

Item 4c **12/00981/FUL**

Case Officer **Hannah Roper**

Ward **Adlington & Anderton**

Proposal **Conversion of existing building to form 6 apartments with associated car parking**

Location **C G S Design & Screen Bridge House 23 Railway Road
Adlington Chorley**

Applicant **Mr Stuart Ashburn**

Consultation expiry: **8 November 2012**

Application expiry: **7 December 2012**

Proposal

1. The proposal relates to the conversion of the property at 23 Railway Road, Adlington to 6, one bedroom apartments with associated car parking. The site has most recently been occupied by a printing business but has been vacant for some time.
2. The proposals involve the insertion of new doors into the front elevation and new windows into the side and rear elevations of the existing two storey building.
3. Car parking for the proposed apartments will be provided to the rear of the building, on the site of the existing car park and access will remain from Grove Avenue.

Recommendation

4. It is recommended that this application is granted conditional planning approval.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Loss of an Employment Premises
 - Housing Development
 - Design
 - Trees and Landscape
 - Traffic and Transport
 - Waste

Representations

No representations have been received

Consultations

6. **Lancashire County Council (Highways)** – no written comments received, however verbally confirmed no objection
7. **Chorley's Waste & Contaminated Land Officer** – no objection

Assessment

Principle of the development

8. The application site is located within the defined Settlement of Adlington. The Central Lancashire Joint Core Strategy, Policy 1 seeks some growth and investment within Urban Local Service Centres, including Adlington, to help meet employment and housing needs. The principle of housing in this location is therefore acceptable.

Loss of an Employment Use

9. The building has previously been in an employment use but had not been used for some time. Policy 10 of the Adopted Joint Central Lancashire Core Strategy sets out specific requirements with regard to the loss of existing employment premises. The applicant has submitted detailed information relating to the on-going marketing of the site as well as detailed information relating to the viability of redevelopment of the site for employment purposes. The Policy team have reviewed this information and are satisfied that the applicant has submitted sufficient information to satisfy this policy and as such they have no objection to the proposal.

Impact on neighbouring properties

10. The existing building fronts onto Railway Road and has its rear elevation facing towards the side elevation of properties on Clover Road. The proposals will introduce additional windows into the front and rear elevations and new windows into the side elevation. The property overlooks the Conservative Club on the opposite side of Railway Road and the side elevation faces on to the side elevation of the property at 29 Railway Road. At the rear a grassed area separates the property from the side elevation of 2 Grove Avenue. There will therefore be no issues of overlooking resulting from the proposed change of use or the insertion of extra windows or Juliette balconies.

Design

11. At the current time the building is disused and is falling into disrepair. It occupies a corner position and as such is prominent in the street scene. The proposal would see improvements made to the front elevation and rear elevation by virtue of new windows being installed and the insertion of new doors. The Council's Design Officer made comments on the previously withdrawn application requesting the developer consider following the natural rhythm of the frontage when inserting doors and windows. The applicant has incorporated this within the front elevation amendments.

Trees and Landscape

12. A protected tree lies on the land to the rear of the site outside of the applicant's ownership. The Council's Street Scene department have been consulted with regard to the proposal; however no comments have been received. The hard standing area will not encroach further towards this tree than the existing situation and it is therefore not considered that this will be detrimental to this tree.

Traffic and Transport

13. The applicant has proposed to provide three car parking spaces for the six apartments on the rear of existing car parking to the rear of the site. Regional Strategy for the North West standards would generally require one car parking space per dwelling; however the National Planning Policy Framework (NPPF) seeks to promote sustainable transport solutions and a reduction in pollution forms part of the core principles of the NPPF. The application site is located directly adjacent to Adlington Railway station and bus stops are located within 30m of the building frontage serving both directions. The location of the proposals is therefore considered to be highly sustainable and as such the reduction in car parking spaces is considered to be acceptable. The County Councils Highways Engineers concur with this opinion.

Waste

14. The applicant has submitted a revised plan that shows the area to be dedicated towards bin storage at the site. The Council's Waste Officer considers that the proposed space is acceptable. Further details of marking/fencing will be conditioned.

Overall Conclusion

15. That the application is approved subject to conditions.

Planning Policies

National Planning Policies:

NPPF – paragraph 29, 63 – 65,

Adopted Chorley Borough Local Plan Review

Policies: TR4

- Design Guide

Joint Core Strategy

Policies 10, 17

Planning History

Ref: 12/00552/FUL **Decision:** WDN **Decision Date:** 10 October 2012

Description: Change of use of former Conservative Club to 8 apartments

Ref: 12/00663/FUL **Decision:** PERFPP **Decision Date:** 2 November 2012

Description: Proposed redevelopment of former Conservative Club to outdoor car sales and showroom

Ref: 12/00981/FUL **Decision:** PDE **Decision Date:**

Description: Conversion of existing building to form 6 apartments with associated car parking

Ref: 85/00843/FUL **Decision:** PERFPP **Decision Date:** 20 January 1986

Description: Change of use to offices and light industrial premises

Ref: 83/00711/COU **Decision:** PERFPP **Decision Date:** 6 December 1983

Description: Change of use of ground floor to light industry and first floor to residential accommodation

Ref: 79/00514/FUL

Decision: PERFPP

Decision Date: 6 August 1979

Description: Change of use of Conservative Club to office accommodation

Recommendation: Permit Full Planning Permission

Conditions

1. Prior to the occupation of the first dwelling, the car park shall be laid out and made available for parking in accordance with the approved plan.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

2. The approved plans are:

Title	Received On
Proposed Conversion of 23 Railway Road to form 6 apartments –	
Proposed elevations	8 November 2012
Car parking plan and Bin Storage	8 November 2012
Proposed Ground Floor Plan Rev A	12 October 2012
Propose Basement Plan Rev B	12 October 2012
Proposed First Floor Plan Rev B	12 October 2012
Location Plan	12 October 2012

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

3. Prior to the commencement of development full details of the area for waste collection and storage shall be submitted to and approved in writing by the Local Planning Authority. The approved detail shall be implemented prior to occupation of the first dwelling.

Reason: In the interests of amenity for residents in accordance with HS4 of the Chorley Local Plan Review.

4. 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, DC8A, DC8B, HT2, HT3, HT7, HS4, HS9, EM3, EM4A and EM5 of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Central Lancashire Joint Core Strategy.

5. 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.