

Item D. 2	06/00800/FUL	Permit Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Euxton North	
Proposal	Single storey rear extension to existing office building.	
Location	Millennium House Euxton Lane Euxton LancashirePR7 6AE	
Applicant	John Reilly Civil Engineering Ltd	
Proposal	This application proposes the erection of a single storey extension to the rear of an existing office building located on Chorley Business and Technology Park, Euxton Lane. The existing building is two storey in height. The proposed extension would have a floor area of 5.4m by 9.9m. The application property is located at the junction of East Terrace and Milestone Meadow.	
Planning Policy	The following Policies in the Adopted Chorley Borough Local Plan are considered relevant: GN5: Building Design and Retaining Existing Landscape Features EM2: Development Criteria for Industrial/Business Development TR4: Highway Development Control Criteria	
Planning History	Planning permission was granted for the erection of the existing building in 1999 (ref. 9/99/00026/FUL).	
Consultees Responses	<p>Head of Planning Policy: As this application involves the relatively minor extension of an existing office, which would be impractical to provide as additional floorspace on a separate more sequentially preferable site, I have no objections provided that the application meets the criteria in Policy EM2 of the Local Plan Review.</p> <p>Head of Streetscene (Arboricultural Officer): comments awaited</p> <p>Lancashire County Council Highways: comments awaited</p>	
Third Party Representations	<p>One letter of objection has been received from the occupants of an adjacent office building. They make the following comments:</p> <ul style="list-style-type: none"> • The road narrows before the entrance to both Millennium House and East Terrace Business Park and can be quite dangerous as 2 cars cannot pass on the bend – if there were to be any increase in numbers of staff this would present a bigger hazard. • The occupiers of the building currently use our car park without authorisation. We have contacted them on numerous occasions and they ignore our 	

requests. Any increase in staff will compound our problems.

Assessment

The main issues to consider in determining this proposal are: design and appearance, impact on neighbour amenity and highway safety.

Design and appearance: The proposed extension would be in keeping with the existing building in terms of its scale, design, appearance and materials. There is some existing shrubbery and planting along the southern boundary of the site which would provide some screening of the extension when viewed from

Neighbour amenity: The proposed extension would be located on the west facing elevation of the existing building, at its closest, approximately 2m from the boundary with no. 2 Milestone Meadow. There is an existing 1.7m high wooden fence along the boundary. There are no windows in the facing elevation of no. 2 Milestone Meadow. The applicant has indicated that the extension is to be used as a boardroom and staff messroom. No objections have been received from the occupants of no. 2 Milestone Meadow. It is not considered that such a small extension of an existing B1 office use would cause such significant detriment to the amenities of adjacent residents to warrant refusal of the proposals.

Highway Safety: The proposed extension would not impinge upon any of the area presently used for car parking. The applicant has also indicated that the proposal would not lead to any additional staff being employed. The concerns of the neighbouring resident regarding the unsuitability of the access road are noted. However it is considered that taking into account the above and in light of other recent permissions nearby it would be difficult to refuse the permission on these grounds.

Conclusion

Subject to the receipt of no further objections, the proposal is recommended for approval.

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. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.
