

Item D. 5 **06/00404/COU** **Permit Full Planning Permission**

Case Officer **Miss Nicola Bisset**

Ward **Chorley East**

Proposal **Change of use to convert first floor unused storage area of shop premises to living accommodation this is to include a retrospective application of new windows and shop front**

Location **2 Eaves Lane Chorley PR6 0PY**

Applicant **Mr Graham Charlesworth**

Proposal The application is for the change of use of the first floor unused storage area to residential accommodation. A Glass Manufacturers occupies the ground floor. The access to the first floor residential accommodation will be via a new access in the side elevation of the property.

The application also relates to the installation of new first floor windows and a new shop front. The shop front and 3 first floor windows in the front elevation have already been installed and this part of the application is retrospective

Planning Policy **GN1-** Settlement Policy- Main Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
EP20- Noise
HS6- Housing Windfall Sites
HS11- Flats above Retail and Commercial Premises
SP10- Shopfronts
Windfall Housing SPG.
Shop Fronts and Signs SPG

Planning History **9/81/317-** Illuminated Projecting Sign. Consent to display advertisements

03/01130/COU- Change of use of electrical stores/retail shop to B1 use for the design and fitting of stained glass window panels. Approved December 2003.

Representations None received

Consultations **The Director of Public Space Services** has reservations about the knock on effect to parking if this proposal is approved, as there is limited on street parking available at this location.

Lancashire County Council's Highway Section have no objection to the proposal

Assessment The property is a two storey end terraced property located at the corner of Eaves Lane and Cowling Brow. The ground floor of the property is currently being converted into a Glass Manufacturing Company after planning permission was granted in 2003 (03/01130/COU) to convert the ground floor from an electrical

stores/retail shop, B1 use.

The rest of the properties within the terraced row are residential dwellinghouses. Number 1 Cowling Brow is the neighbouring property which is occupied by a cake shop at ground floor with flat above.

In accordance with the Windfall Housing Policy the provision of additional residential units will only be considered to be acceptable when it falls to be considered as an exception to the Policy. Exception j allows for the conversion of properties, which are located within 400 metres of a local shopping centre or similar facilities. This property is located just over 400 metres away from Chorley Town Centre but as it is located within walking distance of similar facilities it falls to be considered as an exception to the Policy.

The proposal incorporates a flat above a commercial ground floor use. The proposal will have independent first floor access in the form of a door in the side elevation. The attached terraced properties are residential dwellinghouses and it is considered that the use of the first floor as residential accommodation is unlikely to have an adverse impact on the amenities of the neighbouring residents in terms of noise or disturbance. However, a condition will be attached to install soundproofing between the proposed flat and neighbouring property to lessen the impact on the neighbours. The ground floor use is a Glass Manufacturers, which is only likely to be open during normal working hours and therefore the impact of the ground floor use on the occupiers of the first floor flat is likely to be minimal. The proposal is therefore considered acceptable in terms of Policy HS11.

The application includes the insertion of a shop front, which has already been completed. The new shop front respects the character of a traditional shop front retaining a door in the middle, large vertical windows, fascia board and stall risers. The shop front is in keeping with the property and does not look out of character in the street scene. The proposal is therefore acceptable in terms of Policy SP10 and the Shop Fronts and Signs SPG.

The proposal incorporates the replacement of the first floor windows. There are three in the front elevation, which have already been replaced, two in the rear elevation and one in the side elevation. The windows in the rear elevation have internal metal grilles, which will be removed and the first floor window in the side elevation is currently boarded up. In terms of design the replacement windows are in keeping with the existing property and will not detract from the character of the property or the area. The replacement windows are therefore considered acceptable in terms of Policy GN5.

The proposal does not incorporate any parking on site and the Director of Public Space Services has reservations about the impact on parking in the area if the proposal is approved. There are parking restrictions to the front of the property and due to the proximity of the property to the mini-roundabout there is no available parking to the front of the property. There is a yard area to the side of the property but access to this area is off Eaves Lane and any parking in this yard area would create highway

safety implications through accessing and exiting the yard onto Eaves Lane.

Although there is no available on site parking it is considered that as the property is located within close proximity to Chorley Town Centre and public transport the need to provide parking on site is reduced. It is considered, on balance, that the impact of the proposal on parking in this location will be minimal due to the availability of public transport in close proximity and the ability to walk to the town centre and similar facilities.

**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 91 of the Town and Country Planning Act 1990.

2. Before the works required for the conversion to the residential use proposed are first commenced, full details of a scheme of soundproofing between the proposed flat and adjoining property shall have been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved soundproofing scheme shall be completed before the proposed flat is occupied.

Reason: In the interests of the amenity of future occupants of the proposed flat and occupants of adjoining property and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.
