

Report of	Meeting	Date
Head of Planning Services	Development Control Committee	28 June 2005

**PLANNING APPLICATION 04/1450
ERECTION OF REPLACEMENT DWELLING FOLLOWING DEMOLITION OF
EXISTING DWELLING AND STORAGE BUILDINGS, SALT PIT LANE
MAWDESLEY LANCASHIRE L40 2QX**

PURPOSE OF REPORT

1. This is a report on a planning application decided under my delegated powers. It covers the policy issues involved and explains the planning reasons for a favourable decision.

THE APPLICATION

2. The proposal involved the demolition of an existing dwelling; the demolition of two established storage buildings covering 1067sqm and the erection of a new larger dwelling on the site of the storage buildings. Permitted dormer extensions to the original dwelling would not go ahead.

BACKGROUND

3. The application effectively replaced a similar scheme from 2004 (04/551) on which consultations took place but which was withdrawn. Last year a Certificate of Lawful Use was granted for vehicle storage in what had once been agricultural buildings, thus giving in effect a B8 use class user (warehousing and storage). The site has a previous history involving agricultural occupancy conditions.

CONSULTATIONS

4. In processing the determined application no objections were received. Two letters were received from the adjacent occupiers supporting the proposal.

ASSESSMENT

5. The site is in the Green Belt. In principle replacement dwellings are potentially acceptable and the Council has also accepted extensions to replacement dwellings up to the 70% capacity figure where appropriate.
6. Policy DC8A of the Adopted Local Plan covers the topic and lists criteria to be met. The key criteria a), which derives from the national purpose of Green Belt, is that a proposal should not detract from the openness of the Green Belt.



7. The critical factor here is that the established storage buildings are to be demolished so that the impact on the openness of the Green Belt is more than halved compared with existing. The case is also different from a farm where agricultural buildings would not have a B8 user to rely on.
8. The second criteria concerns siting, design and materials. The proposed location is on the footprint of the storage buildings, which is probably a better location visually than a direct replacement for Salt Pit Farm. The proposed building is a detached house with brick walls and a pitched slate roof. There is nothing in the policy to prevent a revised siting being acceptable. The overall curtilage was no greater.
9. The third criteria covers the significance of the extent of any increase in the volume of the dwelling. The larger nature of the new house was referred to in the application document and accepted as being more than normal policy. It is here that the removal of the established building comes in because the judgement reached was that the overall impact on the Green Belt would be less than now i.e. the removed building was given more weight than the extra size of the new dwelling.
10. Conditions were imposed to cover details, the demolition of Salt Pit Farm and the removal of permitted development rights for further extensions or buildings.

RECOMMENDATION(S)

11. That the report be noted.

ALAN CROSTON
HEAD OF PLANNING SERVICES

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Alan Croston	5201	22 June 2005	ADMINREP/REPORT