

Case Officer **Miss Nicola Bisset**

Ward **Chorley South East**

Proposal **Change the use of a dwelling house into two flats**

Location **255 Pall Mall Chorley Lancashire PR7 3ND**

Applicant **Mr I Smith**

Proposal The proposal is to convert a residential terraced property into two residential flats. The property is a mid-terraced property and the majority of the other properties within the row are residential dwellinghouses. The immediate neighbour, number 257 Pall Mall, is the end-terraced property and is currently a retail shop.

The proposal includes the provision of a ground floor single bedroomed flat and a first floor two bedroomed flat. Access to both properties is via the front door onto Pall Mall.

Planning Policy GN1- Settlement Policy, Main Settlements
EP20- Noise
HS6- Housing Windfall Sites
HS10- Multiple Occupancy
Windfall Housing SPG

Planning History There have been various enforcement complaints in relation to the use of the property dating back to 1997.

Applicant's Case The application is to make lawful the two flats at 255 Pall Mall. The flats consist of 1 ground floor flat with living room, 1 bedroom, kitchen and bathroom and 1 first floor flat consisting of living room, 2 bedrooms, kitchen and bedroom. All safety requirements are in keeping with Chorley Borough Council's Housing Services. Both flats meet housing requirements as discussed with Mr David Cartwright.

Representations 1 letter of objection has been received raising the following points:

- Over the last ten years this has been an informal arrangement by the landlords owning this property.
- The property was not built to soundproof multiple occupancies, nor is there sufficient parking in the area to accommodate this.
- There would be no fire escape on the property, therefore with an upstairs kitchen fitted puts us in a very vulnerable position.
- Previous complaints have been submitted as the property was being used for purposes other than the family dwelling it was originally built for. However the neighbours were assured that this would not be possible because of the fact that there is no adequate fire escape fitted.

Consultations **The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection)** has no objections to the proposal.

Lancashire County Council's Highways Engineer has no observations to make

The Director of Streetscene, Neighbourhoods and the Environment (Highways) has no comment to make.

Assessment

The property is a two storey mid terraced property located within a row of predominantly residential properties. The immediate neighbour is the end terraced property and is currently a phone retail shop.

There have been various enforcement queries at the property dating back to 1997. The property was originally used as a bed-sit and the owner was advised that the use of the property as a bed sit required planning permission. The owner ceased using the property as a bed-sit and converted the property into two flats. The owner was once again informed that this required planning permission and the owner removed the first floor kitchen and ceased using the property as two flats. Last year the owner has once again changed the use into two flats and the owner was advised that planning permission was required. The owner has therefore submitted this application.

The applicant has submitted this application retrospectively as he states the property is currently two flats without planning permission. However a recent visit to the site by the Enforcement Officer it was confirmed that there is currently no accommodation at first floor level and therefore the application is not retrospective.

The proposal provides additional residential units. In accordance with the Windfall Housing Policy additional housing units will only be considered acceptable when they fall to be considered an exception to the Policy. The subdivision of an existing property is considered to be an exception to the Policy and therefore in terms of the Windfall Housing Policy the proposal is considered to be acceptable.

The Director of Streetscene, Neighbourhoods and the Environment (Environmental Protection) have no objection to the proposal. After further consultation with an Environmental Protection Officer he confirms that the builder has been advised about the Housing and Fire Safety requirements if planning permission were to be granted. In terms of the neighbours concerns in respect of the fire escape the Environmental Protection Officer confirms that current practice is not in favour of external fire escapes and he understands that fire doors, a wired in fire alarm and a protected route out of the property have been carried out although an inspection will be carried out to ensure these features have been completed.

The Environmental Protection Officer also confirmed that insulation between floors is welcome to reduce the impact of noise transfer between the two flats. The property is capable of providing an acceptable standard of accommodation. The neighbouring properties are occupied by a residential unit and a retail use, which will only be open during typical working hours. Therefore the neighbouring uses will not adversely impact on the amenities of the future occupiers of the flats and the proposal

complies with Policy HS10.

The proposed development incorporates two flats, the ground floor flat is a one bedroomed flat whereas the first floor flat has two bedrooms. If the property were retained as a single terraced property it is likely to provide 2/3 bedrooms. Therefore the use of the property as two flats will not accommodate a significant increase in the number of people occupying the property. The proposal will not adversely impact on the neighbours amenities through noise or disturbance and is therefore acceptable in terms of Policy HS10.

There is no parking associated with the development and there is restricted parking to the front of the property. However there is no parking associated with any of the other properties within the row and the property is sited in close proximity to Chorley Town Centre and therefore is accessible by various modes of transport. The property will accommodate three bedrooms which is unlikely to generate a significant increase in traffic than if the property were retained as a single residential unit. The proposal will not have any highway safety implications, neither of the Highways Engineers at Lancashire County Council and Chorley Borough Council object to the proposal and the proposal is acceptable in terms of Policy HS10.

The proposal will not adversely impact on the amenities of the neighbouring occupants nor will it significantly impact on highway safety in the area. The proposal is therefore considered acceptable.

**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 works required for the conversion to the residential use proposed are first commenced, full details of a scheme of soundproofing between the proposed flats and adjoining property shall have been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved soundproofing scheme shall be completed before any flat is occupied.

Reason: In the interests of the amenity of future occupants of the proposed flats and occupants of adjoining property and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.
