

Item 4i **13/00130/FUL**

Case Officer **Adele Hayes**

Ward **Chorley South East**

Proposal **Change of use of Units 13, 15/17 and 19 from office/storage accommodation to 3no. three bedroom duplex apartments including construction of pitched roof above Unit 19.**

Location **Home Care Publicity The Courtyard 13 - 17 Anderton Street ChorleyPR7 2AY**

Applicant **Mr Craig Winstanley**

Consultation expiry: **19 March 2013**

Application expiry: **17 April 2013**

Proposal

1. The application site is located within the Courtyard containing Units 13 – 25 Anderton Street, Chorley; just off Market Street, the main shopping street in Chorley Town Centre and is approximately 605² in area. The site boundaries are formed by the rear party walls to the surrounding properties and will be retained within the proposals.
2. The surrounding area is predominantly residential in character with some interspersed commercial property.
3. This proposal seeks consent to convert the existing offices into 3 no. residential units through internal partitioning and limited external alterations. The proposed works involve utilising the existing external walls which will be increased in height to the inner elevations sufficient to form a pitched roofs to provide sufficient headroom for a first floor.
4. It is proposed to provide a suitable enclosure adjacent to Unit 13 for waste storage

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 development
 - Impact on the amenity of neighbouring occupiers.
 - Parking provision and highway safety.

Representations

7. No representations have been received.

Consultations

8. Lancashire County Council Highways - No comments received.
9. People & Places - Noise/Emissions - No objections.
10. People & Places - Waste & Contaminated Land – No objections.
11. United Utilities - No objections

Assessment

Principle of the development

12. The application site is located within the Chorley Town Centre boundary covered by Local Plan Policy GN1 where there is a presumption in favour of appropriate development. The application proposes a change of use from office and storage use to residential use.
13. Local Plan Policy EM9, which is consistent with the National Planning Policy Framework (NPPF), seeks to protect employment premises from redevelopment for non-employment uses unless the applicant can provide evidence in accordance with EM9 that the existing employment use is no longer viable. In addition, Policy 10 of the adopted Core Strategy states that any proposals for housing use on employment sites/premises will be subject to a 12 month marketing period for employment re-use and an assessment of the viability of employment development.
14. The applicant has submitted proof of marketing dating back to 2010 which shows that there is no demand for employment use at these premises. In addition, the site is situated in a predominantly residential area and is located within an established residential street. Therefore, the proposed development is considered to be acceptable in principle.

Impact on the neighbours

15. Policy HS11 of the Chorley Local Plan allows the conversion of commercial properties to residential use so long as there is no impact on residential amenity.
16. In terms of amenity the proposed use is acceptable in principle in this area, which although located in the town centre is a primarily residential street. It is anticipated that there will be several residents coming and going throughout the day although this has to be compared against the fall-back position, which in this case is a commercial property with no restrictions on hours.

Traffic and Transport

17. There are parking restrictions on both sides of Anderton St. at the locality of the application site. It is proposed to provide 1 car park space for each of the units and given that this is a town centre location this level of provision is considered to be acceptable.

Overall Conclusion

18. The proposal is considered to be acceptable and is recommended for approval.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies: EM09 and HS11

Joint Core Strategy

Policy 10

Planning History

The site history of the property is as follows:

85/00857/FUL: Change of use of scrap yard to car repairs.

Refused 11 March 1986

89/00768/COU: Change of use to funeral directors and chapels of repose.

Withdrawn 5 December 1989

12/00407/FUL: Change of use of part of office building and storage unit to 1no. three bedroom residential letting unit, 1 no. four bedroom residential letting unit and 1 no. two bedroom self-contained apartment.

Approved 27 June 2012

**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 51 of the Planning and Compulsory Purchase Act 2004*
2. The hereby permitted shall be carried out in accordance with the following approved plans:

Title	Plot	Drawing Reference	Received date
Location Plan		D234/PO1	13 February 2013
Proposed Site Plan		D234/PO6	13 February 2013
Proposed Ground Floor Plan		D234/PO7	13 February 2013
Proposed First Floor Plan		D234/PO8	13 February 2013
Proposed Elevations		D234/PO9	13 February 2013
Proposed Elevations		D234/P10	13 February 2013

Reason: For the avoidance of doubt and in the interests of proper planning