

Item 4c **12/00886/FUL**

Case Officer **Hannah Roper**

Ward **Chorley South West**

Proposal **Demolition of existing property and construction of 4No apartments**

Location **46 Moor Road Chorley Lancashire PR7 2LN**

Applicant **Mr Nick Burton**

Consultation expiry: **5 October 2012**

Application expiry: **2 November 2012**

Proposal

1. The proposals relates to a terraced property at 46 Moor Road. The property is an end terrace and has most recently been used for retail purposes, albeit that this use has ceased some time ago and the building has fallen into disrepair. There is currently residential accommodation at first floor, however this is also unoccupied.
2. The existing building fills the extent of the curtilage by virtue of a large single storey extension to the rear of the property. A 3m high wall bounds this and a number of neighbouring properties at the rear.
3. The applicant seeks to remove the existing building and to redevelop the site for four one bed apartments within a two storey building. Access would be taken from the side elevation of the building where there is an unusual spur road situated between the side of the terrace and the adjacent Grafton court.
4. No parking is proposed as part of the application.

Recommendation

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

Main Issues

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

Representations

7. 1 letter of objection have been received which has raised the following issue:
 - That the flats might be let to single girls or one parent families and should be let to senior citizens

Consultations

8. Lancashire County Council (Highways) – No objection

9. Planning Policy – No objection

Applicants Case

10. The applicant states that the building is structurally unstable and that its removal and rebuild is the only viable option.

Assessment

Principle of the development

11. The site is located within the Key Service Centre of Chorley wherein the majority of new development is envisaged by Policy 1 of the Core Strategy and as such it is considered that the principle of development is acceptable and accords with the Framework. In terms of the loss of the retail use, the site is outside a defined retail centre and the size of the retail unit is limited and as the building has been empty for an extended period of time the benefit of seeking a continuation of the use cannot be proven and is not material to the determination of this application. It is therefore also considered that the loss of the retail use is acceptable. Planning Policy concurs with this view and has raised no objection to the proposal.

Impact on the neighbours

12. The site forms the end of a row of terraced properties. To the south is a small vehicular spur road that serves only the property to which this application relates access road but provides pedestrian access to a narrow pedestrian access at the rear of 46 Moor Road and its neighbouring properties. To the south of this is the blank two storey side elevation of the end property at Grafton court.
13. Habitable room windows proposed in the south facing elevation of the property will be slightly offset from directly overlooking this gable end and as such the impact resulting from the inability of the development to achieve the 12m preferred interface distance between habitable room windows and a blank gable on both this elevation and to the rear of the property is reduced. Any future resident of the property will also be aware of this relationship.
14. To the rear of the property, is the blank side elevation of the property at 5 Grafton Court and its rear garden. Habitable room windows are proposed at ground floor level, no overlooking will take place due to the garden screening. At first floor, amendments have been made to the proposed layout so that a window overlooking the rear garden will be a secondary window to the kitchen/diner. A condition will be used to ensure that it is obscure glazed.
15. The adjacent property at 44 Moor Road has no habitable room windows at ground or first floor and as such the building will not impact upon the amenity of this property.

Scale and Design

16. Whilst the building is larger than an average terraced property due to the extensions that have taken place on the existing building it does not represent a significant increase in size to that already on the site. The adjacent property at 44 Moor Road has significant extensions to the rear and a 3m high wall at the rear of these properties gives an impression of a larger building than is here. Therefore it is not considered that the scale of the building is out of proportion with the surroundings.
17. The proposal is adjacent to a fish and chip shop which interrupts the flow of the traditional terraced frontages. The main door will be located on the side elevation, however the window

design and location has been positioned to emulate the adjoining properties. It is therefore considered that the proposal will not appear incongruous within the street scene.

18. The proposal includes integral bin stores that should remove the need for bins to be stored on the street as is the existing situation. This would result in an improvement in the street scene.

Traffic and Transport

19. No car parking is proposed as part of the development. The site is located on a main bus route and within easy walking distance of shops and services. As such can be considered sustainable. There is no parking associated with the existing retail and residential use and as such LCC Highways considers that the exiting situation will not be worsened and has raised no objection to the proposal.

Overall Conclusion

20. That the application should be approved subject to conditions.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies: GN1, TR4

- Design Guide

Joint Core Strategy

Policy 1, Policy 17

Planning History

Ref: 12/00660/FUL **Decision:** WDN **Decision Date:** 30 August 2012

Description: Demolition of existing property and construction of 4No apartments

Ref: 12/00886/FUL **Decision:** PDE **Decision Date:**

Description: Demolition of existing property and construction of 4No apartments

Ref: 84/00289/FUL **Decision:** PERFP **Decision Date:** 11 June 1984

Description: Single storey shop/storeroom extension

Recommendation: Permit Full Planning Permission Conditions

1. The approved plans are:

Title	Reference	Received On
Proposed floor layouts and elevations	1208 01 RevA	14 November 2012
Site Location Plan		13 September 2012

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

2. Prior to first occupation of the unit, the first floor window adjacent to the boundary with 44 Moor Road shall be obscure glazed and non-opening and shall be maintained as such in perpetuity.

Reason: *In the interest of the amenity of neighbouring residents in accordance with Policy 17 of the Adopted Central Lancashire Joint Core strategy.*

3. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) 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 and HS4, of the Adopted Chorley Borough Local Plan Review and Policy 17 of the Adopted Joint Central Lancashire Core Strategy.

4. 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.