and there shall be no operation on Sundays or Bank Holidays.

Reason: To safeguard the amenities of local residents and in accordance with Policy Nos. EM2 of the Adopted Chorley Borough Local Plan Review.

3. No materials or equipment shall be stored on the site other than inside the building.

Reason: In the interests of the amenity of the area and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail, which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

6. The fence that marks the boundary between the existing garden curtilage of 17 Hatton Street and the builders yard must be retained at all times. The details of any replacement fence must first be agreed in writing with the Local Planning Authority and only erected in accordance with the approved details and retained at all times thereafter.

Reason: To prevent the yard area encroaching closer to the residential properties on Harrison Road thus resulting in undue detriment to the residential amenities of these properties and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.
