

Item 4h **12/00797/FUL**

Case Officer **Caron Taylor**

Ward **Wheelton and Withnell**

Proposal **Retrospective application for the erection of a detached dwelling with amendments to the previously approved scheme 11/00970/FUL. The amendments comprise an increase in the ridge height of 0.7m; insertion of three roof lights to the rear roof slope and insertion of one second floor window to each side elevation.**

Location **Higher Wheelton Methodist Church, Blackburn Road, Higher Wheelton, Lancashire**

Applicant **Mr David Brown**

Consultation expiry: **12 September 2012**

Application expiry: **5 October 2012**

Proposal

1. Retrospective application for the erection of a detached dwelling with amendments to the previously approved scheme 11/00970/FUL. The amendments comprise an increase in the ridge height of 0.7m; insertion of three roof lights to the rear roof slope and insertion of one second floor window to each side elevation.

Main Issue

2. Members will recall that this application came before them at the last Committee and they resolved to overturn the Officer recommendation and determined to refuse this application. Members requested that the application be returned before the Committee in order to agree the wording for refusal.

Decision: Refuse Full Planning Permission

Reason

1. **The scale of the dwelling particularly in terms of its height is not in keeping with the character of the area and particularly its relationship to the former Higher Wheelton Methodist Chapel and other buildings in the immediate vicinity. In addition the increased height of the property is visible above the Chapel building when viewed from the east which causes significant harm to the character of the area contrary to Policy 17 of the adopted Core Strategy, Policy GN5 of the adopted Chorley Local Plan Review and paragraph 58 of the National Planning Policy Framework.**