

Item 4j **12/00725/FUL**

Case Officer **Mrs Helen Lowe**

Ward **Chorley South East**

Proposal **Demolition of existing corridor between reception and wardens flat and construction of new reception area and ramp.**

Location **Cotswold House Cotswold Road Chorley Lancashire PR7 3HW**

Applicant **Chorley Council**

Consultation expiry: 24 August 2012

Application expiry: 13 September 2012

Proposal

1. This application relates to the demolition of an existing corridor between a reception area and wardens flat and the construction of new reception area and ramp. The works would result in a single storey extension with a flat roof to both the front of the property and replacement of a wall to the rear which currently forms part of a corridor.
2. The application site is a council run sheltered housing complex for the homeless, located within the settlement boundary of Chorley.

Recommendation

3. It is recommended that this application is granted full conditional planning approval.

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Impact on the neighbours
 - Design
 - Traffic and Transport

Representations

5. No letters of objection have been received
6. No letters of support have been received

Assessment

Impact on the neighbours

7. The proposals would have no undue impact upon the amenities of neighbouring residents. The proposed extension would bring the front entrance of the building slightly closer (4.2m) to properties on Cotswold Road, but no nearer than other existing parts of the building.

Design

8. The appearance proposed alterations would be in keeping with the existing property, materials are to match the existing and the size and scale of the extension is subordinate to the existing building and would have a minimal impact upon the appearance of the building. The proposed extension would largely infill a gap between two existing parts of the building.

Traffic and Transport

9. The proposed access ramp would encroach to a small degree onto the existing forecourt parking area, however it is not considered that this would reduce the level of car parking space available. Therefore it is not considered that the proposal would cause any undue harm to highway safety.

Overall Conclusion

10. The proposals would have a limited impact upon the character and appearance of the building and are accordingly recommended for approval.

Planning Policies
National Planning Policies:
NPPF

Adopted Chorley Borough Local Plan Review
Policies: GN5

Joint Core Strategy
Policy 17

Planning History

89/00787/FUL

Description: Alterations and conversion of sheltered accommodation to accommodation for the homeless
Approved 7 November 1989

**Recommendation: Permit Full Planning Permission
Conditions**

1. The approved plans are:

Plan Ref.	Received On:	Title:
A12-10/01	12 September 2012	Existing plans
A12-10/02	12 September 2012	Existing elevations
A12-10/03	12 September 2012	Proposed plans
A12-10/04A	12 September 2012	Proposed elevations

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

2. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5, of the Adopted Chorley Borough Local Plan Review.

3. 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.