

Item D. 9 **06/00577/FUL** **Permit Full Planning Permission**

Case Officer **Miss Helen Green**

Ward **Clayton-le-Woods And Whittle-le-Woods**

Proposal **Erection of offices and store**

Location **Land North Of 20 Union Street Whittle-Le-Woods Lancashire**

Applicant **Mr G Thompson/ Mr F Wood**

Proposal The application proposes the erection of offices and a store on a parcel of land north of 20 Union Street, Whittle-Le Woods. The application is a resubmission of a previous application 06/00196/FUL for the erection of offices and a store which was withdrawn on 18th April 2006.

The proposed offices and store are small in scale measuring 70sqm in floor space. The proposed offices and store are located adjacent to an industrial unit and Hall located to the west of the site and to the east by No's 1 and 2 Hillside and Mount Pleasant Cottage on Carwood Lane.

Access to the site is gained from Union Street, the access turns into a narrow footpath, which connects Union Street with Carwood Lane, past the application site vehicular access is not possible onto Carwood Lane.

The site is currently lying in waste and is characterised by rough grassland and brambles. There is currently a lean-to building located on the western boundary of the site adjacent to the industrial building. The lean-to is constructed from block and part brick with a corrugated roof and a garage style door facing the entrance to the site.

The application proposes a building measuring 18 metres in length and 4 metres in width located up to the western boundary of the site. This is sited hard up against the adjoining industrial building. To this extent whilst it is detached from it, it will appear like the roof line of the existing building is continued over the proposal as a lean to style roof. The building is to be constructed from brick with a slate roof. There are three velux roof lights with a glass brick fronted reception area facing the rear gardens of the properties located on Carwood Lane.

Three car parking spaces are proposed on the site, there are two spaces located close to the eastern facing side elevation of the proposed building and one space located 2.5 metres from the rear boundary of the adjoining gardens.

Policy

- GN1 – Settlement Policy
- GN5 – Building Design and Retaining Existing Landscape Features and Natural Habitats
- EM7 - Employment development in residential areas

EM2 – Development criteria for Industrial/Business Development
TR8 – Parking provision levels

Planning History **83/00713** – An outline application was submitted in 1983 for a bungalow on the piece of land subject of this application. The application was refused on 3rd January 1984 due to the close proximity of adjoining industrial and residential properties and constraints and restrictions on the proposed development of the land would not conform to modern standards. The application was also refused on the amenity of adjoining residential property.

Consultations **Chorley BC Highways** - Highways have commented that they are satisfied that there is adequate space for vehicles to park and manoeuvre within the site.

Landscape Assistant - No response received at the time of writing report

Environment Agency – Agency’s response is contained within the Local Planning Guidance document.

Parish Council – No response received at time of writing report. A response is expected after 12th June.

Representations Letters of objection have been received from the following neighbours:

Standish House, 1 Carwood Lane;
Mount Pleasant Cottage, Carwood Lane
2 Hillside, Carwood Lane

Objections have been raised on the following grounds:

- Existing noise, traffic and parking problems in the area as a result of housing development on Carwood Lane and refurbishment of the community centre;
- Increase in noise, traffic movement and office staff;
- Potential security problems out of office hours;
- Offices would be out of character for the area;
- Uncertainty over what the offices and store would be used for;
- Concern over the design and appearance of the offices and store;
- Concern over the proximity of windows and overlooking;
- Uncertainty over the days and hours in which the offices will be operating;
- Concern over the proximity of the proposed landscaping to the rear boundary wall;
- Height restriction on proposed landscaping;
- Concern over storage of dangerous substances being stored on the site;
- Noise and light pollution from the proposed office building;
- Fire spreading from one building to another due to the close proximity of the adjoining building.

Assessment

The application site is located to the north of 20 Union Street on a parcel of land which adjoins the rear gardens of No's 1 and 2 Hillside and Mount Pleasant Cottage on Carwood Lane. To the west of the site there is an industrial unit and Village Hall.

Access to the site is gained from Union Street, the access turns into a narrow lane, which connects Union Street with Carwood Lane, past the application site vehicular access is not possible onto Carwood Lane.

I consider that the main issues to address are that of neighbour amenity in terms of noise, nuisance and disturbance and parking issues.

The properties adjoining the site to the east all have small rear garden areas backing onto the application site. A wall varying in height between 1 metre and 0.75 metres extends along the rear garden boundary of Mount Pleasant Cottage which adjoins the site. There is an increase in the height of the wall directly behind No.'s 1 and 2 Hillside where the wall varies in height between 1.8 and 2 metres in height.

The properties located on Carwood Lane are positioned at a slightly higher level in relation to the application site. The site itself appears to have been used as a builders yard and various material has been dumped on the land. Within the site the level of the land is elevated towards the north of the site due to the deposition of material over a number of years. Prior to any development taking place the tipped material will be removed and this will result in the rear garden of Mount Pleasant Cottage being positioned at a slightly higher level in relation to the application site.

There are no windows proposed in the side elevation of the proposed offices which are directly facing the rear of the properties backing on to the application site. The applicant proposes a glass brick reception area in the side elevation of the building with one small window and a door. The entrance door is positioned away from the facing properties. There are three small roof lights to be positioned in the roof, which will not allow for any overlooking. It is therefore considered that there will be no adverse impacts in terms of overlooking from the proposed office building.

After discussions with the applicant a landscaping scheme has been proposed along the northern and eastern boundaries of the site adjacent to the rear gardens of the properties adjoining the site. The applicant proposes a mix of vegetation including trees and shrubs. The positioning of the vegetation will act as a buffer between the application site and the rear gardens of the adjoining properties and will provide some screening to the application site. A condition would be placed on any permission, which will ensure that the vegetation is kept at a suitable height and to ensure that the amenity of the neighbours is protected. The Councils Landscape assistant has also been consulted to ensure that the species planted are appropriate in close proximity to residential property. These are matters that can be secured by appropriate conditions.

There are three parking spaces proposed on the site which are located close to the eastern facing side elevation of the proposed

building. There are two issues, which need to be dealt with in respect parking which are manoeuvring and noise and disturbance as a result of the parking.

The Councils Highways department are satisfied that there is adequate space for vehicles to park and manoeuvre within the site which will allow them to enter and exit the site in a forward gear. This will reduce any conflict with users of the adjacent footpath.

There is also an issue regarding noise and disturbance as a result of the parking spaces. After discussions with the applicant it has been agreed to reposition the proposed parking spaces from the northern facing boundary of the site closest to the rear garden of Mount Pleasant Cottage further down the site. Two parking spaces will now be provided close to the eastern facing side elevation of the proposed building with an additional space located 2.5 metres from the rear garden boundary of the adjacent properties. Repositioning the spaces will reduce any adverse impacts on the adjoining properties in terms of noise and disturbance. Moving the parking spaces further down the site will also allow for additional landscaping to be located on the northern boundary of the site providing further screening to the adjacent properties.

Taking the above points into account it is considered that due to the provision of landscaping along the boundary with the adjoining properties and the repositioning the parking spaces further away from the rear boundary of the adjoining gardens it is considered that any impacts on the amenity of neighbours will not be so significant as to warrant a refusal of the application.

Bearing in mind the use of the building adjacent to the application site and the design of this building, it is considered that offices would not be out of character in the area.

Other issues raised by 3rd parties in relation to operating hours, security measures and outside storage could be dealt with by conditions should the application be approved.

Taking the above points into consideration I would recommend approval of the application.

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 development hereby permitted is first commenced, full details of the position, height and appearance of all fences, walls and gates to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences, walls and gates shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. 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 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.

4. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

5. The use hereby permitted shall be restricted to the hours between 8.00am and 6.00pm on weekdays, there shall be no operation on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EM2 and EP7 of the Adopted Chorley Borough Local Plan Review.

6. No materials or equipment shall be stored on the site other than inside the building. All existing materials currently on the site shall be removed prior to first occupation.

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.

7. Before the use of the premises hereby permitted is first commenced, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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

9. 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.

10. Any tree or shrub planted as part of the landscaping scheme shall not be allowed to grow over a height of 2 metres, within 2 metres of the eastern boundary.

Reason: In the interests of the amenity of neighbouring residents and in accordance with Policy No.EM7 of the Adopted Chorley Borough Local Plan Review.

11. The premises shall be used for office use; and for no other purpose (including any other purpose in Class B; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To protect the amenities of local residents and in accordance with Policy No. EM2 of the Adopted Chorley Borough Local Plan Review.

12. No external illumination shall be erected unless express planning permission has been granted by the Local Planning Authority.

Reason: In the interests of residential amenity of the area and in accordance with policy EP21A of the Adopted Chorley Borough Local Plan Review.
