

Item 4i **13/00463/FUL**

Case Officer **Caron Taylor**

Ward **Chorley South East**

Proposal **Demolition of existing single storey link between two storey wing and wardens house, construction of new flat roof extension to incorporate new reception and staff room, new ramp to front entrance, garage door to wardens house to be removed and replaced with rendered brickwork and double entrance doors and construction of new pram shelter adjacent to garage.**

Location **Cotswold House Cotswold Road Chorley PR7 3HW**

Applicant **Chorley Council**

Consultation expiry: **1 July 2013**

Application expiry: **29 July 2013**

Proposal

1. Demolition of existing single storey link between two-storey wing and wardens house, construction of new flat roof extension to incorporate new reception and staff room, new ramp to front entrance, garage door to wardens house to be removed and replaced with rendered brickwork and double entrance doors and construction of new pram shelter adjacent to garage.

Recommendation

2. It is recommended that this application is granted planning approval.

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Background information
 - Principle of the development
 - Impact on the neighbours
 - Design
 - Trees and Landscape
 - Flood Risk
 - Traffic and Transport
 - Coal Mines
 - Drainage and Sewers

Representations

4. No representations have been received.

Consultations

5. **Coal Authority**
Have issued their standing advice for low risk areas.

Applicant's Case

6. The extension will be to the existing office and reception area and will accommodate a staff toilet and kitchen and a staff room at the rear of the building.

Assessment

Background Information

7. Cotswold House is the Council's temporary accommodation service for homeless families and single people. It is a 25 bed hostel which is staffed 24 hours a day. Customers using this service receive support and advice from a dedicated team of support workers.
8. An application for demolition of an existing corridor between the reception and wardens flat and construction of new reception area and ramp (ref: 12/00725/FUL) was approved in October 2012. This has not been implemented and the current application is for a similar reception extension on the same part of the building but also includes a pram store and staff room.

Principle of the development

9. The site is within the settlement of Chorley in the existing Local Plan where there is a presumption in favour of appropriate development subject to normal planning considerations and other policies and proposals. This is also reflected in the emerging Local Plan that has yet to be adopted but is currently subject to Examination.

Impact on the neighbours

10. It is not considered the proposal will have a detrimental impact on any surrounding properties. The front extensions will be over 30m from the nearest property on Cotswold Road and the rear extension will be no nearer the properties to the rear on Pall Mall than the existing building (approximately 20m). In addition the extensions will only be single storey.

Design

11. There are three elements to the proposal. To the rear a small flat roof single storey extension is proposed adjacent to an existing rear flat roof single storey stairwell. The extension will reflect the design of the existing building and is considered acceptable.
12. To the front of the property the existing garage door will be removed and replaced with new double doors and a new single storey pram store will be erected with a mono-pitched hipped roof adjacent to it. In addition a new reception area will be erected. The existing entrance to the reception is located in a recessed area on the building and is not readily obvious to its location when arriving at the building. The proposed extension will provide more of a focus to the front of the building and remove the recess on the front of the building creating a safer environment for staff and customers.
13. The proposals are considered to improve the design of the building and make the main entrance more of a focal point of the building.

Trees

14. The areas where the extensions will be located are currently areas of hard standing and there will be no impact on existing trees.

Flood Risk

15. The site is not within a Flood Zone as identified by the Environment Agency so the application is considered acceptable in this respect.

Traffic and Transport

16. There is a car park that serves the building to the front. The proposals will not reduce this parking area as they will be sited on current pedestrian areas. It is not considered that the creation of a reception, staff room and pram store will result in a greater number of residents or visitors to the property and it is therefore considered acceptable in relation to traffic and transport.

Coal Mines

17. The site is in a Low Risk Area in relation to past coal mining as identified by the Coal Authority. This requires an informative not to be imposed on any permission.

Drainage and Sewers

18. The existing mains drainage at the building will be used, which is considered acceptable.

Overall Conclusion

19. The application is considered acceptable and is recommended for approval.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policy: GN1

Emerging Local Plan

Policy V1

Planning History

12/00725/FUL Demolition of existing corridor between reception and wardens flat and construction of new reception area and ramp. Permitted October 2012.

89/00787/FUL Alterations and conversion of sheltered accommodation to accommodation for the homeless. Permitted November 1989.

**Recommendation: Permit Full Planning Permission
Conditions**

1. The hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Proposed Site Plan	A12/10/SP01	21 May 2013
Proposed Plans	A12/10/03A	21 May 2013
Proposed Elevations	A12/10/04C	21 May 2013

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

2. All external facing materials of the development hereby permitted 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 17 of the Joint Core Strategy.

3. 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.